# CITY OF ONTARIO

## Regular City Council/Housing Authority Meeting

## JULY 21, 2026

*City Hall*
*303 East B Street, Ontario, CA 91764*

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

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

## WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time. To comment by email, submit your comments no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to publiccomments@ontarioca.gov. To comment by phone, please call (909) 256-2441 during the meeting.

Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.

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

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

## ACCOMMODATIONS

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

## ORDER OF BUSINESS

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

---

## CALL TO ORDER *(OPEN SESSION)*

**ROLL CALL**

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

---

## INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

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

---

**PLEDGE OF ALLEGIANCE**

Mayor pro Tem Wapner

**INVOCATION**

Sr. Pastor Gresford Thomas, Ontario Seventh Day Adventist Church

## PUBLIC COMMENTS 6:30 P.M.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests. As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

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

## AGENDA REVIEW/ANNOUNCEMENTS

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

---

## CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

---

**1. APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council and Housing Authority of June 16, 2026, and approving same as on file in the Records Management Department.

**ATTACHMENT:** 20260616 Meeting Minutes (Not Official Until Approved).docx

**2. BILLS & PAYROLL**

Bills June 19, 2026 through July 2, 2026, and Payroll May 31, 2026 through June 13, 2026.

**3. RESOLUTIONS ESTABLISHING THE ANNUAL SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICTS IN OLD MODEL COLONY AND ONTARIO RANCH FOR FISCAL YEAR 2026-27**

That the City Council adopt Resolutions establishing the annual special taxes within City of Ontario Community Facilities Districts in Old Model Colony and Ontario Ranch for Fiscal Year 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 9 (EDENGLEN), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 10 (ONTARIO AIRPORT TOWERS), ESTABLISHING THE ANNUAL SERVICES SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 13 (CALIFORNIA COMMERCE CENTER - PHASE IV), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 - SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 20 (WAL-MART), ESTABLISHING THE ANNUAL SERVICES SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 21 (PARKSIDE), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 24 (PARK PLACE FACILITIES PHASE 1), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 25 (PARK PLACE FACILITIES PHASE II), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 27 (NEW HAVEN SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 28 (NEW HAVEN FACILITIES - AREA A), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 30 (NEW HAVEN FACILITIES - AREA B), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 31 (CARRIAGE HOUSE/AMBERLY LANE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 32 (ARCHIBALD/SCHAEFER - SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 33 (ARCHIBALD/SCHAEFER FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 34 (COUNTRYSIDE PHASE 1 NORTH - FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 37 (PARK & TURNER NE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 38 (PARK & TURNER NE FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 39 (NEW HAVEN FACILITIES - AREA C), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 41 (CANVAS PARK FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL

YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 42 (WEST HAVEN FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 44 (ESPERANZA SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 45 (NORTHPARK AND COUNTRYSIDE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 46 (AVENUE 176 FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 47 (COLONY COMMERCE CENTER WEST I SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 48 (TEVELDE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 49 (AVENUE 176 SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 50 (WEST ONTARIO LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS

CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 51 (ONTARIO RANCH LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 52 (SUNDANCE PARK), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 53 (TEVELDE FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 54 (ESPERANZA FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 55 (PARKLANE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 56 (PARKSIDE/LA AVENIDA), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 57 (NEUHOUSE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 58 (COLONY COMMERCE CENTER EAST SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 59 (GATEWAY SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 60 (ONTARIO RANCH BUSINESS PARK SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS

CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 61 (MERRILL COMMERCE CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 62 (ONTARIO COMMERCE CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 64 (SUNSET RANCH), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 65 (FALLONCREST), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 66 (OLIVE AND OLEANDER FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 68 (RICH HAVEN INDUSTRIAL SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 71 (NEUHOUSE PHASE 2), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 72 (LOMA CREEK LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWERS ACRES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS

CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 75 (SPRINGHILL), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

**ATTACHMENT:** Old Model Colony Bonded Facilities CFD 13_01 EXH A AR Levy Table
**ATTACHMENT:** Old Model Colony Serivces CFDs No. 10, 20, and 21_02 EXH B AR Levy Table
**ATTACHMENT:** Ontario Ranch Services CFDs_03 EXH C AR Levy Table
**ATTACHMENT:** Ontario Ranch Non-Bonded Facilities CFD 77_04 EXH D AR Levy Table
**ATTACHMENT:** Ontario Ranch Bonded Facilities and Services, Spcl Tax A, CFDs No. 31, 45, 55, 56, 57, 64, and 71_05 EXH E-1 AR Levy Table
**ATTACHMENT:** Ontario Ranch Bonded Facilities and Services, Spcl Tax B, CFDs No. 31, 45, 55, 56, 57, 64, and 71_06 EXH E-2 AR Lecy Table
**ATTACHMENT:** Ontario Ranch Non-Bonded Facilities and Services, Spcl Tax A, CFDs No. 52, 65, 73, 75, and 76_07 EXH F-1 AR Levy Table
**ATTACHMENT:** Ontario Ranch Non-Bonded Facilities and Services, Spcl Tax B CFDs No. 52, 65, 73, 75, and 76_08 EXH F-2 AR Levy Table
**ATTACHMENT:** Ontario Ranch Bonded Facilities CFDs_09 EXH G AR Levy Table
**ATTACHMENT:** Ontario Ranch Special Tax Table Direct Funding of Facilities_10 EXH H AR Direct Funding Table
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 9_RESO_RM
**ATTACHMENT:** Special Tax Old Model Colony Services CFD No. 10_RESO_RM
**ATTACHMENT:** Special Tax Old Model Colony Bonded CFD No. 13_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 19_RESO_RM
**ATTACHMENT:** Special Tax Old Model Colony Services CFD No. 20_RESO_RM
**ATTACHMENT:** Special Tax Old Model Colony Services CFD No. 21_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 23_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 24_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 25_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 26_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 27_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 28_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 30_RESO_RM

**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 31_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 32_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 33_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 34_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 35_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 37_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 38_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 39_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 40_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 41_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 42_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 43_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 44_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 45_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 46_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 47_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 48_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 49_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 50_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 51_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities Services CFD No. 52_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 53_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 54_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 55_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 56_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 57_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 58_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 59_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 60_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 61_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 62_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 64_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities Services CFD No. 65_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded CFD No. 66 RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 68_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 69_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Bonded Facilities Services CFD No. 71_RESO_RM

**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 72_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities Services CFD No. 73_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Services CFD No. 74_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities Services CFD No. 75_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities Services CFD No. 76_RESO_RM
**ATTACHMENT:** Special Tax Ontario Ranch Non-Bonded Facilities CFD No. 77_RESO_RM
**ATTACHMENT:** Administrative Report Old Model Colony Bonded Facilities CFD No. 13
**ATTACHMENT:** Administrative Report Old Model Colony Services CFDs No. 10, 20, and 21
**ATTACHMENT:** Administrative Report Ontario Ranch Services CFDs
**ATTACHMENT:** Administrative Report Ontario Ranch Bonded Facilities-Services CFDs No 31, 45, 55, 56, 57, 64, and 71
**ATTACHMENT:** Administrative Report Ontario Ranch Non-Bonded Facilities CFD No. 77
**ATTACHMENT:** Administrative Report Ontario Ranch Non-Bonded Facilities-Services CFDs No 52, 65, 73, 75, and 76
**ATTACHMENT:** Administrative Report Ontario Ranch Bonded Facilities CFDs

**4. A DEVELOPMENT IMPACT FEE CREDIT AGREEMENT (FILE NO. PDIF25-002) BETWEEN THE CITY OF ONTARIO AND THE RANCH AT MODEL COLONY, LLC FOR FACILITY CONSTRUCTION ASSOCIATED WITH TRACT MAP 20465 (FILE NO. PMTT23-003), LOCATED AT THE SOUTHWEST CORNER OF HAMNER AVENUE AND ONTARIO RANCH ROAD, WITHIN THE RICH HAVEN SPECIFIC PLAN**

That the City Council approve the Development Impact Fee Credit Agreement (File No. PDIF25-002) between the City of Ontario and The Ranch At Model Colony, LLC for facility construction associated with Tract Map 20465 (File No. PMTT23-003), located at the southwest corner of Hamner Avenue and Ontario Ranch Road, within the Rich Haven Specific Plan, and authorize the City Manager to execute the Agreement.

**ATTACHMENT:** PDIF25-002 The Ranch at Model Colony TM 20465 Partially Executed.pdf

**5. A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF ONTARIO LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

That the City Council consider and adopt a Resolution approving the 2026 amendment to the "Local Guidelines for Implementing the California Environmental Quality Act for City of Ontario," pursuant to the facts and reasons contained in the staff report and attached Resolution.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING AND ADOPTING LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE §§ 21000, ET SEQ.)

**ATTACHMENT:** 2026 CEQA Guidelines 02 Attach A (Summary of Changes).pdf

**ATTACHMENT:** 2026_CEQA_Guidelines_03_RESO_RM
**ATTACHMENT:** 2026 CEQA Guidelines_04 Reso Attach A (Guidelines Document)

**6. A CONSTRUCTION CONTRACT WITH HARDY & HARPER, INC. AND A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE CITY OF RANCHO CUCAMONGA FOR THE 2026 FALL PAVEMENT REHABILITATION PROJECT**

That the City Council take the following actions:

A. Authorize the City Manager, or his designee, to execute a Construction Contract with Hardy & Harper, Inc., of Lake Forest, California, for the 2026 Fall Pavement Rehabilitation Project in the amount of $4,250,000, plus a 10% contingency of $425,000 for a total not-to-exceed contract amount of $4,675,000; and
B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project, which may include, but is not limited to agreements, assessments, easements, reduction of retention accounts, contract amendments within authorization limits, and filing a notice of completion at the conclusion of all construction-related activities; and
C. Authorize the City Manager, or his designee, to execute a Reimbursement Agreement between the City of Ontario and the City of Rancho Cucamonga for the Pavement Rehabilitation of Fourth Street from N. Wineville Avenue/Santa Anita Avenue to Etiwanda Avenue, estimated to cost $906,228.

**ATTACHMENT:** Exhibit A - Location Map.pdf
**ATTACHMENT:** Hardy and Harper, Inc.- Construction Contract.pdf
**ATTACHMENT:** City of Rancho Cucamonga- Reimbursement Agreement.pdf

**7. A RESOLUTION DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

That City Council adopt a Resolution declaring a portion of the property located near 315-325 West D Street identified with portions of Assessor's Parcel Numbers 1048-576-01 and 1048-576-02 as described, approve the property as exempt surplus land, and finding that such declaration is not a project subject environmental review under the California Environmental Quality Act (CEQA).

A RESOLUTION OF THE CITY COUNCIL OF CITY OF ONTARIO, CALIFORNIA, DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY LOCATED NEAR 315-325 WEST D STREET (PORTIONS OF APNS 1048-576-01 AND 1048-576-02) IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**ATTACHMENT:** 315-325 W D ST EXEMPT SLA RESO_RM

**8. A PROFESSIONAL SERVICES AGREEMENT WITH T&B PLANNING FOR THE PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE PROPOSED ONTARIO SPORTS EMPIRE PLANNED UNIT DEVELOPMENT (PUD)**

That the City Council authorize the City Manager to execute a Professional Services Agreement with T&B Planning Associates, Inc., of Irvine, California, in the amount of $577,962, plus a 10% contingency of $57,790 for a total authorized expenditure of $635,752 to prepare a Supplemental Environmental Impact Report (SEIR) for the Ontario Sports Empire Planned Unit Development (PUD).

**ATTACHMENT:** Professional_Services_Agreement_T_B_Planning Rev.docx
**ATTACHMENT:** Attachment A - Ontario Sport Empire PUD Proposal_2026-06-24.pdf
**ATTACHMENT:** Attachment B - Ontario Sports Empire PUD Schedule.pdf
**ATTACHMENT:** Attachment C - Ontario Sports Empire PUD Budget.pdf

**9. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PURESOUND PRODUCTIONS FOR AUDIO, VISUAL, AND LIGHTING SERVICES**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Professional Services Agreement with Puresound Productions in the amount of $160,000 for a total not-to-exceed contract amount of $480,000 and extend the contract term to June 30, 2027.

**ATTACHMENT:** Paul Pierce -Puresound Productions Amendment to Extend with Additional Funds 2026-27.pdf

**10. A RESOLUTION ADOPTING THE ONTARIO HOUSING TRUST FUND GUIDELINES**

That the City Council adopt a Resolution approving the Ontario Housing Trust Fund (OHTF) guidelines.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE ONTARIO HOUSING TRUST FUND GUIDELINES.

**ATTACHMENT:** Ontario Housing Trust Fund Guidelines_01_RESO_RM
**ATTACHMENT:** OHTF Program Guidelines - 7.21.2026.pdf

**11. APPROVAL OF OWNERSHIP TRANSFER AND AMENDMENTS TO THE SUBORDINATE LOAN TERMS AND AFFORDABILITY RESTRICTIONS FOR THE CITY CENTER SENIOR APARTMENTS, LOCATED AT 280 NORTH LEMON AVENUE**

That the City Council take the following actions:

A. Approve the Assignment and Assumption and First Amendment to the Development, Restrictive Covenant, and Density Bonus Agreement;
B. Approve the extension of affordability restrictions for the City Center Senior Apartments to a new 99-year term; and
C. Authorize the City Manager or his designee to execute all related documents to effectuate the Amendment.

And that the Ontario Housing Authority take the following actions:

A. Approve the Assignment and Assumption and Amendment to the Subordinate Loan Note and Disposition and Development Agreement, including:
    a. Reduction of the residual receipts' payment requirement from 85% to 65%;
    b. Removal of the purchase option provision; and
    c. Waiver of the transfer repayment provision associated with the sale of the General Partnered interested.
B. Approve the extension of the affordability restriction for the City Center Senior Apartment to a new 99-year term; and
C. Authorize the Executive Director to execute all related documents to effectuate the amendments.

**ATTACHMENT:** ASSIGNMENT AND ASSUMPTION AND FIRST AMENDMENT 6.23.2026
**ATTACHMENT:** ASSIGNMENT AND ASSUMPTION AND FIRST AMENDMENT TO AUTHORITY SUBORDINATE LOAN NOTE - 6.23.2026.docx
**ATTACHMENT:** ASSIGNMENT AND ASSUMPTION AND FOURTH AMENDMENT TO.docx

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

That the City Council take the following actions:

A. Approve a Professional Services Agreement with Symba Center, a non-profit organization based in Victorville, California, to provide homeless services at 1522 West Mission Boulevard. The agreement includes an initial term from August 1, 2026, through June 30, 2027, with an annual not-to-exceed amount of $2,134,010 and a total contract value of $6,402,030, inclusive of the initial term and up to 2 one-year extension options;
B. Authorize the City Manager to approve up to two additional one-year extensions; and
C. Authorize the City Manager or his designee to execute the Agreement and take all actions necessary to implement them

**ATTACHMENT:** Agreement_Symba Center.pdf

13. **A CONSTRUCTION CONTRACT WITH CJ CONCRETE CONSTRUCTION, INC. FOR AMERICANS WITH DISABILITIES ACT (ADA) CONCRETE RAMP CONSTRUCTION SERVICES**

That the City Council authorize the City Manager, or his designee, to execute a Construction Contract with CJ Concrete Construction, Inc., of Santa Fe Springs, California, for Americans with Disabilities Act (ADA) concrete ramp construction services for a total not-to-exceed contract amount of $175,000 over a one-year term.

**ATTACHMENT:** CJ Concrete Construction, Inc.- Construction Contract.pdf

14. **A RENEWAL ORDER FORM WITH CENTURYLINK COMMUNICATIONS, LLC FOR ONTARIONET INTERNET BACKHAUL SERVICES**

That the City Council authorize the City Manager, or his designee, to execute a Renewal Order Form with CenturyLink Communications, LLC, doing business as Lumen Technologies Group, of Louisiana, under the existing Master Services Agreement, for continued internet backhaul services for the OntarioNet network for a new 36-month term, in an amount not to exceed $422,873, plus a 15% contingency of $63,431, for a total not-to-exceed contract amount of $486,304.

**ATTACHMENT:** MSA_Lumen-CenturyLink.pdf
**ATTACHMENT:** Ontario Net Renewal 6.26 376377-36-02.pdf

15. **A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND EASTER SEALS SOUTHERN CALIFORNIA INC.**

That the City Council approve a Purchase and Sale Agreement ("Agreement") and authorize the City Manager, or his designee, to execute and implement any and all contracts, agreements, and other documents required to effectuate the Agreement.

**ATTACHMENT:** Easterseals PSA Staff Report Exhibit 1_01.pdf
**ATTACHMENT:** Ontario - Easterseals Purchase and Sale Agreement_02.docx

**16. AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE AND AUDIO-VISUAL SYSTEM EQUIPMENT WITH INFO-COM BUSINESS PRODUCTS AND KEYCODE MEDIA, INC. FOR THE FIRE ADMINISTRATION BUILDING PROJECT**

That the City Council take the following actions:

A. Authorize a cooperative purchase agreement for D&C21-001A Fire Administration Building with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of $1,947,856 plus a 10% contingency of $194,786, for a total not-to-exceed contract amount of $2,142,642, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97; and

B. Authorize a cooperative purchase agreement for D&C21-001A Fire Administration Building with KeyCode Media, Inc., of Burbank, California, for the purchase and installation of audio-visual (AV) system equipment in the amount of $570,052 plus a 10% contingency of $57,006 for a total not-to-exceed contract amount of $627,058 consistent with the terms and conditions of the OMNIA Region 4 ESC – TX R250407; and

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

**ATTACHMENT:** Info-Com Business Products- Goods and Services Agreement.pdf
**ATTACHMENT:** Keycode Media, Inc.- Goods and Services Agreement.pdf

**17. A CONSTRUCTION CONTRACT WITH G.M. SAGER CONSTRUCTION CO, INC., FOR ON-CALL/EMERGENCY UTILITY TRENCH PAVING**

That the City Council authorize the City Manager, or designee, to execute a one-year Construction Contract with G.M. Sager Construction Co, Inc., located in Pomona, California, for on-call utility trench repairs at various locations in the amount of $600,000 from July 21, 2026 to June 30, 2027, with the option to extend the contract for up to four successive one-year periods for a total not-to-exceed amount of $3,315,378.

**ATTACHMENT:** 20260721 CC with G.M. Sager_03 AGMT.pdf

**18. A CONSTRUCTION CONTRACT WITH DOWNING CONSTRUCTION, INC., A PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP, INC., AND AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENTS WITH Z&K CONSULTANTS, INC. AND TWINING, INC., FOR THE WESTERN TRUNK SEWER INTERIM DIVERSION PROJECT**

That the City Council take the following actions:

A. Approve the plans and specifications and award Contract No. UT1097 to Downing Construction, Inc., of Calimesa, California, for the construction of the Western Trunk Sewer Interim Diversion Project, in the amount of $2,314,676 plus a 15% contingency of $347,202, for a total not-to-exceed amount of $2,661,878, a term of 150 calendar days after issuance of a notice to proceed and authorize the City Manager, or his designee, to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.

B. Approve and authorize the City Manager, or his designee, to execute a Professional Services Agreement with Ardurra Group, Inc., of Newport Beach, California, for a total not-to-exceed amount of $131,765 for Construction Engineering Services and a term from July 21, 2026, to December 31, 2029.

C. Approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to the On-Call Construction Management and Inspection Agreement with Z&K Consultants, Inc., of Riverside, California, increasing the Agreement amount by $270,516 for a revised new total not-to-exceed amount of $1,028,642 and extending the term of the Agreement from June 4, 2024 to May 31, 2029.

D. Approve and authorize the City Manager, or his designee, to execute Amendment No. 3 to the On-Call Geotechnical and Material Testing Services Agreement with Twining, Inc., of Long Beach, California, increasing the Agreement amount by $47,796 for a revised new total not-to-exceed amount of $386,632 and a term from May 2, 2023 to April 30, 2028.

**ATTACHMENT:** PSA with Ardurra _02 AGMT.pdf
**ATTACHMENT:** CC with Downing Construction Contract, Inc. _02 AGMT.pdf
**ATTACHMENT:** Exhibit A.pdf
**ATTACHMENT:** 20260721 Amendment with Z&K_04 AGMT.pdf
**ATTACHMENT:** 20260721 Amendment with Twinning_03 AGMT.pdf

**19. ACCEPTANCE OF GRANT FROM CALIFORNIA HIGHWAY PATROL FOR THE CANNABIS TAX FUND GRANT PROGRAM FISCAL YEAR 2026-27 IN THE AMOUNT OF $389,811.**

That City Council authorize the City Manager, or his designee, to execute all documents necessary to accept the 12-month grant in the amount of $389,811.

**ATTACHMENT:** FY26-27 CTFGP Intent to Award - Ontario PD.pdf

**20. AWARD OF PROFESSIONAL SERVICE AGREEMENTS TO ATKINSON, ANDELSON, LOYA, RUUD & ROMO, BURKE, WILLIAMS & SORENSEN, LLP, AND LIEBERT CASSIDY WHITMORE FOR LEGAL SERVICES, CONSULTING, AND TRAINING**

That the City authorize the City Manager, or his designee, to execute a three-year Professional Services Agreement with three law firms specializing in human resources legal services, consulting, and training. The combined total for the three Agreements shall not exceed $1,800,000 over the initial three-year term. The City may extend each Agreement for up to two additional one-year terms, with a combined annual not-to-exceed amount of $600,000 for all three firms. The total not-to-exceed contract authority, including all optional extensions, shall be $3,000,000.

**ATTACHMENT:** Agreement_City of Ontario - AALRR.pdf
**ATTACHMENT:** Agreement_City of Ontario - BWS.pdf
**ATTACHMENT:** Agreement_City of Ontario - LCW.pdf

**21. ADOPTION OF AN ORDINANCE AMENDING SECTION 4-21.05 (A) ADMINISTRATIVE FINES, OF THE ONTARIO MUNICIPAL CODE PERTAINING TO MANAGING THE CITY'S RESPONSE TO FIREWORKS FEES AND FINES**

That the City Council adopt an ordinance amending Section 4-21.05(a) Administrative Fines of the Ontario Municipal code relating to fines for illegal use of fireworks, pyrotechnic devices, explosives, destructive devices or their components and establishing the amount of the fees and fines set forth in this section shall be specified in the City Fee Schedule, which may only be revised by a duly-adopted resolution of the City Council.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING THE ADMINISTRATIVE FINES AS ESTABLISHED IN CHAPTER 21, TITLE 4, SUBSECTION (A) OF THE ONTARIO MUNICIPAL CODE THAT PROHIBIT THE POSSESSION, USE, STORAGE OR MANUFACTURE OF FIREWORKS, PYROTECHNIC DEVICES, EXPLOSIVES, DESTRUCTIVE DEVICES OR THEIR COMPONENTS AND ESTABLISHING ADMINISTRATIVE FINES FOR VIOLATIONS THEREOF.

**ATTACHMENT:** Amendment to Fireworks Pyrotechnic Devices Explosives Admin Fines ORD_RM

**22. APPROVAL OF ONE-YEAR MEMORANDUMS OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES LOCAL 3061; ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES; AND AMENDMENTS TO THE COMPENSATION AND BENEFITS PROFILES FOR CONFIDENTIAL / SPECIALIZED CONFIDENTIAL / CONFIDENTIAL MANAGEMENT EMPLOYEES, DEPARTMENT HEAD EMPLOYEES, AND EXECUTIVE MANAGEMENT EMPLOYEES; AND AUTHORIZATION FOR THE CITY MANAGER TO MAKE NON-SUBSTANTIVE CHANGES WHICH MAY BE NECESSARY FOR IMPLEMENTATION.**

That the City Council approve and authorize the City Manager to complete the following:

A. Approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment with American Federation of State, County, and Municipal Employees Local 3061 (AFSCME) for the term of July 1, 2026, through June 30, 2027;
B. Approve a one-year MOU regarding wages, hours, and other terms and conditions of employment with the Association of Ontario Management Employees (AOME) for the term of July 1, 2026, through June 30, 2027;
C. Approve amendments to the Compensation and Benefits Profiles for Confidential / Specialized Confidential / Confidential Employees; Department Head Employees; and Executive Management Employees effective July 1, 2026;
D. Modify Paid Parental Leave to Paid Family Care Leave and expand its use to include reproductive loss and bereavement; and
E. Authorize the City Manager to make non-substantive revisions that may be necessary to implement the MOUs and Compensation and Benefits Profiles.

**ATTACHMENT:** Executive Management Compensation and Benefits Profile 2026 Draft.pdf
**ATTACHMENT:** AFSCME MOU 2026 Draft.pdf
**ATTACHMENT:** AOME MOU 2026 Draft.pdf
**ATTACHMENT:** Confidential Groups Compensation and Benefits Profile 2026 Draft.pdf
**ATTACHMENT:** Department Head Compensation and Benefits Profile 2026 Draft.pdf

**23. A PROFESSIONAL SERVICES AGREEMENT WITH CBRE, INC. FOR REAL ESTATE BROKERAGE SERVICES RELATED TO THE DISPOSITION OF 73.19 ACRES**

That the City Council authorize the City Manager or his designee to negotiate and execute a Professional Services Agreement in the amount of $300,000 with CBRE, Inc. for real estate brokerage and advisory services related to the disposition of approximately 73.19 acres of property located at the southwest corner of Eucalyptus Avenue and Bon View Avenue.

**ATTACHMENT:** PSA CBRE- Prop 70 Land Brokerage Services-1.docx.pdf

## PUBLIC HEARINGS

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

are on file with the Records Management Department.

**24. ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NOS. 1, 2, 3 AND 4 FOR FISCAL YEAR 2026-27**

That the City Council conduct a combined public hearing for the districts and take the following actions pertaining to the levy of assessments within Ontario Parkway Maintenance Assessment Districts (OPMAD) Nos. 1, 2, 3 and 4 and:

A. Adopt a Resolution approving the Engineer's Reports relating to the levy of assessments for each district;
B. Adopt a Resolution confirming the diagrams and assessments and providing for the assessment levy within Ontario Parkway Maintenance Assessment Districts Nos. 1, 2, & 3; and
C. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Ontario Parkway Maintenance Assessment District No. 4.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3 AND 4 FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAMS AND ASSESSMENTS, AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2 AND 3 FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NO. 4 FOR FISCAL YEAR 2026-27.

**ATTACHMENT:** OPMAD Levy_01 Levy Table FY 2026-27.pdf
**ATTACHMENT:** OPMAD Levy Vicinity Maps.pdf
**ATTACHMENT:** OPMAD Levy Approving Engineers Report 1, 2, 3 and 4_03 RESO_RM
**ATTACHMENT:** OPMAD Levy Confirming Assessment 1 , 2 and 3_04 RESO_RM
**ATTACHMENT:** OPMAD Levy Confirming Assessment 4_05 RESO_RM

**25. ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICT NOS. 1 AND 2 FOR FISCAL YEAR 2026-27**

That the City Council conduct a combined public hearing for the districts and take the following actions pertaining to the levy of assessments within Street Lighting Maintenance Districts (SLMD) Nos. 1 and 2, and:

A. Adopt a Resolution approving the Engineer's Reports relating to the levy of assessments for each district;
B. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Street Lighting Maintenance District 1; and
C. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Street Lighting Maintenance District 2.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND 2 FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN STREET LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2026-27.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN STREET LIGHTING MAINTENANCE DISTRICT NO. 2 FOR FISCAL YEAR 2026-27.

**ATTACHMENT:** SLMD Levy_01 Levy Table
**ATTACHMENT:** SLMD Levy_02 Vicinity Maps
**ATTACHMENT:** SLMD No. 1 and 2 Approving Engineers Report 03_RESO_RM
**ATTACHMENT:** SLMD No. 1 Approving Engineers Report 04_RESO_RM
**ATTACHMENT:** SLMD No 2 Confirming Engineers Report 05_RESO_RM

**26. A PUBLIC HEARING TO CONSIDER A DEVELOPMENT CODE AMENDMENT FILE NO. PDCA26-002 REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE PURSUANT TO AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

That the City Council introduce and waive further reading of an Ordinance approving File No. PDCA26-002, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and 8.0 (Sign Regulations) of the City of Ontario Development Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA26-002, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 4.0 (PERMITS, ACTIONS, AND DECISIONS), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), AND 8.0 (SIGN REGULATIONS) OF THE CITY OF ONTARIO DEVELOPMENT CODE PURSUANT TO AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND MAKING FINDINGS IN SUPPORT THEREOF.

**ATTACHMENT:** File No. PDCA26-002_02_Dev Code Amendment_ORD_RM
**ATTACHMENT:** Chapter 2.0 - Administration and Procedures_Rev 08-04-2026.docx
**ATTACHMENT:** Chapter 4 0 - Permits Actions and Decisions_Rev 08-04-2026.docx
**ATTACHMENT:** Chapter 5.0 - Zoning and Land Use Rev 08-04-2026
**ATTACHMENT:** Chapter 6.0 - Development and Subdivision Regs_Rev 08-04-2026.docx
**ATTACHMENT:** Chapter 8.0 - Sign Regulations_Rev 08-04-2026.docx

**27. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 434 NORTH EUCLID AVENUE**

That the City Council conduct a public hearing and adopt A Resolution of Necessity declaring that the acquisition by eminent domain of a fee simple interest in certain real property located at 434 North Euclid Avenue, more particularly described as Assessor's Parcel No. 1048-363-01 (the Property), is necessary for the Downtown Public Parking Project (the Project).

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 434 NORTH EUCLID AVENUE IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NUMBER 1048-363-01, FOR THE ONTARIO DOWNTOWN PUBLIC PARKING PROJECT, ONTARIO, CALIFORNIA.

**ATTACHMENT:** 434 North Euclid Staff Report Exhibit 1_01.pdf
**ATTACHMENT:** Arco Gas Station Resolution of Necessity_02.doc
**ATTACHMENT:** Arco Gas Station EXHIBIT A - Reso_03.pdf
**ATTACHMENT:** Arco Gas Station Notice to Property Owner_04.pdf
**ATTACHMENT:** 6 - Arco Gas Station Cat Exe Memo_6.pdf

**28. A RESOLUTION REGARDING A LOAN AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS, LLC AND AN ECONOMIC SUBSIDY REPORT PURSUANT TO GOVERNMENT CODE SECTION 53083**

That the City Council hold a public hearing and take the following actions:

A. Consider and adopt a Resolution authorizing the execution of a Loan Agreement and other related documents in connection with providing a loan to Ontario Ranch Hotels LLC and accepting the Economic Development Subsidy Report prepared pursuant to Government Code Section 53083.
B. Authorize the City Manager, or his designee, to execute such further documents and take such actions as may be necessary or desirable to carry out the intent of the Loan Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS LLC AND ACCEPTING THE ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083.

**ATTACHMENT:** Ontario_Ranch_Hotels_LLC_Loan_01_RESO_RM
**ATTACHMENT:** Ontario Ranch Hotels LLC Loan_02 LOAN AGREEMENT.pdf
**ATTACHMENT:** Ontario Ranch Hotels LLC Loan_03 PROMISSORY NOTE.pdf
**ATTACHMENT:** Ontario Ranch Hotels LLC Loan_04 DEED OF TRUST.pdf
**ATTACHMENT:** Ontario Ranch Hotels LLC_05 SUB REPORT.doc

## STAFF MATTERS

City Manager Ochoa

## COUNCIL MATTERS

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

## ADJOURNMENT

**ONTARIO CITY COUNCIL/**
**ONTARIO HOUSING AUTHORITY**
**MINUTES**
**JUNE 16, 2026**
**(Not Official Until Approved)**

## JOINT MEETINGS

The regular meetings of the Ontario City Council, Housing Authority, Public Financing Authority were held on Tuesday, June 16, 2026, at Ontario City Hall, 303 E. B Street Ontario, California.

## OPEN MEETING CALLED TO ORDER

Mayor Leon called the joint meetings to order at 6:00 p.m.

## ROLL CALL

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

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

## INFORMATION RELATIVE TO POSSIBLE CONFLICTS OF INTEREST

There were no conflicts of interest reported.

## CLOSED SESSION

Mayor Leon inquired whether persons were present who wished to speak to the Closed Session item. Hearing no one, City Attorney Duran announced the matter for discussion as listed on the agenda. Mayor Leon recessed to Closed Session at 6:01 p.m.

GC 54956.9(d)(1), CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION City of Ontario, et al. v. Inland Empire Utilities Agency, Los Angeles Superior Court Case No. 24STCP02321

## OPEN MEETING CALLED TO ORDER

Mayor Leon reconvened the meetings at 6:33 p.m.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Porada.

## INVOCATION

Invocation was led by Pastor Richard Hernandez from The Church of God.

## REPORT ON CLOSED SESSION

City Attorney Duran announced there was no reportable action.

## PUBLIC COMMENT

Mayor Leon called upon the speakers:
Laurie Remington, extended an invitation to an upcoming concert.
Chris Robles, spoke regarding the budget.
Dale Roberts, spoke on his interactions with the Police Department.
Rachel Neu, spoke about building the permit process and fees.
Tina Silva, gave a land acknowledgement and spoke regarding Immigration and Customs Enforcement concerns.
Tommy Mushegain, spoke regarding various topics.
Randy Bekendam, spoke about farmland preservation.
Brad Neumann, spoke regarding his claim.
Ana Gonzalez, spoke regarding various topics.

## AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa had no announcements.

## CONSENT CALENDAR

**Public Comment:**
Mayor Leon called upon the speaker:
Chris Robles, spoke in opposition to Item Nos. 8, 10, and 18.

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

### 1. APPROVAL OF MINUTES

Approved minutes for the cancelled regular meetings of the City Council and Housing Authority of May 19, 2026, and approving same as on file in the Records Management Department.

**2. BILL & PAYROLL**

Approved Bills May 15, 2026 through May 28, 2026, in the amount of $52,945,129.46 and Payroll May 3, 2026 through May 16, 2026, in the amount of $6,496,936.66.

**3. AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA25-004) BETWEEN THE CITY OF ONTARIO, SLV LC CENTER LLC, HCW LC CENTER LLC, STRACK FARMS LAND LLC, RHV EDISON AVE LLC, MV EDISON AVE LLC, AND EPC HOLDINGS 938 LLC**

The City Council adopted an Ordinance Approving a Development Agreement (File No. PDA25-004) between the City of Ontario, SLV LC Center LLC, HCW LC Center LLC, Strack Farms Land LLC, RHV Edison Ave LLC, MV Edison Ave LLC, and EPC Holdings 938 LLC. Introduction and first reading took place at the regular meeting of June 2, 2026.

**ORDINANCE NO. 3334** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA25-004, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND SLV LC CENTER LLC, HCW LC CENTER LLC, STRACK FARMS LAND LLC, RHV EDISON AVE LLC, MV EDISON AVE LLC, AND EPC HOLDINGS 938, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE PARCEL MAP NO. 20779 (FILE NO. PMTT25-007), LOCATED ON THE NORTHWEST CORNER OF HAMNER AVENUE AND LADYBUG PASEO WITHIN PLANNING AREA 10A OF THE RICH-HAVEN SPECIFIC PLAN. (APN: 0218-211-40).

**4. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING SPECIAL TAXES WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES)**

The City Council adopted an Ordinance authorizing the levy of special taxes within City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities). Introduction and first reading took place at the regular meeting of June 2, 2026.

**ORDINANCE NO. 3335** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES).

**5. RESOLUTIONS TO CALL AND GIVE NOTICE, CONSOLIDATE AND ADOPT REGULATIONS FOR CANDIDATE STATEMENTS FOR THE GENERAL MUNICIPAL ELECTION OF NOVEMBER 3, 2026**

The City Council adopted the following Resolutions:

A. A Resolution to call and set the date for the General Municipal Election as November 3, 2026;
B. A Resolution to request the San Bernardino County Registrar of Voters to consolidate the election with the General Election; and
C. A Resolution establishing regulations pertaining to Candidate Statements

**RESOLUTION NO. 2026-043** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES.

**RESOLUTION NO. 2026-044** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BERNARDINO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026 WITH THE STATEWIDE GENERAL ELECTION, PURSUANT TO §10403 OF THE ELECTIONS CODE.

**RESOLUTION NO. 2026-045** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026.

**6. ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NOS. 1, 2, 3, AND 4 FOR FISCAL YEAR 2026-27**

The City Council adopted:

A. A Resolution ordering the preparation of the Assessment Engineer's Reports for proceedings for the annual assessment levy within Ontario Parkway Maintenance Assessment District (OPMAD) Nos. 1, 2, 3, and 4;
B. A Resolution approving the Assessment Engineer's Reports for the annual levy of assessments within OPMAD Nos. 1, 2, 3, and 4; and
C. A Resolution for OPMAD Nos. 1, 2, and 3, and a separate Resolution for OPMAD No. 4, declaring the City’s intention to provide for an annual levy and collection of assessments for Fiscal Year 2026-27 and set the date of July 21, 2026, for a Public Hearing on each district in accordance with the Landscaping and Lighting Act of 1972.

**RESOLUTION NO. 2026-046** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE PREPARATION OF THE ASSESSMENT ENGINEER'S REPORTS PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, FOR PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3 AND 4 FOR FISCAL YEAR 2026-27.

**RESOLUTION NO. 2026-047** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3, AND 4 FOR FISCAL YEAR 2026-27.

**RESOLUTION NO. 2026-048** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 IN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, AND 3, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

**RESOLUTION NO. 2026-049** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 IN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NO. 4, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

**7. ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICT NOS. 1 AND 2 FOR FISCAL YEAR 2026-27**

The City Council adopted:

A. A Resolution ordering the preparation of the Assessment Engineer's Reports for proceedings for the annual assessment levy within Street Lighting Maintenance District (SLMD) Nos. 1 and 2;
B. A Resolution approving the Assessment Engineer's Reports for the annual levy of assessments within SLMD Nos. 1 and 2; and
C. A Resolution for each district declaring the City's intention to provide for an annual levy and collection of assessments for Fiscal Year 2026-27 and set the date of July 21, 2026, for a Public Hearing on each district in accordance with the Landscaping and Lighting Act of 1972.

**RESOLUTION NO. 2026-050** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE PREPARATION OF THE ASSESSMENT ENGINEER'S REPORTS PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, FOR PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND NO. 2 FOR FISCAL YEAR 2026-27.

**RESOLUTION NO. 2026-051** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND NO. 2 FOR FISCAL YEAR 2026-27.

**RESOLUTION NO. 2026-052** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 IN ONTARIO STREET LIGHTING MAINTENANCE DISTRICT NO. 1 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

**RESOLUTION NO. 2026-053** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2026-27 IN ONTARIO STREET LIGHTING MAINTENANCE DISTRICT NO. 2, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

## 8. AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE WITH INFO-COM BUSINESS PRODUCTS FOR THE ONTARIO SPORTS EMPIRE

The City Council authorized the City Manager, or his designee, to execute a five-year Information Technology Service Revenue Contract with the County of San Bernardino for the Public Safety Communications System Access and Maintenance Services for an estimated annual amount of $1,930,277 for an estimated total contract amount of $9,651,385.

## 9. A SOLE SOURCE PURCHASE WITH MOTOROLA SOLUTIONS, INC. FOR MOTOROLA RADIO EQUIPMENT FOR THE FIRE ADMINISTRATION BUILDING PROJECT

The City Council authorized the City Manager, or designee, to approve the purchase of Command Central AXS dispatch Dispatch Consoles, APX Consolettes with MCD5000 Desksets, and Site site networking equipment for the Fire Administration

Building project from Motorola Solutions, Inc. (Motorola), of Chicago, Illinois, for a not-to-exceed total amount of not-to-exceed $913,607.

**10. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH HMC ARCHITECTS AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TILDEN-COIL CONSTRUCTORS, INC. FOR THE FIRE STATION 11/PUBLIC SAFETY CENTER AND ANIMAL RESOURCE CENTER PROJECTS**

The City Council took the following actions:

A. Authorized the City Manager, or his designee, to execute Amendment No. 5 to the Design Services Agreement with HMC Architects, of Ontario, California, to provide architectural and engineering services for the D&C23-005 Fire Station 11/Public Safety Center project in the amount of $9,872,775 for a total not-to-exceed contract amount of $19,818,902; and
B. Authorized the City Manager, or his designee, to execute Amendment No. 8 to the Professional Services Agreement with Tilden-Coil Constructors, Inc., of Riverside, California, to provide construction management multi-prime services for the D&C23-005 Fire Station 11/Public Safety Center project and the Animal Resource Center project in the amount of $10,959,376 for a total not-to-exceed contract amount of $84,588,394; and
C. Authorized the City Manager, or his designee, to execute all documents required for the completion of the projects, which may include, but are not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

**11. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC. FOR THE SPORTS EMPIRE AND FIRE ADMINISTRATION BUILDING PROJECTS**

The City Council took the following actions.

A. Authorized the City Manager, or his designee, to execute Amendment No. 8 to the Professional Services Agreement with Transtech Engineers, Inc., of Chino, California, to provide plan check, building official, and building inspection services for the Sports Empire project in the amount of $485,000 for a total not-to-exceed contract amount of $7,316,900; and
B. Authorized the City Manager, or his designee, to execute Amendment No. 13 to the Professional Services Agreement with Transtech Engineers, Inc., of Chino, California, to provide construction management services for the Fire Administration Building project in the amount of $388,300 for a total not-to-exceed contract amount of $6,714,839; and
C. Authorized the City Manager, or his designee, to execute all documents required for the completion of the projects which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts,

contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

**12. A PROFESSIONAL SERVICES AGREEMENT WITH WEST YOST & ASSOCIATES, INC., FOR THE LEAD AND COPPER RULE IMPROVEMENTS**

The City Council authorized the City Manager, or designee, to execute a three-year Professional Services Agreement with West Yost & Associates, Inc., of Davis, California, for the Lead and Copper Rule Improvement Services for a total not-to-exceed amount of $250,000 and a term from July 1, 2026 to June 30, 2029, with the option to extend the Agreement for up to two additional one-year terms.

**13. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH WESTERN ALLIED CORPORATION FOR HVAC MAINTENANCE AND REPAIR SERVICES AT VARIOUS CITY FACILITIES**

The City Council authorized the City Manager, or designee, to execute Amendment No. 5 to the Maintenance Services Agreement with Western Allied Corporation of Santa Fe Springs, California, for HVAC (Heating, Ventilation, and Air Conditioning) maintenance and repair services at various City facilities in the amount of $765,000, for a total-not-to-exceed contract amount of $4,153,000, and extend the agreement for an additional one-year term.

**14. AN AGREEMENT WITH CAL BUILDING SYSTEMS INC FOR FIRE SPRINKLER AND KITCHEN SUPPRESSION SYSTEM SERVICES AT VARIOUS CITY LOCATIONS**

The City Council authorize the City Manager, or his designee, to Piggyback the Agreement between the City of Santa Ana of Santa Ana, California, and Cal Building System, Inc., of Yorba Linda, California for fire sprinkler and kitchen suppression system services at various City facilities for a total not-to-exceed amount of $252,600 through Fiscal Year 2027-28, with the option to extend the agreement for up to two additional one-year terms, consistent with the terms and conditions of the City of Santa Ana's Agreement Contract No. A-2025-140-04.

**15. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH GHD INC., FOR 1348 PRESSURE ZONE WATER TRANSMISSION MAIN IMPROVEMENT PROJECT**

The City Council authorized the City Manager, or designee, to execute Amendment No. 1 to the Design Services Agreement with GHD Inc., (GHD) of Irvine, California, to provide on-call design services for the 1348 Pressure Zone Water Transmission Main Improvement Project in the amount of $1,393,699 for a new total revised not-to-exceed amount of $1,993,669, and a term of June 4, 2024 to May 30, 2029.

**16. AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH HPS WEST, INC., DBA HYDROPRO SOLUTIONS FOR ADVANCED METERING INFRASTRUCTURE TECHNOLOGY PHASE 2 PROJECT**

The City Council authorized the City Manager, or designee, to execute Amendment No. 1 to the Maintenance Services Agreement with HPS West, Inc., dba HydroPro Solutions of Ontario, California, to provide installation and maintenance services for the Advanced Metering Infrastructure (AMI) Technology Phase 2 Project in the amount of $700,266 for a new total revised not-to-exceed amount of $1,146,404, and a term of August 19, 2025 to June 30, 2030.

**17. AN AMENDMENT NO. 2 TO THE MAINTENANCE AND SERVICES AGREEMENT WITH CNC TECHNOLOGIES, LLC FOR CNC LIVE AND DOWNLINK YEARLY SUBSCRIPTION, SERVICE AND SUPPORT**

The City Council authorized the City Manager, or his designee, to execute Amendment No. 2 to the Maintenance Services Agreement with CNC Technologies, LLC, of Oak Park, California, for the annual CNC Live and Downlink subscription, service, and support program; extend the agreement for an additional one-year term; and increase the contract amount by $82,150, for a revised total not-to-exceed amount of $195,025.

**18. AN UPDATED LOAN AGREEMENT BETWEEN THE CITY OF ONTARIO AND CONFIRE JOINT POWERS AUTHORITY FOR INITIAL CAPITAL FUNDING TO ESTABLISH AMBULANCE SERVICING**

The City Council authorized the City Manager or his designee to execute all documents related to the Loan Agreement between the City of Ontario and CONFIRE Joint Powers Authority in the amount of $20,000,000.

**19. A RESOLUTION APPROVING AN UPDATE TO THE CITY'S 529 COLLEGE SAVINGS PLAN**

The City Council adopted a Resolution designating a plan sponsor and a plan administrator for the City's voluntary 529 college savings plan administered by American Funds.

**RESOLUTION NO. 2026-054** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DESIGNATING A PLAN SPONSOR AND PLAN ADMINISTRATOR FOR THE CITY’S VOLUNTARY 529 COLLEGE SAVINGS PLAN.

**PUBLIC HEARINGS**

**20. A PUBLIC HEARING TO CONSIDER CITY COUNCIL CERTIFICATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, INCLUDING ADOPTION OF A MITIGATION MONITORING AND REPORTING PROGRAM AND A STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVAL OF THE ONTARIO PLAN 2050 POLICY PLAN (GENERAL PLAN) AMENDMENT; AND APPROVAL OF A ZONING MAP AMENDMENT**

The City Council held a public hearing and took the following actions:

A. Adopted a Resolution certifying the Ontario Policy Plan Amendment Supplemental Environmental Impact Report (SEIR), including adoption of a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program; and
B. Adopted a Resolution approving The Ontario Plan 2050 Policy Plan Amendment (General Plan), File No. PGPA25-002; and
C. Introduced and waived further reading of an Ordinance approving a Zoning Map Amendment, File No. PZC25-002, to implement the Policy Plan Amendment.

**RESOLUTION NO. 2026-055** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CERTIFYING THE POLICY PLAN AMENDMENT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) (STATE CLEARINGHOUSE NO. 2025110102), ADOPTING ENVIRONMENTAL FINDINGS AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT, THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN, AND CITYWIDE ZONING MAP AMENDMENT FILE NOS. PGPA25-002 AND PZC25-002 AND — APNS: 0113-282-15, 0216-174-01, 0216-174-02, 0216-174-06, 0216-174-07, 0216-174-08, 0216-174-16, 0216-174-17, 0216-211-01, 0216-211-04, 0216-211-20, 0216-211-24, 0216-211-26, 0216-214-01, 0216-214-02, 0216-214-03, 0216-214-04, 0216-214-05, 0216-214-06, 0216-214-07 0216-311-03, 0216-311-04, 0216-311-05, 0216-311-08, 0216-311-09, 0216-312-02, 0216-312-03 0216-312-04, 0216-312-05, 0216-312-06, 0216-312-07, 0216-312-08, 0216-312-09, 0216-312-10, 0216-313-01, 0216-313-02, 0216-313-03, 0216-313-04, 0216-313-05, 0216-313-06, 0216-313-07, 0216-313-08, 0216-313-09, 0216-314-01, 0216-314-02, 0216-314-03, 0216-314-04, 0216-314-05, 0216-314-07, 0216-314-08, 0216-314-09, 0216-321-01, 0216-321-02, 0216-321-03, 0216-321-06, 0216-321-07, 0216-322-01, 0216-322-02, 0216-322-10, 0216-323-01, 0216-323-02, 0216-323-08, 0216-323-09, 0218-102-10, 0218-102-11, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-49, 0218-111-50, 0218-121-01, 0218-121-02, 0218-121-03, 0218-121-04, 0218-121-05, 0218-121-06, 0218-121-07, 0218-121-08, 0218-122-01, 0218-122-02, 0218-122-03, 0218-122-04, 0218-122-06, 0218-122-08, 0218-122-09, 0218-131-35, 0218-161-13, 0218-161-14, 0218-181-01, 0218-181-02, 0218-181-11, 0218-181-12, 0218-181-15, 0218-181-16, 0218-181-21, 0218-181-23, 0218-181-24, 0218-181-25, 0218-181-26,0218-191-19, 0218-191-24, 0218-241-43,

0218-241-45, 0218-402-32, 1049-101-01, 1049-101-02,1049-101-04, 1049-101-05, 1049-101-06, 1049-101-07, 1049-101-08, 1049-101-09, 1049-101-10,1049-101-11, 1049-101-12, 1049-101-13, 1049-101-14, 1049-101-15, 1049-101-16, 1049-101-17, 1049-101-18, 1049-101-29, 1049-101-30, 1049-101-31, 1049-101-32, 1049-101-33, 1049-101-34,1049-101-35, 1049-101-36, 1049-101-37, 1049-101-38, 1049-101-39, 1049-131-40, 1049-131-01,1049-131-02, 1049-131-03, 1049-131-04, 1049-131-05, 1049-131-06, 1049-131-08, 1049-131-09,1049-131-18, 1049-131-19, 1049-161-24, 1049-161-25, 1049-171-05, 1049-171-06, 1049-171-07,1052-151-02, 1052-151-05, 1052-151-09, 1052-151-10, 1052-151-11, 1052-161-03, 1052-471-02,1052-481-02, 1052-491-03, 1052-491-05, 1052-491-06, 1053-091-01, 1053-101-01, 1053-101-02,1053-111-01, 1053-111-03, 1053-111-04, 1053-111-08, 1053-151-04, 1053-151-05, 1053-161-02,1053-171-01, 1053-171-03, 1053-171-04, 1053-171-05, 1053-171-06, 1053-181-01, 1053-181-02,1053-191-01, 1053-191-02, 1053-201-01, 1053-301-01, 1053-301-02, 1053-311-01, 1053-311-02,1053-321-02, 1053-321-03, 1053-331-04, 1053-341-01, 1053-341-02, 1053-351-02, 1053-391-01,1053-411-01, 1053-421-01, 1053-421-02, 1053-511-01, 1053-511-02, 1053-511-03, 1053-511-05,1053-511-06, 1053-511-07, 1053-521-01, 1053-521-02, 1053-531-01, 1053-531-02, 1053-531-04,1053-541-01, 1053-541-02, 1053-551-01, 1053-571-01, 1053-571-02, 1053-581-03, 1053-581-04,1053-591-01, 1053-591-02, 1053-601-01, 1053-601-02, 1053-601-03, AND 1053-601-04.

**RESOLUTION NO. 2026-056** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA25-002, A CITYWIDE AMENDMENT TO THE ONTARIO PLAN 2050 POLICY PLAN (GENERAL PLAN), AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 0113-282-15, 0216-174-01, 0216-174-02, 0216-174-06, 0216-174-07, 0216-174-08, 0216-174-16, 0216-174-17, 0216-211-01, 0216-211-04, 0216-211-20, 0216-211-24, 0216-211-26, 0216-214-01, 0216-214-02, 0216-214-03, 0216-214-04, 0216-214-05, 0216-214-06, 0216-214-07, 0216-311-03, 0216-311-04, 0216-311-05, 0216-311-08, 0216-311-09, 0216-312-02, 0216-312-03, 0216-312-04, 0216-312-05, 0216-312-06, 0216-312-07, 0216-312-08, 216-312-09, 0216-312-10, 0216-313-01, 0216-313-02, 0216-313-03, 0216-313-04, 0216-313-05, 0216-313-06, 0216-313-07, 0216-313-08, 0216-313-09, 0216-314-01, 0216-314-02, 0216-314-03, 0216-314-04, 0216-314-05, 0216-314-07, 0216-314-08, 0216-314-09, 0216-321-01, 0216-321-02, 0216-321-03, 0216-321-06, 0216-321-07, 0216-322-01, 0216-322-02, 0216-322-10, 0216-323-01, 0216-323-02, 0216-323-08, 0216-323-09, 0218-102-10, 0218-102-11, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-11, 0218-111-12, 0218-111-49, 0218-111-50, 0218-121-01, 0218-121-02, 0218-121-03, 0218-121-04, 0218-121-05, 0218-121-06, 0218-121-07, 0218-121-08, 0218-122-01, 0218-122-02, 0218-122-03, 0218-122-04, 0218-122-06, 0218-122-08, 0218-122-09, 0218-131-35, 0218-161-13, 0218-161-14, 0218-181-01, 0218-181-02, 0218-181-11, 0218-181-12, 0218-181-15, 0218-181-16, 0218-181-21, 0218-181-23, 0218-181-24, 0218-181-25, 0218-181-26, 0218-191-19, 0218-191-24, 0218-241-43, 0218-241-45, 0218-402-32, 1049-101-01, 1049-101-02, 1049-101-04, 1049-101-05, 1049-101-06, 1049-101-07, 1049-101-08, 1049-101-09, 1049-101-10, 1049-101-11, 1049-101-12, 1049-101-13, 1049-101-14, 1049-101-15, 1049-101-16, 1049-101-17, 1049-101-18, 1049-101-29, 1049-101-30, 1049-101-31, 1049-101-32, 1049-101-33, 1049-101-34, 1049-101-35, 1049-101-36, 1049-101-37, 1049-101-38, 1049-101-39, 1049-131-40, 1049-131-01, 1049-131-02, 1049-131-03,

1049-131-04, 1049-131-05, 1049-131-06, 1049-131-08, 1049-131-09, 1049-131-18, 1049-131-19, 1049-161-24, 1049-161-25, 1049-171-05, 1049-171-06, 1049-171-07, 1052-151-02, 1052-151-05, 1052-151-09, 1052-151-10, 1052-151-11, 1052-161-03, 1052-471-02, 1052-481-02, 1052-491-03, 1052-491-05, 1052-491-06, 1053-091-01, 1053-101-01, 1053-101-02, 1053-111-01, 1053-111-03, 1053-111-04, 1053-111-08, 1053-151-04, 1053-151-05, 1053-161-02, 1053-171-01, 1053-171-03, 1053-171-04, 1053-171-05, 1053-171-06, 1053-181-01, 1053-181-02, 1053-191-01, 1053-191-02, 1053-201-01, 1053-301-01, 1053-301-02, 1053-311-01, 1053-311-02, 1053-321-02, 1053-321-03, 1053-331-04, 1053-341-01, 1053-341-02, 1053-351-02, 1053-391-01, 1053-411-01, 1053-421-01, 1053-421-02, 1053-511-01, 1053-511-02, 1053-511-03, 1053-511-05, 1053-511-06, 1053-511-07, 1053-521-01, 1053-521-02, 1053-531-01, 1053-531-02, 1053-531-04, 1053-541-01, 1053-541-02, 1053-551-01, 1053-571-01, 1053-571-02, 1053-581-03, 1053-581-04, 1053-591-01, 1053-591-02, 1053-601-01, 1053-601-02, 1053-601-03, AND 1053-601-04.

**ORDINANCE NO. 3336 (FIRST READING)** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC25-002, A CITYWIDE ZONING MAP AMENDMENT TO IMPLEMENT THE ONTARIO PLAN 2050 POLICY PLAN AMENDMENT, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 0110-072-25, 0110-081-06, 0110-081-07, 0113-282-15, 0216-174-16, 0216-174-17, 0216-214-05, 0216-214-06, 0216-214-07, 0216-311-08, 0216-311-09, 0216-312-08, 0216-312-09, 0216-312-10, 0216-313-01, 0216-313-03, 0216-313-04, 0216-313-05, 0216-313-06, 0216-313-07, 0216-313-09, 0216-314-01, 0216-314-03, 0216-314-04, 0216-314-05, 0216-314-07, 0216-314-08, 0216-314-09, 0216-321-01, 0216-321-02, 0216-321-03, 0216-321-06, 0216-321-07, 0216-322-01, 0216-322-02, 0216-322-10, 0218-102-10, 0218-102-11, 0218-111-06, 0218-111-08, 0218-111-09, 0218-111-10, 0218-111-11, 0218-111-50, 0218-111-67, 0218-111-68, 0218-111-69, 0218-121-01, 0218-121-02, 0218-121-03, 0218-121-04, 0218-121-05, 0218-121-06, 0218-122-01, 0218-122-02, 0218-122-03, 0218-122-04, 0218-122-06, 0218-122-08, 0218-122-09, 0218-122-10, 0218-181-11, 0218-181-16, 1049-101-01, 1049-101-02, 1049-101-04, 1049-101-05, 1049-101-06, 1049-101-07, 1049-101-08, 1049-101-09, 1049-101-10, 1049-101-11, 1049-101-12, 1049-101-13, 1049-101-14, 1049-101-15, 1049-101-16, 1049-101-17, 1049-101-18, 1049-101-29, 1049-101-30, 1049-101-31, 1049-101-32, 1049-101-33, 1049-101-34, 1049-101-35, 1049-101-36, 1049-101-37, 1049-101-38, 1049-101-39, 1049-101-40, 1049-131-01, 1049-131-02, 1049-131-03, 1049-131-04, 1049-131-05, 1049-131-06, 1049-131-08, 1049-131-09, 1049-131-18, 1049-131-19, 1049-131-20, 1049-131-21, 1049-131-22, 1049-161-01, 1049-161-24, 1049-161-25, 1049-171-05, 1049-171-06, 1049-171-07, 1052-151-05, 1052-151-09, 1052-151-10, 1052-151-11, 1052-161-03, 1053-111-01, 1053-111-03, 1053-111-04, 1053-171-01, 1053-171-04, 1053-171-06, 1053-171-07, 1053-181-01, 1053-181-02, 1053-191-01, 1053-191-02, 1053-201-01, 1053-281-08, 1053-301-01, 1053-301-02, 1053-311-01, 1053-311-02, 1053-321-01, 1053-321-02, 1053-321-03, 1053-331-02, 1053-331-04, 1053-341-01, 1053-341-02, 1053-351-02, 1053-361-02, 1053-371-01, 1053-391-01, 1053-411-01, 1053-421-01, 1053-421-02, 1053-511-01, 1053-511-05, 1053-511-06, 1053-511-07, 1053-511-08, 1053-521-01, 1053-521-02, 1053-531-01, 1053-531-04, 1053-541-01, 1053-551-01, 1053-571-01, 1053-571-02, 1053-581-03, 1053-581-04, 1053-591-01, 1053-591-02, 1053-601-01, 1053-601-02, 1053-601-03, 1053-601-04.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were four written communications submitted:

Raymond Smith, in opposition.
Lolofi Soakai, in opposition.
Karen May, in opposition.
Francis Park, in opposition.

Mayor Leon opened the public hearing and called on Executive Director of Community Development, Rudy Zeledon to provide a presentation. Council Member Macias left the chamber at 7:06 p.m. and returned to the dais at 7:09 p.m.

Mayor Leon called upon the speakers:

Chris Robles, spoke in opposition.
Tina Silva, spoke in opposition.
Alec Aragon, spoke in opposition.
Francis Park, attorney representing Public Storage, spoke in opposition.
Brian Ulrich, Public Storage representative, spoke in opposition.
Randy Bekendam, spoke in opposition.
Joaquin Catillejos, spoke in opposition.
Ana Gonzalez, spoke in opposition.
Claudia Cuevas, spoke in opposition.
Luz Maria Hernandez, spoke in opposition.
Marty McBride, spoke in opposition.
Karen May, spoke in opposition.

City Manager Ochoa provided additional information and City Attorney Duran addressed comments regarding Public Storage. Hearing no one else, Mayor Leon closed the public hearing and opened the item for Council discussion and Council discussed before coming to a consensus.

**MOTION:** Moved by Council Member Porada, seconded by Council Member Bowman and carried by a vote of 5-0, to adopt Resolution Nos. 2026-055 and 2026-056 and introduce Ordinance No. 3336, with the amendment to work with Public Storage to address concerns raised.

**21. A PUBLIC HEARING TO CONSIDER THE APPROVAL OF THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN, FILE NO. PSP24-003**

The City Council introduced and waived further reading of an Ordinance approving the Eucalyptus Business Park Specific Plan (File No. PSP24-003), appended to the attached Ordinance as "Attachment A", pursuant to the facts and reasons contained in the staff report and subject to the conditions of approval appended to the attached Ordinance as "Attachment B".

**ORDINANCE NO. 3337 (FIRST READING)** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP24-003, THE EUCALYPTUS BUSINESS PARK SPECIFIC PLAN, TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF 2,939,000 SQUARE FEET OF BUSINESS PARK DEVELOPMENT, 10,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT AND APPROXIMATELY 37 ACRES OF OPEN SPACE/PARKLAND ON APPROXIMATELY 189 ACRES OF LAND, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1053-531-01, 1053-531-02, 1053-531-03, 1053-531-04, 1053-541-01, 1053-541-02, 1053-551-01, 1053-371-01, 1053-371-02, 1053-581-03, 1053-581-04, 0216-321-01, 0216-321-02, 0216-321-06, 0216-321-07, 0216-322-01, 0216-322-02 AND 0216-322-10.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department. There were two written communications submitted:

Lolofi Soakai, in opposition.
Karen May, in opposition.

Mayor Leon opened the public hearing and called on the speakers:

Chris Robles, spoke in opposition.
Tina Silva, spoke in opposition.
Alec Aragon, spoke in opposition.
Randy Bekendam, spoke in opposition.
Joaquin Catillejos, spoke in opposition.
Ana Gonzalez, spoke in opposition.
Claudia Cuevas, was called but not present.
Marty McBride, spoke in opposition.
Karen May, spoke in opposition.
Joseph Quezada, spoke in support.

Mayor pro Tem Wapner left the chamber at 8:03 p.m. and returned to the dais at 8:05 p.m. City Manager Ochoa provided additional background information. Hearing no one else, Mayor Leon closed the public hearing and opened the item for Council discussion and Council discussed before coming to a consensus.

**MOTION:** Moved by Council Member Bowman, seconded by Mayor pro Tem Wapner and carried by a vote of 5-0, to introduce Ordinance No. 3337.

**22. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN (FILE NO. PSPA25-005) TO ESTABLISH A MIXED-USE OVERLAY DISTRICT (PLANNING AREA 3A) ON 25.38 ACRES OF LAND**

The City Council adopted:

A. A Resolution approving an Addendum to the Meredith International Centre Specific Plan Environmental Impact Report (State Clearinghouse No. 2014051020).
B. A Resolution approving a Specific Plan Amendment (File No. PSPA25-005) for the Meredith International Centre Specific Plan, appended to the attached Resolution as “Attachment A”, pursuant to the facts and reasons contained in the staff report and subject to the conditions of approval appended to the attached Resolution as “Attachment B”.

**RESOLUTION NO. 2026-057** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN AMENDMENT ENVIRONMENTAL IMPACT REPORT (SCH # 2014051020), PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO PSPA25-005 —APNS: 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-29, AND 0110-321-77.

**RESOLUTION NO. 2026-058** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA25-005, AN AMENDMENT TO THE MEREDITH INTERNATIONAL CENTRE SPECIFIC PLAN TO ESTABLISH A MIXED-USE OVERLAY DISTRICT (PLANNING AREA 3A) ON 25.38 ACRES OF LAND WITHIN THE PLANNING AREA 3 (URBAN COMMERCIAL) LAND USE DISTRICT, LOCATED AT THE SOUTHWEST CORNER OF ARCHIBALD AVENUE AND INLAND EMPIRE BOULEVARD, AND MAKING FINDINGS IN SUPPORT THEREOF APNS: 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-29, AND 0110-321-77.

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

Mayor Leon opened the public hearing and called on the speaker, Chris Robles, who spoke in opposition. Executive Director of Community Development, Rudy Zeledon, provided additional background information.

Hearing no one else, Mayor Leon closed the public hearing and opened the item for Council discussion and Council discussed before coming to a consensus.

**MOTION:** Moved by Council Member Bowman, seconded by Council Member Macias, carried by a vote of 5-0, to adopt Resolution Nos. 2026-057 and 2026-058.

**ADMINISTRATIVE REPORTS/DISCUSSION/ACTION**

**23. TECHNOLOGICAL DISRUPTION POLICY**

The City Council adopted a policy addressing technological disruption at Council meetings, in compliance with Senate Bill 707.

There were no written communications or persons present who wished to speak to the item.

**MOTION:** Moved by Council Member Porada, seconded by Council Member Macias, carried by a vote of 5-0, to adopt a Technological Disruption Policy.

**STAFF MATTERS**

City Manager Ochoa had no updates.

**COUNCIL MATTERS**

Mayor pro Tem Wapner asked for consensus to add an item to a future agenda for discussion of expanding the Ontario International Airport Authority Board.

Council Member Bowman had no comments.

Mayor Leon commented on Astronaut Victor Glover and his speaking event at Ontario High School.

Council Member Macias had no comments.

Council Member Porada announced upcoming community events.

**ADJOURNMENT**

Mayor Leon adjourned the meetings of the Joint Agencies at 8:27 p.m.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Financial Services<br>Prepared By: Cruz Torres<br>Department:<br>Prepared By: Cruz Torres<br>Staff Member Presenting: Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Claudia Hernandez, Matthew Hernandez, . .<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 3 |

**SUBJECT:** **RESOLUTIONS ESTABLISHING THE ANNUAL SPECIAL TAXES WITHIN COMMUNITY FACILITIES DISTRICTS IN OLD MODEL COLONY AND ONTARIO RANCH FOR FISCAL YEAR 2026-27**

**RECOMMENDATION:** That the City Council adopt Resolutions establishing the annual special taxes within City of Ontario Community Facilities Districts in Old Model Colony and Ontario Ranch for Fiscal Year 2026-27.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** The adopted Fiscal Year 2026-27 total special tax revenues from Community Facilities Districts (CFD) are projected to be $44.5 million. Special tax revenues of $27.1 million will be used for debt service for those districts which have issued bonds or will be used to acquire infrastructure once bonds are issued for those districts currently awaiting bond issuances. Special tax revenues from CFD Services districts in the amount of $17.4 million will be used to fund municipal services and administrative costs. Included in the special tax revenues from bonded community facilities districts is a Direct Funding Allocation of $2.2 million to be used to pay for future facility improvements and infrastructure replacement costs. The City must declare Direct Funding Allocations as City Facilities funds for the acquisition or construction of facilities. The Fiscal Year 2026-27 Adopted Budget includes projected revenues of $14.7 million for the General Fund to pay for City services.

**BACKGROUND & ANALYSIS:** Community Facilities Districts (CFD) generate special tax revenues to fund facilities and services. The types of public facilities to be financed by the Community Facilities

District are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, park and recreation facilities and equipment, aquatic facilities and equipment, fire facilities and equipment, police facilities and equipment, library facilities and equipment, fiber optic telecommunication, wireless communication and public safety camera facilities and equipment, general governmental office, administrative and meeting facilities, and land, rights-of-way and easements necessary for any of such facilities. The types of City services to be financed by the Community Facilities District are police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services, maintenance and operation of fiber optic telecommunication, wireless communication and public safety camera systems and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

The City's CFD Consultant, Goodwin Consulting Group, has prepared the Fiscal Year 2026-27 Administrative Tax Reports which include a description of each community facilities district, the basis for the annual levy, and the eligible uses for district special tax revenues. Each district's report is on file in the Records Management Department.

Summaries of the proposed annual tax rates for Fiscal Year 2026-27 and the assessed rates for Fiscal Year 2025-26 can be found in the attached Annual Tax Levy Tables, Exhibits A through G. In addition, where applicable, the maximum rate that can be legally levied is indicated next to the proposed rate for Fiscal Year 2026-27. Furthermore, the Ontario Ranch Direct Funding Allocation to the City Facilities fund from bonded CFDs declared for Fiscal Year 2026-27 is shown in Exhibit H.

As indicated in the attached exhibits, Staff recommends a level levy rate for Fiscal Year 2026-27, equal to the rates levied in Fiscal Year 2025-26 for City services assessed to residential and non-residential districts located in Ontario Ranch. Non-residential rates within Ontario Ranch Community Facilities Districts may vary slightly due to rounding to the special tax amounts as set within the Rates and Methods of Apportionments. Staff recommends a level special tax due to the steady pace of development within the Ontario Ranch.

Community Facilities Districts in Old Model Colony may increase by the Consumer Price Index (CPI) used for Riverside-San Bernardino-Ontario region. The year-over-year CPI period used are as follows: CFD 10 uses January to January comparison and CFD 20 and 21 uses March to March comparison. For Fiscal Year 2026-27 Staff proposes an increase to the tax rates for CFD 10 by the 3.24% CPI and for CFD 20 and 21 by the 3.09% CPI due to the increasing costs of services.

Some districts for which bonds will be or have been issued will see increases in the total levy collected from all homes within the district. Minor increases are attributable to increases in the levy required to fund each district's annual debt service used to acquire infrastructure or to fund future public improvements; however, large increases in the total levy collected are attributable to new home starts in the districts. The details for each of these levies, which vary by residential floor area (square footage), can be found within each district's Administrative Tax Report and are identified for each parcel number within the district.

The adoption of a Resolution for each Community Facilities District by the City Council is required annually to establish the special tax rates to be levied.

**Exhibit A Annual Tax Levy Table**

**City of Ontario**
**Old Model Colony Community Facilities District - Bonded**
**Fiscal Year 2026-27 Special Tax Levy Summary**

| CFD No. | Land Use | Number of Parcels | Number of Sq. Ft | FY 2025-26 Tax Rates | FY 2026-27 Maximum Tax Rates | FY 2026-27 Proposed Tax Rates | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|---|
| 13 | Industrial Property | 6 | 1,936,142 | $0.156135 per Sq. Ft. | $0.211100 per Sq. Ft. | $0.155431 per Sq. Ft. | $300,937.31 |
| 13 | Commercial Property | 1 | N/A | $8,339.28 per Parcel | $11,275.00 per Parcel | $8,301.70 per Parcel | $8,301.70 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$309,239.01** |

*Goodwin Consulting Group, Inc.*

**Exhibit B Annual Tax Levy Table**

**City of Ontario**
**Old Model Colony Community Facilities Districts - Services**
**Fiscal Year 2026-27 Special Tax Levy Summary**

| CFD No. | Land Use | Number of Units / Acres | FY 2025-26 Tax Rates | FY 2026-27 Maximum Tax Rates | FY 2026-27 Proposed Tax Rates | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| 10 | Taxable Property | 25.01 Acre | $502.96 per Acre | $847.90 per Acre | $519.28 per Acre | $ 12,988.22 |
| 20 | Taxable Property | 16.28 Acre | $2,079.83 per Acre | $11,433.87 per Acre | $2,144.08 per Acre | $ 34,905.55 |
| 21 | Detached Property | 150 Unit | $255.08 per Unit | $327.67 per Unit | $262.95 per Unit | $ 39,442.50 |
| 21 | Attached Property | 152 Unit | $199.74 per Unit | $256.61 per Unit | $205.92 per Unit | $ 31,299.84 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$118,636.11** |

*Goodwin Consulting Group, Inc.*

**Exhibit C Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Services**
**Fiscal Year 2026-27 Special Tax Levy Summary**

| CFD No. | Land Use | Number of Units / Sq. Ft. | | FY 2025-26 Tax Rates | FY 2026-27 Maximum Tax Rates | FY 2026-27 Proposed Tax Rates | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|---|
| 9 | Residential - Tax Zone 1 | 273 | per Unit | $1,371.52 per Unit | $1,736.30 per Unit | $1,371.52 per Unit | $374,424.96 |
| 9 | Residential - Tax Zone 2 | 271 | per Unit | $1,074.00 per Unit | $1,359.63 per Unit | $1,073.99 per Unit | $291,051.29 |
| 19 | Single Family Detached | 461 | per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $632,270.72 |
| 23 | Single Family Detached | 1,362 | per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $1,868,010.24 |
| 23 | Multiple Family | 25 | per Unit | $1,188.58 per Unit | $1,236.13 per Unit | $1,188.58 per Unit | $29,714.50 |
| 27 | Single Family Detached | 1,070 | per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $1,467,526.40 |
| 27 | Multiple Family | 1,186 | per Unit | $1,188.58 per Unit | $1,236.13 per Unit | $1,188.58 per Unit | $1,409,655.88 |
| 27 | Non-Residential Property | 95,600 | per Sq. Ft. | $0.257100 per Sq. Ft. | $0.267382 per Sq. Ft. | $0.257098 per Sq. Ft. | $24,578.54 |
| 32 | Single Family Detached | 335 | per Unit | $1,371.52 per Unit | $1,426.39 per Unit | $1,371.52 per Unit | $459,459.20 |
| 37 | Single Family Detached | 330 | per Unit | $1,371.52 per Unit | $1,426.39 per Unit | $1,371.52 per Unit | $452,601.60 |
| 44 | Single Family Detached | 564 | per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $773,537.28 |
| 44 | Multiple Family | 126 | per Unit | $1,188.88 per Unit | $1,236.43 per Unit | $1,188.88 per Unit | $149,798.88 |
| 47 | Non-Residential Property | 1,289,292 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $322,458.95 |
| 48 | Single Family | 432 | per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $592,496.64 |
| 49 | Single Family Detached | 176 | per Unit | $1,371.52 per Unit | $1,426.39 per Unit | $1,371.52 per Unit | $241,387.52 |
| 50 | Non-Residential Property | 1,197,794 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $299,574.78 |
| 51 | Non-Residential Property | 2,540,914 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $635,496.41 |
| 58 | Non-Residential Property | 1,685,500 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $421,552.74 |
| 59 | Single Family Detached | 87 | per Unit | $1,371.52 per Unit | $1,426.39 per Unit | $1,371.52 per Unit | $119,322.24 |
| 59 | Multiple Family | 137 | per Unit | $1,188.90 per Unit | $1,236.46 per Unit | $1,188.90 per Unit | $162,879.30 |
| 59 | Non-Residential Property | 158,874 | per Sq. Ft. | $0.255500 per Sq. Ft. | $0.265737 per Sq. Ft. | $0.255517 per Sq. Ft. | $40,594.96 |
| 60 | Non-Residential Property | 1,677,272 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $419,494.86 |
| 61 | Non-Residential Property | 4,853,668 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $1,213,928.69 |
| 62 | Non-Residential Property | 908,092 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $227,118.74 |
| 68 | Non-Residential Property | 1,003,918 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $251,085.35 |
| 69 | [1] Non-Residential Property | 671,616 | per Sq. Ft. | $0.000000 per Sq. Ft. | $0.270514 per Sq. Ft. | $0.250105 per Sq. Ft. | $167,974.81 |
| 72 | Non-Residential Property | 534,373 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $133,649.59 |
| 74 | [2] Non-Residential Property | 198,594 | per Sq. Ft. | $0.250105 per Sq. Ft. | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $49,669.46 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$13,231,314.53** |

[1] Fiscal Year 2026-27 is the first year levy for CFD 69.

[2] Fiscal Year 2026-27 is the first year the levy will be placed on the county tax roll; the FY 2025-26 levy was collected directly by the city.

*Goodwin Consulting Group, Inc.*

**Exhibit D Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities District - Non Bonded Facilities**
**Fiscal Year 2026-27 Special Tax Levy Summary**

| CFD No. | CFD Name | Number of Units / Acres | FY 2025-26 Tax Levy | FY 2026-27 Proposed Tax Levy |
|---|---|---|---|---|
| 77 | [(1)] The Resort at Ontario Ranch Facilities | 15 | $0.00 | $48,051.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | **$48,051.00** |

[(1)] Fiscal Year 2026-27 is the first year levied for CFD 77.

*Goodwin Consulting Group, Inc.*

**Exhibit E-1 Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Bonded Facilities and Services**
**Fiscal Year 2026-27 Special Tax A Levy Summary**

| CFD No. | CFD Name | Number of Units / Acres | FY 2025-26 Tax A Levy | FY 2026-27 Proposed Tax A Levy |
|---|---|---|---|---|
| 31 | Carriage House / Amberly Lane | 143 | $ 393,612.84 | $ 397,548.86 |
| 45 | Northpark and Countryside | 242 | $ 643,729.00 | $ 643,729.00 |
| 55 | Parklane | 226 | $ 758,494.00 | $ 758,494.00 |
| 56 | Parkside / La Avenida | 695 | $ 1,774,234.00 | $ 2,195,996.00 |
| 57 | Neuhouse | 334 | $ 990,099.00 | $ 990,099.00 |
| 64 | Sunset Ranch | 468 | $ 2,041,523.00 | $ 2,041,523.00 |
| 71 [(1)] | Neuhouse Phase 2 | 305 | $ 780,542.00 | $ 1,145,605.00 |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | | | **$8,172,994.86** |

[(1)] Fiscal Year 2026-27 is the first year CFD 71 is levied as a bonded district.

*Goodwin Consulting Group, Inc.*

**Exhibit E-2 Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Bonded Facilities and Services**
**Fiscal Year 2026-27 Special Tax B Levy Summary**

| CFD No. | | Land Use | Number of Units / Sq. Ft. | FY 2025-26 Tax B Rates | FY 2026-27 Maximum Tax B Rates (1) | FY 2026-27 Proposed Tax B Rates | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|---|---|
| 31 | | Single Family Detached | 143 per Unit | $1,371.52 per Unit | $2,219.89 per Unit | $1,371.52 per Unit | $196,127.36 |
| 45 | | Single Family | 242 per Unit | $1,371.52 per Unit | $2,219.82 per Unit | $1,371.52 per Unit | $331,907.84 |
| 55 | | Single Family | 226 per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $309,963.52 |
| 56 | (2) | Single Family Detached | 516 per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $707,704.32 |
| 57 | | Single Family | 100 per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $137,152.00 |
| 57 | | Multiple Family | 234 per Unit | $1,188.58 per Unit | $1,236.12 per Unit | $1,188.58 per Unit | $278,127.72 |
| 64 | | Single Family Detached | 149 per Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $204,356.48 |
| 64 | | Multiple Family | 319 per Unit | $1,188.88 per Unit | $1,236.43 per Unit | $1,188.88 per Unit | $379,252.72 |
| 71 | | Single Family Detached | 95 per Unit | $1,371.52 per Unit | $1,426.39 per Unit | $1,371.52 per Unit | $130,294.40 |
| 71 | | Multiple Family | 210 per Unit | $1,188.88 per Unit | $1,236.44 per Unit | $1,188.88 per Unit | $249,664.80 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$2,924,551.16** |

(1) According to the Rate and Method of Apportionments for both CFD 31 and CFD 45 Maximum Tax rate is increased based on the previous year's maximum tax rate.
For CFDs 55, 56, 57, 64, and 71, the Maximum Tax rate is increased based on the previous year's actual levy amount.

(2) CFD 56 Special Tax B can only levied on Tax Zone 2.

*Goodwin Consulting Group, Inc.*

**Exhibit F-1 Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Non-Bonded Facilities and Services**
**Fiscal Year 2026-27 Special Tax A Levy Summary**

| CFD No. | CFD Name | Number of Units / Acres | FY 2025-26 Tax A Levy | FY 2026-27 Proposed Tax A Levy |
|---|---|---|---|---|
| 52 | Sundance Park | 310 | $903,765.00 | $1,399,061.00 |
| 65 | Falloncrest | 332 | $880,108.00 | $1,227,662.00 |
| 73 | Wildflower Acres | 207 | $304,439.00 | $1,004,381.00 |
| 75 | Springhill | 230 | $311,779.00 | $802,374.00 |
| 76 [(1)] | Compass Pointe | 76 | $0.00 | $321,040.00 |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | | | **$4,754,518.00** |

[(1)] Fiscal Year 2026-27 is the first year CFD 76 is levied.

*Goodwin Consulting Group, Inc.*

**Exhibit F-2 Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Non-Bonded Facilities and Services**
**Fiscal Year 2026-27 Special Tax B Levy Summary**

| CFD No. | Land Use | Number of Units / Sq. Ft. | | FY 2025-26 Special Tax B Rates | FY 2026-27 Maximum Special Tax B Rates | FY 2026-27 Proposed Special Tax B Rates | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|---|---|
| 52 [1] | Multiple Family | 54 | Unit | $1,188.88 per Unit | $1,236.43 per Unit | $1,188.88 per Unit | $64,199.52 |
| 65 | Multiple Family | 332 | Unit | $1,188.88 per Unit | $1,236.44 per Unit | $1,188.88 per Unit | $394,708.16 |
| 73 | Single Family Detached | 135 | Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $185,155.20 |
| 73 | Multiple Family | 72 | Unit | $1,188.90 per Unit | $1,236.46 per Unit | $1,188.90 per Unit | $85,600.80 |
| 75 | Single Family Detached | 134 | Unit | $1,371.52 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $183,783.68 |
| 75 | Multiple Family | 96 | Unit | $1,188.90 per Unit | $1,236.46 per Unit | $1,188.90 per Unit | $114,134.40 |
| 76 [2] | Single Family Detached | 50 | Unit | $0.00 per Unit | $1,426.38 per Unit | $1,371.52 per Unit | $68,576.00 |
| 76 [2] | Multiple Family | 26 | Unit | $0.00 per Unit | $1,236.46 per Unit | $1,188.90 per Unit | $30,911.40 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$1,127,069.16** |

[1] CFD 52 Special Tax B can only be levied on Tax Zone 1.

[2] Fiscal Year 2026-27 is the first year CFD 76 is levied.

*Goodwin Consulting Group, Inc.*

**Exhibit G Annual Tax Levy Table**

**City of Ontario**
**Ontario Ranch Community Facilities Districts - Bonded Facilities**
**Fiscal Year 2026-27 Special Tax Levy Summary**

| CFD No. | CFD Name | Number of Units | FY 2025-26 Tax Levy | FY 2026-27 Proposed Tax Levy |
|---|---|---|---|---|
| 24 | Park Place Facilities Phase 1 | 432 | $1,081,187.98 | $1,091,999.74 |
| 25 | Park Place Facilities Phase II | 253 | $664,727.00 | $664,727.00 |
| 26 | Park Place Facilities Phase III | 279 | $681,907.00 | $681,907.00 |
| 28 | New Haven Facilities - Area A | 336 | $691,413.18 | $698,327.35 |
| 30 | New Haven Facilities - Area B | 442 | $964,420.00 | $964,420.00 |
| 33 | Archibald/Shaefer - Facilities | 229 | $501,514.00 | $501,514.00 |
| 34 | Countryside Phase 1 North - Facilities | 226 | $538,526.84 | $543,912.33 |
| 35 | Countryside Phase 2 South - Facilities | 235 | $901,171.00 | $901,171.00 |
| 38 | Park & Turner NE Facilities | 330 | $799,856.00 | $799,856.00 |
| 39 | New Haven Facilities - Area C | 225 | $409,694.26 | $411,886.00 |
| 40 | Emerald Park Facilities | 265 | $495,707.00 | $495,707.00 |
| 41 | Canvas Park Facilities | 536 | $961,926.00 | $961,926.00 |
| 42 | West Haven | 196 | $592,078.00 | $592,078.00 |
| 43 | Park Place Facilities Phase IV | 335 | $1,093,091.00 | $1,093,091.00 |
| 46 | Avenue 176 Facilities | 176 | $545,235.00 | $545,235.00 |
| 53 | Tevelde Facilities | 432 | $1,481,365.00 | $1,481,365.00 |
| 54 | Esperanza Facilities | 226 | $509,323.00 | $509,323.00 |
| 66 | Olive and Oleander Facilities | 224 | $836,539.00 | $836,539.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | **$13,774,984.42** |

*Goodwin Consulting Group, Inc.*

**Exhibit H Allocation for Direct Funding of Facilities**

**City of Ontario**
**Ontario Ranch Community Facilities District - Bonded**
**Fiscal Year 2026-27 Special Tax Summary**

| CFD No. | CFD Name | FY 2026-27 Direct Funding Allocation |
|---|---|---|
| 24 | Park Place Facilities Phase I | $19,888.90 |
| 25 | Park Place Facilities Phase II | $53,657.00 |
| 26 | Park Place Facilities Phase III | $58,362.00 |
| 28 | New Haven Facilities - Area A | $58,381.31 |
| 30 | New Haven Facilities - Area B | $87,080.24 |
| 31 | Carriage House / Amberly Lane | $8,535.47 |
| 33 | Archibald/Shaefer - Facilities | $42,020.00 |
| 34 | Countryside Phase 1 North - Facilities | $7,084.85 |
| 35 | Countryside Phase 2 North - Facilities | $74,427.00 |
| 38 | Park & Turner NE Facilities | $65,542.24 |
| 39 | New Haven Facilities - Area C | $34,709.74 |
| 40 | Emerald Park Facilities | $37,263.00 |
| 41 | Canvas Park Facilities | $82,282.00 |
| 42 | West Haven | $46,271.50 |
| 43 | Park Place Facilities Phase IV | $95,947.00 |
| 45 | Northpark and Countryside | $52,435.00 |
| 46 | Avenue 176 Facilities | $43,591.00 |
| 53 | Tevelde Facilities | $127,721.00 |
| 54 | Esperanza Facilities | $42,754.00 |
| 55 | Parklane | $66,000.00 |
| 56 | Parkside/La Avenida | $796,939.50 |
| 57 | Neuhouse | $82,755.00 |
| 64 | Sunset Ranch | $180,779.00 |
| 66 | Olive & Oleander | $68,295.00 |
| 71 (1) | Neuhouse Phase 2 | $9,606.50 |
| **Total Fiscal Year 2026-27 Special Tax Direct Funding** | | **$2,242,328.25** |

(1) FY 2026-27 is the first year CFD 71 will have a Direct Funding amount.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 9 (EDENGLEN), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 9 (Edenglen) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2860 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the

following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 9 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 9 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 9**
**(EDENGLEN)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Tax Zone 1 | $1,371.52 | per Unit |
| Tax Zone 2 | $1,073.99 | per Unit |
| Non-Residential Property | $0.265456 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 10 (ONTARIO AIRPORT TOWERS), ESTABLISHING THE ANNUAL SERVICES SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as “Community Facilities District No. 10 of the City of Ontario (Ontario Airport Towers)” (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2902 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a services special tax (the “Services Special Tax”) and a facilities special tax (the “Facilities Special Tax”) to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rate of the Services Special Tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rate and amount of the Services Special Tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rate as set forth above does not exceed the amount as previously authorized by Ordinance of this legislative body and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution together with a list of all parcels subject to the Services Special Tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) police protection services, fire protection and rescue services and parkway and open space maintenance services (the “Services”); and

(b) all costs related to financing and administering the Services, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District and administering the District (the “Services Incidental Expenses”).

SECTION 6. The Services Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said Services Special Tax.

SECTION 7. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 10 Special Tax," or by any other suitable designation, the installment of the Services Special Tax.

SECTION 8. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such Services Special Tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 9. This legislative body hereby certifies that the levy of the Services Special Tax was authorized in accordance with the provisions of the Act and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 10**
**(ONTARIO AIRPORT TOWERS)**

**SPECIAL TAX RATE**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates |
|---|---|
| Taxable Property | $519.28 Per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 13 (CALIFORNIA COMMERCE CENTER - PHASE IV), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as “Community Facilities District No. 13 of the City of Ontario (California Commerce Center - Phase IV)” (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2893 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above do not exceed the amount as previously authorized by Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the

following costs and expenses:

(a) Debt service on all bonds or other indebtedness issued to finance those facilities and incidental expenses authorized to be financed by the District (including the costs of any credit enhancement);

(b) Costs of those facilities authorized to be financed by the District;

(c) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(d) Administrative costs of the District; and

(e) Any amounts required to replenish any reserve funds established in association with bonds issued to finance those facilities and incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into a Special Tax Fund created and established in connection with the issuance of bonds by the District.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 13 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 13**
**(CALIFORNIA COMMERCE CENTER - PHASE IV)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Taxable Property: | | |
| Industrial Property | $0.155431 | per Sq. Ft. |
| Commercial Property | $8,301.70 | per Parcel |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 - SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 19 (Countryside Phase 1 - Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3007 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the

following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 19 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 19 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 19
## (COUNTRYSIDE PHASE 1 - SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Apartment Community | $996.75 | per Unit |
| Non-Residential Property | $0.257098 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 20 (WAL-MART), ESTABLISHING THE ANNUAL SERVICES SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as “Community Facilities District No. 20 of the City of Ontario (Wal-Mart)” (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2963 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a services special tax (the “Services Special Tax”) and a facilities special tax (the “Facilities Special Tax”) to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rate of the Services Special Tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rate and amount of the Services Special Tax to be collected to pay for the Costs and Expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rate as set forth above does not exceed the amount as previously authorized by Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution together with a list of all parcels subject to the Services Special Tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) the lighting, operating, maintaining, improving and servicing of the public street lights and appurtenances benefiting the properties within the District, the maintaining improving and servicing of the landscaping and appurtenances of the raised, landscaped median to be constructed by the landowner on the west side of Mountain Avenue between 5th Street and 6th Street (the "Services"); and

(b) all costs related to financing and administering the Services, the determination of the amount of special taxes to be levied and costs otherwise incurred in order to carry out the authorized purposes of the District and administering the District (the "Services Incidental Expenses").

SECTION 6. The Services Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said Services Special Tax.

SECTION 7. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 20 Special Tax," or by any other suitable designation, the installment of the Services Special Tax.

SECTION 8. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such Services Special Tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 9. This legislative body hereby certifies that the levy of the Services Special Tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 20**
**(WAL-MART)**

**SPECIAL TAX RATE**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Taxable Property | $2,144.08 | Per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 21 (PARKSIDE), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 21 (Parkside) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2966 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the

following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 21 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 21 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 21 (PARKSIDE)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Detached Property | $262.95 | Per Unit |
| Attached Property | $205.92 | Per Unit |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 23 (Park Place Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2988 and Ordinance No. 3087 (together, the “Special Tax Ordinance”) as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 23 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 23 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 23**
**(PARK PLACE SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Apartment Community | $996.75 | per Unit |
| Non-Residential Property | $0.257098 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 24 (PARK PLACE FACILITIES PHASE 1), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 24 (Park Place Facilities Phase 1) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3002 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 24 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 24
## (PARK PLACE FACILITIES PHASE 1)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Residential Property | <1,601 | $1,606.40 | per Unit |
| Residential Property | 1,601-1,700 | $1,703.93 | per Unit |
| Residential Property | 1,701-1,800 | $1,785.52 | per Unit |
| Residential Property | 1,801-1,900 | $1,862.42 | per Unit |
| Residential Property | 1,901-2,000 | $1,968.38 | per Unit |
| Residential Property | 2,001-2,100 | $1,975.89 | per Unit |
| Residential Property | 2,101-2,200 | $2,071.54 | per Unit |
| Residential Property | 2,201-2,300 | $2,135.31 | per Unit |
| Residential Property | 2,301-2,400 | $2,237.53 | per Unit |
| Residential Property | 2,401-2,500 | $2,306.92 | per Unit |
| Residential Property | 2,501-2,600 | $2,411.01 | per Unit |
| Residential Property | 2,601-2,700 | $2,514.17 | per Unit |
| Residential Property | 2,701-2,800 | $2,559.18 | per Unit |
| Residential Property | 2,801-2,900 | $2,609.82 | per Unit |
| Residential Property | 2,901-3,000 | $2,696.10 | per Unit |
| Residential Property | 3,001-3,100 | $2,816.13 | per Unit |
| Residential Property | 3,101-3,200 | $2,918.35 | per Unit |
| Residential Property | 3,201-3,300 | $2,929.60 | per Unit |
| Residential Property | 3,301-3,400 | $3,005.56 | per Unit |
| Residential Property | 3,401-3,500 | $3,095.59 | per Unit |
| Residential Property | 3,501-3,600 | $3,211.87 | per Unit |
| Residential Property | 3,601-3,700 | $3,242.82 | per Unit |
| Residential Property | 3,701-3,800 | $3,321.59 | per Unit |
| Residential Property | 3,801-3,900 | $3,401.30 | per Unit |
| Residential Property | 3,901-4,000 | $3,545.72 | per Unit |
| Residential Property | >4,000 | $3,558.85 | per Unit |

| | Tract No. | | |
|---|---|---|---|
| Non-Residential Property | 18075 | $28,362.00 | per Acre |
| Non-Residential Property | 18076 | $26,629.93 | per Acre |
| Non-Residential Property | 18077 | $21,450.61 | per Acre |
| Non-Residential Property | 18078 | $24,519.94 | per Acre |
| Non-Residential Property | 18079 | $27,974.70 | per Acre |
| Non-Residential Property | 18080 | $28,902.15 | per Acre |
| Non-Residential Property | 18913-1 | $32,484.44 | per Acre |
| Non-Residential Property | 18945 | $32,484.44 | per Acre |
| | | | |
| Final Mapped Property | 18075 | $0.00 | per Acre |
| Final Mapped Property | 18076 | $0.00 | per Acre |
| Final Mapped Property | 18077 | $0.00 | per Acre |
| Final Mapped Property | 18078 | $0.00 | per Acre |
| Final Mapped Property | 18079 | $0.00 | per Acre |
| Final Mapped Property | 18080 | $0.00 | per Acre |
| Final Mapped Property | 18945 | $0.00 | per Acre |
| | | | |
| Undeveloped Property | 18075 | $0.00 | per Acre |
| Undeveloped Property | 18076 | $0.00 | per Acre |
| Undeveloped Property | 18077 | $0.00 | per Acre |
| Undeveloped Property | 18078 | $0.00 | per Acre |
| Undeveloped Property | 18079 | $0.00 | per Acre |
| Undeveloped Property | 18080 | $0.00 | per Acre |
| Undeveloped Property | 18945 | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 25 (PARK PLACE FACILITIES PHASE II), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 25 (Park Place Facilities Phase II) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3067 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 25 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 25
## (PARK PLACE FACILITIES PHASE II)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Residential Property | <1,701 | $1,691.00 | per Unit |
| Residential Property | 1,701-1,800 | $1,806.00 | per Unit |
| Residential Property | 1,801-1,900 | $1,911.00 | per Unit |
| Residential Property | 1,901-2,000 | $1,999.00 | per Unit |
| Residential Property | 2,001-2,100 | $2,078.00 | per Unit |
| Residential Property | 2,101-2,200 | $2,297.00 | per Unit |
| Residential Property | 2,201-2,300 | $2,332.00 | per Unit |
| Residential Property | 2,301-2,400 | $2,442.00 | per Unit |
| Residential Property | 2,401-2,500 | $2,525.00 | per Unit |
| Residential Property | 2,501-2,600 | $2,586.00 | per Unit |
| Residential Property | 2,601-2,700 | $2,714.00 | per Unit |
| Residential Property | 2,701-2,800 | $2,732.00 | per Unit |
| Residential Property | 2,801-2,900 | $2,883.00 | per Unit |
| Residential Property | 2,901-3,000 | $2,885.00 | per Unit |
| Residential Property | 3,001-3,100 | $2,966.00 | per Unit |
| Residential Property | 3,101-3,200 | $2,999.00 | per Unit |
| Residential Property | >3,200 | $3,113.00 | per Unit |
| | Tract No. | | |
| Non-Residential Property | 18266 | $30,188.00 | per Acre |
| Non-Residential Property | 18267 | $28,339.00 | per Acre |
| Non-Residential Property | 18977-78 | $31,412.00 | per Acre |
| Final Mapped Property | 18266 | $0.00 | per Acre |
| Final Mapped Property | 18267 | $0.00 | per Acre |
| Final Mapped Property | 18977-78 | $0.00 | per Acre |

| | | | |
|---|---|---|---|
| Undeveloped Property | 18266 | $0.00 | per Acre |
| Undeveloped Property | 18267 | $0.00 | per Acre |
| Undeveloped Property | 18977-78 | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 26 (Park Place Facilities Phase III) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3088 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 26 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day July, 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 26
## (PARK PLACE FACILITIES PHASE III)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Residential Property | <1,701 | $1,937.00 | per Unit |
| Residential Property | 1,701-1,800 | $2,034.00 | per Unit |
| Residential Property | 1,801-1,900 | $2,147.00 | per Unit |
| Residential Property | 1,901-2,000 | $2,331.00 | per Unit |
| Residential Property | 2,001-2,100 | $2,375.00 | per Unit |
| Residential Property | 2,101-2,200 | $2,401.00 | per Unit |
| Residential Property | 2,201-2,300 | $2,480.00 | per Unit |
| Residential Property | 2,301-2,400 | $2,674.00 | per Unit |
| Residential Property | 2,401-2,500 | $2,718.00 | per Unit |
| Residential Property | 2,501-2,600 | $2,793.00 | per Unit |
| Residential Property | 2,601-2,700 | $2,863.00 | per Unit |
| Residential Property | 2,701-2,800 | $3,025.00 | per Unit |
| Residential Property | 2,801-2,900 | $3,122.00 | per Unit |
| Residential Property | 2,901-3,000 | $3,227.00 | per Unit |
| Residential Property | 3,001-3,100 | $3,324.00 | per Unit |
| Residential Property | 3,101-3,200 | $3,420.00 | per Unit |
| Residential Property | >3,200 | $3,517.00 | per Unit |
| | Tract No. | | |
| Non-Residential Property | 18073 | $41,577.00 | per Acre |
| Non-Residential Property | 18074 | $55,099.00 | per Acre |
| Non-Residential Property | 18998 | $35,217.00 | per Acre |
| Final Mapped Property | 18073 | $0.00 | per Acre |
| Final Mapped Property | 18074 | $0.00 | per Acre |
| Final Mapped Property | 18998 | $0.00 | per Acre |

| | | | |
|---|---|---|---|
| Undeveloped Property | 18073 | $0.00 | per Acre |
| Undeveloped Property | 18074 | $0.00 | per Acre |
| Undeveloped Property | 18998 | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 27 (NEW HAVEN SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 27 (New Haven Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 2993 and Ordinance No. 3119 (together, the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 27 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 27 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 27**
**(NEW HAVEN SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Apartment Community | $996.75 | per Unit |
| Non-Residential Property | $0.257098 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 28 (NEW HAVEN FACILITIES - AREA A), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 28 (New Haven Facilities - Area A) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3031 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 28 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 28
## (NEW HAVEN FACILITIES - AREA A)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,701 | $1,717.89 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $1,810.50 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $1,996.73 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $2,191.92 | per Unit |
| Single Family Detached Property | 2,301-2,500 | $2,344.29 | per Unit |
| Single Family Detached Property | 2,501-2,700 | $2,490.69 | per Unit |
| Single Family Detached Property | 2,701-2,900 | $2,682.89 | per Unit |
| Single Family Detached Property | 2,901-3,100 | $2,757.58 | per Unit |
| Single Family Detached Property | 3,101-3,300 | $2,898.00 | per Unit |
| Single Family Detached Property | 3,301-3,500 | $3,070.29 | per Unit |
| Single Family Detached Property | 3,501-3,700 | $3,170.87 | per Unit |
| Single Family Detached Property | 3,701-3,900 | $3,309.30 | per Unit |
| Single Family Detached Property | 3,901-4,100 | $3,447.72 | per Unit |
| Single Family Detached Property | 4,101-4,300 | $3,585.15 | per Unit |
| Single Family Detached Property | 4,301-4,500 | $3,723.58 | per Unit |
| Single Family Detached Property | 4,501-4,700 | $3,861.01 | per Unit |
| Single Family Detached Property | >4,700 | $3,999.44 | per Unit |
| | | | |
| Single Family Attached Property | <801 | $769.81 | per Unit |
| Single Family Attached Property | 801-950 | $850.48 | per Unit |
| Single Family Attached Property | 951-1,100 | $892.31 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,093.47 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,254.80 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,416.14 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $1,587.43 | per Unit |
| Single Family Attached Property | 1,901-2,100 | $1,739.80 | per Unit |
| Single Family Attached Property | 2,101-2,300 | $1,902.12 | per Unit |

| | | | |
|---|---|---|---|
| Single Family Attached Property | >2,300 | $2,063.46 | per Unit |
| Other Residential Property | N/A | $32,641.83 | per Acre |
| Non-Residential Property | N/A | $32,641.83 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 30 (NEW HAVEN FACILITES - AREA B), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 30 (New Haven Facilities - Area B) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3057 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 30 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 30
## (NEW HAVEN FACILITIES - AREA B)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,701 | $1,660.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $1,837.00 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $1,896.00 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $2,053.00 | per Unit |
| Single Family Detached Property | 2,301-2,500 | $2,251.00 | per Unit |
| Single Family Detached Property | 2,501-2,700 | $2,404.00 | per Unit |
| Single Family Detached Property | 2,701-2,900 | $2,557.00 | per Unit |
| Single Family Detached Property | 2,901-3,100 | $2,703.00 | per Unit |
| Single Family Detached Property | 3,101-3,300 | $2,816.00 | per Unit |
| Single Family Detached Property | 3,301-3,500 | $2,962.00 | per Unit |
| Single Family Detached Property | 3,501-3,700 | $3,156.00 | per Unit |
| Single Family Detached Property | 3,701-3,900 | $3,274.00 | per Unit |
| Single Family Detached Property | >3,900 | $3,429.00 | per Unit |
| Single Family Attached Property | <801 | $851.00 | per Unit |
| Single Family Attached Property | 801-950 | $911.00 | per Unit |
| Single Family Attached Property | 951-1,100 | $1,019.00 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,136.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,300.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,595.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $1,691.00 | per Unit |
| Single Family Attached Property | >1,900 | $1,886.00 | per Unit |
| Other Residential Property | N/A | $28,946.00 | per Acre |
| Non-Residential Property | N/A | $28,946.00 | per Acre |

| | | | |
|---|---|---|---|
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 31 (CARRIAGE HOUSE / AMBERLY LANE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 31 (Carriage House / Amberly Lane) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3020 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 31 Special Tax A,” or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 31 Special Tax B,” or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 31**
**(CARRIAGE HOUSE / AMBERLY HOUSE)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

**ANNUAL FACILITIES SPECIAL TAX A RATES**

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached | <2,101 | $2,129.90 | per Unit |
| Single Family Detached | 2,101-2,400 | $2,262.44 | per Unit |
| Single Family Detached | 2,401-2,700 | $2,659.11 | per Unit |
| Single Family Detached | 2,701-3,000 | $2,762.71 | per Unit |
| Single Family Detached | 3,001-3,300 | $2,908.32 | per Unit |
| Single Family Detached | 3,301-3,600 | $3,066.05 | per Unit |
| Single Family Detached | >3,600 | $3,425.39 | per Unit |
| Other Residential Property | N/A | $23,687.47 | per Acre |
| Non-Residential Property | N/A | $23,687.47 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Apartment Community | $996.78 | per Unit |
| Non-Residential Property | $0.256803 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 32 (ARCHIBALD/SCHAEFER - SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 32 (Archibald/Schaefer - Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3016 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 32 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 32 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 32**
**(ARCHIBALD/SCHAEFER - SERVICES)**

**SPECIAL TAX RATES**

**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.91 | per Unit |
| Gated Apartment Community | $996.78 | per Unit |
| Non-Residential Property | $0.256804 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 33 (ARCHIBALD/SCHAEFER FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 33 (Archibald/Schaefer Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3118 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 33 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 33
## (ARCHIBALD/SCHAEFER FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <1,101 | $1,020.00 | per Unit |
| Single Family Property | 1,101-1,300 | $1,339.00 | per Unit |
| Single Family Property | 1,301-1,500 | $1,587.00 | per Unit |
| Single Family Property | 1,501-1,700 | $1,757.00 | per Unit |
| Single Family Property | 1,701-1,900 | $2,095.00 | per Unit |
| Single Family Property | 1,901-2,100 | $2,385.00 | per Unit |
| Single Family Property | 2,101-2,300 | $2,507.00 | per Unit |
| Single Family Property | 2,301-2,500 | $2,553.00 | per Unit |
| Single Family Property | 2,501-2,700 | $2,907.00 | per Unit |
| Single Family Property | 2,701-2,900 | $3,080.00 | per Unit |
| Single Family Property | >2,900 | $3,160.00 | per Unit |
| Other Residential Property | N/A | $25,577.00 | per Acre |
| Non-Residential Property | N/A | $25,577.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 34 (COUNTRYSIDE PHASE 1 NORTH - FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 34 (Countryside Phase 1 North - Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3036 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 34 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 34
## (COUNTRYSIDE PHASE 1 NORTH - FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <1,701 | $1,676.51 | per Unit |
| Single Family Property | 1,701-1,900 | $1,757.54 | per Unit |
| Single Family Property | 1,901-2,100 | $2,071.42 | per Unit |
| Single Family Property | 2,101-2,300 | $2,082.60 | per Unit |
| Single Family Property | 2,301-2,500 | $2,317.31 | per Unit |
| Single Family Property | 2,501-2,700 | $2,563.20 | per Unit |
| Single Family Property | 2,701-2,900 | $2,604.18 | per Unit |
| Single Family Property | 2,901-3,100 | $2,810.02 | per Unit |
| Single Family Property | 3,101-3,300 | $2,904.09 | per Unit |
| Single Family Property | 3,301-3,500 | $3,136.94 | per Unit |
| Single Family Property | 3,501-3,700 | $3,229.15 | per Unit |
| Single Family Property | 3,701-3,900 | $3,399.59 | per Unit |
| Single Family Property | >3,900 | $3,561.65 | per Unit |
| Other Residential Property | N/A | $21,355.95 | per Acre |
| Non-Residential Property | N/A | $21,355.95 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3221 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 35 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 35
## (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <1,501 | $3,342.00 | per Unit |
| Single Family Property | 1,501-1,700 | $3,454.00 | per Unit |
| Single Family Property | 1,701-1,900 | $3,626.00 | per Unit |
| Single Family Property | 1,901-2,100 | $3,849.00 | per Unit |
| Single Family Property | 2,101-2,300 | $3,935.00 | per Unit |
| Single Family Property | 2,301-2,500 | $4,073.00 | per Unit |
| Single Family Property | >2,500 | $4,262.00 | per Unit |
| Other Residential Property | N/A | $52,912.00 | per Acre |
| Non-Residential Property | N/A | $52,912.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 37 (PARK & TURNER NE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 37 (Park & Turner NE Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3043 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 37 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 37 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 37**
**(PARK & TURNER NE SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.65 | per Unit |
| Gated Apartment Community | $996.64 | per Unit |
| Non-Residential Property | $0.256017 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 38 (PARK & TURNER NE FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 38 (Park & Turner NE Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3073 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 38 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so

collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 38
## (PARK & TURNER NE FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Residential Property | <1,501 | $1,771.00 | per Unit |
| Residential Property | 1,501-1,600 | $1,842.00 | per Unit |
| Residential Property | 1,601-1,700 | $1,964.00 | per Unit |
| Residential Property | 1,701-1,800 | $2,046.00 | per Unit |
| Residential Property | 1,801-1,900 | $2,050.00 | per Unit |
| Residential Property | 1,901-2,000 | $2,148.00 | per Unit |
| Residential Property | 2,001-2,100 | $2,219.00 | per Unit |
| Residential Property | 2,101-2,200 | $2,289.00 | per Unit |
| Residential Property | 2,201-2,300 | $2,383.00 | per Unit |
| Residential Property | 2,301-2,400 | $2,405.00 | per Unit |
| Residential Property | 2,401-2,500 | $2,536.00 | per Unit |
| Residential Property | 2,501-2,600 | $2,539.00 | per Unit |
| Residential Property | 2,601-2,700 | $2,609.00 | per Unit |
| Residential Property | 2,701-2,800 | $2,724.00 | per Unit |
| Residential Property | 2,801-2,900 | $2,749.00 | per Unit |
| Residential Property | 2,901-3,000 | $2,865.00 | per Unit |
| Residential Property | 3,001-3,100 | $2,888.00 | per Unit |
| Residential Property | >3,100 | $2,958.00 | per Unit |
| Non-Residential Property | N/A | $31,636.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 39 (NEW HAVEN FACILITIES – AREA C), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 39 (New Haven Facilities – Area C) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3079 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 39 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 39
## (NEW HAVEN FACILITIES – AREA C)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,701 | $1,582.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $1,731.00 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $2,029.00 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $2,318.00 | per Unit |
| Single Family Detached Property | 2,301-2,500 | $2,424.00 | per Unit |
| Single Family Detached Property | 2,501-2,700 | $2,523.00 | per Unit |
| Single Family Detached Property | 2,701-2,900 | $2,714.00 | per Unit |
| Single Family Detached Property | 2,901-3,100 | $2,882.00 | per Unit |
| Single Family Detached Property | 3,101-3,300 | $3,035.00 | per Unit |
| Single Family Detached Property | 3,301-3,500 | $3,187.00 | per Unit |
| Single Family Detached Property | 3,501-3,700 | $3,337.00 | per Unit |
| Single Family Detached Property | 3,701-3,900 | $3,451.00 | per Unit |
| Single Family Detached Property | >3,900 | $3,539.00 | per Unit |
| Single Family Attached Property | <801 | $562.00 | per Unit |
| Single Family Attached Property | 801-950 | $773.00 | per Unit |
| Single Family Attached Property | 951-1,100 | $1,111.00 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,470.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,567.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,793.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $2,009.00 | per Unit |
| Single Family Attached Property | >1,900 | $2,107.00 | per Unit |
| Other Residential Property | N/A | $39,039.00 | per Acre |
| Non-Residential Property | N/A | $39,039.00 | per Acre |

| | | | |
|---|---|---|---|
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3131 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 40 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 40
## (EMERALD PARK FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,701 | $2,073.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $2,147.00 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $2,305.00 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $2,508.00 | per Unit |
| Single Family Detached Property | 2,301-2,500 | $2,626.00 | per Unit |
| Single Family Detached Property | 2,501-2,700 | $2,793.00 | per Unit |
| Single Family Detached Property | 2,701-2,900 | $2,942.00 | per Unit |
| Single Family Detached Property | 2,901-3,100 | $3,100.00 | per Unit |
| Single Family Detached Property | 3,101-3,300 | $3,258.00 | per Unit |
| Single Family Detached Property | 3,301-3,500 | $3,416.00 | per Unit |
| Single Family Detached Property | 3,501-3,700 | $3,574.00 | per Unit |
| Single Family Detached Property | 3,701-3,900 | $3,732.00 | per Unit |
| Single Family Detached Property | >3,900 | $3,890.00 | per Unit |
| Single Family Attached Property | <801 | $966.00 | per Unit |
| Single Family Attached Property | 801-950 | $1,079.00 | per Unit |
| Single Family Attached Property | 951-1,100 | $1,276.00 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,459.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,655.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,905.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $2,144.00 | per Unit |
| Single Family Attached Property | >1,900 | $2,319.00 | per Unit |
| Other Residential Property | N/A | $46,243.00 | per Acre |
| Non-Residential Property | N/A | $46,243.00 | per Acre |

| | | | |
|---|---|---|---|
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 41 (CANVAS PARK FACILITIES) ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 41 (Canvas Park Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3161 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 41 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 41
## (CANVAS PARK FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,801 | $2,293.00 | per Unit |
| Single Family Detached Property | 1,801-2,000 | $2,378.00 | per Unit |
| Single Family Detached Property | 2,001-2,200 | $2,491.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $2,612.00 | per Unit |
| Single Family Detached Property | >2,400 | $2,653.00 | per Unit |
| Single Family Attached Property | <901 | $1,075.00 | per Unit |
| Single Family Attached Property | 901-1,100 | $1,140.00 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,400.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,632.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,759.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $1,923.00 | per Unit |
| Single Family Attached Property | >1,900 | $2,066.00 | per Unit |
| Single Family Attached Three Story | <751 | $711.00 | per Unit |
| Single Family Attached Three Story | 751-900 | $833.00 | per Unit |
| Single Family Attached Three Story | 901-1,050 | $1,040.00 | per Unit |
| Single Family Attached Three Story | 1,051-1,200 | $1,127.00 | per Unit |
| Single Family Attached Three Story | 1,201-1,400 | $1,251.00 | per Unit |
| Single Family Attached Three Story | 1,401-1,600 | $1,503.00 | per Unit |
| Single Family Attached Three Story | 1,601-1,800 | $1,615.00 | per Unit |
| Single Family Attached Three Story | >1,800 | $1,717.00 | per Unit |
| Other Residential Property | N/A | $43,199.00 | per Acre |
| Non-Residential Property | N/A | $43,199.00 | per Acre |

| | | | |
|---|---|---|---|
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 42 (WEST HAVEN FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 42 (West Haven Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3113 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 42 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 42
## (WEST HAVEN FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <1,901 | $2,453.00 | per Unit |
| Single Family Property | 1,901-2,100 | $2,542.00 | per Unit |
| Single Family Property | 2,101-2,300 | $2,709.00 | per Unit |
| Single Family Property | 2,301-2,500 | $2,886.00 | per Unit |
| Single Family Property | 2,501-2,700 | $3,063.00 | per Unit |
| Single Family Property | 2,701-2,900 | $3,237.00 | per Unit |
| Single Family Property | 2,901-3,100 | $3,411.00 | per Unit |
| Single Family Property | 3,101-3,300 | $3,584.00 | per Unit |
| Single Family Property | 3,301-3,500 | $3,758.00 | per Unit |
| Single Family Property | >3,500 | $3,832.00 | per Unit |
| Other Property | N/A | $33,755.00 | per Acre |
| Non-Residential Property | N/A | $33,755.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 43 (Park Place Facilities Phase IV) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3114 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 43 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 43
## (PARK PLACE FACILITIES PHASE IV)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Residential Property | | | |
| Single Family Detached Property | <1,701 | $2,282.00 | per Unit |
| Single Family Detached Property | 1,701-1,800 | $2,366.00 | per Unit |
| Single Family Detached Property | 1,801-1,900 | $2,449.00 | per Unit |
| Single Family Detached Property | 1,901-2,000 | $2,502.00 | per Unit |
| Single Family Detached Property | 2,001-2,100 | $2,616.00 | per Unit |
| Single Family Detached Property | 2,101-2,200 | $2,666.00 | per Unit |
| Single Family Detached Property | 2,201-2,300 | $2,823.00 | per Unit |
| Single Family Detached Property | 2,301-2,400 | $2,830.00 | per Unit |
| Single Family Detached Property | 2,401-2,500 | $2,990.00 | per Unit |
| Single Family Detached Property | 2,501-2,600 | $3,073.00 | per Unit |
| Single Family Detached Property | 2,601-2,700 | $3,156.00 | per Unit |
| Single Family Detached Property | 2,701-2,800 | $3,240.00 | per Unit |
| Single Family Detached Property | 2,801-2,900 | $3,282.00 | per Unit |
| Single Family Detached Property | 2,901-3,000 | $3,406.00 | per Unit |
| Single Family Detached Property | 3,001-3,100 | $3,448.00 | per Unit |
| Single Family Detached Property | 3,101-3,200 | $3,573.00 | per Unit |
| Single Family Detached Property | 3,201-3,300 | $3,615.00 | per Unit |
| Single Family Detached Property | 3,301-3,400 | $3,739.00 | per Unit |
| Single Family Detached Property | >3,400 | $3,782.00 | per Unit |
| | | | |
| One Story Property | <2,301 | $3,185.00 | per Unit |
| One Story Property | 2,301-2,400 | $3,252.00 | per Unit |
| One Story Property | 2,401-2,500 | $3,346.00 | per Unit |
| One Story Property | 2,501-2,600 | $3,389.00 | per Unit |
| One Story Property | 2,601-2,700 | $3,442.00 | per Unit |
| One Story Property | 2,701-2,800 | $3,521.00 | per Unit |
| One Story Property | >2,800 | $3,588.00 | per Unit |

| | Tract No. | | |
|---|---|---|---|
| Other Property | 18065 | $34,777.00 | per Acre |
| Other Property | 18066 | $30,226.00 | per Acre |
| Other Property | 18067 | $24,095.00 | per Acre |
| Other Property | 18068 | $35,974.00 | per Acre |
| Other Property | 18081 | $35,386.00 | per Acre |
| | | | |
| Final Mapped Property | 18065 | $0.00 | per Acre |
| Final Mapped Property | 18066 | $0.00 | per Acre |
| Final Mapped Property | 18067 | $0.00 | per Acre |
| Final Mapped Property | 18068 | $0.00 | per Acre |
| Final Mapped Property | 18081 | $0.00 | per Acre |
| | | | |
| Undeveloped Property | 18065 | $0.00 | per Acre |
| Undeveloped Property | 18066 | $0.00 | per Acre |
| Undeveloped Property | 18067 | $0.00 | per Acre |
| Undeveloped Property | 18068 | $0.00 | per Acre |
| Undeveloped Property | 18081 | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 44 (ESPERANZA SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 44 (Esperanza Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3124 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 44 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 44 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 44**
**(ESPERANZA SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Apartment Community | $996.93 | per Unit |
| Non-Residential Property | $0.253672 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 45 (NORTHPARK AND COUNTRYSIDE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 45 (Northpark and Countryside) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3105 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 45 Special Tax A,” or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 45 Special Tax B,” or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 45**
**(NORTHPARK AND COUNTRYSIDE)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

**ANNUAL FACILITIES SPECIAL TAX A RATES**

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <1,701 | $2,063.00 | per Unit |
| Single Family Property | 1,701-1,900 | $2,216.00 | per Unit |
| Single Family Property | 1,901-2,100 | $2,334.00 | per Unit |
| Single Family Property | 2,101-2,300 | $2,513.00 | per Unit |
| Single Family Property | 2,301-2,500 | $2,754.00 | per Unit |
| Single Family Property | 2,501-2,700 | $2,879.00 | per Unit |
| Single Family Property | 2,701-2,900 | $2,904.00 | per Unit |
| Single Family Property | 2,901-3,100 | $3,234.00 | per Unit |
| Single Family Property | >3,100 | $3,415.00 | per Unit |
| Other Residential Property | N/A | $25,989.00 | per Acre |
| Non-Residential Property | N/A | $25,989.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family | $1,371.52 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Apartment Community | $996.93 | per Unit |
| Non-Residential Property | $0.253673 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 46 (AVENUE 176 FACILITIES) ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 46 (Avenue 176 Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3149 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Taxes to be collected

for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 46 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 46
## (AVENUE 176 FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <2,151 | $2,167.00 | per Unit |
| Single Family Property | 2,151-2,350 | $2,274.00 | per Unit |
| Single Family Property | 2,351-2,550 | $2,751.00 | per Unit |
| Single Family Property | 2,551-2,750 | $2,879.00 | per Unit |
| Single Family Property | 2,751-2,950 | $3,141.00 | per Unit |
| Single Family Property | 2,951-3,150 | $3,275.00 | per Unit |
| Single Family Property | 3,151-3,350 | $3,416.00 | per Unit |
| Single Family Property | 3,351-3,550 | $3,666.00 | per Unit |
| Single Family Property | >3,550 | $3,901.00 | per Unit |
| Other Residential Property | N/A | $26,735.00 | per Acre |
| Non-Residential Property | N/A | $26,735.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 47 (COLONY COMMERCE CENTER WEST I SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 47 (Colony Commerce Center West I Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3107 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 47 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 47 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 47**
**(COLONY COMMERCE CENTER WEST I SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,352.24 | per Unit |
| Multiple Family | $1,172.16 | per Unit |
| Gated Apartment Community | $982.91 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 48 (TEVELDE SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 48 (Tevelde Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3127 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 48 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 48 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 48
## (TEVELDE SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family | $1,371.52 | per Unit |
| Multiple Family | $1,188.60 | per Unit |
| Gated Apartment Community | $996.73 | per Unit |
| Non-Residential Property | $0.252028 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 49 (AVENUE 176 SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 49 (Avenue 176 Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3139 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 49 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 49 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 49
## (AVENUE 176 SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.60 | per Unit |
| Gated Apartment Community | $996.73 | per Unit |
| Non-Residential Property | $0.252029 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 50 (WEST ONTARIO LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 50 (West Ontario Logistics Center Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3132 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 50 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 50 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 50**
**(WEST ONTARIO LOGISTICS CENTER SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,361.06 | per Unit |
| Multiple Family | $1,179.53 | per Unit |
| Gated Apartment Community | $989.13 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 51 (ONTARIO RANCH LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 51 (Ontario Ranch Logistics Center Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3140 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 51 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 51 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 51**
**(ONTARIO RANCH LOGISTICS CENTER SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,361.06 | per Unit |
| Multiple Family | $1,179.53 | per Unit |
| Gated Apartment Community | $989.13 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 52 (SUNDANCE PARK), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 52 (Sundance Park) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3286 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Tax A and Special Tax B as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino

on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of the Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 52 Special Tax A," or by any other suitable designation, the installment of the Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 52 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 52
## (SUNDANCE PARK)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Tax Zone 1 Developed Property: | | | |
| Single Family Property | <1,601 | $4,255.00 | per Unit |
| Single Family Property | 1,601-1,800 | $4,409.00 | per Unit |
| Single Family Property | 1,801-2,000 | $4,589.00 | per Unit |
| Single Family Property | 2,001-2,200 | $5,016.00 | per Unit |
| Single Family Property | >2,200 | $5,097.00 | per Unit |
| Other Residential | N/A | $116,395.00 | per Acre |
| Non-Residential | N/A | $116,395.00 | per Acre |
| Tax Zone 2 Developed Property: | | | |
| Single Family Attached Property | <801 | $2,992.00 | per Unit |
| Single Family Attached Property | 801-1,000 | $3,117.00 | per Unit |
| Single Family Attached Property | 1,001-1,200 | $3,626.00 | per Unit |
| Single Family Attached Property | 1,201-1,400 | $3,786.00 | per Unit |
| Single Family Attached Property | 1,401-1,600 | $4,024.00 | per Unit |
| Single Family Attached Property | 1,601-1,800 | $4,384.00 | per Unit |
| Single Family Attached Property | 1,801-2,000 | $4,608.00 | per Unit |
| Single Family Attached Property | >2,000 | $4,819.00 | per Unit |
| Single Family Detached Property | <1,801 | $4,708.00 | per Unit |
| Single Family Detached Property | 1,801-2,000 | $4,988.00 | per Unit |
| Single Family Detached Property | 2,001-2,200 | $5,482.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $5,954.00 | per Unit |
| Single Family Detached Property | >2,400 | $6,038.00 | per Unit |
| Other Residential | N/A | $116,962.00 | per Acre |
| Non-Residential | N/A | $116,962.00 | per Acre |

| | | | |
|---|---|---|---|
| Tax Zone 1 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 1 Undeveloped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Tax Zone 1 Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.53 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Community Attached | $996.94 | per Unit |
| Non-Residential Property | $0.250106 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 53 (TEVELDE FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 53 (Tevelde Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3158 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 53 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 53
## (TEVELDE FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <2,201 | $2,529.00 | per Unit |
| Single Family Detached Property | 2,201-2,300 | $2,642.00 | per Unit |
| Single Family Detached Property | 2,301-2,400 | $2,798.00 | per Unit |
| Single Family Detached Property | 2,401-2,500 | $2,956.00 | per Unit |
| Single Family Detached Property | 2,501-2,600 | $3,049.00 | per Unit |
| Single Family Detached Property | 2,601-2,700 | $3,094.00 | per Unit |
| Single Family Detached Property | 2,701-2,800 | $3,260.00 | per Unit |
| Single Family Detached Property | 2,801-2,900 | $3,329.00 | per Unit |
| Single Family Detached Property | 2,901-3,000 | $3,484.00 | per Unit |
| Single Family Detached Property | 3,001-3,100 | $3,639.00 | per Unit |
| Single Family Detached Property | 3,101-3,200 | $3,657.00 | per Unit |
| Single Family Detached Property | 3,201-3,300 | $3,770.00 | per Unit |
| Single Family Detached Property | 3,301-3,400 | $3,974.00 | per Unit |
| Single Family Detached Property | 3,401-3,500 | $3,998.00 | per Unit |
| Single Family Detached Property | 3,501-3,600 | $4,108.00 | per Unit |
| Single Family Detached Property | 3,601-3,700 | $4,221.00 | per Unit |
| Single Family Detached Property | 3,701-3,800 | $4,356.00 | per Unit |
| Single Family Detached Property | >3,800 | $4,437.00 | per Unit |
| One Story Property | <2,201 | $2,946.00 | per Unit |
| One Story Property | 2,201-2,300 | $3,042.00 | per Unit |
| One Story Property | 2,301-2,400 | $3,123.00 | per Unit |
| One Story Property | >2400 | $3,198.00 | per Unit |
| | Tract No. | | |
| Other Property | 18929 | $33,652.00 | per Acre |
| Other Property | 18930 | $33,652.00 | per Acre |

| | | | |
|---|---|---|---|
| Final Mapped Property | 18929 | $0.00 | per Acre |
| Final Mapped Property | 18930 | $0.00 | per Acre |
| | | | |
| Undeveloped Property | 18929 | $0.00 | per Acre |
| Undeveloped Property | 18930 | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 54 (ESPERANZA FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 54 (Esperanza Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3162 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 54 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 54
## (ESPERANZA FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <2,201 | $2,574.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $2,848.00 | per Unit |
| Single Family Detached Property | 2,401-2,600 | $3,016.00 | per Unit |
| Single Family Detached Property | 2,601-2,800 | $3,216.00 | per Unit |
| Single Family Detached Property | 2,801-3,000 | $3,441.00 | per Unit |
| Single Family Detached Property | 3,001-3,200 | $3,579.00 | per Unit |
| Single Family Detached Property | >3,200 | $3,761.00 | per Unit |
| Single Family Attached Property | <901 | $1,090.00 | per Unit |
| Single Family Attached Property | 901-1,100 | $1,166.00 | per Unit |
| Single Family Attached Property | 1,101-1,300 | $1,312.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $1,484.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $1,623.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $1,766.00 | per Unit |
| Single Family Attached Property | >1,900 | $1,840.00 | per Unit |
| Other Residential Property | N/A | $32,813.00 | per Acre |
| Non-Residential Property | N/A | $32,813.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 55 (PARKLANE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 55 (Parklane) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3177 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino

on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 55 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 55 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 55**
**(PARKLANE)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

**ANNUAL FACILITIES SPECIAL TAX A RATES**

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <2,301 | $2,784.00 | per Unit |
| Single Family Property | 2,301-2,500 | $2,936.00 | per Unit |
| Single Family Property | 2,501-2,700 | $3,078.00 | per Unit |
| Single Family Property | 2,701-2,900 | $3,300.00 | per Unit |
| Single Family Property | 2,901-3,100 | $3,478.00 | per Unit |
| Single Family Property | 3,101-3,300 | $3,696.00 | per Unit |
| Single Family Property | 3,301-3,500 | $3,880.00 | per Unit |
| Single Family Property | >3,500 | $4,000.00 | per Unit |
| Other Residential Property | N/A | $30,531.00 | per Acre |
| Non-Residential Property | N/A | $30,531.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.51 | per Unit |
| Non-Residential Property | $0.255516 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 56 (PARKSIDE/LA AVENIDA), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 56 (Parkside/La Avenida) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3199 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino

on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 56 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 56 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 56**
**(PARKSIDE/LA AVENIDA)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

**ANNUAL FACILITIES SPECIAL TAX A RATES**

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Tax Zone 1 Developed Property: | | | |
| Single Family Property | <1,801 | $2,758.00 | per Unit |
| Single Family Property | 1,801-1,900 | $2,845.00 | per Unit |
| Single Family Property | 1,901-2,000 | $2,868.00 | per Unit |
| Single Family Property | 2,001-2,100 | $2,935.00 | per Unit |
| Single Family Property | 2,101-2,200 | $3,066.00 | per Unit |
| Single Family Property | 2,201-2,300 | $3,102.00 | per Unit |
| Single Family Property | 2,301-2,400 | $3,169.00 | per Unit |
| Single Family Property | 2,401-2,500 | $3,255.00 | per Unit |
| Single Family Property | >2,500 | $3,349.00 | per Unit |
| Other Residential | N/A | $48,482.00 | per Acre |
| Non-Residential | N/A | $48,482.00 | per Acre |
| Tax Zone 2 Developed Property: | | | |
| Single Family Property | <901 | $2,184.00 | per Unit |
| Single Family Property | 901-1,000 | $2,371.00 | per Unit |
| Single Family Property | 1,001-1,100 | $2,542.00 | per Unit |
| Single Family Property | 1,101-1,200 | $2,693.00 | per Unit |
| Single Family Property | 1,201-1,300 | $2,924.00 | per Unit |
| Single Family Property | 1,301-1,400 | $3,175.00 | per Unit |
| Single Family Property | 1,401-1,500 | $3,283.00 | per Unit |
| Single Family Property | 1,501-1,600 | $3,340.00 | per Unit |
| Single Family Property | 1,601-1,700 | $3,436.00 | per Unit |
| Single Family Property | 1,701-1,800 | $3,561.00 | per Unit |
| Single Family Property | 1,801-1,900 | $3,778.00 | per Unit |
| Single Family Property | 1,901-2,000 | $4,055.00 | per Unit |
| Single Family Property | >2,000 | $4,192.00 | per Unit |

| | | | |
|---|---|---|---|
| Other Residential | N/A | $76,571.00 | per Acre |
| Non-Residential | N/A | $76,571.00 | per Acre |
| | | | |
| Tax Zone 3 Developed Property: | | | |
| Single Family Detached Property | <1,101 | $2,508.00 | per Unit |
| Single Family Detached Property | 1,101-1,300 | $2,694.00 | per Unit |
| Single Family Detached Property | 1,301-1,500 | $3,301.00 | per Unit |
| Single Family Detached Property | 1,501-1,700 | $3,306.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $3,620.00 | per Unit |
| Single Family Detached Property | 1,900-2,100 | $4,013.00 | per Unit |
| Single Family Detached Property | >2,100 | $4,357.00 | per Unit |
| | | | |
| Single Family Attached Property | <1,301 | $2,716.00 | per Unit |
| Single Family Attached Property | 1,301-1,500 | $2,880.00 | per Unit |
| Single Family Attached Property | 1,501-1,700 | $3,452.00 | per Unit |
| Single Family Attached Property | 1,701-1,900 | $3,554.00 | per Unit |
| Single Family Attached Property | >1,900 | $3,885.00 | per Unit |
| Other Residential | N/A | $125,970.00 | per Acre |
| Non-Residential | N/A | $125,970.00 | per Acre |
| | | | |
| Tax Zone 1 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 3 Final Mapped Property | N/A | $0.00 | per Acre |
| | | | |
| Tax Zone 1 Undeveloped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Undeveloped Property | N/A | $0.00 | per Acre |
| Tax Zone 3 Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Tax Zone 2 Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Community Attached | $996.75 | per Unit |
| | | |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 57 (NEUHOUSE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 57 (Neuhouse) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3191 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino

on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 57 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 57 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 57
## (NEUHOUSE)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <1,701 | $3,323.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $3,505.00 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $3,670.00 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $3,887.00 | per Unit |
| Single Family Detached Property | >2,300 | $4,043.00 | per Unit |
| Single Family Attached Property | <801 | $1,675.00 | per Unit |
| Single Family Attached Property | 801-1,000 | $1,744.00 | per Unit |
| Single Family Attached Property | 1,001-1,200 | $2,227.00 | per Unit |
| Single Family Attached Property | 1,201-1,400 | $2,567.00 | per Unit |
| Single Family Attached Property | 1,401-1,600 | $2,847.00 | per Unit |
| Single Family Attached Property | 1,601-1,800 | $3,049.00 | per Unit |
| Single Family Attached Property | >1,800 | $3,313.00 | per Unit |
| Other Residential Property | N/A | $64,314.00 | per Acre |
| Non-Residential Property | N/A | $64,314.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Community Attached | $996.75 | per Unit |
| Non-Residential Property | $0.250104 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 58 (COLONY COMMERCE CENTER EAST SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 58 (Colony Commerce Center East Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3165 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 58 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 58 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 58**
**(COLONY COMMERCE CENTER EAST SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,370.89 | per Unit |
| Multiple Family | $1,188.78 | per Unit |
| Gated Community Attached | $996.51 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 59 (GATEWAY SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 59 (Gateway Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3181 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 59 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 59 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 59**
**(GATEWAY SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.255517 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 60 (ONTARIO RANCH BUSINESS PARK SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 60 (Ontario Ranch Business Park Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3189 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 60 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 60 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 60**
**(ONTARIO RANCH BUSINESS PARK SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,342.48 | per Unit |
| Multiple Family | $1,163.73 | per Unit |
| Gated Community Attached | $975.41 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 61 (MERRILL COMMERCE CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 61 (Merrill Commerce Center Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3252 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 61 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 61 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 61**
**(MERRILL COMMERCE CENTER SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.59 | per Unit |
| Gated Community Attached | $996.76 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 62 (ONTARIO COMMERCE CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 62 (Ontario Commerce Center Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3192 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 62 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 62 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 62**
**(ONTARIO COMMERCE CENTER SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.58 | per Unit |
| Gated Community Attached | $996.75 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 64 (SUNSET RANCH), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 64 (Sunset Ranch) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3247 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 64 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 64 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 64
## (SUNSET RANCH)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATE

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Tax Zone 1 Developed Property: | | | |
| Single Family Property | <1,101 | $3,179.00 | per Unit |
| Single Family Property | 1,101-1,300 | $3,338.00 | per Unit |
| Single Family Property | 1,301-1,500 | $3,539.00 | per Unit |
| Single Family Property | 1,501-1,700 | $3,872.00 | per Unit |
| Single Family Property | 1,701-1,900 | $4,288.00 | per Unit |
| Single Family Property | 1,901-2,100 | $4,493.00 | per Unit |
| Single Family Property | 2,101-2,300 | $5,131.00 | per Unit |
| Single Family Property | 2,301-2,500 | $5,148.00 | per Unit |
| Single Family Property | 2,501-2,700 | $5,179.00 | per Unit |
| Single Family Property | 2,701-2,900 | $5,224.00 | per Unit |
| Single Family Property | >2,900 | $5,243.00 | per Unit |
| Other Residential | N/A | $75,682.00 | per Acre |
| Non-Residential | N/A | $75,682.00 | per Acre |
| Tax Zone 2 Developed Property: | | | |
| Single Family Property | <2,301 | $4,345.00 | per Unit |
| Single Family Property | 2,301-2,500 | $4,362.00 | per Unit |
| Single Family Property | 2,501-2,700 | $4,393.00 | per Unit |
| Single Family Property | 2,701-2,900 | $4,438.00 | per Unit |
| Single Family Property | >2,900 | $4,457.00 | per Unit |
| Other Residential | N/A | $44,309.00 | per Acre |
| Non-Residential | N/A | $44,309.00 | per Acre |

| | | | |
|---|---|---|---|
| Tax Zone 1 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 1 Undeveloped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Community Attached | $996.93 | per Unit |
| Non-Residential Property | $0.253649 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 65 (FALLONCREST), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 65 (Falloncrest) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3274 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 65 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 65 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 65**
**(FALLONCREST)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

**ANNUAL FACILITIES SPECIAL TAX A RATE**

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Property | <801 | $2,718.00 | per Unit |
| Single Family Property | 801-1,000 | $2,875.00 | per Unit |
| Single Family Property | 1,001-1,200 | $3,188.00 | per Unit |
| Single Family Property | 1,201-1,400 | $3,580.00 | per Unit |
| Single Family Property | 1,401-1,600 | $3,822.00 | per Unit |
| Single Family Property | 1,601-1,800 | $3,909.00 | per Unit |
| Single Family Property | 1,801-2,000 | $4,135.00 | per Unit |
| Single Family Property | >2,000 | $4,226.00 | per Unit |
| Other Residential | N/A | $95,803.00 | per Acre |
| Non-Residential | N/A | $95,803.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Community Attached | $996.93 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 66 (OLIVE AND OLEANDER FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 66 (Olive and Oleander Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3215 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 66 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 66
## (OLIVE AND OLEANDER FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Detached Property | <2,001 | $3,775.00 | per Unit |
| Single Family Detached Property | 2,001-2,200 | $4,031.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $4,190.00 | per Unit |
| Single Family Detached Property | 2,401-2,600 | $4,509.00 | per Unit |
| Single Family Detached Property | >2,600 | $4,616.00 | per Unit |
| Single Family Attached Property | <1,301 | $2,958.00 | per Unit |
| Single Family Attached Property | 1,301-1,450 | $3,216.00 | per Unit |
| Single Family Attached Property | 1,451-1,600 | $3,388.00 | per Unit |
| Single Family Attached Property | 1,601-1,750 | $3,602.00 | per Unit |
| Single Family Attached Property | >1,750 | $3,860.00 | per Unit |
| Other Residential Property | N/A | $74,898.00 | per Acre |
| Non-Residential Property | N/A | $74,898.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 68 (RICH HAVEN INDUSTRIAL SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 68 (Rich Haven Industrial Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3277 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 68 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 68 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 68
## (RICH HAVEN INDUSTRIAL SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.59 | per Unit |
| Gated Community Attached | $996.76 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 69 (SOUTH ONTARIO LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3316 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 69 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 69 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**EXHIBIT "A"**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 69**
**(SOUTH ONTARIO LOGISTICS CENTER SERVICES)**

**SPECIAL TAX RATES**
**FOR FISCAL YEAR 2026-27**

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 71 (NEUHOUSE PHASE 2), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 71 (Neuhouse Phase 2) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3280 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 71 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 71 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 71
## (NEUHOUSE PHASE 2)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Tax Zone 1 Developed Property: | | | |
| Single Family Property | <901 | $2,361.00 | per Unit |
| Single Family Property | 901-1,050 | $2,588.00 | per Unit |
| Single Family Property | 1,051-1,200 | $2,847.00 | per Unit |
| Single Family Property | 1,201-1,350 | $3,196.00 | per Unit |
| Single Family Property | 1,351-1,500 | $3,476.00 | per Unit |
| Single Family Property | 1,501-1,650 | $3,531.00 | per Unit |
| Single Family Property | >1,650 | $3,698.00 | per Unit |
| Other Residential Property | N/A | $81,631.00 | per Acre |
| Non-Residential Property | N/A | $81,631.00 | per Acre |
| Tax Zone 2 Developed Property: | | | |
| Single Family Property | <1,101 | $1,892.00 | per Unit |
| Single Family Property | 1,101-1,300 | $2,853.00 | per Unit |
| Single Family Property | 1,301-1,500 | $3,421.00 | per Unit |
| Single Family Property | 1,501-1,700 | $3,890.00 | per Unit |
| Single Family Property | 1,701-1,900 | $4,189.00 | per Unit |
| Single Family Property | 1,901-2,100 | $4,632.00 | per Unit |
| Single Family Property | 2,101-2,300 | $4,788.00 | per Unit |
| Single Family Property | 2,301-2,500 | $5,161.00 | per Unit |
| Single Family Property | >2,500 | $5,540.00 | per Unit |
| Other Residential Property | N/A | $78,018.00 | per Acre |
| Non-Residential Property | N/A | $78,018.00 | per Acre |

| | | | |
|---|---|---|---|
| Tax Zone 1 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Final Mapped Property | N/A | $0.00 | per Acre |
| Tax Zone 1 Undeveloped Property | N/A | $0.00 | per Acre |
| Tax Zone 2 Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.88 | per Unit |
| Gated Community Attached | $996.93 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 72 (LOMA CREEK LOGISTICS CENTER SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in the City of Ontario Community Facilities District No. 72 (Loma Creek Logistics Center Services) (the “District”), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California; and

WHEREAS, the City Council, acting as the legislative body of the District, adopted Ordinance No. 3288 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, to authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of those services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 72 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 72 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 72
## (LOMA CREEK LOGISTICS CENTER SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | | FY 2026-27 Tax Rates |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 73 (WILDFLOWER ACRES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 73 (Wildflower Acres) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3301 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 73 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 73 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 73
## (WILDFLOWER ACRES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Attached Property | <1,401 | $3,280.00 | per Unit |
| Single Family Attached Property | 1,401-1,500 | $3,877.00 | per Unit |
| Single Family Attached Property | 1,501-1,600 | $4,101.00 | per Unit |
| Single Family Attached Property | 1,601-1,700 | $4,336.00 | per Unit |
| Single Family Attached Property | >1,700 | $4,491.00 | per Unit |
| Single Family Detached Property | <1,501 | $4,192.00 | per Unit |
| Single Family Detached Property | 1,501-1,700 | $4,447.00 | per Unit |
| Single Family Detached Property | 1,701-1,900 | $4,757.00 | per Unit |
| Single Family Detached Property | 1,901-2,100 | $5,241.00 | per Unit |
| Single Family Detached Property | 2,101-2,300 | $5,466.00 | per Unit |
| Single Family Detached Property | 2,301-2,500 | $5,903.00 | per Unit |
| Single Family Detached Property | >2,500 | $6,025.00 | per Unit |
| Other Residential Property | N/A | $97,705.00 | per Acre |
| Non-Residential Property | N/A | $97,705.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250106 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES), ESTABLISHING THE ANNUAL SPECIAL TAX FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of a special tax in a community facilities district, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the “Act”), being Chapter 2.5, Part 1, Division 2, Title 5, of the Government Code of the State of California. This Community Facilities District is designated as City of Ontario Community Facilities District No. 74 (Remington APG LLC Services) (hereinafter referred to as "District"); and

WHEREAS, the City Council did, acting as the legislative body of the District, by the enactment of Ordinance No. 3309 (the "Special Tax Ordinance") as authorized by Section 53340 of the Government Code of the State of California, authorize the levy of a special tax to pay for costs and expenses related to the District, and this legislative body is desirous to establish the specific rates of the special tax to be collected for the specified Fiscal Year.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amount of the special tax to be collected to pay for the costs and expenses (as defined in Section 5 below) for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates as set forth above does not exceed the amount as previously authorized by the Special Tax Ordinance of this legislative body, and is not in excess of that as previously approved by the qualified electors of the District.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the special tax for the above specified Fiscal Year and the amount of the special tax to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. That the proceeds of the special tax shall be used only to pay the following costs and expenses:

(a) Costs of providing services authorized to be financed by the District;

(b) Costs incurred by the District and the City in the annual levy and collection of the special taxes;

(c) Administrative costs of the District; and

(d) Any incidental expenses authorized to be financed by the District.

SECTION 6. The special tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any said special tax.

SECTION 7. All monies above collected shall be paid into the Community Facilities District No. 74 Fund.

SECTION 8. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 74 Special Tax," or by any other suitable designation, the installment of the special tax.

SECTION 9. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 10. This legislative body hereby certifies that the levy of the special tax was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 74 (REMINGTON APG LLC SERVICES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | FY 2026-27 Tax Rates | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250105 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 75 (SPRINGHILL), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 75 (Springhill) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3306 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 75 Special Tax A," or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 75 Special Tax B," or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 75
## (SPRINGHILL)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Attached Property | <1,401 | $1,957.00 | per Unit |
| Single Family Attached Property | 1,401-1,600 | $2,623.00 | per Unit |
| Single Family Attached Property | 1,601-1,800 | $3,231.00 | per Unit |
| Single Family Attached Property | >1,800 | $3,612.00 | per Unit |
| Single Family Detached Property | <1,601 | $2,528.00 | per Unit |
| Single Family Detached Property | 1,601-1,800 | $3,077.00 | per Unit |
| Single Family Detached Property | 1,801-2,000 | $3,451.00 | per Unit |
| Single Family Detached Property | 2,001-2,200 | $3,969.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $4,900.00 | per Unit |
| Single Family Detached Property | >2,400 | $5,095.00 | per Unit |
| Other Residential Property | N/A | $70,087.00 | per Acre |
| Non-Residential Property | N/A | $70,087.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| Developed Property Land Use | FY 2026-27 Tax Rates B | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250106 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 76 (Compass Pointe) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3319 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services; and

WHEREAS, the Special Taxes consist of a "Special Tax A" (the "Special Tax A"), which were authorized to pay the costs of providing the Facilities and Services and incidental expenses, and a "Special Tax B" (the "Special Tax B"), which were authorized to pay the costs of providing the Services and incidental expenses.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of each of Special Tax A and Special Tax B to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of each of Special Tax A and Special Tax B as set forth above do not exceed the respective rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but

not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of Special Tax A to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental expenses shall be 100% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of Special Tax A to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of Special Tax A collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from Special Tax A (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of Special Tax A collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The proceeds of Special Tax B collected to pay the costs of providing the Services and incidental expenses shall be used only to pay the costs of Services and a pro rata share of administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes).

SECTION 9. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 10. All Special Tax A amounts collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Tax A amounts collected to provide costs of providing the Services shall be deposited in the Government Fund.

All Special Tax B amounts collected shall be deposited in the Government Fund.

SECTION 11. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 76 Special Tax A,” or by any other suitable designation, the installment of Special Tax A.

The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked “CFD No. 76 Special Tax B,” or by any other suitable designation, the installment of Special Tax B.

SECTION 12. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 13. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

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

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

## ANNUAL FACILITIES SPECIAL TAX A RATES

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates A | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Attached Property | <1,301 | $1,194.00 | per Unit |
| Single Family Attached Property | 1,301-1,400 | $1,623.00 | per Unit |
| Single Family Attached Property | 1,401-1,500 | $1,841.00 | per Unit |
| Single Family Attached Property | 1,501-1,600 | $2,001.00 | per Unit |
| Single Family Attached Property | 1,601-1,700 | $2,379.00 | per Unit |
| Single Family Attached Property | >1,700 | $2,807.00 | per Unit |
| Single Family Detached Property | <1,951 | $3,954.00 | per Unit |
| Single Family Detached Property | 1,951-2,150 | $4,326.00 | per Unit |
| Single Family Detached Property | 2,151-2,350 | $4,916.00 | per Unit |
| Single Family Detached Property | 2,351-2,550 | $5,355.00 | per Unit |
| Single Family Detached Property | 2,551-2,750 | $5,840.00 | per Unit |
| Single Family Detached Property | 2,751-2,950 | $5,981.00 | per Unit |
| Single Family Detached Property | >2,950 | $6,407.00 | per Unit |
| Other Residential Property | N/A | $57,987.00 | per Acre |
| Non-Residential Property | N/A | $57,987.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

## ANNUAL SERVICES SPECIAL TAX B RATES

| **Developed Property Land Use** | **FY 2026-27 Tax Rates B** | |
|---|---|---|
| Residential Property: | | |
| Single Family Detached | $1,371.52 | per Unit |
| Multiple Family | $1,188.90 | per Unit |
| Gated Community Attached | $996.52 | per Unit |
| Non-Residential Property | $0.250106 | per Sq. Ft. |

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ACTING IN ITS CAPACITY AS THE LEGISLATIVE BODY OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 77 (THE RESORT AT ONTARIO RANCH FACILITIES), ESTABLISHING THE ANNUAL SPECIAL TAXES FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings, held a public hearing, conducted an election and received a favorable vote from the qualified electors relating to the levy of special taxes (the "Special Taxes") in the City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities) (the "District"), all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Act"), being Chapter 2.5, Part 1, Division 2, Title 5, of the California Government Code; and

WHEREAS, the City Council did, by the enactment of Ordinance No. 3335 (the "Special Tax Ordinance") as authorized by Section 53340 of the Act, authorize the levy of the Special Taxes to pay the costs of providing the Facilities and Services and incidental expenses (as such terms are defined in the Special Tax Ordinance), and the City Council is desirous to establish the specific rates of the Special Taxes to be collected for the specified Fiscal Year and the portion thereof to be applied to each of the costs of providing the Facilities and incidental expenses and the costs of providing the Services.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. That the specific rates and amounts of the Special Taxes to be collected for the referenced Fiscal Year for the District is hereby determined and established as set forth in the attached referenced and incorporated Exhibit "A".

SECTION 3. That the rates of the Special Taxes as set forth above do not exceed the rates previously approved by the qualified electors of the District and authorized by the Special Tax Ordinance.

SECTION 4. The City Manager is authorized and directed to file a certified copy of this Resolution, together with a list of all parcels subject to the Special Taxes for the above specified Fiscal Year and the amount of the Special Taxes to be levied against each such parcel, with the County Auditor/Tax Collector of the County of San Bernardino on or before August 10; provided, however, that such may be filed after August 10, but not later than August 21, if the City Manager obtains the prior written consent of such County Auditor/Tax Collector.

SECTION 5. The portion of the Special Taxes to be collected for the referenced Fiscal Year (a) to pay the costs of providing the Facilities and incidental

expenses shall be 100% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A", and (b) to pay the costs of providing the Services shall be 0% of the rates and amounts of the Special Taxes to be collected for such Fiscal Year as set forth in the attached Exhibit "A".

SECTION 6. The proceeds of the Special Taxes collected to pay the costs of providing the Facilities and incidental expenses shall be used only to:

(a) pay debt service on all outstanding bonds or other debt (as defined in Section 53317(d) of the Act) issued by the District under the Act and payable from the Special Taxes (the "Bonds");

(b) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds;

(c) pay administrative expenses (including costs incurred by the District and the City in the annual levy and collection of the Special Taxes);

(d) provide any amounts required to establish or replenish any reserve fund for the Bonds; and

(e) pay directly for acquisition or construction of Facilities.

SECTION 7. The proceeds of the Special Taxes collected to pay the costs of providing the Services shall be used only to pay the costs of providing such Services.

SECTION 8. The Special Taxes shall be collected in the same manner as ordinary *ad valorem* property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for *ad valorem* taxes, and the County Auditor/Tax Collector is hereby authorized to deduct reasonable administrative costs incurred in collecting any Special Taxes.

SECTION 9. All Special Taxes collected to provide costs of providing the Facilities and incidental expenses shall be deposited in the Special Tax Fund of the District. All Special Taxes collected to provide costs of providing the Services shall be deposited in the Government Fund.

SECTION 10. The County Auditor/Tax Collector is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "CFD No. 77 Special Tax," or by any other suitable designation, the installment of the Special Taxes.

SECTION 11. The County Auditor/Tax Collector shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such special tax installments, interests, penalties, and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

SECTION 12. The City Council hereby certifies that the levy of the Special Taxes was authorized in accordance with the provisions of the Act, and complies with the requirements of Articles XIIIA and XIIIC of the Constitution of the State of California.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, California, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

## EXHIBIT "A"

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 77
## (THE RESORT AT ONTARIO RANCH FACILITIES)

## SPECIAL TAX RATES
## FOR FISCAL YEAR 2026-27

| Land Use | Residential Floor Area (Sq. Ft.) | FY 2026-27 Tax Rates | |
|---|---|---|---|
| Developed Property: | | | |
| Single Family Attached Property | < 1,201 | $2,106.00 | per Unit |
| Single Family Attached Property | 1,201-1,300 | $2,340.00 | per Unit |
| Single Family Attached Property | 1,301-1,400 | $2,495.00 | per Unit |
| Single Family Attached Property | 1,401-1,500 | $2,612.00 | per Unit |
| Single Family Attached Property | 1,501-1,600 | $2,728.00 | per Unit |
| Single Family Attached Property | 1,601-1,700 | $3,079.00 | per Unit |
| Single Family Attached Property | 1,701-1,800 | $3,147.00 | per Unit |
| Single Family Attached Property | 1,801-1,900 | $3,205.00 | per Unit |
| Single Family Attached Property | 1,901-2,000 | $3,295.00 | per Unit |
| Single Family Attached Property | 2,001-2,100 | $3,374.00 | per Unit |
| Single Family Attached Property | 2,101-2,200 | $3,476.00 | per Unit |
| Single Family Attached Property | 2,201-2,300 | $3,619.00 | per Unit |
| Single Family Attached Property | 2,301-2,400 | $3,864.00 | per Unit |
| Single Family Attached Property | > 2,400 | $3,935.00 | per Unit |
| Single Family Detached Property | < 1,401 | $2,628.00 | per Unit |
| Single Family Detached Property | 1,401-1,600 | $2,808.00 | per Unit |
| Single Family Detached Property | 1,601-1,800 | $2,967.00 | per Unit |
| Single Family Detached Property | 1,801-2,000 | $3,176.00 | per Unit |
| Single Family Detached Property | 2,001-2,200 | $3,209.00 | per Unit |
| Single Family Detached Property | 2,201-2,400 | $3,276.00 | per Unit |
| Single Family Detached Property | > 2,400 | $3,501.00 | per Unit |
| Other Residential Property | N/A | $174,374.00 | per Acre |
| Non-Residential Property | N/A | $174,374.00 | per Acre |
| Final Mapped Property | N/A | $0.00 | per Acre |
| Undeveloped Property | N/A | $0.00 | per Acre |

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# OLD MODEL COLONY BONDED FACILITIES CFD

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 2, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Old Model Colony Bonded Facilities CFD*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFD....4

IV. Fiscal Year 2026-27 Special Tax Requirement....5

V. Special Tax Levy....6

VI. Special Tax Delinquencies....7

VII. State Reporting Requirements....8

Appendix A – Summary of Fiscal Year 2026-27 Special Tax Levy

Appendix B – Fiscal Year 2026-27 Special Tax Requirement

Appendix C – Boundary Map of Community Facilities District

Appendix D – Fiscal Year 2026-27 Special Tax Levy for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

In 2008, the City of Ontario (the "City") formed a Mello-Roos Community Facilities District ("CFD") for a specific project located in the more-developed part of the City to the north of Ontario Ranch, in an area known as the Old Model Colony. This development required the City to provide additional public facilities, which are described in greater detail below. This CFD Tax Administration Report ("Report") provides information regarding the City's CFD within the Old Model Colony that has issued bonds to pay for public facilities on or prior to June 1, 2026 (the "Old Model Colony Bonded Facilities CFD"). All references to CFDs in the remainder of this report refer to the Old Model Colony Bonded Facilities CFD, specifically.

### City of Ontario Community Facilities District No. 13

On May 6, 2008, the City of Ontario (the "City") City Council (the "City Council") adopted Resolution No. 2008-32, which established the City of Ontario Community Facilities District No. 13 (California Commerce Center - Phase IV). A successful landowner election authorized the levy of a Mello-Roos special tax on property within CFD No. 13 to fund certain public facilities. The landowners also voted to incur bonded indebtedness, secured by special taxes levied in CFD No. 13. On July 16, 2008, the City, on behalf of CFD No. 13, issued special tax bonds (the "Series 2008 Bonds") in the aggregate principal amount of $4,635,000 to finance public improvements. On June 16, 2021, the City, on behalf of CFD No. 13, issued refunding special tax bonds (the "Series 2021 Bonds" or "Bonds") in the aggregate principal amount of $3,205,000 to refund the outstanding Series 2008 Bonds. The types of facilities to be funded by bond proceeds and special tax revenues include street improvements, water and sewer facilities, storm drain facilities, and other public infrastructure improvements for the benefit of residents within CFD No. 13.

CFD No. 13 is located in the eastern portion of the City, approximately one mile southeast of the Ontario International Airport. CFD No. 13 encompasses a 103-acre site between Milliken Avenue and Haven Avenue, south of Francis Street. The development plan for the area within CFD No. 13 includes the construction of six industrial buildings and one commercial office building.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

## *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levy for the Old Model Colony Bonded Facilities CFD. The Report is intended to provide information to interested parties regarding this CFD, including the special taxes to be levied in fiscal year 2026-27, the status of development in the CFD, and information regarding special tax delinquencies within the CFD.

The remainder of the Report is organized as follows:

- **Section III** provides general information about the CFD including the status of construction. Additionally, information on the special tax bonds is provided in this section.
- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirement for the CFD for fiscal year 2026-27.
- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in the CFD.
- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.
- **Section VII** provides information regarding state reporting requirements applicable to the CFD.

# *III. STATUS OF CFD*

The table below summarizes the Old Model Colony Bonded Facilities CFD and provides the outstanding principal amount of special tax bonds. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary table in Appendix A shows the amounts levied in the CFD for fiscal year 2026-27. See the map included in Appendix C for the specific boundaries of the CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | Bond Series | Outstanding Principal* | CFD Built Out** |
|---|---|---|---|---|---|
| 13 | California Commerce Center – Phase IV | 2008-09 | 2021 | $2,635,000 | Yes |

* *As of June 30, 2026.*
*** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*

## *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENT*

The special tax for the Old Model Colony Bonded Facilities CFD is levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMA was adopted as an exhibit to the Resolution of Formation for the CFD. Pursuant to the RMA, the special tax levied must be equal to the Special Tax Requirement for that fiscal year. Generally, the Special Tax Requirement means the amount necessary in any fiscal year (i) to pay principal and interest on bonds, (ii) to pay periodic costs on bonds, (iii) to pay the administrative expenses of the CFD, (iv) to replenish any reserve fund for the bonds, (v) to pay directly for acquisition or construction of facilities when there are no outstanding bonds, and (vi) to provide an amount equal to special tax delinquencies based on the historical delinquency rate for the special taxes as determined by the CFD Administrator; less (vii) a credit for funds available to reduce the annual special tax levy. For fiscal year 2026-27, the Special Tax Requirement was based on estimated costs for each CFD provided by the City. The table in Appendix B shows the Special Tax Requirement for the Old Model Colony Bonded Facilities CFD.

# *V. SPECIAL TAX LEVY*

**Special Tax Categories**

Pursuant to the adopted RMA, all property within the CFD is assigned to a special tax category. The various special tax categories each have a maximum special tax rate per building square foot or per parcel. Additionally, the category will determine the priority in which each parcel will be taxed. Categories created for one CFD do not pertain to any other CFD. The table in Appendix A of this report shows the amount of property in each category, the maximum special tax rates, and the actual amount of special tax levied in fiscal year 2026-27. A more detailed description of the special tax categories is included below.

CFD No. 13

Special taxes within CFD No. 13 are levied pursuant to the methodology set forth in the RMA, which defines Taxable Property as all parcels within the boundaries of CFD No. 13 that are not exempt from the Special Taxes. Each fiscal year, parcels of Taxable Property are classified as either Industrial Property or Commercial Property.

- Industrial Property means Taxable Property, designated as Parcels 2 through 7 of Parcel Map No. 18334, as shown in the CFD boundary map.

- Commercial Property means Taxable Property, designated as Parcel 1 of Parcel Map No. 18334, as shown in the CFD boundary map.

**Maximum Special Tax Rates**

The maximum special tax rates applicable to each category of property are set forth in Section C of the RMA. The percentage of the maximum special tax that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of the RMA. The table in Appendix A identifies the maximum annual special taxes that can be levied on property in the CFD.

**Apportionment of Special Taxes**

The amount of special tax levied on each parcel in each fiscal year will be determined by application of Section D of the RMA. Pursuant to this section, the Special Tax Requirement will be allocated by levying the special tax proportionally on each parcel or portion of each parcel of Taxable Property up to 100% of the maximum special tax, until the Special Tax Requirement is satisfied. The actual special tax rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the table in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFD are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. On May 18, 2026, the County Auditor-Controller's office reported that there were no delinquencies in the payment of the special tax. Thus, the Special Tax Requirement for fiscal year 2026-27 has not been increased as a result of any fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

***Summary of Fiscal Year 2026-27***
***Special Tax Levy***

**City of Ontario**
**Community Facilities District No. 13**
**(California Commerce Center - Phase IV)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Total Sq. Ft. | FY 2026-27 Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Taxable Property: | | | | | |
| Industrial Property | 6 | 1,936,142 | $0.2111 per Sq. Ft. | $0.1554 per Sq. Ft. | $300,937.31 |
| Commercial Property | 1 | N/A | $11,275.00 per Parcel | $8,301.70 per Parcel | $8,301.70 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$309,239.01** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirement*

**City of Ontario**
**Community Facilities District No. 13**
**(California Commerce Center - Phase IV)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $49,500.00 |
| Interest Due September 1, 2027 | $49,500.00 |
| Principal Due September 1, 2027 | $165,000.00 |
| Total Debt Service | $264,000.00 |
| | |
| Administrative Costs | |
| District Administration | $37,239.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $45,239.00 |
| | |
| Direct Funding of Facilities | $0.00 |
| | |
| Rounding Adjustment | $0.01 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$309,239.01** |

*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Map of Community Facilities District*

# PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 13 OF THE CITY OF ONTARIO (CALIFORNIA COMMERCE CENTER PHASE IV) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA



(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of April, 2008.

Traci R. McGinley, Assistant
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 13 of the City of Ontario (California Commerce Center Phase IV), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 1st day of April, 2008, by its Resolution No. 2008-018.

Traci R. McGinley, Assistant
Clerk of the City of Ontario, California

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2008-0149087, this 4TH day of April, 2008, at 8:05 A .m., in Book 83 of Maps of Assessment and Community Facilities Districts at page 8&9, at the request of the City of Ontario in the amount of $ 10.00.

Larry Walker
Auditor/Controller-Recorder
County of San Bernardino

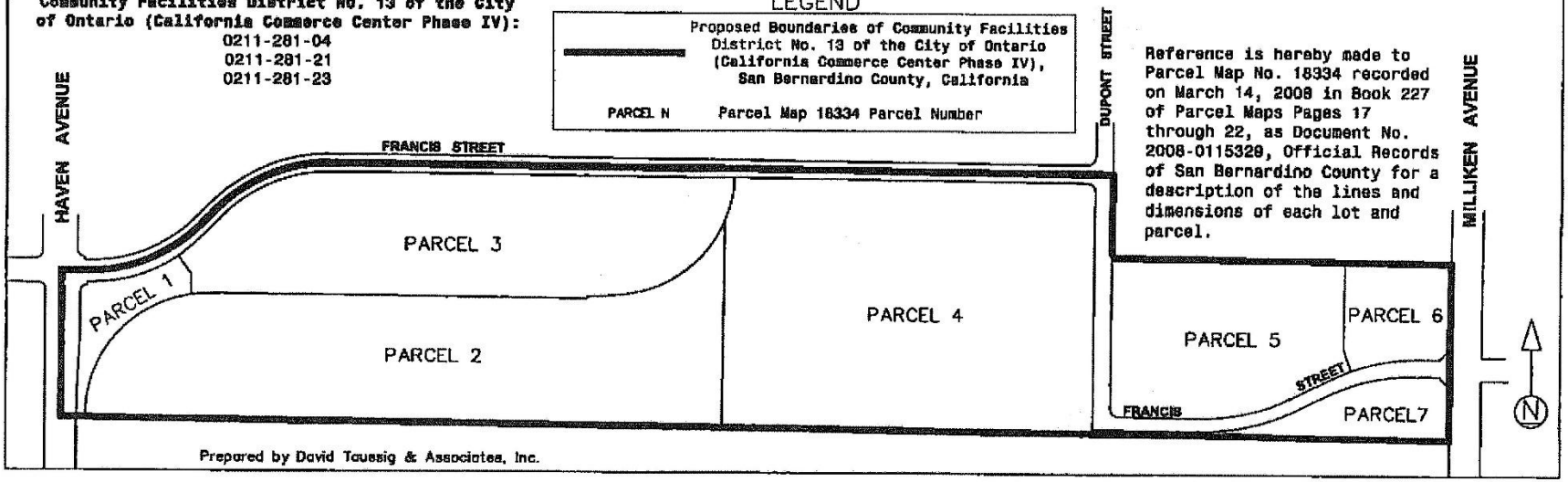
By: Diana T. Hernandez
Deputy Recorder

**Assessor Parcel Numbers within the Boundaries of Community Facilities District No. 13 of the City of Ontario (California Commerce Center Phase IV):**
0211-281-04
0211-281-21
0211-281-23

LEGEND

| | |
|---|---|
| ——— | Proposed Boundaries of Community Facilities District No. 13 of the City of Ontario (California Commerce Center Phase IV), San Bernardino County, California |
| PARCEL N | Parcel Map 18334 Parcel Number |

Reference is hereby made to Parcel Map No. 18334 recorded on March 14, 2008 in Book 227 of Parcel Maps Pages 17 through 22, as Document No. 2008-0115329, Official Records of San Bernardino County for a description of the lines and dimensions of each lot and parcel.




Prepared by David Taussig & Associates, Inc.

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levy for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 13**
**(California Commerce Center - Phase IV)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Land Use Class | Lot Acreage | Square Footage | Special Tax Levy |
|---|---|---|---|---|
| 0211-281-56-0000 | Commercial | 2.05 | 0 | $8,301.70 |
| 0211-281-57-0000 | Industrial | 26.49 | 562,089 | $87,366.29 |
| 0211-281-58-0000 | Industrial | 19.34 | 369,086 | $57,367.56 |
| 0211-281-59-0000 | Industrial | 30.29 | 680,925 | $105,837.14 |
| 0211-281-60-0000 | Industrial | 11.49 | 241,367 | $37,516.02 |
| 0211-281-61-0000 | Industrial | 3.48 | 52,387 | $8,142.59 |
| 0211-281-62-0000 | Industrial | 3.10 | 30,288 | $4,707.71 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | **$309,239.01** |

*Goodwin Consulting Group, Inc.*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# OLD MODEL COLONY SERVICES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 2, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Old Model Colony Services CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFDs....4

IV. Fiscal Year 2026-27 Special Tax Requirements....5

V. Special Tax Levies....6

VI. Special Tax Delinquencies....9

VII. State Reporting Requirements....10

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

Appendix E – Delinquent Special Taxes for Individual Assessor's Parcels

# I. INTRODUCTION

**City of Ontario Community Facilities Districts**

In 2007 and 2013, the City of Ontario (the "City") formed three Mello-Roos Community Facilities Districts ("CFDs") for specific projects. These three projects are located in the more developed part of the City to the north of Ontario Ranch, in an area known as the Old Model Colony. Each of these developments required the City to provide additional public services, which are described in greater detail below. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within the Old Model Colony that are only funding public services (the "Old Model Colony Services CFDs"). All references to CFDs in the remainder of this report refer to the Old Model Colony Services CFDs, specifically.

City of Ontario Community Facilities District No. 10

On July 17, 2007, the City of Ontario City Council (the "City Council") adopted Resolution No. 2007-093, which established the City of Ontario Community Facilities District No. 10 (Ontario Airport Towers) ("CFD No. 10"). A successful landowner election authorized the levy of a Mello-Roos special tax on property within CFD No. 10. In 2008 and 2009, the City Council authorized amendments to the Rate and Method of Apportionment to modify the maximum special tax rates in CFD No. 10. Special tax revenues will fund police protection services, fire protection and rescue services, and parkway and open space maintenance services for landowners within CFD No. 10. CFD No. 10 is located in the northern part of the City, just north of the Ontario International Airport. CFD No. 10 is bordered by I-10 to the north, E. Guasti Road to the south, and N. Archibald Avenue to the west. CFD No. 10 encompasses a 25-acre site known as the Ontario Airport Towers project. The development plan for the area within CFD No. 10 includes the construction of five office buildings, a retail building, and a hotel.

City of Ontario Community Facilities District No. 20

On July 16, 2013, the City Council adopted Resolution No. 2013-082, which established Community Facilities District No. 20 of the City of Ontario (Wal-Mart) ("CFD No. 20"). A successful landowner election authorized the levy of a Mello-Roos special tax on property within CFD No. 20. Special tax revenues will fund the operation and maintenance of public street lighting facilities and landscaping services for certain medians and parkways.

CFD No. 20 is located in the northwestern part of the City, within the Mountain Village Specific Plan Area. CFD No. 20 encompasses an approximately 16-acre site between Mountain Avenue and Elderberry Avenue, north of 5th Street. The area within CFD No. 20 has been developed as a retail shopping center including a Wal-Mart store and space for other retail tenants.

City of Ontario Community Facilities District No. 21

On August 20, 2013, the City Council adopted Resolution No. 2013-088, which established Community Facilities District No. 21 of the City of Ontario (Parkside) ("CFD No. 21"). A

successful landowner election authorized the levy of a Mello-Roos special tax on property within CFD No. 21. Special tax revenues will fund the operation and maintenance of public street lighting facilities and landscaping services for certain medians and parkways.

CFD No. 21 is located just north of the Ontario International Airport, within the Ontario Festival Specific Plan Area. CFD No. 21 encompasses an approximately 20-acre site between Turner Avenue and Archibald Avenue, north of Inland Empire Boulevard. The development plan for the area within CFD No. 21 includes the construction of up to 302 dwelling units.

**The Mello-Roos Community Facilities Act of 1982**

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

# *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levies for the Old Model Colony Services CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD.
- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.
- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.
- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.
- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

## *III. STATUS OF CFDS*

The table below summarizes the Old Model Colony Services CFDs that have levied special taxes as of fiscal year 2026-27. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | CFD Built Out* |
|---|---|---|---|
| 10 | Ontario Airport Towers | 2008-09 | Yes |
| 20 | Wal-Mart | 2014-15 | Yes |
| 21 | Parkside | 2014-15 | Yes |

** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special tax for each of the Old Model Colony Services CFDs is levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD, and some were subsequently amended by the City Council. While each RMA may contain different terms, they always require that the special tax levied be equal to the Special Tax Requirement for that CFD. Generally, the Special Tax Requirement means the amount necessary in any fiscal year to pay (i) the cost of services, (ii) administrative expenses of the CFD, and (iii) any delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City. The tables in Appendix B show the Special Tax Requirement for each of the Old Model Colony Services CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, and ownership. The various special tax categories each have a maximum special tax rate per unit, per building square foot, or per acre. Additionally, the category will determine the priority in which each parcel will be taxed. Categories created for one CFD do not pertain to any other CFD. The tables in Appendix A of this report show the amount of property in each category, the maximum special tax rate, and the actual amount of special tax levied in fiscal year 2026-27. A more detailed description of the special tax categories for each CFD is included below.

CFD No. 10

Special taxes within CFD No. 10 are levied pursuant to the methodology set forth in the RMA, which establishes a single special tax category, Taxable Property, against which the special tax can be levied each fiscal year. Taxable Property is defined as all parcels within the boundaries of CFD No. 10 which are not exempted from the special tax. Since no exemptions apply, all property within CFD No. 10 will be subject to the special tax levy for fiscal year 2026-27.

CFD No. 20

Special taxes within CFD No. 20 are levied pursuant to the methodology set forth in the RMA, which defines Taxable Property as all parcels of Developed Property within the boundaries of CFD No. 20 that are not exempt from the special tax.

Developed Property means, for each fiscal year, all property, exclusive of public property, for which a building permit for new construction was issued after January 1, 2012, and before May 1 of the prior fiscal year. Thus, all properties for which a building permit for new construction was issued after January 1, 2012, and before May 1, 2026, are classified as Developed Property and are subject to the special tax levy for fiscal year 2026-27.

CFD No. 21

Special taxes within CFD No. 21 are levied pursuant to the methodology set forth in the RMA, which defines Taxable Property as all parcels of Residential Property within the boundaries of CFD No. 21 that are not exempt from the special tax. Each fiscal year, all parcels of Taxable Property are classified as Detached Property or Attached Property and are subject to the levy of the special tax.

- Detached Property is defined as any residential building containing one dwelling Unit on one parcel, including a single family residence, single family residential condominium, detached townhome, or manufactured unit on an individual lot. Pursuant to the RMA, a Unit means an individual dwelling unit of any configuration.

- Attached Property is defined as any dwelling Unit that shares, or will share, an inside wall with another dwelling Unit.

Residential Property means, for each fiscal year, all parcels for which a building permit for new construction was issued after January 1, 2013, and before May 1 of the prior fiscal year. Thus, all Detached Property and Attached Property for which a building permit for new construction was issued after January 1, 2013, and before May 1, 2026, are classified as Residential Property and are subject to the special tax levy for fiscal year 2026-27.

**Maximum Special Tax Rates**

The maximum special tax rates applicable to each category of property are set forth in Section C of each RMA. The percentage of the maximum special tax that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the maximum annual special taxes that can be levied on property in the CFDs. Below is a description of the annual escalation that affects the maximum special tax rates in each of the Old Model Colony Services CFDs.

CFD No. 10

The maximum special tax rate shall be increased each year by the greater of (i) the increase, if any, in the Consumer Price Index for the Los Angeles-Riverside-Orange County Area for All Urban Consumers, or (ii) two percent. In December 2017, the Consumer Price Index for the Los Angeles-Riverside-Orange County Area was discontinued. The City has elected to use the Consumer Price Index for the Riverside-San Bernardino-Ontario Area as the replacement index to escalate the maximum special tax going forward.

CFD No. 20

Annually, on April 1, the maximum special tax shall be increased by the greater of the twelve month percentage change in: (i) the Consumer Price Index for All Urban Consumers in the Riverside-San Bernardino-Ontario area, or; (ii) the Southern California Edison LS-2 rate. The City selected the CPI for the Riverside-San Bernardino-Ontario area as a reasonable replacement after the original index was discontinued.

CFD No. 21

Annually, on July 1, the maximum special taxes shall be increased by the greater of: (i) an amount equal to 2.0% of the amount in effect for the prior fiscal year, or; (ii) the percentage change for the preceding 12 months in the Consumer Price Index for All Urban Consumers in the Los Angeles-Long Beach-Anaheim area. Again, the City selected the CPI for the Riverside-San Bernardino-Ontario area as a reasonable replacement for the original index.

**Apportionment of Special Taxes**

The amount of special tax levied on each parcel in each fiscal year will be determined by application of Section D of the applicable RMA. Pursuant to this section, the Special Tax

Requirement will be allocated by levying the special tax proportionally on each parcel or portion of each parcel of Taxable Property up to 100% of the maximum special tax, until the Special Tax Requirement is satisfied. The actual special tax rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. Appendix E of this report shows the parcels and unpaid amounts from prior years that have been reported by the County as delinquent.

These delinquencies shall be collected through San Bernardino County's collection process. The Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of the fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 10**
**(Ontario Airport Towers)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Taxable Parcels | Taxable Acreage | FY 2026-27 Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Taxable Property | 12 | 25.01 | $847.90 per Acre | $519.28 per Acre | $12,988.22 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$12,988.22** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 20**
**(Wal-Mart)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Taxable Parcels | Taxable Acreage | FY 2026-27 Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Taxable Property | 2 | 16.28 | $11,433.87 per Acre | $2,144.08 per Acre | $34,905.55 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$34,905.55** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 21**
**(Parkside)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Taxable Parcels | Number of Units | FY 2026-27 Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Detached Property | 150 | 150 | $327.67 per Unit | $262.95 per Unit | $39,442.50 |
| Attached Property | 152 | 152 | $256.61 per Unit | $205.92 per Unit | $31,299.84 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$70,742.34** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 10**
**(Ontario Airport Towers)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $8,578.23 |
| Administrative Costs | |
| District Administration | $410.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $4,410.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.01) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$12,988.22** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 20**
**(Wal-Mart)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $29,805.55 |
| Administrative Costs | |
| District Administration | $1,100.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $5,100.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$34,905.55** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 21**
**(Parkside)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $64,512.30 |
| Administrative Costs | |
| District Administration | $2,230.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $6,230.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.04 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$70,742.34** |

*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Maps of Community Facilities Districts*

# PROPOSED BOUNDARIES
# OF
# COMMUNITY FACILITIES DISTRICT NO. 10 OF
# CITY OF ONTARIO
# (ONTARIO AIRPORT TOWERS)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBERS:

0210-192-10
0210-192-12

(1) Filed in the office of the City Clerk of the City of Ontario this day 11th of June, 2007.

Eva Frame, Deputy
Clerk of the City of Ontario

(2) I hereby certify that the within map showing proposed boundaries of City of Ontario Community Facilities District No. 10 (Ontario Airport Towers), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 5th day of June, 2007, by its Resolution No. 2007-066.

CITY OF ONTARIO · SAN BERNARDINO · DECEMBER · 1891 · CALIFORNIA

Eva Frame, Deputy
Clerk of the City of Ontario

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2007-0350291 this 12TH day of JUNE, 2007, at 8:06 A m, in Book 82 of ASSESSMENT MAPS at page 164-165, at the Request of CITY OF ONTARIO in the amount of $ 9.00.

Larry Walker
Auditor/Controller-Recorder
County of San Bernardino

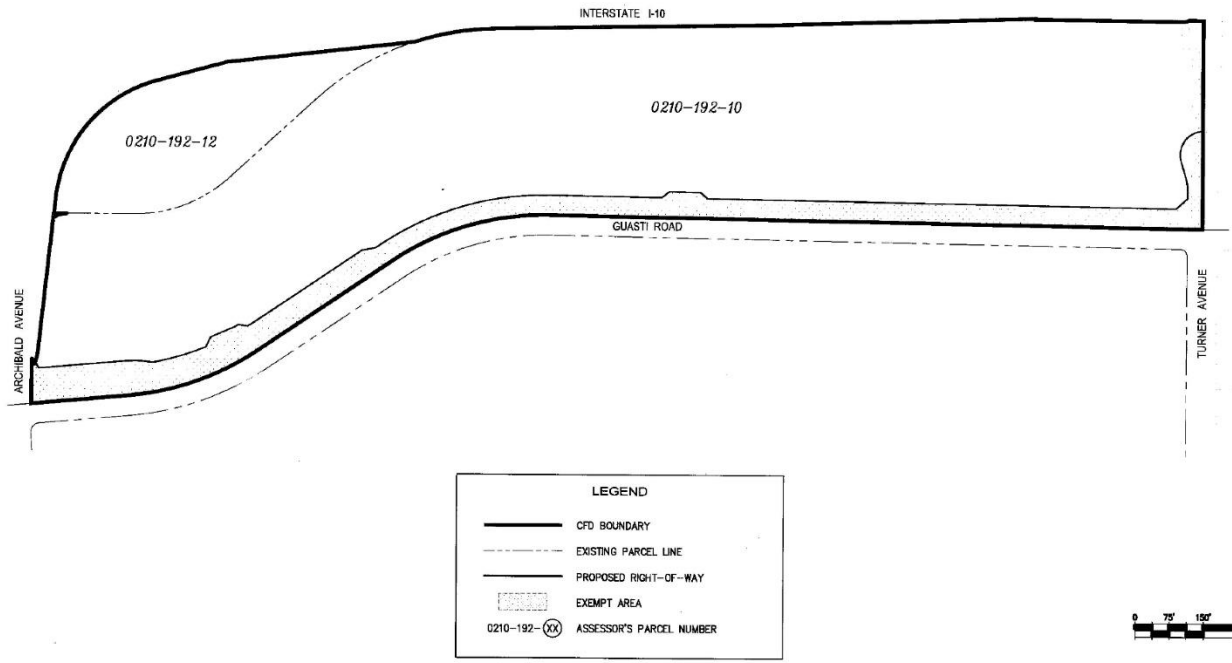
Recorded in Official Records
County of San Bernardino
Doc#: 2007-0350291
6/12/2007 8:06 AM

By: DIANA T. HERNANDEZ
Deputy Recorder

Prepared by Development Resources Consultant

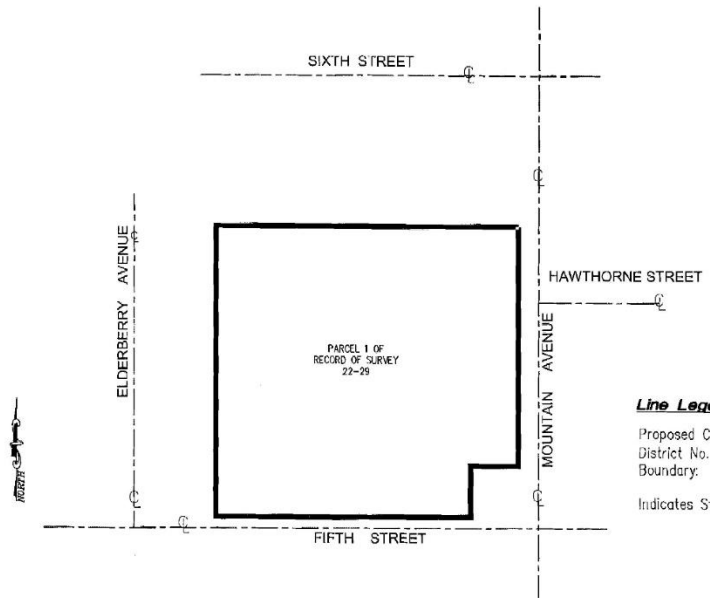
SHEET 2 OF 2

# PROPOSED BOUNDARIES OF
# COMMUNITY FACILITIES DISTRICT NO. 10 OF
# CITY OF ONTARIO
# (ONTARIO AIRPORT TOWERS)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA



SHEET 1 OF 1

# Proposed Boundaries of Community Facilities District No. 20 of the City of Ontario (Wal-Mart) County of San Bernardino State of California




***Line Legend:***

Proposed Community Facilites District No. 20 (Wal-Mart) Boundary:

Indicates Street Centerline:

Parcel Numbers within the Boundaries of the City of Ontario Community Facilities District No. 20 (Wal-Mart):

PARCEL 1 OF RECORD OF SURVEY 22-29, BEING A SURVEY OF PORTIONS OF LOTS 741, 742, 747 AND 748, MAP OF ONTARIO, AS RECORDED IN BOOK 11 OF MAPS, PAGE 6, RECORDS OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

Filed in the office of the Clerk of the City of Ontario this 4th day of June, ~~2012~~ 2013.

Vicki Kasad, Assistant City
Clerk of the City of Ontario

I hearby certify that the within map showing the proposed boundaries of Community Facilities District No. 20 of the City of Ontario (Wal-Mart), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 4th day of June, ~~2012~~, 2013, by its Resolution No. 2013-035.

Vicki Kasad, Assistant City
Clerk of the City of Ontario

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2013 0265512, this 13th day of June, 2013 at 2:43 p.m. in Book 85 of Maps of Assessment and Community Facilities Districts at Page 65, at the Request of the City of Ontario in the amount of $ 10.00.

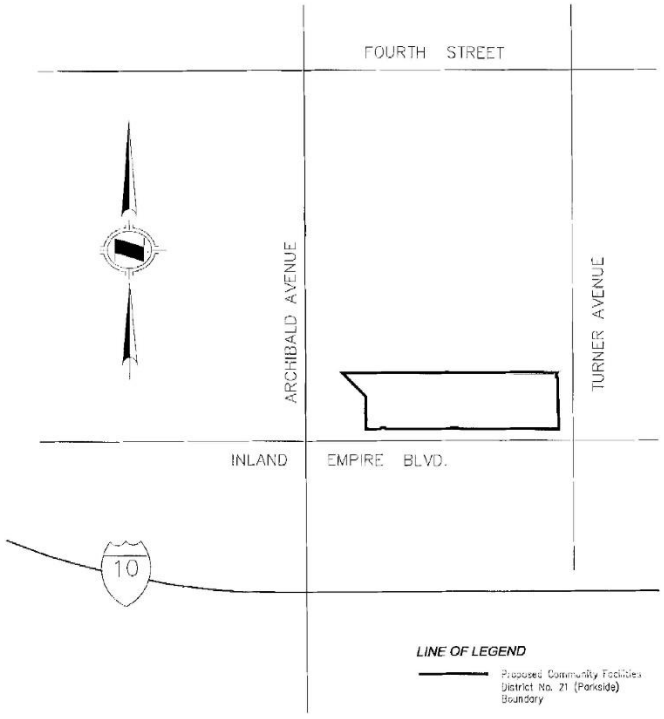
Recorded in Official Records, County of San Bernardino
Doc#: 2013-0265512
6/13/2013 2:48 PM

Dennis Draeger
Assessor-Recorder-Clerk
County of San Bernardino

By: [signature]
Deputy Recorder

# Proposed Boundaries of Community Facilities District No. 21 of The City Of Ontario (Parkside)

County Of San Bernardino
State Of California




*LINE OF LEGEND*

Proposed Community Facilities District No. 21 (Parkside) Boundary

Parcel Numbers within the Boundaries of the City of Ontario Community Facilities District No. 21 (Parkside):

IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING LOTS 1 THROUGH 11, INCLUSIVE, AND LETTERED LOTS A THROUGH G, INCLUSIVE OF TRACT NO. 18890, AS SHOWN ON A MAP FILED IN BOOK 337, PAGE 16 THROUGH 20, INCLUSIVE, OF MAPS, PARCELS 1 AND 2 OF PARCEL MAP NO. 16979, AS SHOWN ON A MAP FILED IN BOOK 234, PAGES 51 THROUGH 54, INCLUSIVE, OF PARCEL MAPS AND A PORTION OF LOT 14 OF THE MAP OF CUCAMONGA LANDS RECORDED IN BOOK 4 PAGE 9 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Filed in the office of the Clerk of the City of Ontario this 2nd day of July, 2013.

Vicki Kasad
Clerk of the City of Ontario

I hereby certify that the within map showing the proposed boundaries of Community Facilities District No. 21 of the City of Ontario (Parkside), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of July, 2013, by its Resolution No. 2013-071.

Vicki Kasad
Clerk of the City of Ontario

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2013-0300897, this 9TH day of JULY, 2013, at 2:26 p.m. in Book 85 of Maps of Assessment and Community Facilities Districts at Page 88-89, at the Request of the City of Ontario in the amount of $12.00

Dennis Draeger
Assessor-Recorder-Clerk
County of San Bernardino

By: Nicole Torres-Lott
Deputy Recorder

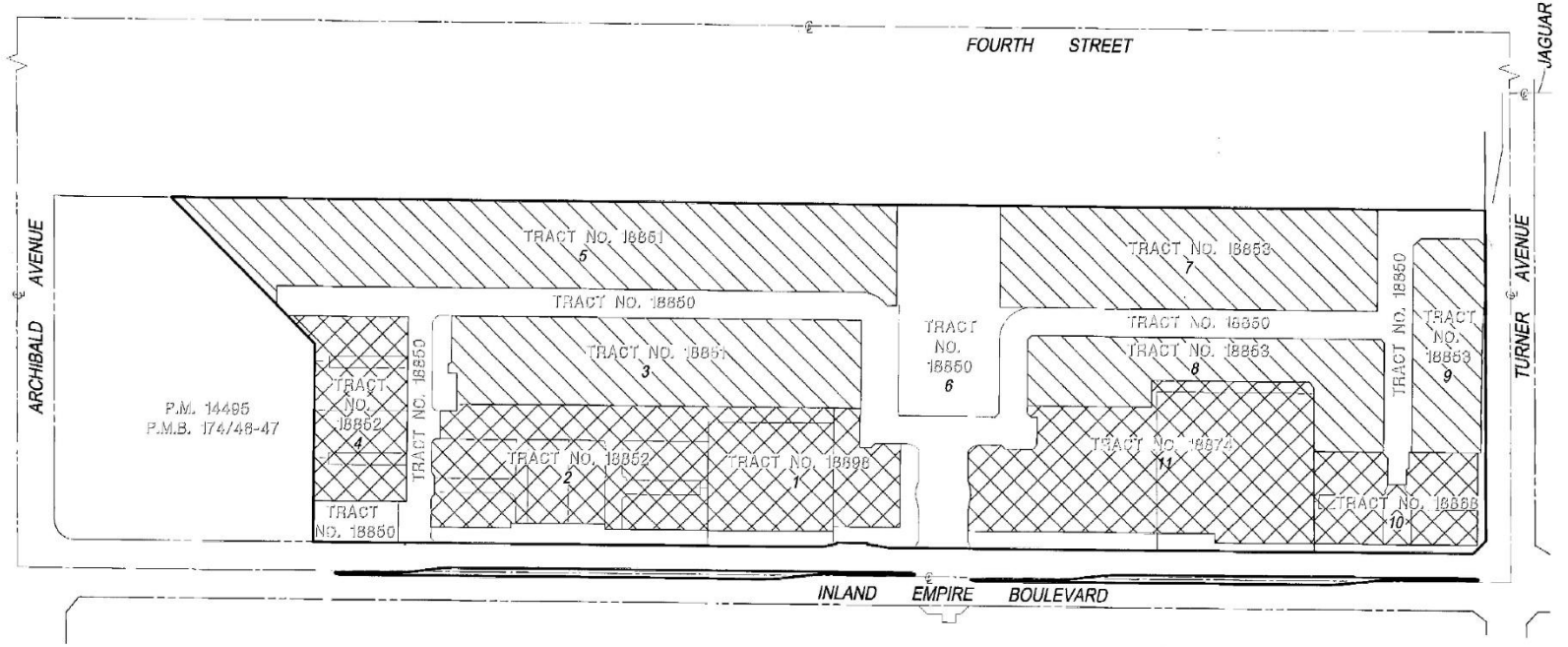
Recorded in Official Records, County of San Bernardino
Doc#: 2013-0300897
7/09/2013 2:26 PM

FILE: I:\0714\Engineering\TR_18850\Exh_Misc\CFD Boundary Sht 1.dwg

SHEET 2 OF 2

# Proposed Boundaries of Community Facilities District No. 21 of The City Of Ontario (Parkside)

County Of San Bernardino
State Of California




## LEGEND

- PROPOSED COMMUNITY FACILITIES DISTRICT NO. 21 BOUNDARY
- RIGHT-OF-WAY
- TRACT BOUNDARY
- LOT LINE
- STREET CENTERLINE
- TAX ZONE 1
- TAX ZONE 2

| TAX ZONE 1 | TAX ZONE 2 |
|---|---|
| TRACT 18851 | TRACT 18852 |
| TRACT 18853 | TRACT 18868 |
| | TRACT 18874 |
| | TRACT 18898 |

NOTE: TRACT 18850 LOT NUMBERS SHOWN

SCALE: 1" = 120'

120 60 0 120 360
GRAPHIC SCALE: 1"=120'

FILE: I:\0714\Engineering\TR_18850\Exh_Misc\CFD Boundary Sht 2.dwg

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 10**
**(Ontario Airport Towers)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Lot No. | Taxable Acreage | Special Tax Levy |
|---|---|---|---|
| 0210-192-13-0000 | 1 | 1.45 | $755.03 |
| 0210-192-14-0000 | 2S | 1.52 | $791.38 |
| 0210-192-15-0000 | 2N | 2.09 | $1,085.81 |
| 0210-192-16-0000 | 3N | 0.88 | $456.97 |
| 0210-192-17-0000 | 3S | 2.05 | $1,066.60 |
| 0210-192-18-0000 | 4N | 0.14 | $74.26 |
| 0210-192-19-0000 | 4S | 1.60 | $832.93 |
| 0210-192-20-0000 | 5 | 2.37 | $1,230.17 |
| 0210-192-21-0000 | 6 | 6.03 | $3,128.66 |
| 0210-192-22-0000 | 7 | 2.08 | $1,079.06 |
| 0210-192-25-0000 | 9 | 2.25 | $1,168.38 |
| 0210-192-26-0000 | 8 | 2.54 | $1,318.97 |

| **Total Fiscal Year 2026-27 Special Tax Levy** | **$12,988.22** |
|---|---|

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 20**
**(Wal-Mart)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Taxable Acreage | Special Tax Levy |
|---|---|---|
| 1008-431-26-0000 | 1.04 | $2,229.84 |
| 1008-431-27-0000 | 15.24 | $32,675.71 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **$34,905.55** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 21**
**(Parkside)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq.Ft | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0210-631-17-0000 | Yes | | 0 | 18850 | A | $0.00 |
| 0210-631-19-0000 | Yes | | 0 | 18850 | C | $0.00 |
| 0210-631-20-0000 | Yes | | 0 | 18850 | D | $0.00 |
| 0210-631-21-0000 | Yes | | 0 | 18850 | E | $0.00 |
| 0210-631-22-0000 | Yes | Detached Property | 1 | 18851 | 58 | $262.95 |
| 0210-631-23-0000 | Yes | Detached Property | 1 | 18851 | 59 | $262.95 |
| 0210-631-24-0000 | Yes | Detached Property | 1 | 18851 | 60 | $262.95 |
| 0210-631-25-0000 | Yes | Detached Property | 1 | 18851 | 61 | $262.95 |
| 0210-631-26-0000 | Yes | Detached Property | 1 | 18851 | 62 | $262.95 |
| 0210-631-27-0000 | Yes | Detached Property | 1 | 18851 | 63 | $262.95 |
| 0210-631-28-0000 | Yes | Detached Property | 1 | 18851 | 64 | $262.95 |
| 0210-631-29-0000 | Yes | Detached Property | 1 | 18851 | 65 | $262.95 |
| 0210-631-30-0000 | Yes | Detached Property | 1 | 18851 | 66 | $262.95 |
| 0210-631-31-0000 | Yes | Detached Property | 1 | 18851 | 67 | $262.95 |
| 0210-631-32-0000 | Yes | Detached Property | 1 | 18851 | 68 | $262.95 |
| 0210-631-33-0000 | Yes | Detached Property | 1 | 18851 | 69 | $262.95 |
| 0210-631-34-0000 | Yes | Detached Property | 1 | 18851 | 70 | $262.95 |
| 0210-631-35-0000 | Yes | Detached Property | 1 | 18851 | 71 | $262.95 |
| 0210-631-36-0000 | Yes | Detached Property | 1 | 18851 | 72 | $262.95 |
| 0210-631-37-0000 | Yes | Detached Property | 1 | 18851 | 73 | $262.95 |
| 0210-631-38-0000 | Yes | Detached Property | 1 | 18851 | 74 | $262.95 |
| 0210-631-39-0000 | Yes | Detached Property | 1 | 18851 | 75 | $262.95 |
| 0210-631-40-0000 | Yes | Detached Property | 1 | 18851 | 76 | $262.95 |
| 0210-631-41-0000 | Yes | Detached Property | 1 | 18851 | 77 | $262.95 |
| 0210-631-42-0000 | Yes | Detached Property | 1 | 18851 | 78 | $262.95 |
| 0210-631-43-0000 | Yes | Detached Property | 1 | 18851 | 79 | $262.95 |
| 0210-631-44-0000 | Yes | Detached Property | 1 | 18851 | 80 | $262.95 |
| 0210-631-45-0000 | Yes | Detached Property | 1 | 18851 | 81 | $262.95 |
| 0210-631-46-0000 | Yes | Detached Property | 1 | 18851 | 82 | $262.95 |
| 0210-631-47-0000 | Yes | Detached Property | 1 | 18851 | 83 | $262.95 |
| 0210-631-48-0000 | Yes | Detached Property | 1 | 18851 | 84 | $262.95 |
| 0210-631-49-0000 | Yes | Detached Property | 1 | 18851 | 85 | $262.95 |
| 0210-631-50-0000 | Yes | Detached Property | 1 | 18851 | 86 | $262.95 |
| 0210-631-51-0000 | Yes | Detached Property | 1 | 18851 | 87 | $262.95 |
| 0210-631-52-0000 | Yes | Detached Property | 1 | 18851 | 88 | $262.95 |
| 0210-631-53-0000 | Yes | Detached Property | 1 | 18851 | 89 | $262.95 |
| 0210-631-54-0000 | Yes | Detached Property | 1 | 18851 | 90 | $262.95 |
| 0210-631-55-0000 | Yes | Detached Property | 1 | 18851 | 91 | $262.95 |
| 0210-631-56-0000 | Yes | Detached Property | 1 | 18851 | 92 | $262.95 |
| 0210-631-57-0000 | Yes | Detached Property | 1 | 18851 | 93 | $262.95 |
| 0210-631-58-0000 | Yes | | 0 | 18851 | H | $0.00 |
| 0210-631-59-0000 | Yes | | 0 | 18851 | I | $0.00 |
| 0210-631-60-0000 | Yes | | 0 | 18851 | J | $0.00 |
| 0210-631-61-0000 | Yes | | 0 | 18851 | K | $0.00 |
| 0210-631-62-0000 | Yes | | 0 | 18851 | L | $0.00 |
| 0210-631-75-0000 | Yes | | 0 | 18852 | C | $0.00 |
| 0210-631-80-0000 | Yes | | 0 | 18898 | A | $0.00 |
| 0210-631-81-0000 | Yes | | 0 | 18898 | B | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-631-82-0000 | Yes | | 0 | 18898 | C | $0.00 |
| 0210-631-83-0000 | Yes | | 0 | 18898 | D | $0.00 |
| 0210-631-84-0000 | Yes | Attached Property | 1 | 18852Condos | 25 | $205.92 |
| 0210-631-85-0000 | Yes | Attached Property | 1 | 18852Condos | 26 | $205.92 |
| 0210-631-86-0000 | Yes | Attached Property | 1 | 18852Condos | 27 | $205.92 |
| 0210-631-87-0000 | Yes | Attached Property | 1 | 18852Condos | 28 | $205.92 |
| 0210-631-88-0000 | Yes | Attached Property | 1 | 18852Condos | 29 | $205.92 |
| 0210-631-89-0000 | Yes | Attached Property | 1 | 18852Condos | 30 | $205.92 |
| 0210-631-90-0000 | Yes | Attached Property | 1 | 18852Condos | 31 | $205.92 |
| 0210-631-91-0000 | Yes | Attached Property | 1 | 18852Condos | 32 | $205.92 |
| 0210-631-92-0000 | Yes | Attached Property | 1 | 18852Condos | 33 | $205.92 |
| 0210-631-93-0000 | Yes | Attached Property | 1 | 18852Condos | 34 | $205.92 |
| 0210-631-94-0000 | Yes | Attached Property | 1 | 18852Condos | 35 | $205.92 |
| 0210-631-95-0000 | Yes | Attached Property | 1 | 18852Condos | 36 | $205.92 |
| 0210-631-96-0000 | Yes | | 0 | 18852Condos | CA5 | $0.00 |
| 0210-631-97-0000 | Yes | | 0 | 18852Condos | CA6 | $0.00 |
| 0210-632-01-0000 | Yes | Detached Property | 1 | 18851 | 1 | $262.95 |
| 0210-632-02-0000 | Yes | Detached Property | 1 | 18851 | 2 | $262.95 |
| 0210-632-03-0000 | Yes | Detached Property | 1 | 18851 | 3 | $262.95 |
| 0210-632-04-0000 | Yes | Detached Property | 1 | 18851 | 4 | $262.95 |
| 0210-632-05-0000 | Yes | Detached Property | 1 | 18851 | 5 | $262.95 |
| 0210-632-06-0000 | Yes | Detached Property | 1 | 18851 | 6 | $262.95 |
| 0210-632-07-0000 | Yes | Detached Property | 1 | 18851 | 7 | $262.95 |
| 0210-632-08-0000 | Yes | Detached Property | 1 | 18851 | 8 | $262.95 |
| 0210-632-09-0000 | Yes | Detached Property | 1 | 18851 | 9 | $262.95 |
| 0210-632-10-0000 | Yes | Detached Property | 1 | 18851 | 10 | $262.95 |
| 0210-632-11-0000 | Yes | Detached Property | 1 | 18851 | 11 | $262.95 |
| 0210-632-12-0000 | Yes | Detached Property | 1 | 18851 | 12 | $262.95 |
| 0210-632-13-0000 | Yes | Detached Property | 1 | 18851 | 13 | $262.95 |
| 0210-632-14-0000 | Yes | Detached Property | 1 | 18851 | 14 | $262.95 |
| 0210-632-15-0000 | Yes | Detached Property | 1 | 18851 | 15 | $262.95 |
| 0210-632-16-0000 | Yes | Detached Property | 1 | 18851 | 16 | $262.95 |
| 0210-632-17-0000 | Yes | Detached Property | 1 | 18851 | 17 | $262.95 |
| 0210-632-18-0000 | Yes | Detached Property | 1 | 18851 | 18 | $262.95 |
| 0210-632-19-0000 | Yes | Detached Property | 1 | 18851 | 19 | $262.95 |
| 0210-632-20-0000 | Yes | Detached Property | 1 | 18851 | 20 | $262.95 |
| 0210-632-21-0000 | Yes | Detached Property | 1 | 18851 | 21 | $262.95 |
| 0210-632-22-0000 | Yes | Detached Property | 1 | 18851 | 22 | $262.95 |
| 0210-632-23-0000 | Yes | Detached Property | 1 | 18851 | 23 | $262.95 |
| 0210-632-24-0000 | Yes | Detached Property | 1 | 18851 | 24 | $262.95 |
| 0210-632-25-0000 | Yes | Detached Property | 1 | 18851 | 25 | $262.95 |
| 0210-632-26-0000 | Yes | Detached Property | 1 | 18851 | 26 | $262.95 |
| 0210-632-27-0000 | Yes | Detached Property | 1 | 18851 | 27 | $262.95 |
| 0210-632-28-0000 | Yes | Detached Property | 1 | 18851 | 28 | $262.95 |
| 0210-632-29-0000 | Yes | Detached Property | 1 | 18851 | 29 | $262.95 |
| 0210-632-30-0000 | Yes | Detached Property | 1 | 18851 | 30 | $262.95 |
| 0210-632-31-0000 | Yes | Detached Property | 1 | 18851 | 31 | $262.95 |
| 0210-632-32-0000 | Yes | Detached Property | 1 | 18851 | 32 | $262.95 |
| 0210-632-33-0000 | Yes | Detached Property | 1 | 18851 | 33 | $262.95 |
| 0210-632-34-0000 | Yes | Detached Property | 1 | 18851 | 34 | $262.95 |
| 0210-632-35-0000 | Yes | Detached Property | 1 | 18851 | 35 | $262.95 |
| 0210-632-36-0000 | Yes | Detached Property | 1 | 18851 | 36 | $262.95 |
| 0210-632-37-0000 | Yes | Detached Property | 1 | 18851 | 37 | $262.95 |
| 0210-632-38-0000 | Yes | Detached Property | 1 | 18851 | 38 | $262.95 |
| 0210-632-39-0000 | Yes | Detached Property | 1 | 18851 | 39 | $262.95 |
| 0210-632-40-0000 | Yes | Detached Property | 1 | 18851 | 40 | $262.95 |
| 0210-632-41-0000 | Yes | Detached Property | 1 | 18851 | 41 | $262.95 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-632-42-0000 | Yes | Detached Property | 1 | 18851 | 42 | $262.95 |
| 0210-632-43-0000 | Yes | Detached Property | 1 | 18851 | 43 | $262.95 |
| 0210-632-44-0000 | Yes | Detached Property | 1 | 18851 | 44 | $262.95 |
| 0210-632-45-0000 | Yes | Detached Property | 1 | 18851 | 45 | $262.95 |
| 0210-632-46-0000 | Yes | Detached Property | 1 | 18851 | 46 | $262.95 |
| 0210-632-47-0000 | Yes | Detached Property | 1 | 18851 | 47 | $262.95 |
| 0210-632-48-0000 | Yes | Detached Property | 1 | 18851 | 48 | $262.95 |
| 0210-632-49-0000 | Yes | Detached Property | 1 | 18851 | 49 | $262.95 |
| 0210-632-50-0000 | Yes | Detached Property | 1 | 18851 | 50 | $262.95 |
| 0210-632-51-0000 | Yes | Detached Property | 1 | 18851 | 51 | $262.95 |
| 0210-632-52-0000 | Yes | Detached Property | 1 | 18851 | 52 | $262.95 |
| 0210-632-53-0000 | Yes | Detached Property | 1 | 18851 | 53 | $262.95 |
| 0210-632-54-0000 | Yes | Detached Property | 1 | 18851 | 54 | $262.95 |
| 0210-632-55-0000 | Yes | Detached Property | 1 | 18851 | 55 | $262.95 |
| 0210-632-56-0000 | Yes | Detached Property | 1 | 18851 | 56 | $262.95 |
| 0210-632-57-0000 | Yes | Detached Property | 1 | 18851 | 57 | $262.95 |
| 0210-632-58-0000 | Yes | | 0 | 18851 | A | $0.00 |
| 0210-632-59-0000 | Yes | | 0 | 18851 | B | $0.00 |
| 0210-632-60-0000 | Yes | | 0 | 18851 | C | $0.00 |
| 0210-632-61-0000 | Yes | | 0 | 18851 | D | $0.00 |
| 0210-632-62-0000 | Yes | | 0 | 18851 | E | $0.00 |
| 0210-632-63-0000 | Yes | | 0 | 18851 | F | $0.00 |
| 0210-632-64-0000 | Yes | | 0 | 18851 | G | $0.00 |
| 0210-632-65-0000 | Yes | | 0 | 18851 | M | $0.00 |
| 0210-632-66-0000 | Yes | Attached Property | 1 | 18852Condos | 1 | $205.92 |
| 0210-632-67-0000 | Yes | Attached Property | 1 | 18852Condos | 2 | $205.92 |
| 0210-632-68-0000 | Yes | Attached Property | 1 | 18852Condos | 3 | $205.92 |
| 0210-632-69-0000 | Yes | Attached Property | 1 | 18852Condos | 4 | $205.92 |
| 0210-632-70-0000 | Yes | Attached Property | 1 | 18852Condos | 5 | $205.92 |
| 0210-632-71-0000 | Yes | Attached Property | 1 | 18852Condos | 6 | $205.92 |
| 0210-632-72-0000 | Yes | Attached Property | 1 | 18852Condos | 7 | $205.92 |
| 0210-632-73-0000 | Yes | Attached Property | 1 | 18852Condos | 8 | $205.92 |
| 0210-632-74-0000 | Yes | Attached Property | 1 | 18852Condos | 9 | $205.92 |
| 0210-632-75-0000 | Yes | Attached Property | 1 | 18852Condos | 10 | $205.92 |
| 0210-632-76-0000 | Yes | Attached Property | 1 | 18852Condos | 11 | $205.92 |
| 0210-632-77-0000 | Yes | Attached Property | 1 | 18852Condos | 12 | $205.92 |
| 0210-632-78-0000 | Yes | Attached Property | 1 | 18852Condos | 13 | $205.92 |
| 0210-632-79-0000 | Yes | Attached Property | 1 | 18852Condos | 14 | $205.92 |
| 0210-632-80-0000 | Yes | Attached Property | 1 | 18852Condos | 15 | $205.92 |
| 0210-632-81-0000 | Yes | Attached Property | 1 | 18852Condos | 16 | $205.92 |
| 0210-632-82-0000 | Yes | Attached Property | 1 | 18852Condos | 17 | $205.92 |
| 0210-632-83-0000 | Yes | Attached Property | 1 | 18852Condos | 18 | $205.92 |
| 0210-632-84-0000 | Yes | Attached Property | 1 | 18852Condos | 19 | $205.92 |
| 0210-632-85-0000 | Yes | Attached Property | 1 | 18852Condos | 20 | $205.92 |
| 0210-632-86-0000 | Yes | Attached Property | 1 | 18852Condos | 21 | $205.92 |
| 0210-632-87-0000 | Yes | Attached Property | 1 | 18852Condos | 22 | $205.92 |
| 0210-632-88-0000 | Yes | Attached Property | 1 | 18852Condos | 23 | $205.92 |
| 0210-632-89-0000 | Yes | Attached Property | 1 | 18852Condos | 24 | $205.92 |
| 0210-632-90-0000 | Yes | | 0 | 18852Condos | CA1 | $0.00 |
| 0210-632-91-0000 | Yes | | 0 | 18852Condos | CA2 | $0.00 |
| 0210-632-92-0000 | Yes | | 0 | 18852Condos | CA3 | $0.00 |
| 0210-632-93-0000 | Yes | | 0 | 18852Condos | CA4 | $0.00 |
| 0210-632-94-0000 | Yes | | 0 | 18850 | B | $0.00 |
| 0210-632-95-0000 | Yes | | 0 | 18852 | A | $0.00 |
| 0210-632-96-0000 | Yes | | 0 | 18852 | B | $0.00 |
| 0210-633-01-0000 | Yes | Attached Property | 1 | 18852Condos | 37 | $205.92 |
| 0210-633-02-0000 | Yes | Attached Property | 1 | 18852Condos | 38 | $205.92 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-633-03-0000 | Yes | Attached Property | 1 | 18852Condos | 39 | $205.92 |
| 0210-633-04-0000 | Yes | Attached Property | 1 | 18852Condos | 40 | $205.92 |
| 0210-633-05-0000 | Yes | Attached Property | 1 | 18852Condos | 41 | $205.92 |
| 0210-633-06-0000 | Yes | Attached Property | 1 | 18852Condos | 42 | $205.92 |
| 0210-633-07-0000 | Yes | Attached Property | 1 | 18852Condos | 43 | $205.92 |
| 0210-633-08-0000 | Yes | Attached Property | 1 | 18852Condos | 44 | $205.92 |
| 0210-633-09-0000 | Yes | Attached Property | 1 | 18852Condos | 45 | $205.92 |
| 0210-633-10-0000 | Yes | Attached Property | 1 | 18852Condos | 46 | $205.92 |
| 0210-633-11-0000 | Yes | Attached Property | 1 | 18852Condos | 47 | $205.92 |
| 0210-633-12-0000 | Yes | Attached Property | 1 | 18852Condos | 48 | $205.92 |
| 0210-633-13-0000 | Yes | | 0 | 18852Condos | CA7 | $0.00 |
| 0210-633-14-0000 | Yes | | 0 | 18852Condos | CA8 | $0.00 |
| 0210-633-15-0000 | Yes | Attached Property | 1 | 18852Condos | 49 | $205.92 |
| 0210-633-16-0000 | Yes | Attached Property | 1 | 18852Condos | 50 | $205.92 |
| 0210-633-17-0000 | Yes | Attached Property | 1 | 18852Condos | 51 | $205.92 |
| 0210-633-18-0000 | Yes | Attached Property | 1 | 18852Condos | 52 | $205.92 |
| 0210-633-19-0000 | Yes | Attached Property | 1 | 18852Condos | 53 | $205.92 |
| 0210-633-20-0000 | Yes | Attached Property | 1 | 18852Condos | 54 | $205.92 |
| 0210-633-21-0000 | Yes | Attached Property | 1 | 18852Condos | 55 | $205.92 |
| 0210-633-22-0000 | Yes | Attached Property | 1 | 18852Condos | 56 | $205.92 |
| 0210-633-23-0000 | Yes | Attached Property | 1 | 18852Condos | 57 | $205.92 |
| 0210-633-24-0000 | Yes | Attached Property | 1 | 18852Condos | 58 | $205.92 |
| 0210-633-25-0000 | Yes | Attached Property | 1 | 18852Condos | 59 | $205.92 |
| 0210-633-26-0000 | Yes | Attached Property | 1 | 18852Condos | 60 | $205.92 |
| 0210-633-27-0000 | Yes | | 0 | 18852Condos | CA9 | $0.00 |
| 0210-633-28-0000 | Yes | | 0 | 18852Condos | CA10 | $0.00 |
| 0210-633-29-0000 | Yes | Attached Property | 1 | 18898Condos | 61 | $205.92 |
| 0210-633-30-0000 | Yes | Attached Property | 1 | 18898Condos | 62 | $205.92 |
| 0210-633-31-0000 | Yes | Attached Property | 1 | 18898Condos | 63 | $205.92 |
| 0210-633-32-0000 | Yes | Attached Property | 1 | 18898Condos | 64 | $205.92 |
| 0210-633-33-0000 | Yes | Attached Property | 1 | 18898Condos | 65 | $205.92 |
| 0210-633-34-0000 | Yes | Attached Property | 1 | 18898Condos | 66 | $205.92 |
| 0210-633-35-0000 | Yes | Attached Property | 1 | 18898Condos | 67 | $205.92 |
| 0210-633-36-0000 | Yes | Attached Property | 1 | 18898Condos | 68 | $205.92 |
| 0210-633-37-0000 | Yes | Attached Property | 1 | 18898Condos | 69 | $205.92 |
| 0210-633-38-0000 | Yes | Attached Property | 1 | 18898Condos | 70 | $205.92 |
| 0210-633-39-0000 | Yes | Attached Property | 1 | 18898Condos | 71 | $205.92 |
| 0210-633-40-0000 | Yes | Attached Property | 1 | 18898Condos | 72 | $205.92 |
| 0210-633-41-0000 | Yes | Attached Property | 1 | 18898Condos | 73 | $205.92 |
| 0210-633-42-0000 | Yes | Attached Property | 1 | 18898Condos | 74 | $205.92 |
| 0210-633-43-0000 | Yes | | 0 | 18898Condos | CA2 | $0.00 |
| 0210-633-44-0000 | Yes | | 0 | 18898Condos | CA3 | $0.00 |
| 0210-633-45-0000 | Yes | Attached Property | 1 | 18898Condos | 75 | $205.92 |
| 0210-633-46-0000 | Yes | Attached Property | 1 | 18898Condos | 76 | $205.92 |
| 0210-633-47-0000 | Yes | Attached Property | 1 | 18898Condos | 77 | $205.92 |
| 0210-633-48-0000 | Yes | Attached Property | 1 | 18898Condos | 78 | $205.92 |
| 0210-633-49-0000 | Yes | Attached Property | 1 | 18898Condos | 79 | $205.92 |
| 0210-633-50-0000 | Yes | Attached Property | 1 | 18898Condos | 80 | $205.92 |
| 0210-633-51-0000 | Yes | | 0 | 18898Condos | CA1 | $0.00 |
| 0210-651-01-0000 | Yes | | 0 | 18850 | P6 | $0.00 |
| 0210-651-10-0000 | Yes | | 0 | 18850 | G | $0.00 |
| 0210-651-11-0000 | Yes | Detached Property | 1 | 18853 | 1 | $262.95 |
| 0210-651-12-0000 | Yes | Detached Property | 1 | 18853 | 2 | $262.95 |
| 0210-651-13-0000 | Yes | Detached Property | 1 | 18853 | 3 | $262.95 |
| 0210-651-14-0000 | Yes | Detached Property | 1 | 18853 | 4 | $262.95 |
| 0210-651-15-0000 | Yes | Detached Property | 1 | 18853 | 5 | $262.95 |
| 0210-651-16-0000 | Yes | Detached Property | 1 | 18853 | 6 | $262.95 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-651-17-0000 | Yes | Detached Property | 1 | 18853 | 7 | $262.95 |
| 0210-651-18-0000 | Yes | Detached Property | 1 | 18853 | 8 | $262.95 |
| 0210-651-19-0000 | Yes | Detached Property | 1 | 18853 | 9 | $262.95 |
| 0210-651-20-0000 | Yes | Detached Property | 1 | 18853 | 10 | $262.95 |
| 0210-651-21-0000 | Yes | Detached Property | 1 | 18853 | 11 | $262.95 |
| 0210-651-22-0000 | Yes | Detached Property | 1 | 18853 | 12 | $262.95 |
| 0210-651-23-0000 | Yes | Detached Property | 1 | 18853 | 13 | $262.95 |
| 0210-651-24-0000 | Yes | Detached Property | 1 | 18853 | 14 | $262.95 |
| 0210-651-25-0000 | Yes | Detached Property | 1 | 18853 | 15 | $262.95 |
| 0210-651-26-0000 | Yes | Detached Property | 1 | 18853 | 16 | $262.95 |
| 0210-651-27-0000 | Yes | Detached Property | 1 | 18853 | 17 | $262.95 |
| 0210-651-28-0000 | Yes | Detached Property | 1 | 18853 | 18 | $262.95 |
| 0210-651-29-0000 | Yes | Detached Property | 1 | 18853 | 19 | $262.95 |
| 0210-651-30-0000 | Yes | Detached Property | 1 | 18853 | 20 | $262.95 |
| 0210-651-31-0000 | Yes | Detached Property | 1 | 18853 | 21 | $262.95 |
| 0210-651-32-0000 | Yes | Detached Property | 1 | 18853 | 22 | $262.95 |
| 0210-651-33-0000 | Yes | Detached Property | 1 | 18853 | 23 | $262.95 |
| 0210-651-34-0000 | Yes | Detached Property | 1 | 18853 | 24 | $262.95 |
| 0210-651-35-0000 | Yes | Detached Property | 1 | 18853 | 25 | $262.95 |
| 0210-651-36-0000 | Yes | Detached Property | 1 | 18853 | 26 | $262.95 |
| 0210-651-37-0000 | Yes | Detached Property | 1 | 18853 | 27 | $262.95 |
| 0210-651-38-0000 | Yes | Detached Property | 1 | 18853 | 28 | $262.95 |
| 0210-651-39-0000 | Yes | Detached Property | 1 | 18853 | 29 | $262.95 |
| 0210-651-40-0000 | Yes | Detached Property | 1 | 18853 | 30 | $262.95 |
| 0210-651-41-0000 | Yes | Detached Property | 1 | 18853 | 31 | $262.95 |
| 0210-651-42-0000 | Yes | Detached Property | 1 | 18853 | 32 | $262.95 |
| 0210-651-43-0000 | Yes | Detached Property | 1 | 18853 | 33 | $262.95 |
| 0210-651-44-0000 | Yes | Detached Property | 1 | 18853 | 34 | $262.95 |
| 0210-651-45-0000 | Yes | Detached Property | 1 | 18853 | 35 | $262.95 |
| 0210-651-46-0000 | Yes | Detached Property | 1 | 18853 | 36 | $262.95 |
| 0210-651-47-0000 | Yes | Detached Property | 1 | 18853 | 37 | $262.95 |
| 0210-651-48-0000 | Yes | Detached Property | 1 | 18853 | 38 | $262.95 |
| 0210-651-49-0000 | Yes | Detached Property | 1 | 18853 | 39 | $262.95 |
| 0210-651-50-0000 | Yes | Detached Property | 1 | 18853 | 40 | $262.95 |
| 0210-651-51-0000 | Yes | Detached Property | 1 | 18853 | 41 | $262.95 |
| 0210-651-52-0000 | Yes | Detached Property | 1 | 18853 | 42 | $262.95 |
| 0210-651-53-0000 | Yes | Detached Property | 1 | 18853 | 43 | $262.95 |
| 0210-651-54-0000 | Yes | Detached Property | 1 | 18853 | 44 | $262.95 |
| 0210-651-55-0000 | Yes | Detached Property | 1 | 18853 | 45 | $262.95 |
| 0210-651-56-0000 | Yes | Detached Property | 1 | 18853 | 46 | $262.95 |
| 0210-651-57-0000 | Yes | Detached Property | 1 | 18853 | 47 | $262.95 |
| 0210-651-58-0000 | Yes | Detached Property | 1 | 18853 | 48 | $262.95 |
| 0210-651-59-0000 | Yes | Detached Property | 1 | 18853 | 49 | $262.95 |
| 0210-651-60-0000 | Yes | Detached Property | 1 | 18853 | 50 | $262.95 |
| 0210-651-61-0000 | Yes | Detached Property | 1 | 18853 | 51 | $262.95 |
| 0210-651-62-0000 | Yes | Detached Property | 1 | 18853 | 52 | $262.95 |
| 0210-651-63-0000 | Yes | Detached Property | 1 | 18853 | 53 | $262.95 |
| 0210-651-64-0000 | Yes | Detached Property | 1 | 18853 | 54 | $262.95 |
| 0210-651-65-0000 | Yes | Detached Property | 1 | 18853 | 55 | $262.95 |
| 0210-651-66-0000 | Yes | Detached Property | 1 | 18853 | 56 | $262.95 |
| 0210-651-67-0000 | Yes | Detached Property | 1 | 18853 | 57 | $262.95 |
| 0210-651-68-0000 | Yes | | 0 | 18853 | A | $0.00 |
| 0210-651-69-0000 | Yes | | 0 | 18853 | B | $0.00 |
| 0210-651-70-0000 | Yes | | 0 | 18853 | C | $0.00 |
| 0210-651-71-0000 | Yes | | 0 | 18853 | D | $0.00 |
| 0210-651-72-0000 | Yes | | 0 | 18853 | E | $0.00 |
| 0210-651-73-0000 | Yes | | 0 | 18853 | F | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-651-74-0000 | Yes | | 0 | 18853 | G | $0.00 |
| 0210-651-75-0000 | Yes | | 0 | 18853 | H | $0.00 |
| 0210-651-76-0000 | Yes | | 0 | 18853 | I | $0.00 |
| 0210-651-77-0000 | Yes | | 0 | 18853 | J | $0.00 |
| 0210-652-05-0000 | Yes | | 0 | 18868 | A | $0.00 |
| 0210-652-16-0000 | Yes | | 0 | 18874 | B | $0.00 |
| 0210-652-17-0000 | Yes | | 0 | 18874 | C | $0.00 |
| 0210-652-18-0000 | Yes | | 0 | 18850 | F | $0.00 |
| 0210-652-19-0000 | Yes | Attached Property | 1 | 18874Condos | 93 | $205.92 |
| 0210-652-20-0000 | Yes | Attached Property | 1 | 18874Condos | 94 | $205.92 |
| 0210-652-21-0000 | Yes | Attached Property | 1 | 18874Condos | 95 | $205.92 |
| 0210-652-22-0000 | Yes | Attached Property | 1 | 18874Condos | 96 | $205.92 |
| 0210-652-23-0000 | Yes | Attached Property | 1 | 18874Condos | 97 | $205.92 |
| 0210-652-24-0000 | Yes | Attached Property | 1 | 18874Condos | 98 | $205.92 |
| 0210-652-25-0000 | Yes | Attached Property | 1 | 18874Condos | 99 | $205.92 |
| 0210-652-26-0000 | Yes | Attached Property | 1 | 18874Condos | 100 | $205.92 |
| 0210-652-27-0000 | Yes | Attached Property | 1 | 18874Condos | 101 | $205.92 |
| 0210-652-28-0000 | Yes | Attached Property | 1 | 18874Condos | 102 | $205.92 |
| 0210-652-29-0000 | Yes | Attached Property | 1 | 18874Condos | 103 | $205.92 |
| 0210-652-30-0000 | Yes | Attached Property | 1 | 18874Condos | 104 | $205.92 |
| 0210-652-31-0000 | Yes | | 0 | 18874Condos | CA3 | $0.00 |
| 0210-652-32-0000 | Yes | | 0 | 18874Condos | CA4 | $0.00 |
| 0210-652-33-0000 | Yes | Attached Property | 1 | 18874Condos | 123 | $205.92 |
| 0210-652-34-0000 | Yes | Attached Property | 1 | 18874Condos | 124 | $205.92 |
| 0210-652-35-0000 | Yes | Attached Property | 1 | 18874Condos | 125 | $205.92 |
| 0210-652-36-0000 | Yes | Attached Property | 1 | 18874Condos | 126 | $205.92 |
| 0210-652-37-0000 | Yes | Attached Property | 1 | 18874Condos | 127 | $205.92 |
| 0210-652-38-0000 | Yes | Attached Property | 1 | 18874Condos | 128 | $205.92 |
| 0210-652-39-0000 | Yes | Attached Property | 1 | 18874Condos | 129 | $205.92 |
| 0210-652-40-0000 | Yes | Attached Property | 1 | 18874Condos | 130 | $205.92 |
| 0210-652-41-0000 | Yes | Attached Property | 1 | 18874Condos | 131 | $205.92 |
| 0210-652-42-0000 | Yes | Attached Property | 1 | 18874Condos | 132 | $205.92 |
| 0210-652-43-0000 | Yes | | 0 | 18874Condos | CA6 | $0.00 |
| 0210-652-44-0000 | Yes | | 0 | 18874Condos | CA7 | $0.00 |
| 0210-652-45-0000 | Yes | Attached Property | 1 | 18874Condos | 105 | $205.92 |
| 0210-652-46-0000 | Yes | Attached Property | 1 | 18874Condos | 106 | $205.92 |
| 0210-652-47-0000 | Yes | Attached Property | 1 | 18874Condos | 107 | $205.92 |
| 0210-652-48-0000 | Yes | Attached Property | 1 | 18874Condos | 108 | $205.92 |
| 0210-652-49-0000 | Yes | Attached Property | 1 | 18874Condos | 109 | $205.92 |
| 0210-652-50-0000 | Yes | Attached Property | 1 | 18874Condos | 110 | $205.92 |
| 0210-652-51-0000 | Yes | | 0 | 18874Condos | CA5 | $0.00 |
| 0210-652-52-0000 | Yes | Attached Property | 1 | 18874Condos | 111 | $205.92 |
| 0210-652-53-0000 | Yes | Attached Property | 1 | 18874Condos | 112 | $205.92 |
| 0210-652-54-0000 | Yes | Attached Property | 1 | 18874Condos | 113 | $205.92 |
| 0210-652-55-0000 | Yes | Attached Property | 1 | 18874Condos | 114 | $205.92 |
| 0210-652-56-0000 | Yes | Attached Property | 1 | 18874Condos | 115 | $205.92 |
| 0210-652-57-0000 | Yes | Attached Property | 1 | 18874Condos | 116 | $205.92 |
| 0210-652-58-0000 | Yes | Attached Property | 1 | 18874Condos | 117 | $205.92 |
| 0210-652-59-0000 | Yes | Attached Property | 1 | 18874Condos | 118 | $205.92 |
| 0210-652-60-0000 | Yes | Attached Property | 1 | 18874Condos | 119 | $205.92 |
| 0210-652-61-0000 | Yes | Attached Property | 1 | 18874Condos | 120 | $205.92 |
| 0210-652-62-0000 | Yes | Attached Property | 1 | 18874Condos | 121 | $205.92 |
| 0210-652-63-0000 | Yes | Attached Property | 1 | 18874Condos | 122 | $205.92 |
| 0210-652-64-0000 | Yes | | 0 | 18874Condos | CA8 | $0.00 |
| 0210-652-65-0000 | Yes | | 0 | 18874Condos | CA9 | $0.00 |
| 0210-652-66-0000 | Yes | Attached Property | 1 | 18868Condos | 138 | $205.92 |
| 0210-652-67-0000 | Yes | Attached Property | 1 | 18868Condos | 139 | $205.92 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0210-652-68-0000 | Yes | Attached Property | 1 | 18868Condos | 140 | $205.92 |
| 0210-652-69-0000 | Yes | Attached Property | 1 | 18868Condos | 141 | $205.92 |
| 0210-652-70-0000 | Yes | Attached Property | 1 | 18868Condos | 142 | $205.92 |
| 0210-652-71-0000 | Yes | Attached Property | 1 | 18868Condos | 143 | $205.92 |
| 0210-652-72-0000 | Yes | Attached Property | 1 | 18868Condos | 144 | $205.92 |
| 0210-652-73-0000 | Yes | Attached Property | 1 | 18868Condos | 145 | $205.92 |
| 0210-652-74-0000 | Yes | Attached Property | 1 | 18868Condos | 146 | $205.92 |
| 0210-652-75-0000 | Yes | Attached Property | 1 | 18868Condos | 147 | $205.92 |
| 0210-652-76-0000 | Yes | | 0 | 18868Condos | CA2 | $0.00 |
| 0210-652-77-0000 | Yes | | 0 | 18868Condos | CA3 | $0.00 |
| 0210-652-78-0000 | Yes | Attached Property | 1 | 18868Condos | 133 | $205.92 |
| 0210-652-79-0000 | Yes | Attached Property | 1 | 18868Condos | 134 | $205.92 |
| 0210-652-80-0000 | Yes | Attached Property | 1 | 18868Condos | 135 | $205.92 |
| 0210-652-81-0000 | Yes | Attached Property | 1 | 18868Condos | 136 | $205.92 |
| 0210-652-82-0000 | Yes | Attached Property | 1 | 18868Condos | 137 | $205.92 |
| 0210-652-83-0000 | Yes | Attached Property | 1 | 18868Condos | 148 | $205.92 |
| 0210-652-84-0000 | Yes | Attached Property | 1 | 18868Condos | 149 | $205.92 |
| 0210-652-85-0000 | Yes | Attached Property | 1 | 18868Condos | 150 | $205.92 |
| 0210-652-86-0000 | Yes | Attached Property | 1 | 18868Condos | 151 | $205.92 |
| 0210-652-87-0000 | Yes | Attached Property | 1 | 18868Condos | 152 | $205.92 |
| 0210-652-88-0000 | Yes | | 0 | 18868Condos | CA1 | $0.00 |
| 0210-652-89-0000 | Yes | | 0 | 18868Condos | CA4 | $0.00 |
| 0210-653-01-0000 | Yes | Attached Property | 1 | 18874Condos | 81 | $205.92 |
| 0210-653-02-0000 | Yes | Attached Property | 1 | 18874Condos | 82 | $205.92 |
| 0210-653-03-0000 | Yes | Attached Property | 1 | 18874Condos | 83 | $205.92 |
| 0210-653-04-0000 | Yes | Attached Property | 1 | 18874Condos | 84 | $205.92 |
| 0210-653-05-0000 | Yes | Attached Property | 1 | 18874Condos | 85 | $205.92 |
| 0210-653-06-0000 | Yes | Attached Property | 1 | 18874Condos | 86 | $205.92 |
| 0210-653-07-0000 | Yes | Attached Property | 1 | 18874Condos | 87 | $205.92 |
| 0210-653-08-0000 | Yes | Attached Property | 1 | 18874Condos | 88 | $205.92 |
| 0210-653-09-0000 | Yes | Attached Property | 1 | 18874Condos | 89 | $205.92 |
| 0210-653-10-0000 | Yes | Attached Property | 1 | 18874Condos | 90 | $205.92 |
| 0210-653-11-0000 | Yes | Attached Property | 1 | 18874Condos | 91 | $205.92 |
| 0210-653-12-0000 | Yes | Attached Property | 1 | 18874Condos | 92 | $205.92 |
| 0210-653-13-0000 | Yes | | 0 | 18874Condos | CA1 | $0.00 |
| 0210-653-14-0000 | Yes | | 0 | 18874Condos | CA2 | $0.00 |
| 0210-653-15-0000 | Yes | | 0 | 18874 | A | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$70,742.34** |

*Goodwin Consulting Group, Inc.*

# APPENDIX E

***Delinquent Special Taxes for***
***Individual Assessor's Parcels***

**Ontario CFD No. 21 (Parkside)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0210-631-41-0000 | 2024-25 | $248.78 |
| 0210-631-41-0000 | 2025-26 | $127.54 |
| 0210-631-56-0000 | 2025-26 | $127.54 |
| 0210-632-40-0000 | 2025-26 | $255.08 |
| 0210-633-03-0000 | 2025-26 | $99.87 |
| 0210-652-26-0000 | 2025-26 | $199.74 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$809.77** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$68,622.48** |
| **Percentage Delinquent** | **1.18%** |
| **Prior Year Delinquencies** | **$248.78** |
| **Total Delinquent Special Tax** | **$1,058.55** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# ONTARIO RANCH SERVICES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 2, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Ontario Ranch Services CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction ..... 1

II. Purpose of Report ..... 2

III. Status of CFDs ..... 3

IV. Fiscal Year 2026-27 Special Tax Requirements ..... 4

V. Special Tax Levies ..... 5

VI. Special Tax Delinquencies ..... 7

VII. State Reporting Requirements ..... 8

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

Appendix E – Delinquent Special Taxes for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

On November 30, 1999, the City of Ontario (the "City') completed the annexation of an 8,000-acre agricultural area in the southern portion of the City. That area, known today as Ontario Ranch, is planned for substantial new development including over 47,000 new homes and 16 million square feet of retail and industrial land uses. In recent years, many new housing projects, retail sites, and business parks in Ontario Ranch have begun to develop. The City estimates that full buildout in Ontario Ranch may take 20 years or more.

This new development requires the City to provide additional public services and facilities. To finance these additional services and facilities, the City has formed Mello-Roos Community Facilities Districts ("CFDs") on each new project that develops within Ontario Ranch. All new developments within Ontario Ranch are required to form a CFD that pays for public services. Typically, residential projects will also form a CFD that pays for a portion of the public infrastructure that serves each project. Historically, non-residential developments in Ontario Ranch have not used CFDs to finance public infrastructure. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within Ontario Ranch that are only authorized to pay for public services (the "Ontario Ranch Services CFDs"). All references to CFDs in the remainder of this report refer to the Ontario Ranch Services CFDs, specifically.

Each CFD can potentially be authorized to fund a different set of services. However, the City typically authorizes special taxes in the Ontario Ranch Services CFDs to pay for police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City for residents within a given CFD. A specific list of authorized services for each CFD may be found in the Resolution of Intention to Establish a Community Facilities District for each CFD.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space. Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

## *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levy for the Ontario Ranch Services CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD.
- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.
- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.
- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.
- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

## III. STATUS OF CFDS

The City of Ontario continues to form new Ontario Ranch Services CFDs as new developments are proposed and move through the planning process. However, not all of these CFDs have levied special taxes as of fiscal year 2026-27. The special tax levy for a CFD commences once a building permit has been issued for new construction of a residential unit or a non-residential building in a CFD.

The table below summarizes the CFDs that have levied special taxes as of fiscal year 2026-27. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | CFD Built Out* |
|---|---|---|---|
| 9 | Edenglen | 2008-09 | No |
| 19 | Countryside Phase 1 - Services | 2017-18 | Yes |
| 23 | Park Place Services | 2015-16 | No |
| 27 | New Haven Services | 2015-16 | No |
| 32 | Archibald/Shaefer - Services | 2019-20 | Yes |
| 37 | Park & Turner NE Services | 2018-19 | Yes |
| 44 | Esperanza Services | 2019-20 | Yes |
| 47 | Colony Commerce Center West I Services | 2019-20 | Yes |
| 48 | Tevelde Services | 2020-21 | Yes |
| 49 | Avenue 176 Services | 2020-21 | Yes |
| 50 | West Ontario Logistics Center Services | 2019-20 | Yes |
| 51 | Ontario Ranch Logistics Center Services | 2020-21 | Yes |
| 58 | Colony Commerce Center East Services | 2020-21 | Yes |
| 59 | Gateway Services | 2023-24 | No |
| 60 | Ontario Ranch Business Park Services | 2022-23 | Yes |
| 61 | Merrill Commerce Center Services | 2023-24 | No |
| 62 | Ontario Commerce Center Services | 2023-24 | No |
| 68 | Rich Haven Industrial Services | 2024-25 | Yes |
| 69 | South Ontario Logistics Center Services | 2026-27 | No |
| 72 | Loma Creek Logistics Center Services | 2025-26 | Yes |
| 74 | Remington APG LLC Services | 2026-27 | Yes |

** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special tax for each of the Ontario Ranch Services CFDs is levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD. While each RMA may contain different terms, they always require that the special tax levied be equal to the Special Tax Requirement for that CFD. Generally, the Special Tax Requirement means the amount necessary in any fiscal year to pay (i) the cost of services, (ii) administrative expenses of the CFD, and (iii) any delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City. The tables in Appendix B show the Special Tax Requirement for each of the Ontario Ranch Services CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, and ownership. The various special tax categories each have a maximum special tax rate per unit or per building square foot. Additionally, the category will determine the priority in which each parcel will be taxed. A general description of the categories is included below, but terms may differ slightly due to minor differences between the CFDs.

The RMAs define Taxable Property as all parcels of Residential Property and Non-Residential Property within the boundaries of the CFD that are not exempt from the special tax. Each fiscal year, all parcels of Taxable Property are classified as Residential Property or Non-Residential Property and are subject to the levy of the special tax. Residential Property is further categorized into Single Family Detached Dwelling Units, Multiple Family Dwelling Units, or Gated Community Attached Dwelling Units.

- A Single Family Detached Dwelling Unit is defined as any residential building containing only one Unit on one legal lot, including single family residences and single family detached residential condominium units. Pursuant to the RMAs, a Unit means an individual dwelling unit of any configuration, including each separate dwelling unit within a half-plex, duplex, triplex, fourplex or other residential building.

- A Multiple Family Dwelling Unit is defined as a Unit within any residential building containing two or more dwelling units, including attached condominiums, townhomes, duplexes, triplexes, and apartments, but excluding Gated Community Attached Dwelling Units.

- A Gated Community Attached Dwelling Unit is defined as a Unit within any residential building containing two or more dwelling units, including attached condominiums, townhomes, duplexes, triplexes, and apartments, within a gated community that, within such community, is primarily served by private interior streets.

Residential Property means, for each fiscal year, all parcels for which a building permit for new construction of one or more Units was issued before May 1 of the prior fiscal year. Thus, all Single Family Detached Dwelling Units, Multiple Family Dwelling Units, and Gated Community Attached Dwelling Units for which building permits for new construction were issued before May 1, 2026, are classified as Residential Property and are subject to the special tax levy for fiscal year 2026-27.

Non-Residential Property means, for each fiscal year, all parcels for which a building permit for new construction was issued before May 1 of the prior fiscal year, for a non-residential use. Thus, all non-residential structures for which building permits for new construction were issued before May 1, 2026, are classified as Non-Residential Property and are subject to the special tax levy for fiscal year 2026-27.

## Maximum Special Tax Rates

The maximum special tax rates applicable to each category of property are set forth in Section C of each RMA. The percentage of the maximum special tax that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the maximum annual special taxes that can be levied on property in the CFDs.

## Apportionment of Special Taxes

The amount of special tax levied on each parcel in each fiscal year will be determined by application of Section D of the applicable RMA. Pursuant to this section, the Special Tax Requirement will be allocated by levying the special tax proportionally on each parcel or portion of each parcel of Taxable Property up to 100% of the maximum special tax, until the Special Tax Requirement is satisfied. However, the RMAs typically state that the special tax levied in any fiscal year shall not increase by more than 4.0% of the amount of the special tax levied in the prior fiscal year. The actual special tax rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. Appendix E of this report shows the parcels and unpaid amounts from prior years that have been reported by the County as delinquent.

These delinquencies shall be collected through San Bernardino County's collection process. The Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of the fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 9**
**(Edenglen)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Tax Zone 1 | 273 | 273 | $1,736.30 per Unit | $1,371.52 per Unit | $374,424.96 |
| Tax Zone 2 | 259 | 271 | $1,359.63 per Unit | $1,073.99 per Unit | $291,051.29 |
| Non-Residential Property | 0 | 0 | $0.3361 per Sq. Ft. | $0.2655 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 1 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$665,476.25** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 19**
**(Countryside Phase 1 - Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 461 | 461 | $1,426.38 per Unit | $1,371.52 per Unit | $632,270.72 |
| Multiple Family | 0 | 0 | $1,236.13 per Unit | $1,188.58 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2674 per Sq. Ft. | $0.2571 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$632,270.72** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 23**
**(Park Place Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 1,354 | 1,362 | $1,426.38 per Unit | $1,371.52 per Unit | $1,868,010.24 |
| Multiple Family | 18 | 25 | $1,236.13 per Unit | $1,188.58 per Unit | $29,714.50 |
| Gated Apartment Community | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2674 per Sq. Ft. | $0.2571 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 2 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$1,897,724.74** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 27**
**(New Haven Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 1,070 | 1,070 | $1,426.38 per Unit | $1,371.52 per Unit | $1,467,526.40 |
| Multiple Family | 1,186 | 1,186 | $1,236.13 per Unit | $1,188.58 per Unit | $1,409,655.88 |
| Gated Apartment Community | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 8 | 95,600 | $0.2674 per Sq. Ft. | $0.2571 per Sq. Ft. | $24,578.54 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$2,901,760.82** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 32**
**(Archibald/Schaefer - Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 335 | 335 | $1,426.39 per Unit | $1,371.52 per Unit | $459,459.20 |
| Multiple Family | 0 | 0 | $1,236.47 per Unit | $1,188.91 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,036.65 per Unit | $996.78 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2671 per Sq. Ft. | $0.2568 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$459,459.20** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 37**
**(Park & Turner NE Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 330 | 330 | $1,426.39 per Unit | $1,371.52 per Unit | $452,601.60 |
| Multiple Family | 0 | 0 | $1,236.20 per Unit | $1,188.65 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,036.51 per Unit | $996.64 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2663 per Sq. Ft. | $0.2560 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$452,601.60** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 44**
**(Esperanza Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 564 | 564 | $1,426.38 per Unit | $1,371.52 per Unit | $773,537.28 |
| Multiple Family | 126 | 126 | $1,236.43 per Unit | $1,188.88 per Unit | $149,798.88 |
| Gated Apartment Community | 0 | 0 | $1,036.81 per Unit | $996.93 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2638 per Sq. Ft. | $0.2537 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$923,336.16** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 47**
**(Colony Commerce Center West I Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,406.33 per Unit | $1,352.24 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,219.05 per Unit | $1,172.16 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,022.23 per Unit | $982.91 per Unit | $0.00 |
| Non-Residential Property | 2 | 1,289,292 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $322,458.95 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$322,458.95** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 48**
**(Tevelde Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 432 | 432 | $1,426.38 per Unit | $1,371.52 per Unit | $592,496.64 |
| Multiple Family | 0 | 0 | $1,236.14 per Unit | $1,188.60 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,036.60 per Unit | $996.73 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2621 per Sq. Ft. | $0.2520 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$592,496.64** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 49**
**(Avenue 176 Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 176 | 176 | $1,426.39 per Unit | $1,371.52 per Unit | $241,387.52 |
| Multiple Family | 0 | 0 | $1,236.15 per Unit | $1,188.60 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,036.60 per Unit | $996.73 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2621 per Sq. Ft. | $0.2520 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$241,387.52** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 50**
**(West Ontario Logistics Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,415.50 per Unit | $1,361.06 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,226.71 per Unit | $1,179.53 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,028.69 per Unit | $989.13 per Unit | $0.00 |
| Non-Residential Property | 1 | 1,197,794 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $299,574.78 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$299,574.78** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 51**
**(Ontario Ranch Logistics Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,415.50 per Unit | $1,361.06 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,226.71 per Unit | $1,179.53 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,028.69 per Unit | $989.13 per Unit | $0.00 |
| Non-Residential Property | 3 | 2,540,914 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $635,496.41 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$635,496.41** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 58**
**(Colony Commerce Center East Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,425.73 per Unit | $1,370.89 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.33 per Unit | $1,188.78 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.37 per Unit | $996.51 per Unit | $0.00 |
| Non-Residential Property | 9 | 1,685,500 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $421,552.74 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$421,552.74** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 59**
**(Gateway Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 87 | 87 | $1,426.39 per Unit | $1,371.52 per Unit | $119,322.24 |
| Multiple Family | 137 | 137 | $1,236.46 per Unit | $1,188.90 per Unit | $162,879.30 |
| Gated Apartment Community | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 6 | 158,874 | $0.2657 per Sq. Ft. | $0.2555 per Sq. Ft. | $40,594.96 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$322,796.50** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 60**
**(Ontario Ranch Business Park Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,396.18 per Unit | $1,342.48 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,210.27 per Unit | $1,163.73 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,014.43 per Unit | $975.41 per Unit | $0.00 |
| Non-Residential Property | 7 | 1,677,272 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $419,494.86 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$419,494.86** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 61**
**(Merrill Commerce Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.39 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.13 per Unit | $1,188.59 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.63 per Unit | $996.76 per Unit | $0.00 |
| Non-Residential Property | 4 | 4,853,668 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $1,213,928.69 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$1,213,928.69** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 62**
**(Ontario Commerce Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.39 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.13 per Unit | $1,188.58 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 5 | 908,092 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $227,118.74 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$227,118.74** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 68**
**(Rich Haven Industrial Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.39 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.13 per Unit | $1,188.59 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.63 per Unit | $996.76 per Unit | $0.00 |
| Non-Residential Property | 1 | 1,003,918 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $251,085.35 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$251,085.35** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 69**
**(South Ontario Logistics Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,483.44 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,285.92 per Unit | $1,188.90 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,077.84 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 1 | 671,616 | $0.270514 per Sq. Ft. | $0.250105 per Sq. Ft. | $167,974.81 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$167,974.81** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 72**
**(Loma Creek Logistics Center Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.38 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.46 per Unit | $1,188.90 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 1 | 534,373 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $133,649.59 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$133,649.59** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 74**
**(Remington APG LLC Services)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.38 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 0 | 0 | $1,236.46 per Unit | $1,188.90 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 0 | 198,594 | $0.260110 per Sq. Ft. | $0.250105 per Sq. Ft. | $49,669.46 |
| Undivided Parcels (1) | 1 | | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | **$49,669.46** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 9**
**(Edenglen)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $640,253.30 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($2.05) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$665,476.25** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 19**
**(Countryside Phase 1 - Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $607,045.72 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$632,270.72** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 23**
**(Park Place Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $1,872,499.74 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$1,897,724.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 27**
**(New Haven Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $2,876,536.04 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.22) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$2,901,760.82** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 32**
**(Archibald/Schaefer - Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $434,234.66 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.46) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$459,459.20** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 37**
**(Park & Turner NE Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $427,376.60 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$452,601.60** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 44**
**(Esperanza Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $898,111.16 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$923,336.16** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 47**
**(Colony Commerce Center West I Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $297,233.95 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$322,458.95** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 48**
**(Tevelde Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $567,271.64 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$592,496.64** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 49**
**(Avenue 176 Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $216,163.10 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.58) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$241,387.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 50**
**(West Ontario Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $274,349.78 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$299,574.78** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 51**
**(Ontario Ranch Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $610,271.41 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.00) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$635,496.41** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 58**
**(Colony Commerce Center East Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $396,327.73 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.01 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$421,552.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 59**
**(Gateway Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $297,572.34 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.84) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$322,796.50** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 60**
**(Ontario Ranch Business Park Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $394,269.86 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$419,494.86** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 61**
**(Merrill Commerce Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $1,188,703.70 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.01) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$1,213,928.69** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 62**
**(Ontario Commerce Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $201,893.74 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$227,118.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 68**
**(Rich Haven Industrial Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $225,860.35 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$251,085.35** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 69**
**(South Ontario Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $142,749.81 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | ($0.00) |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$167,974.81** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 72**
**(Loma Creek Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $108,424.59 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.00 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$133,649.59** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 74**
**(Remington APG LLC Services)**
**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| City Services Cost | $24,444.45 |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| Special Tax Delinquencies | $0.00 |
| Rounding Adjustment | $0.01 |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$49,669.46** |

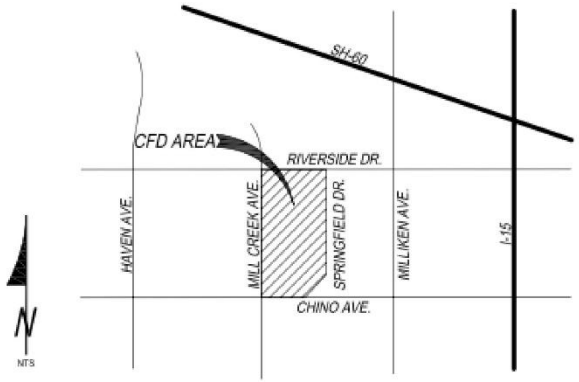
*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Maps of Community Facilities Districts*

SHEET 1 OF 2

*PROPOSED BOUNDARIES OF*
*CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 9 (EDENGLEN)*
*COUNTY OF SAN BERNARDINO*
*STATE OF CALIFORNIA*




*VICINITY MAP*
NOT TO SCALE

(1) Filed in the office of the City Clerk of the City of Ontario this ____ day of _____, 2007.

_____
Mary E. Wirtes
Clerk of the City of Ontario

(2) I hereby certify that the within map showing the boundaries of City of Ontario Community Facilities District No. 9 (Edenglen), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the ___ day of _____, 2007, by its Resolution No. _____.

_____
Mary E. Wirtes
Clerk of the City of Ontario

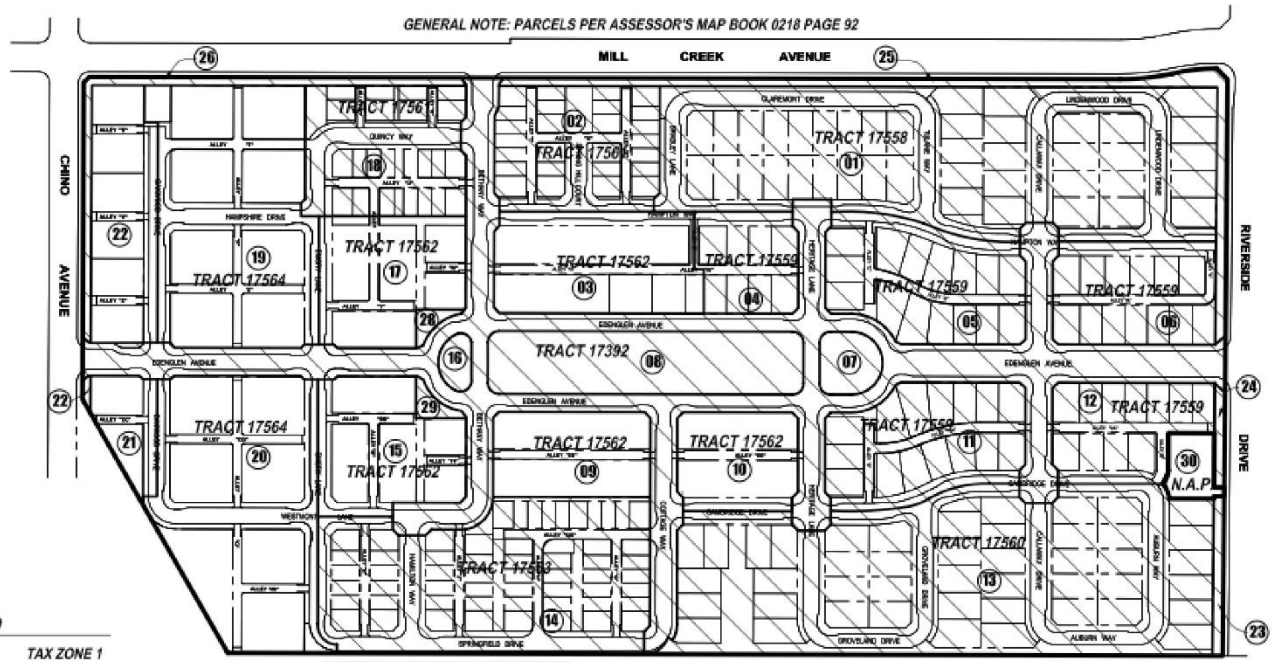
(3) Filed this _____ day of _____, 2007 at the hour of ____ O'clock ___.M. in Book _____ of Maps of Assessment and Community Facilities Districts at page _____, in the office of the County recorder in the County of San Bernardino, State of California.

_____
Larry Walker
County Recorder of the County of San Bernardino

Fee:_____

SHEET 2 OF 2

# PROPOSED BOUNDARIES OF
# CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 9 (EDENGLEN)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA



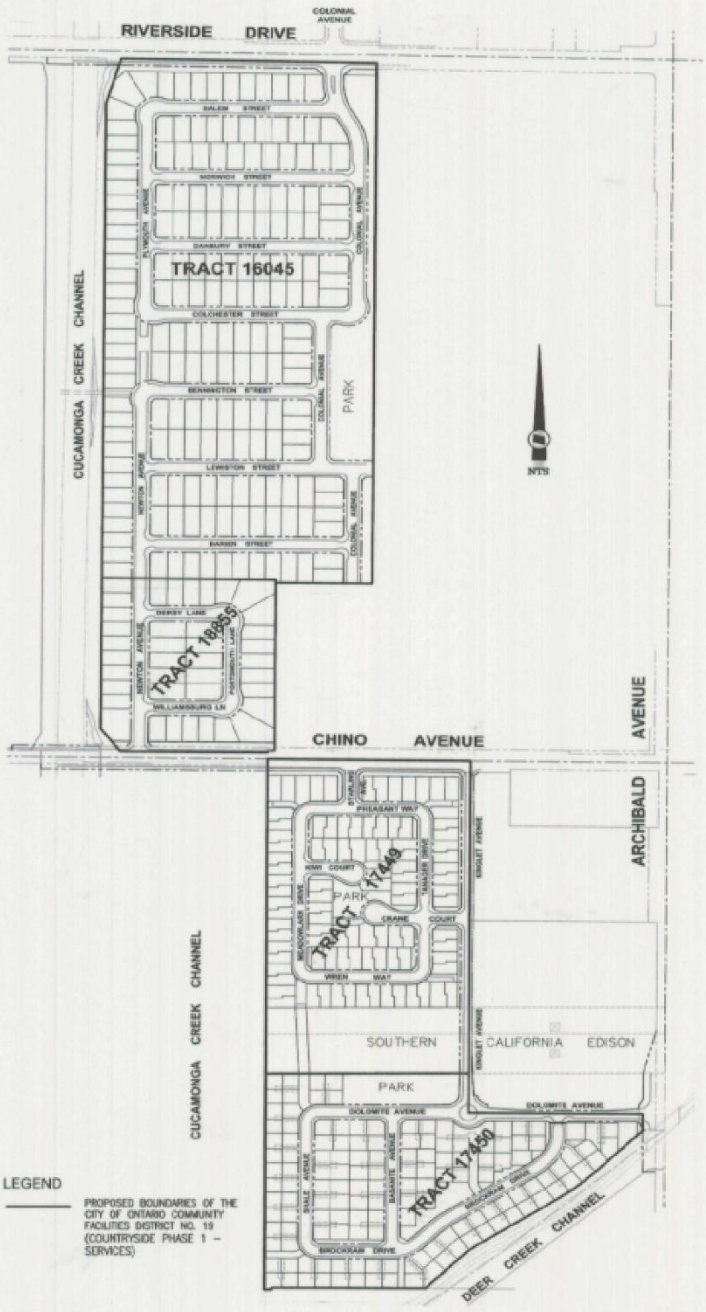

**LEGEND**

- TAX ZONE 1
- TAX ZONE 2
- CFD BOUNDARY
- PARCEL BOUNDARY
- 0218-921-(XX) PARCEL NUMBER

| TAX ZONE 1 | TAX ZONE 2 |
|---|---|
| TRACT 17392 | TRACT 17562 |
| TRACT 17558 | TRACT 17564 |
| TRACT 17559 | |
| TRACT 17560 | |
| TRACT 17561 | |
| TRACT 17563 | |

NOTE: BOUNDARY MAP NOT TO SCALE

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 - SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




LEGEND

PROPOSED BOUNDARIES OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 – SERVICES)

TRACT MAPS WITHIN THE BOUNDARIES OF
CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO.19
(COUNTRYSIDE PHASE 1 - SERVICES)

## LEGAL DESCRIPTION FOR TRACT MAP NO. 16045

BEING A SUBDIVISION OF A PORTION OF LOTS 1, 4 & 5, BLOCK 1 AND A PORTION OF BLOCK 5 OF THE MOIST BELT TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

## LEGAL DESCRIPTION FOR TRACT MAP NO. 18855

BEING A SUBDIVISION OF A PORTION OF LOT 8 AND A PORTION OF BLOCK 5 OF THE MOIST BELT TRACT, AS PER MAP RECORDED IN BOOK 12, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO, STATE OF CALIFORNIA.

## LEGAL DESCRIPTION FOR TRACT MAP NO. 17449

BEING A PORTION OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE WEST, SAN BERNARDINO COUNTY BASE AND MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, FILED SEPTEMBER 16, 1873, ALONG WITH A PORTION OF BLOCK 5 OF THE MOIST BELT TRACT, IN THE CITY OF ONTARIO, OF SAID COUNTY, OF SAID STATE, AS PER PLAT RECORDED IN BOOK 12 OF MAPS, PAGE 45, RECORDS OF SAID COUNTY.

## LEGAL DESCRIPTION FOR TRACT MAP NO. 17450

BEING A PORTION OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO COUNTY BASE AND MERIDIAN, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, FILED SEPTEMBER 16, 1873, ALONG WITH A PORTION OF BLOCK 5 OF THE MOIST BELT TRACT, IN THE CITY OF ONTARIO, OF SAID COUNTY, OF SAID STATE, AS PER PLAT RECORDED IN BOOK 12 OF MAPS, PAGE 45, RECORDS OF SAID COUNTY.

FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO
THIS 22nd DAY OF October, 2014

Vicki Kasad
CLERK OF THE CITY OF ONTARIO

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 19 (COUNTRYSIDE PHASE 1 – SERVICES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 21st DAY OF October 2014, BY ITS RESOLUTION NO. 2014-103

Vicki Kasad
CLERK OF THE CITY OF ONTARIO

## SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS 29th DAY OF October 2014 AT THE HOUR OF 12:37 O'CLOCK P.M. IN BOOK 86 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 39, AND UNDER DOCUMENT NUMBER 2014-0407442 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO, IN THE AMOUNT OF $ 10.00

DENNIS DRAEGER
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: Susan Garcia
DEPUTY RECORDER

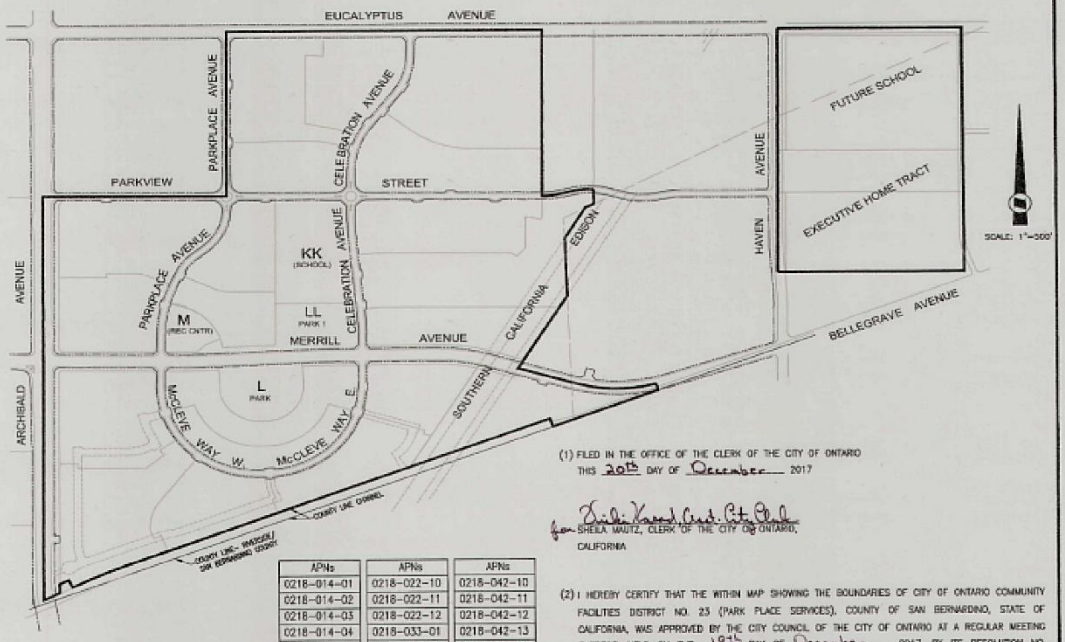
SHEET 1 OF 1 SHEETS

# CONSOLIDATED BOUNDARY MAP OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

CONTAINS ALL OF TRACTS 18813-1 AND 17821 AS SHOWN ON MAPS FILED IN BOOK 338 OF TRACT MAPS, AT PAGES 1 THROUGH 7 AND BOOK 333 OF TRACT MAPS, PAGES 64 THROUGH 77, RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

AREA FOR FUTURE SCHOOL AND EXECUTIVE HOME TRACT:
BEING A PORTION OF GOVERNMENT LOTS 1, 2, 5, 6, AND 7, SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND THE FRACTIONAL NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN BY SECTIONIZED SURVEY OF THE JURUPA RANCHO, RECORDED IN BOOK 9, PAGE 33 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID FRACTIONAL NORTHWEST 1/4 BEING ALL THAT PORTION OF THE NORTHWEST 1/4 OF SAID SECTION 24, LYING IN THE JURUPA RANCHO, AND IN RIVERSIDE COUNTY, ACCORDING TO THE OFFICIAL PLAT THEREOF.

REFERENCE IS HEREBY MADE TO THAT CERTAIN MAP ENTITLED "PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA," RECORDED ON FEBRUARY 11, 2014, IN BOOK 86 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 10, AND AS DOCUMENT NUMBER 2014-0058330, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND THAT CERTAIN MAP ENTITLED "ANNEXATION MAP NO. 1 TO CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA," RECORDED ON NOVEMBER 15, 2017, IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 70, AND AS DOCUMENT NUMBER 2017-0486555, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WHICH THIS CONSOLIDATED BOUNDARY MAP AFFECTS AND SUPERSEDES.




LEGEND

BOUNDARIES OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES)

| APNs | APNs | APNs |
|---|---|---|
| 0218-014-01 | 0218-022-10 | 0218-042-10 |
| 0218-014-02 | 0218-022-11 | 0218-042-11 |
| 0218-014-03 | 0218-022-12 | 0218-042-12 |
| 0218-014-04 | 0218-033-01 | 0218-042-13 |
| 0218-014-05 | 0218-033-02 | 0218-052-01 |
| 0218-014-06 | 0218-033-03 | 0218-052-02 |
| 0218-014-07 | 0218-033-04 | 0218-052-03 |
| 0218-014-08 | 0218-033-05 | 0218-052-04 |
| 0218-014-09 | 0218-033-06 | 0218-052-05 |
| 0218-014-10 | 0218-033-07 | 0218-052-06 |
| 0218-014-11 | 0218-033-08 | 0218-052-07 |
| 0218-014-12 | 0218-033-09 | 0218-052-08 |
| 0218-014-13 | 0218-033-10 | 0218-052-09 |
| 0218-014-14 | 0218-033-11 | 0218-052-10 |
| 0218-014-15 | 0218-033-12 | 0218-052-11 |
| 0218-014-16 | 0218-033-13 | 0218-331-12 |
| 0218-014-17 | 0218-033-14 | 0218-331-18 |
| 0218-022-01 | 0218-042-01 | 0218-331-29 |
| 0218-022-02 | 0218-042-02 | 0218-331-30 |
| 0218-022-03 | 0218-042-03 | |
| 0218-022-04 | 0218-042-04 | |
| 0218-022-05 | 0218-042-05 | |
| 0218-022-06 | 0218-042-06 | |
| 0218-022-07 | 0218-042-07 | |
| 0218-022-08 | 0218-042-08 | |
| 0218-022-09 | 0218-042-09 | |

(1) FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO THIS 20th DAY OF December 2017

for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 23 (PARK PLACE SERVICES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 19th DAY OF December 2017, BY ITS RESOLUTION NO. 2017-151

for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(3) SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2017-0544857, THIS 22nd DAY OF DECEMBER, 2017, AT 10:11 A.M., IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 74, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO IN THE AMOUNT OF 10.00.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

Recorded in Official Records, County of San Bernardino
Doc#: 2017 - 0544857
12/22/2017 10:11 AM

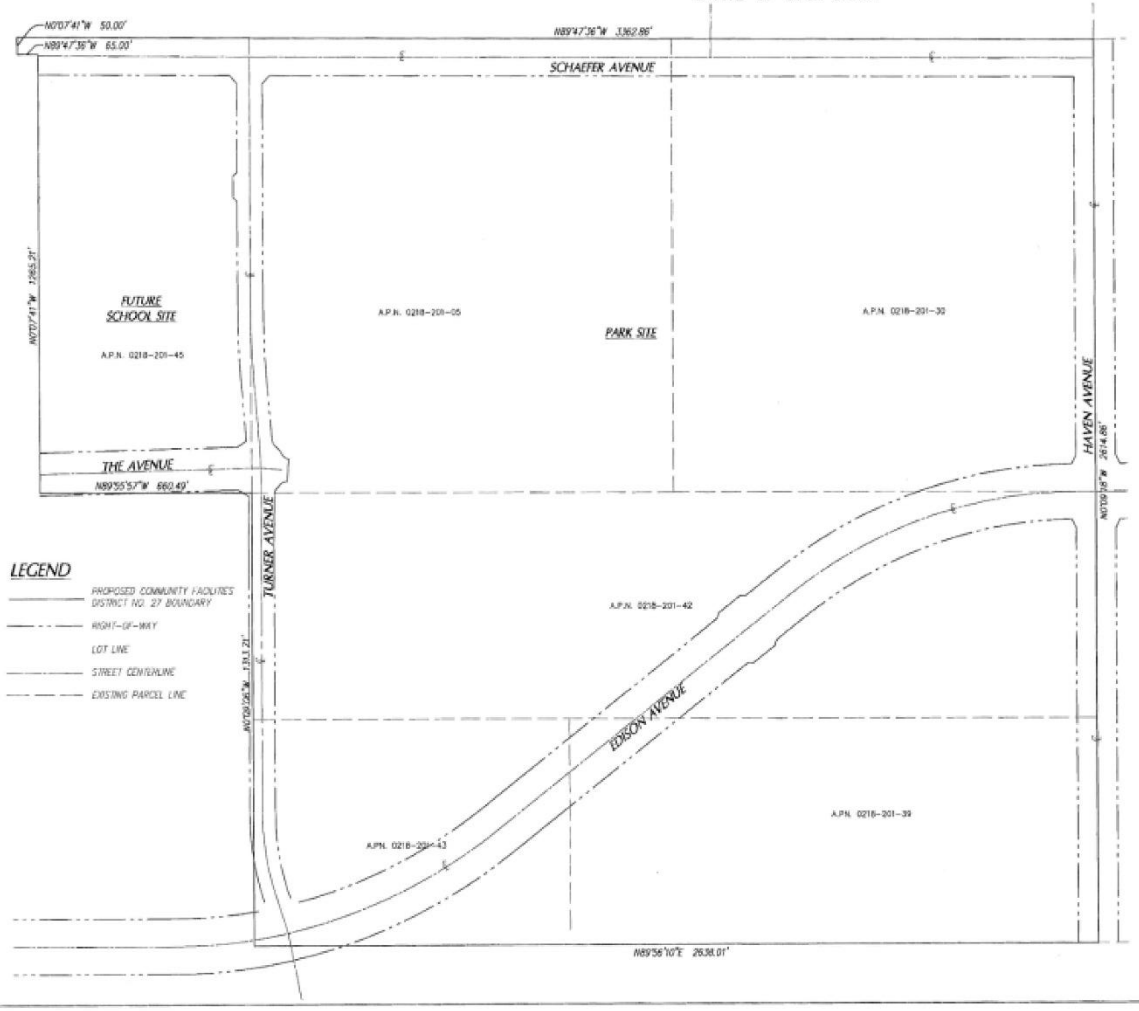
PREPARED BY: L.D. KING, INC.

L1/98

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 27 (NEW HAVEN SERVICES)

COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA




Filed in the office of the City Clerk of the City of Ontario this 7th day of May, 2014.

Asst. City Clerk of the City of Ontario

I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 27 (New Haven Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 6th day of May, 2014, by its Resolution No. 2014-055

Asst. City Clerk of the City of Ontario

San Bernardino County Recorder's Certificate

Filed this 12th day of May, 2014 at the hour of 10:02 A o'clock A.M. in Book 86 of Maps of Assessment and Community Facilities Districts at Page 17, and as Instrument No. 2014-0170922 in the Office of the County Recorder in the County of San Bernardino, State of California, in the amount of $ 10.00.

Dennis Draeger
Assessor-Recorder-Clerk
County of San Bernardino

Recorded in Official Records, County of San Bernardino
Brent: 2014-0170922
5/12/2014 10:02 AM

By: Deputy Recorder

86/17

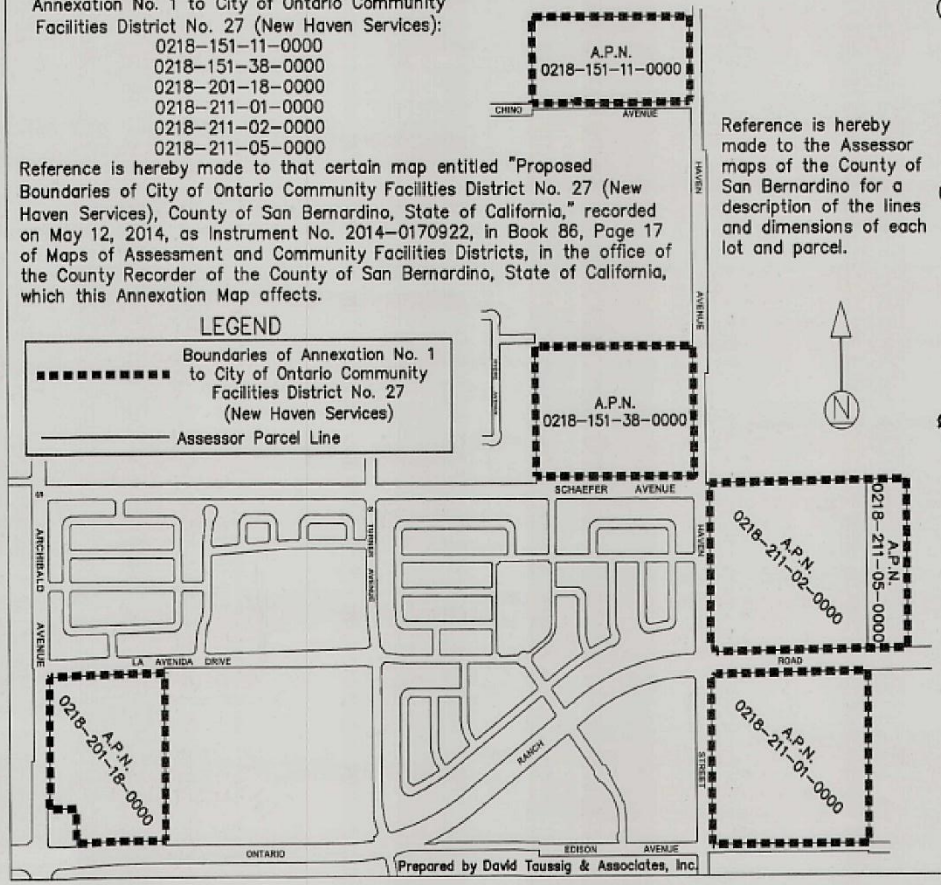
SHEET 1 OF 1

# ANNEXATION MAP NO. 1 OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 27 (NEW HAVEN SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Assessor Parcel Numbers within the Boundaries of Annexation No. 1 to City of Ontario Community Facilities District No. 27 (New Haven Services):

0218-151-11-0000
0218-151-38-0000
0218-201-18-0000
0218-211-01-0000
0218-211-02-0000
0218-211-05-0000

Reference is hereby made to that certain map entitled "Proposed Boundaries of City of Ontario Community Facilities District No. 27 (New Haven Services), County of San Bernardino, State of California," recorded on May 12, 2014, as Instrument No. 2014-0170922, in Book 86, Page 17 of Maps of Assessment and Community Facilities Districts, in the office of the County Recorder of the County of San Bernardino, State of California, which this Annexation Map affects.




Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 3rd day of October, 2018.

Sheila Mautz, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of Annexation Map No. 1 of City of Ontario Community Facilities District No. 27 (New Haven Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of October, 2018, by its Resolution No. 2018-132.

Sheila Mautz, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

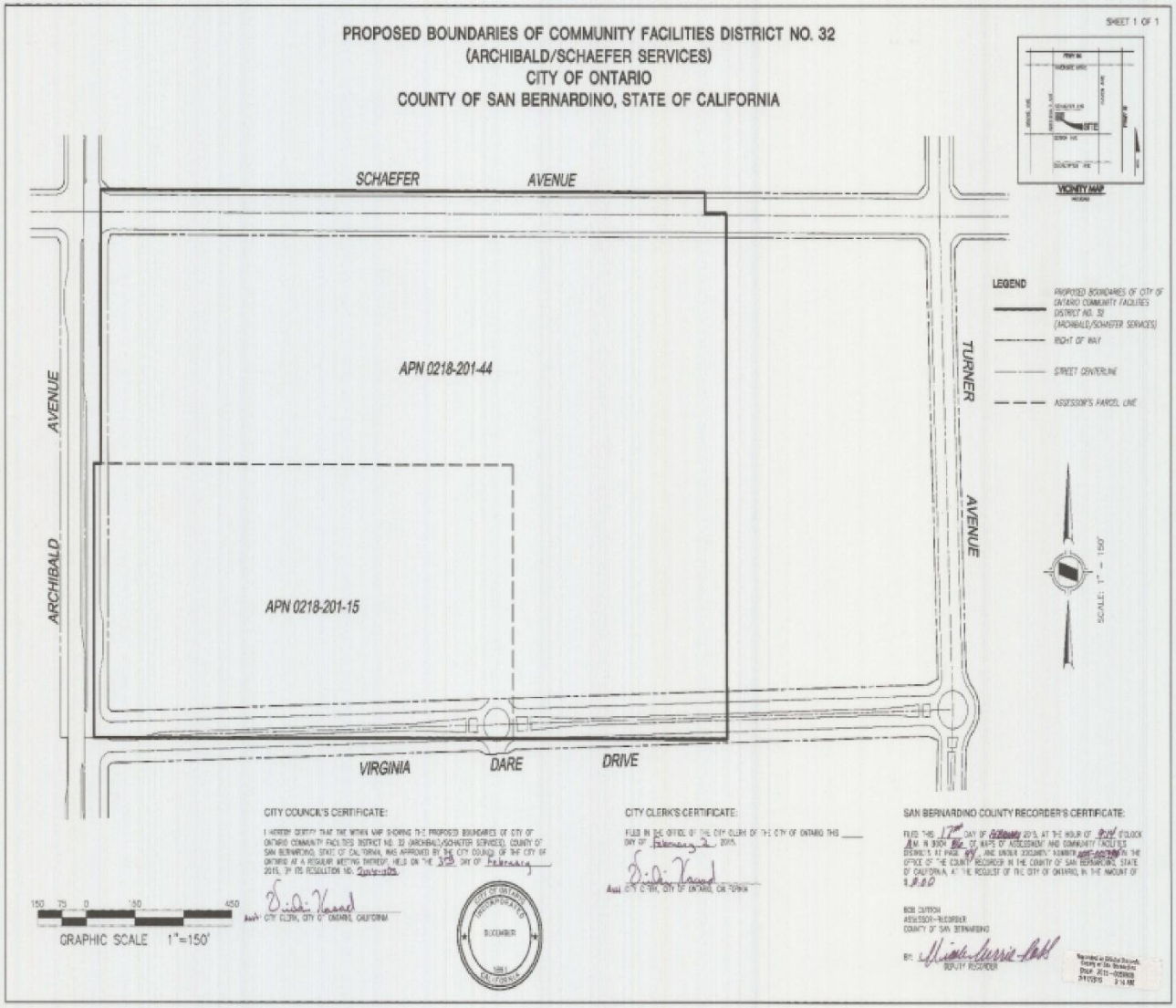
San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018-0369449, this 9 day of October, 2018, at 2:43 P.m., in Book 88 of Maps of Assessment and Community Facilities Districts at page 3, in the office of the County Recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 9.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

Recorded in Official Records, County of San Bernardino
Book 2018-0369449
10/9/2018 2:43 PM


SHEET 1 OF 1
PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 32
(ARCHIBALD/SCHAEFER SERVICES)
CITY OF ONTARIO
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
VICINITY MAP
SITE
SCHAEFER AVENUE
ARCHIBALD AVENUE
TURNER AVENUE
VIRGINIA DARE DRIVE
APN 0218-201-44
APN 0218-201-15
LEGEND
PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 32 (ARCHIBALD/SCHAEFER SERVICES)
RIGHT OF WAY
STREET CENTERLINE
ASSESSOR'S PARCEL LINE
SCALE: 1" = 150'
CITY COUNCIL'S CERTIFICATE:
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 32 (ARCHIBALD/SCHAEFER SERVICES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 3RD DAY OF February 2015, BY ITS RESOLUTION NO. 2015-005.
Asst. CITY CLERK, CITY OF ONTARIO, CALIFORNIA
CITY CLERK'S CERTIFICATE:
FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF ONTARIO THIS ____ DAY OF February 2, 2015.
Asst. CITY CLERK, CITY OF ONTARIO, CALIFORNIA
SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE:
FILED THIS 17th DAY OF February 2015, AT THE HOUR OF 9:14 O'CLOCK AM IN BOOK 86 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 94, AND UNDER DOCUMENT NUMBER 2015-0078 IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO, IN THE AMOUNT OF $0.00
BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO
BY: DEPUTY RECORDER
150 75 0 150 450
GRAPHIC SCALE 1"=150'
CITY OF ONTARIO INCORPORATED DECEMBER 1961 CALIFORNIA

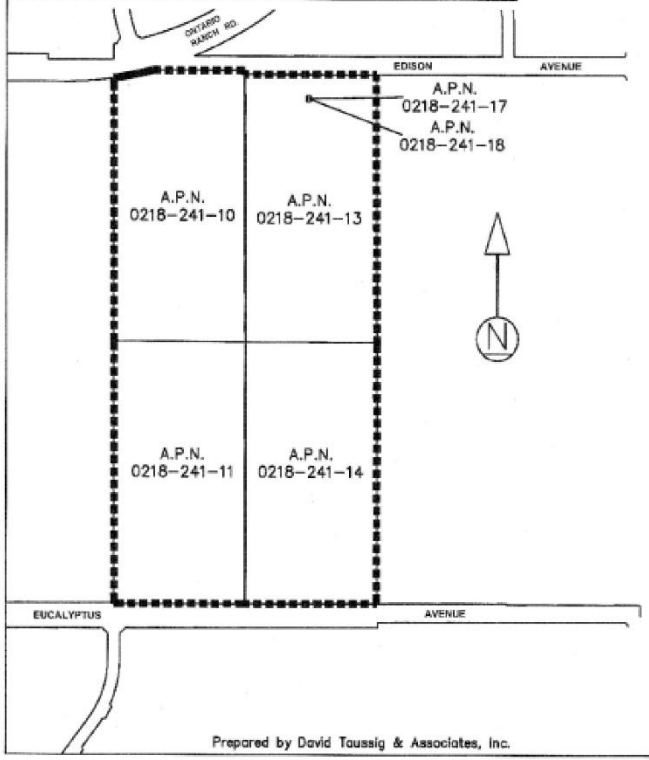
SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 37 (PARK & TURNER NE SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

LEGEND

Proposed Boundaries of City of Ontario Community Facilities District No. 37 (Park & Turner NE Services), San Bernardino County, California

Assessor Parcel Line




Prepared by David Taussig & Associates, Inc.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 37 (Park & Turner NE Services):
0218-241-10
0218-241-11
0218-241-13
0218-241-14
0218-241-17
0218-241-18

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

(1) Filed in the office of the Clerk of the City of Ontario this 15th day of December, 2015.

Mary E. Wirtes, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 37 (Park & Turner NE Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 15th day of December, 2015, by its Resolution No. 2015-146.

Mary E. Wirtes, Clerk of the City of Ontario, California

(3) San Bernardino County Recorder's Certificate

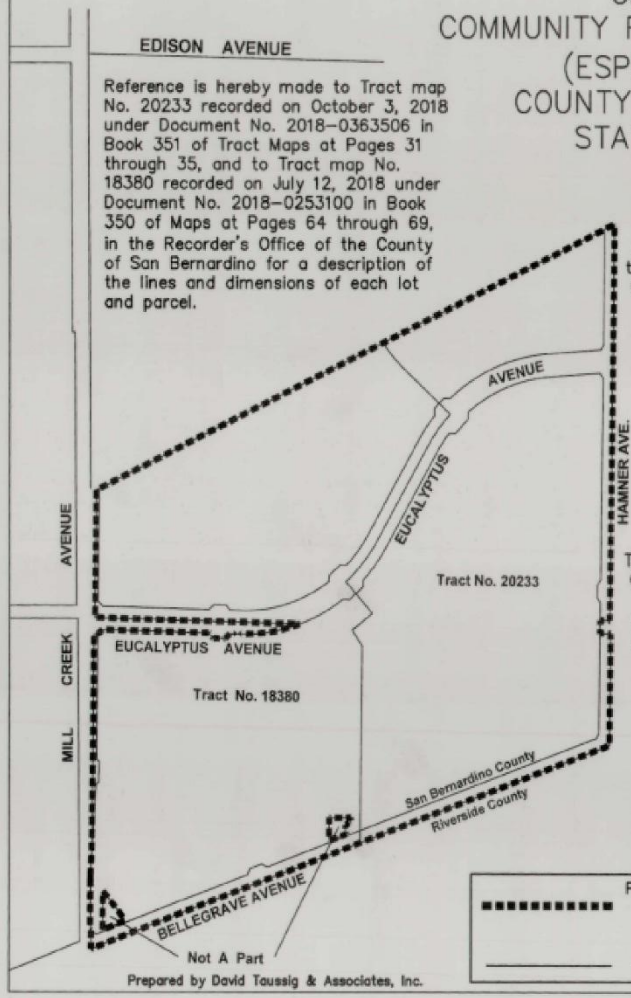
This map has been filed under Document Number 2015-0560012, this 23rd day of DECEMBER, 2015, at 9:16 A.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 5, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $10.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 44 (ESPERANZA SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Reference is hereby made to Tract map No. 20233 recorded on October 3, 2018 under Document No. 2018–0363506 in Book 351 of Tract Maps at Pages 31 through 35, and to Tract map No. 18380 recorded on July 12, 2018 under Document No. 2018–0253100 in Book 350 of Maps at Pages 64 through 69, in the Recorder's Office of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 44 (Esperanza Services):
0218–252–16–0000
0218–252–17–0000
0218–332–11–0000
0218–332–12–0000

The boundaries of City of Ontario Community Facilities District No. 44 (Esperanza Services) are coterminous with the combined areas of Tract Nos. 18380 and 20233.

LEGEND

Proposed Boundaries of City of Ontario Community Facilities District No. 44 (Esperanza Services)

Tract / Lot Line

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of November, 2018.

Vicki Kasad, Asst. City Clerk
by Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 44 (Esperanza Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 6th day of November, 2018, by its Resolution No. 2018-148.

Vicki Kasad, Asst. City Clerk
by Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018 0419061, this 13th day of Nov, 2018, at 2:22 p.m., in Book 88 of Maps of Assessment and Community Facilities Districts at page 5, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $9.00.

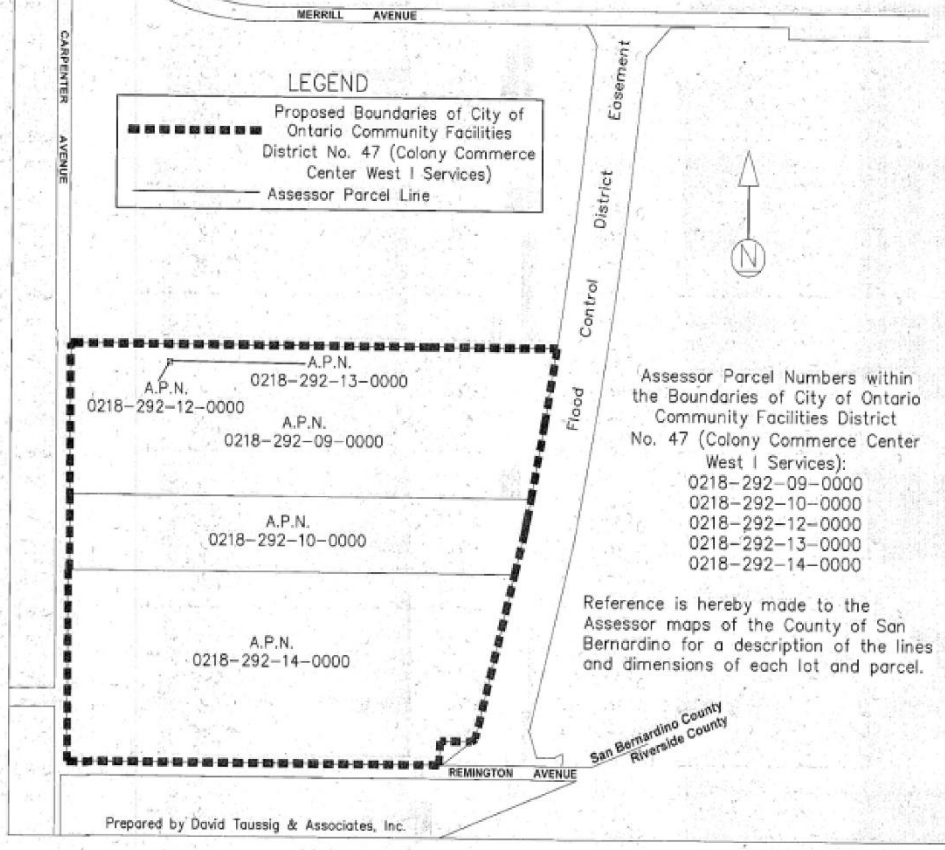
Bob Dutton
Assessor–Recorder
County of San Bernardino

By: Eddie Mora
Deputy Recorder

Recorded in Official Records, County of San Bernardino
Rec# 2018-0419061
11/13/2018 2:22 PM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 47 (COLONY COMMERCE CENTER WEST I SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Prepared by David Taussig & Associates, Inc.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 47 (Colony Commerce Center West I Services):
0218-292-09-0000
0218-292-10-0000
0218-292-12-0000
0218-292-13-0000
0218-292-14-0000

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of May, 2018.

Didi Kasad, Assistant City Clerk for:
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 47 (Colony Commerce Center West I Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 15th day of May, 2018, by its Resolution No. 2018-043.

Didi Kasad, Assistant City Clerk
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018-0184651, this 22nd day of May, 2018, at 10:40 A.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 89, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 900.

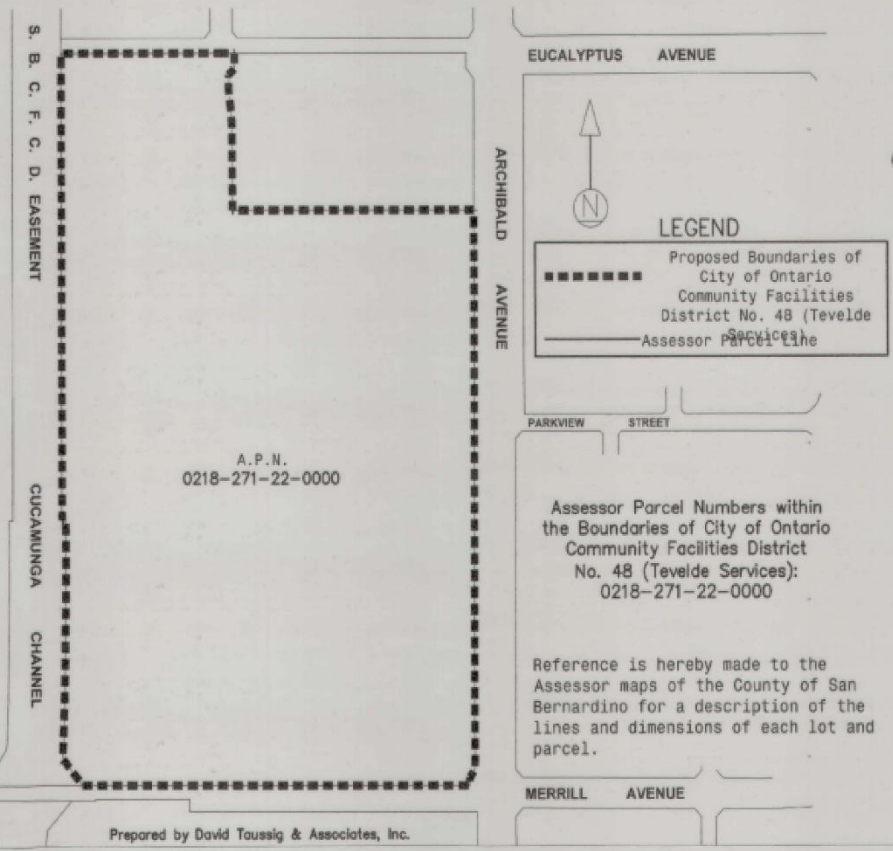
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Erica Sosa
Deputy Recorder

Recorded in Official Records, County of San Bernardino
Doc#: 2018-0184651
5/22/2018 10:40 AM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 48 (TEVELDE SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 48 (Tevelde Services):
0218-271-22-0000

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 6th day of February, 2019.

Vicki Kasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 48 (Tevelde Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 5th day of February, 2019, by its Resolution No. 2019-005.

Vicki Kasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2019 0045793, this 12th day of FEBRUARY, 2019, at 2:28 P.m., in Book 88 of Maps of Assessment and Community Facilities Districts at page 16, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

Recorded in Official Records, County of San Bernardino
2019 - 0045793
2/12/2019 1:28 PM

SHEET 1 0F 1

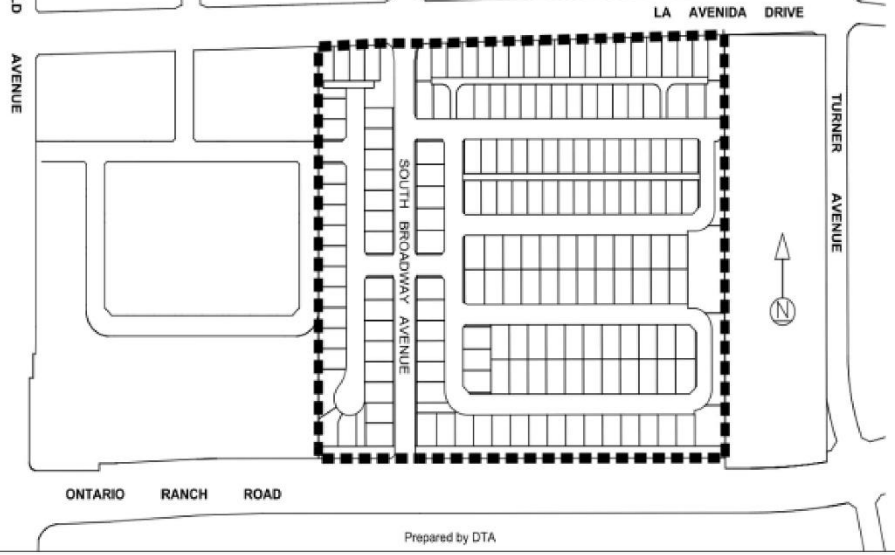
# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 49 (AVENUE 176 SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 49 (Avenue 176 Services)
- Assessor Parcel Line

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 49 (Avenue 176 Services):
0218-043-01-0000 through 0218-043-55-0000
0218-044-01-0000 through 0218-044-46-0000
0218-413-01-0000 through 0218-413-44-0000
0218-414-01-0000 through 0218-414-65-0000




Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this ____ day of _____, 2019.

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 49 (Avenue 176 Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the _____ day of _____, 2019, by its Resolution No. _____.

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

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

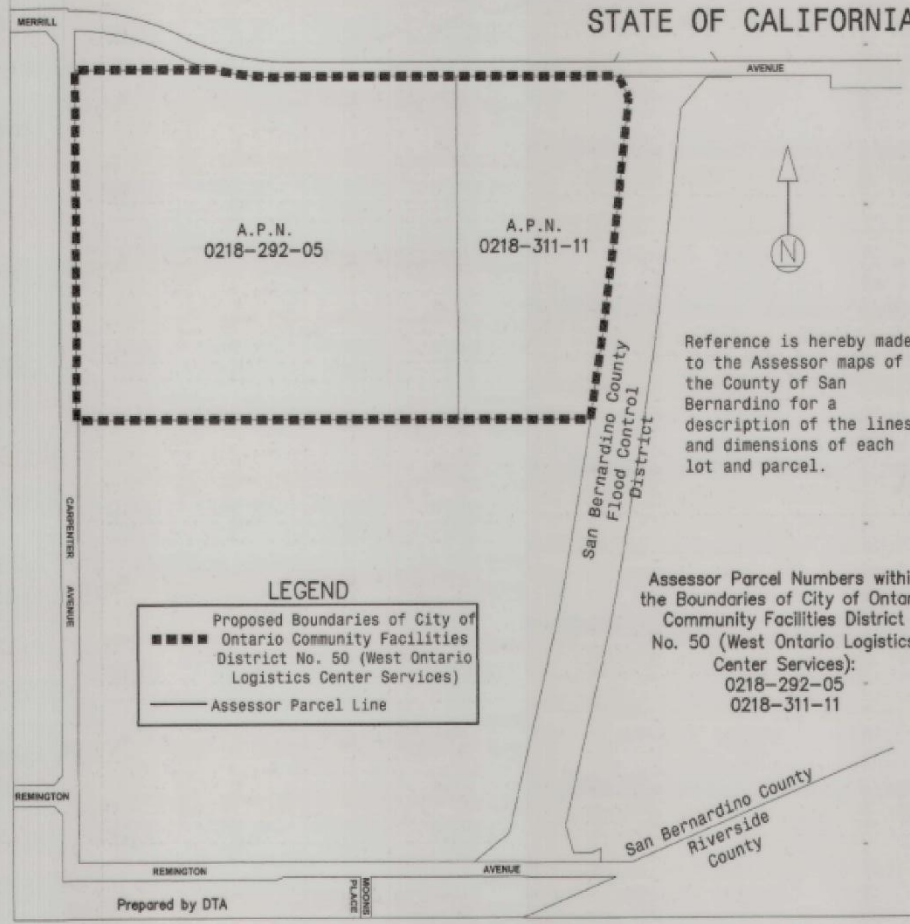
This map has been filed under Document Number _____, this _____ day of _____, 2019, at _____.m., in Book _____ of Maps of Assessment and Community Facilities Districts at page _____, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $_____.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By:_____
Deputy Recorder

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 50 (WEST ONTARIO LOGISTICS CENTER SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Prepared by DTA

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 50 (West Ontario Logistics Center Services):
0218-292-05
0218-311-11

(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of April, 2019.

Sheila Mautz, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 50 (West Ontario Logistics Center Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of April, 2019, by its Resolution No. 2019-031.

Sheila Mautz, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

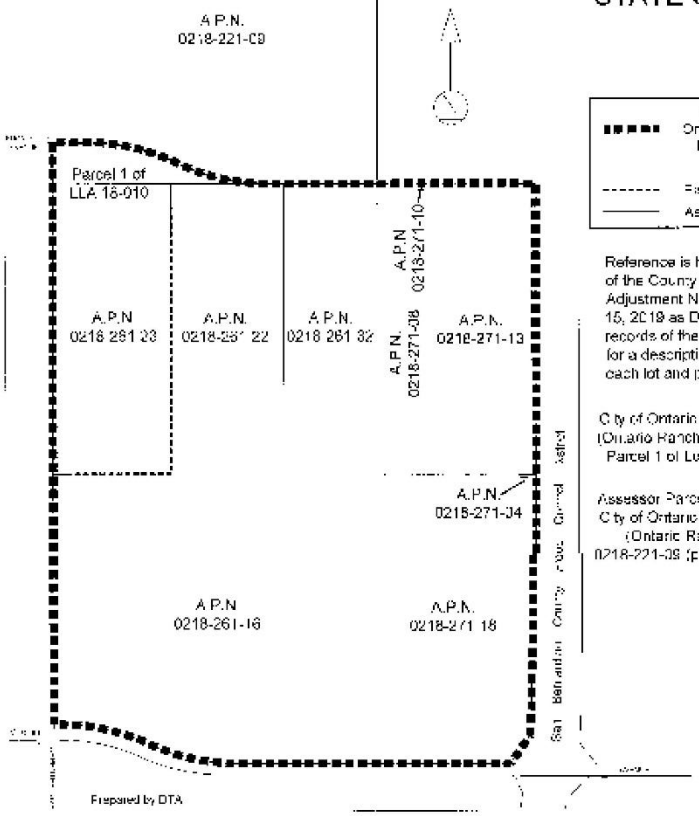
This map has been filed under Document Number 2019-0104807, this 4th day of APRIL, 2019, at 2:46 P.m., in Book 88 of Maps of Assessment and Community Facilities Districts at page 24, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: [signature]
Deputy Recorder

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 51 (ONTARIO RANCH LOGISTICS CENTER SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




LEGEND

| | |
|---|---|
| ■■■■■ | Proposed Boundaries of City of Ontario Community Facilities District No. 51 (Ontario Ranch Logistics Center Services) |
| ------- | Parcel 1 of LLA 18-010 |
| ——— | Assessor Parcel Line |

Reference is hereby made to the Assessor maps of the County of San Bernardino and to Lot Line Adjustment No. LLA 18-010 recorded on March 15, 2019 as Document No. 2019-0080743 in the records of the San Bernardino County Recorder for a description of the lines and dimensions of each lot and parcel.

City of Ontario Community Facilities District No. 51 (Ontario Ranch Logistics Center Services) includes Parcel 1 of Lot Line Adjustment No. LLA 18-010

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 51 (Ontario Ranch Logistics Center Services):
0218-221-09 (portion within Parcel 1 of LLA 18-010)
0218-261-16
0218-261-22
0218-261-23
0218-261-32
0218-271-04
0218-271-08
0218-271-10
0218-271-13
0218-271-18

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of April 2019.

Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 51 (Ontario Ranch Logistics Center Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of April, 2019, by its Resolution No. 2019-033.

Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2019-0096377, this 23rd day of April, 2019, at 10:05 A.M., in Book 80 of Maps of Assessment and Community Facilities Districts at page 36, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ no fee.

Bob Dutton
Assessor-Recorder
County of San Bernardino

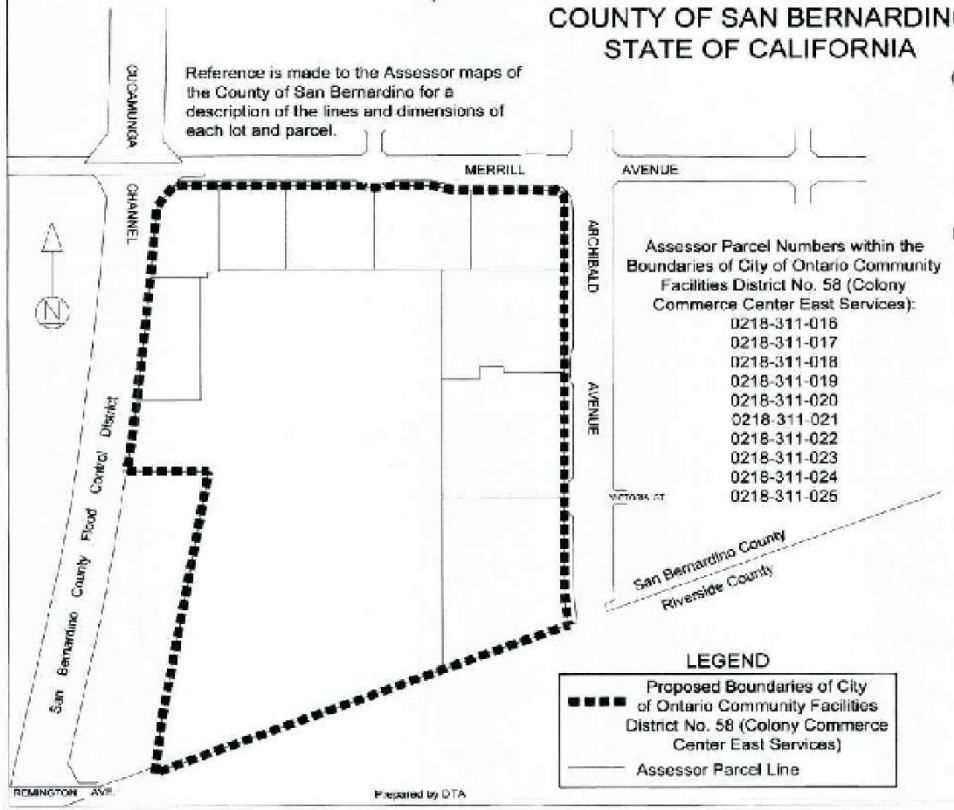
By: _____
Deputy Recorder

08/68

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 58 (COLONY COMMERCE CENTER EAST SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 58 (Colony Commerce Center East Services):

0218-311-016
0218-311-017
0218-311-018
0218-311-019
0218-311-020
0218-311-021
0218-311-022
0218-311-023
0218-311-024
0218-311-025

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 58 (Colony Commerce Center East Services)
- Assessor Parcel Line

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of June, 2020.

Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 58 (Colony Commerce Center East Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of June, 2020, by its Resolution No. 2020-061.

Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020 0189109, this 9th day of June, 2020, at 9:50 A.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 20, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

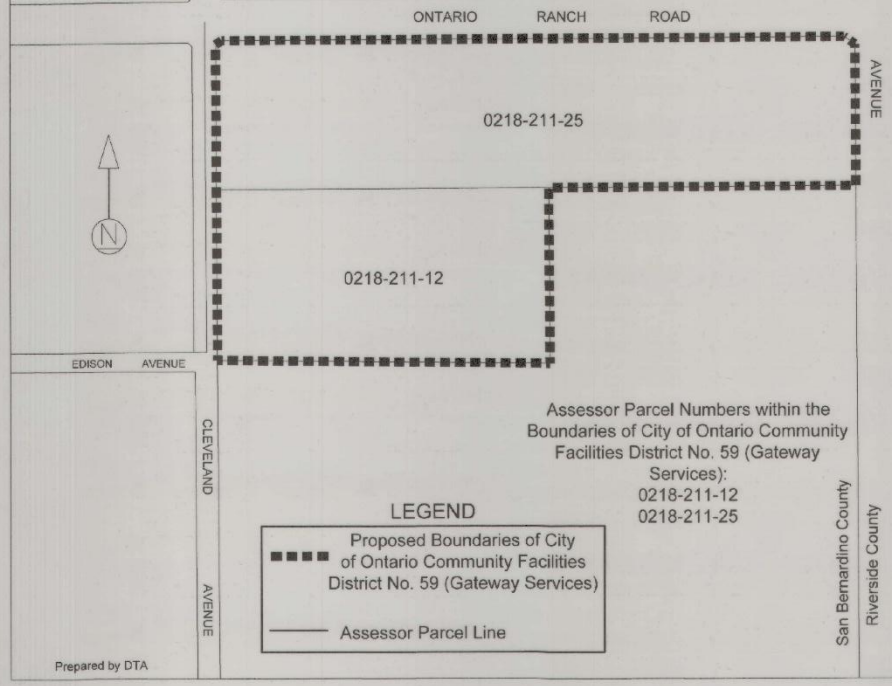
89/20

CONFORMED COPY

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 59 (GATEWAY SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 59 (Gateway Services):
0218-211-12
0218-211-25

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 59 (Gateway Services)
- Assessor Parcel Line

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of February, 2021.

Karen Y. Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 59 (Gateway Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of February, 2021, by its Resolution No. 2021-018.

Karen Y. Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2021-0086932, this 24th day of February, 2021, at 10:39 a.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 59, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 9.00.

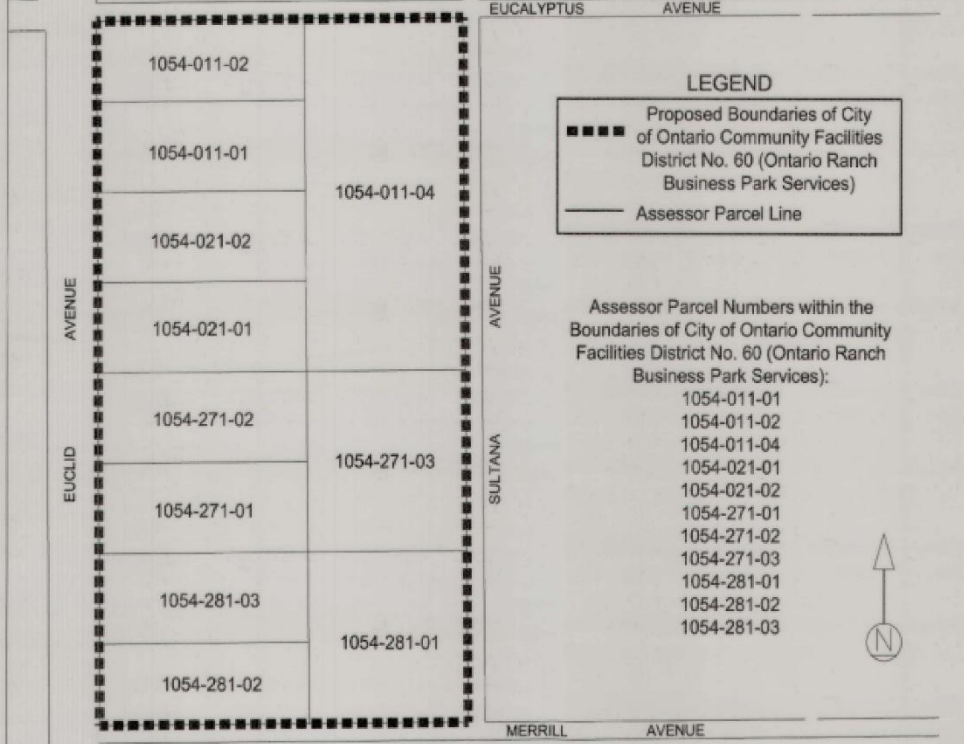
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Erica Garcia
Deputy Recorder

Conformed Copy

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 60 (ONTARIO RANCH BUSINESS PARK SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




LEGEND

Proposed Boundaries of City of Ontario Community Facilities District No. 60 (Ontario Ranch Business Park Services)

Assessor Parcel Line

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 60 (Ontario Ranch Business Park Services):

1054-011-01
1054-011-02
1054-011-04
1054-021-01
1054-021-02
1054-271-01
1054-271-02
1054-271-03
1054-281-01
1054-281-02
1054-281-03

Prepared by DTA

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

(1) Filed in the office of the Clerk of the City of Ontario this 1st day of June, 2021.

Karen M. Marrero, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 60 (Ontario Ranch Business Park Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 1st day of June, 2021, by its Resolution No. 2021-052.

Karen M. Marrero, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2021-0253906, this 3rd day of June, 2021, at 10:35 A.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 74, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

Conformed Copy

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 61 (MERRILL COMMERCE CENTER SERVICES) SAN BERNARDINO COUNTY STATE OF CALIFORNIA

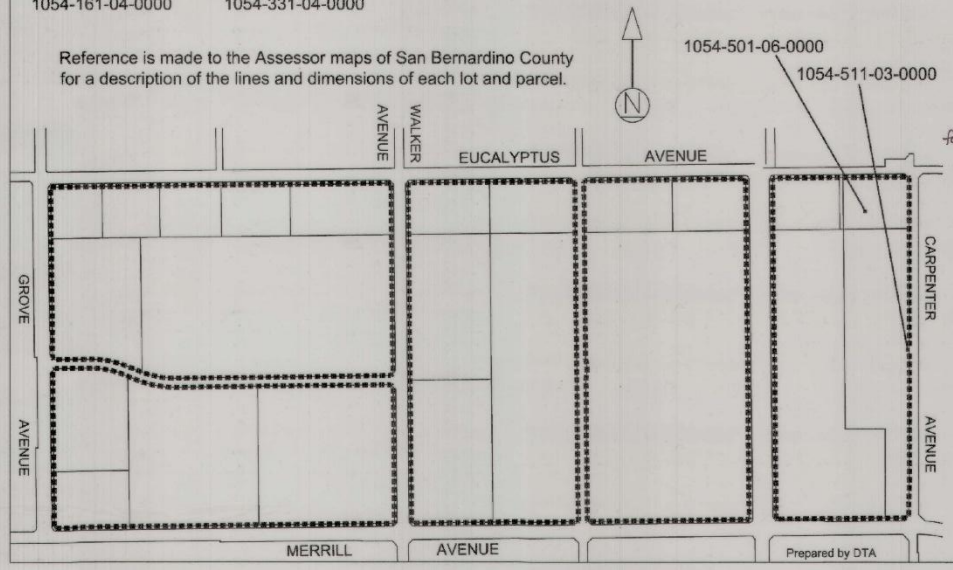
Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 61 (Merrill Commerce Center Services):

| | | |
|---|---|---|
| 1054-111-03-0000 | 1054-161-05-0000 | 1054-351-03-0000 |
| 1054-121-03-0000 | 1054-171-05-0000 | 1054-501-01-0000 |
| 1054-121-04-0000 | 1054-171-06-0000 | 1054-501-02-0000 |
| 1054-121-05-0000 | 1054-191-03-0000 | 1054-501-03-0000 |
| 1054-131-03-0000 | 1054-201-03-0000 | 1054-501-06-0000 |
| 1054-131-04-0000 | 1054-211-03-0000 | 1054-511-01-0000 |
| 1054-141-03-0000 | 1054-221-03-0000 | 1054-511-02-0000 |
| 1054-151-03-0000 | 1054-331-03-0000 | 1054-511-03-0000 |
| 1054-161-04-0000 | 1054-331-04-0000 | |

Reference is made to the Assessor maps of San Bernardino County for a description of the lines and dimensions of each lot and parcel.

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 61 (Merrill Commerce Center Services)
- Assessor Parcel Line




(1) Filed in the office of the Clerk of the City of Ontario this 16th day of May, 2023.

Karen McMarrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 61 (Merrill Commerce Center Services), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of May, 2023, by its Resolution No. 2023-034.

Karen McMarrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2023-0120927, this 18th day of May, 2023, at 12:57 P.m., in Book 91 of Maps of Assessment and Community Facilities Districts at page 10, in the office of the county recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11.00.

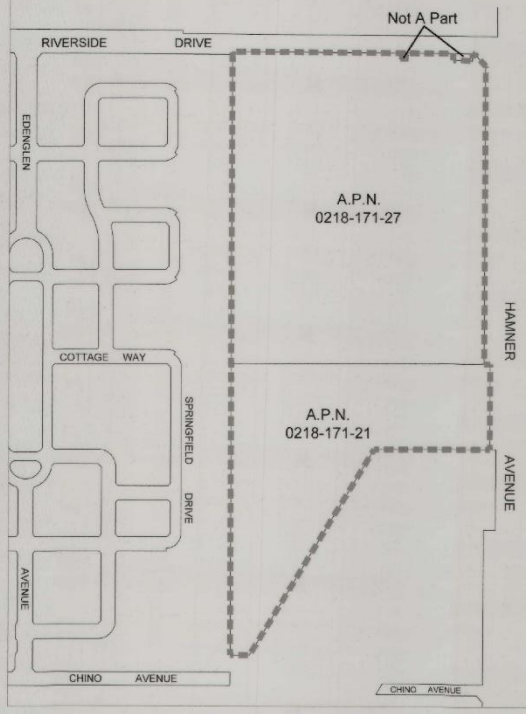
Chris Wilhite
Assessor-Recorder
San Bernardino County

By: [signature]

Deputy Recorder

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 62 (ONTARIO COMMERCE CENTER SERVICES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 62 (Ontario Commerce Center Services):
0218-171-21
0218-171-27

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

N

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 62 (Ontario Commerce Center Services)
- Assessor Parcel Line

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of September, 2021.

Karen Y. Narcisso, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 62 (Ontario Commerce Center Services), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of September, 2021, by its Resolution No. 2021-144.

Karen Y. Narcisso, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2021-0411983, this 9th day of September, 2021, at 11:40 a.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 85, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Carlos Dutton
Deputy Recorder

2021-0411983
Bob Dutton
San Bernardino - Assessor-Recorder-County
09/09/2021 11:40 AM
CONFORMED COPY
Copy of document recorded.
Has not been compared with original.

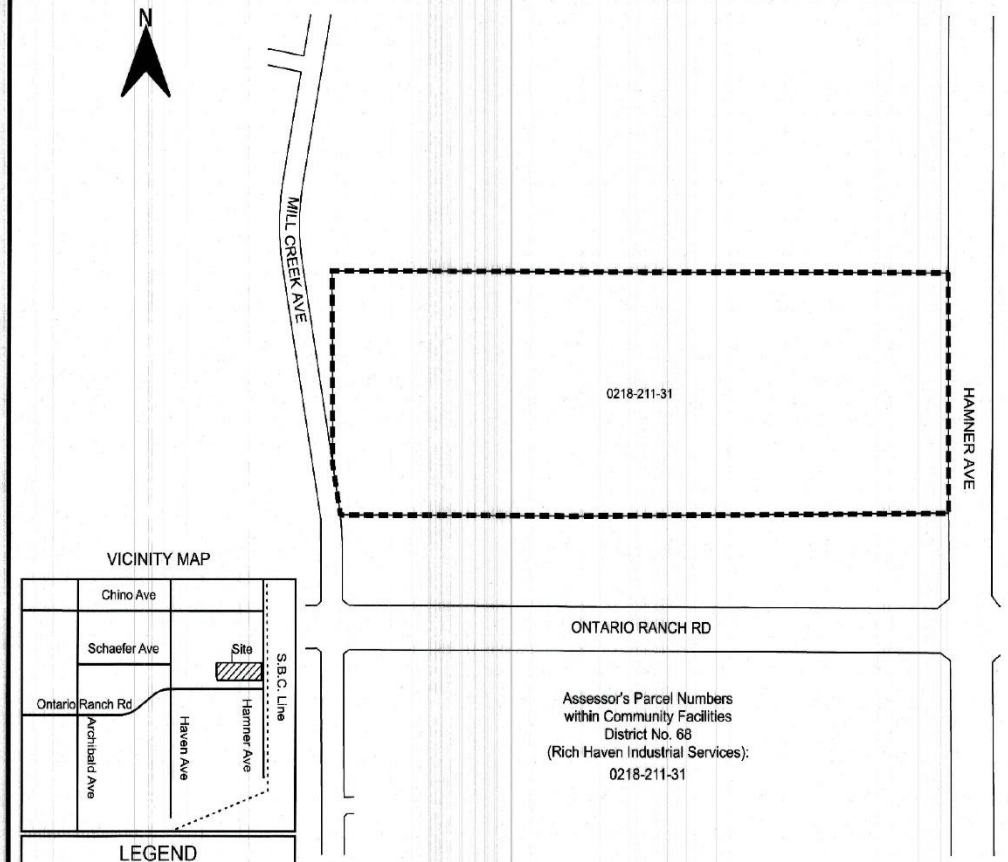
Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 68
# (RICH HAVEN INDUSTRIAL SERVICES)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 68 (Rich Haven Industrial Services)

Assessor's Parcel Lot Line

Assessor's Parcel Numbers within Community Facilities District No. 68 (Rich Haven Industrial Services):
0218-211-31

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

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of May, 2024.

Karen McMarrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 68 (Rich Haven Industrial Services), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of May, 2024, by its Resolution No. 2024-024.

Karen McMarrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2024-0103525, this 9th day of May, 2024, at 1:11 P.m, in Book 91 of Maps of Assessment and Community Facilities Districts at page 63, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 4.00.

Chris Wilhite
Assessor-Recorder
San Bernardino County

By: Cam Cam
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

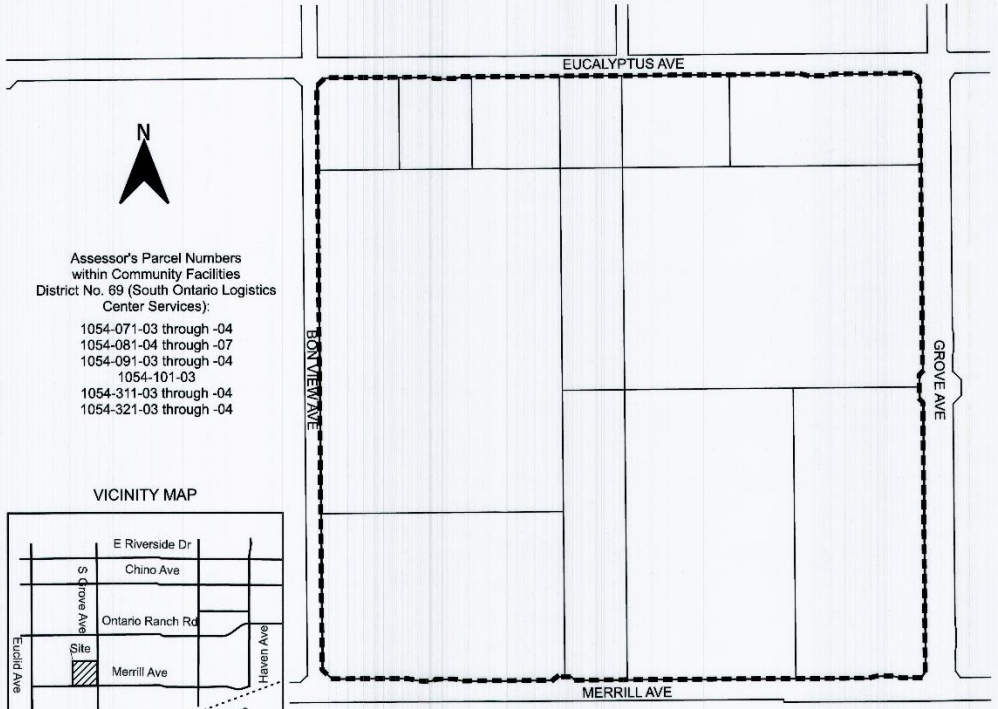
Conformed copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 69
# (SOUTH ONTARIO LOGISTICS CENTER SERVICES)

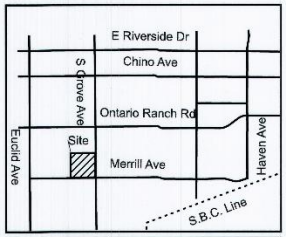
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




Assessor's Parcel Numbers within Community Facilities District No. 69 (South Ontario Logistics Center Services):

1054-071-03 through -04
1054-081-04 through -07
1054-091-03 through -04
1054-101-03
1054-311-03 through -04
1054-321-03 through -04

VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services)

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

(1) Filed in the office of the Clerk of the City of Ontario this 19th day of August, 2025.

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 69 (South Ontario Logistics Center Services), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 19th day of August, 2025, by its Resolution No. 2025-132.

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

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2025-0199258, this 21st day of August, 2025, at 1:08 p.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 55, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11.-

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

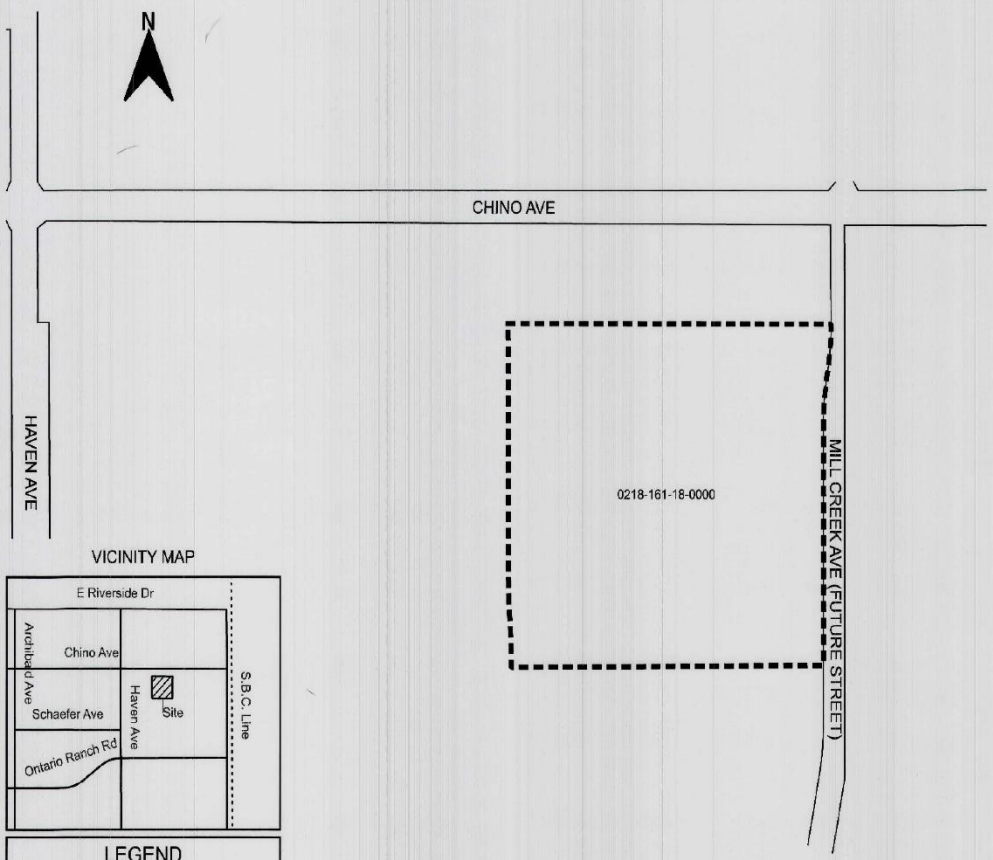
Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 72
# (LOMA CREEK LOGISTICS CENTER SERVICES)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 72 (Loma Creek Logistics Center Services)

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

(1) Filed in the office of the Clerk of the City of Ontario this 17th day of September, 2024.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 72 (Loma Creek Logistics Center Services), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 17th day of September, 2024, by its Resolution No. 2024-162.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2024-0224532, this 10th day of September, 2024, at 1:46 P.m, in Book 91 of Maps of Assessment and Community Facilities Districts at page 91, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ No Fee.

Chris Wilhite
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

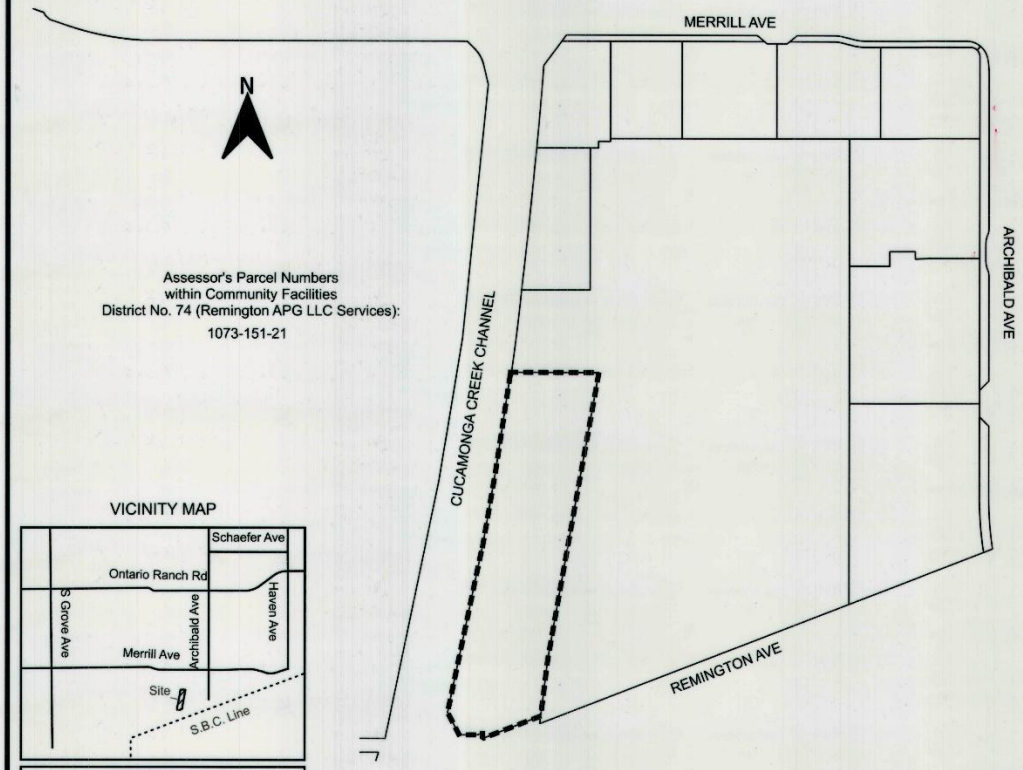
Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 74
# (REMINGTON APG LLC SERVICES)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




Assessor's Parcel Numbers
within Community Facilities
District No. 74 (Remington APG LLC Services):

1073-151-21

VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 74 (Remington APG LLC Services)

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

(1) Filed in the office of the Clerk of the City of Ontario this 3rd day of June, 2025.

RSL, Deputy City Clerk

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 74 (Remington APG LLC Services), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 3rd day of June, 2025, by its Resolution No. 2025-048.

RSL, Deputy City Clerk

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

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2025 0129912, this 5th day of June, 2025, at 1:10 P.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 40, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11-.

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 9**
**(Edenglen)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-931-01-0000 | Yes | Residential Property | 1 | 17558 | 1 | $1,371.52 |
| 0218-931-02-0000 | Yes | Residential Property | 1 | 17558 | 2 | $1,371.52 |
| 0218-931-03-0000 | Yes | Residential Property | 1 | 17558 | 3 | $1,371.52 |
| 0218-931-04-0000 | Yes | Residential Property | 1 | 17558 | 4 | $1,371.52 |
| 0218-931-05-0000 | Yes | Residential Property | 1 | 17558 | 5 | $1,371.52 |
| 0218-931-06-0000 | Yes | Residential Property | 1 | 17558 | 6 | $1,371.52 |
| 0218-931-07-0000 | Yes | Residential Property | 1 | 17558 | 7 | $1,371.52 |
| 0218-931-08-0000 | Yes | Residential Property | 1 | 17558 | 8 | $1,371.52 |
| 0218-931-09-0000 | Yes | Residential Property | 1 | 17558 | 9 | $1,371.52 |
| 0218-931-10-0000 | Yes | Residential Property | 1 | 17558 | 10 | $1,371.52 |
| 0218-931-11-0000 | Yes | Residential Property | 1 | 17558 | 11 | $1,371.52 |
| 0218-931-12-0000 | Yes | Residential Property | 1 | 17558 | 12 | $1,371.52 |
| 0218-931-13-0000 | Yes | Residential Property | 1 | 17558 | 13 | $1,371.52 |
| 0218-931-14-0000 | Yes | Residential Property | 1 | 17558 | 14 | $1,371.52 |
| 0218-931-15-0000 | Yes | Residential Property | 1 | 17558 | 15 | $1,371.52 |
| 0218-931-16-0000 | Yes | Residential Property | 1 | 17558 | 16 | $1,371.52 |
| 0218-931-17-0000 | Yes | Residential Property | 1 | 17558 | 17 | $1,371.52 |
| 0218-931-18-0000 | Yes | Residential Property | 1 | 17558 | 18 | $1,371.52 |
| 0218-931-19-0000 | Yes | Residential Property | 1 | 17558 | 19 | $1,371.52 |
| 0218-931-20-0000 | Yes | Residential Property | 1 | 17558 | 20 | $1,371.52 |
| 0218-931-21-0000 | Yes | Residential Property | 1 | 17558 | 21 | $1,371.52 |
| 0218-931-22-0000 | Yes | Residential Property | 1 | 17558 | 22 | $1,371.52 |
| 0218-931-23-0000 | Yes | Residential Property | 1 | 17558 | 23 | $1,371.52 |
| 0218-931-24-0000 | No | | 0 | 17558 | C | $0.00 |
| 0218-931-25-0000 | No | | 0 | 17558 | F | $0.00 |
| 0218-931-75-0000 | Yes | Residential Property | 1 | 17560 | 11 | $1,371.52 |
| 0218-931-76-0000 | Yes | Residential Property | 1 | 17560 | 12 | $1,371.52 |
| 0218-931-77-0000 | Yes | Residential Property | 1 | 17560 | 13 | $1,371.52 |
| 0218-931-78-0000 | Yes | Residential Property | 1 | 17560 | 14 | $1,371.52 |
| 0218-931-79-0000 | Yes | Residential Property | 1 | 17560 | 15 | $1,371.52 |
| 0218-931-80-0000 | Yes | Residential Property | 1 | 17560 | 16 | $1,371.52 |
| 0218-931-81-0000 | Yes | Residential Property | 1 | 17560 | 17 | $1,371.52 |
| 0218-931-82-0000 | Yes | Residential Property | 1 | 17560 | 18 | $1,371.52 |
| 0218-931-83-0000 | Yes | Residential Property | 1 | 17560 | 19 | $1,371.52 |
| 0218-931-84-0000 | Yes | Residential Property | 1 | 17560 | 20 | $1,371.52 |
| 0218-931-85-0000 | Yes | Residential Property | 1 | 17560 | 21 | $1,371.52 |
| 0218-931-86-0000 | Yes | Residential Property | 1 | 17560 | 22 | $1,371.52 |
| 0218-931-87-0000 | Yes | Residential Property | 1 | 17560 | 23 | $1,371.52 |
| 0218-931-89-0000 | No | | 0 | 17560 | B | $0.00 |
| 0218-931-93-0000 | No | | 0 | 17560 | A | $0.00 |
| 0218-932-01-0000 | Yes | Residential Property | 1 | 17562 | 1 | $1,073.99 |
| 0218-932-02-0000 | Yes | Residential Property | 1 | 17562 | 2 | $1,073.99 |
| 0218-932-03-0000 | Yes | Residential Property | 1 | 17562 | 3 | $1,073.99 |
| 0218-932-04-0000 | Yes | Residential Property | 1 | 17562 | 4 | $1,073.99 |
| 0218-932-05-0000 | Yes | Residential Property | 1 | 17562 | 5 | $1,073.99 |
| 0218-932-06-0000 | Yes | Residential Property | 1 | 17562 | 6 | $1,073.99 |
| 0218-932-07-0000 | Yes | Residential Property | 1 | 17562 | 7 | $1,073.99 |
| 0218-932-08-0000 | Yes | Residential Property | 1 | 17562 | 8 | $1,073.99 |
| 0218-932-09-0000 | Yes | Residential Property | 1 | 17562 | 9 | $1,073.99 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-932-10-0000 | No | | 0 | 17562 | CA1 | $0.00 |
| 0218-932-11-0000 | Yes | Residential Property | 1 | 17562 | 10 | $1,073.99 |
| 0218-932-12-0000 | Yes | Residential Property | 1 | 17562 | 11 | $1,073.99 |
| 0218-932-13-0000 | Yes | Residential Property | 1 | 17562 | 12 | $1,073.99 |
| 0218-932-14-0000 | Yes | Residential Property | 1 | 17562 | 13 | $1,073.99 |
| 0218-932-15-0000 | Yes | Residential Property | 1 | 17562 | 14 | $1,073.99 |
| 0218-932-16-0000 | Yes | Residential Property | 1 | 17562 | 15 | $1,073.99 |
| 0218-932-17-0000 | Yes | Residential Property | 1 | 17562 | 16 | $1,073.99 |
| 0218-932-18-0000 | Yes | Residential Property | 1 | 17562 | 17 | $1,073.99 |
| 0218-932-19-0000 | Yes | Residential Property | 1 | 17562 | 18 | $1,073.99 |
| 0218-932-20-0000 | No | | 0 | 17562 | CA2 | $0.00 |
| 0218-932-21-0000 | No | | 0 | 17562 | A | $0.00 |
| 0218-933-01-0000 | Yes | Residential Property | 1 | 18789 | 1 | $1,371.52 |
| 0218-933-02-0000 | Yes | Residential Property | 1 | 18789 | 2 | $1,371.52 |
| 0218-933-03-0000 | Yes | Residential Property | 1 | 18789 | 3 | $1,371.52 |
| 0218-933-04-0000 | Yes | Residential Property | 1 | 18789 | 4 | $1,371.52 |
| 0218-933-05-0000 | Yes | Residential Property | 1 | 18789 | 5 | $1,371.52 |
| 0218-933-06-0000 | Yes | Residential Property | 1 | 18789 | 6 | $1,371.52 |
| 0218-933-07-0000 | Yes | Residential Property | 1 | 18789 | 7 | $1,371.52 |
| 0218-933-08-0000 | Yes | Residential Property | 1 | 18789 | 8 | $1,371.52 |
| 0218-933-09-0000 | Yes | Residential Property | 1 | 18789 | 9 | $1,371.52 |
| 0218-933-10-0000 | Yes | Residential Property | 1 | 18789 | 10 | $1,371.52 |
| 0218-933-11-0000 | Yes | Residential Property | 1 | 18789 | 11 | $1,371.52 |
| 0218-933-12-0000 | Yes | Residential Property | 1 | 18789 | 12 | $1,371.52 |
| 0218-933-13-0000 | Yes | Residential Property | 1 | 18789 | 13 | $1,371.52 |
| 0218-933-14-0000 | Yes | Residential Property | 1 | 18789 | 14 | $1,371.52 |
| 0218-933-15-0000 | Yes | Residential Property | 1 | 18789 | 15 | $1,371.52 |
| 0218-933-16-0000 | No | | 0 | 18789 | A | $0.00 |
| 0218-933-17-0000 | No | | 0 | 18789 | B | $0.00 |
| 0218-934-01-0000 | Yes | Residential Property | 1 | 18789 | 16 | $1,371.52 |
| 0218-934-02-0000 | Yes | Residential Property | 1 | 18789 | 17 | $1,371.52 |
| 0218-934-03-0000 | Yes | Residential Property | 1 | 18789 | 18 | $1,371.52 |
| 0218-934-04-0000 | Yes | Residential Property | 1 | 18789 | 19 | $1,371.52 |
| 0218-934-05-0000 | Yes | Residential Property | 1 | 18789 | 20 | $1,371.52 |
| 0218-934-06-0000 | Yes | Residential Property | 1 | 18789 | 21 | $1,371.52 |
| 0218-934-07-0000 | Yes | Residential Property | 1 | 18789 | 22 | $1,371.52 |
| 0218-934-08-0000 | Yes | Residential Property | 1 | 18789 | 23 | $1,371.52 |
| 0218-934-09-0000 | Yes | Residential Property | 1 | 18789 | 24 | $1,371.52 |
| 0218-934-10-0000 | Yes | Residential Property | 1 | 18789 | 25 | $1,371.52 |
| 0218-934-11-0000 | Yes | Residential Property | 1 | 18789 | 26 | $1,371.52 |
| 0218-934-12-0000 | Yes | Residential Property | 1 | 18789 | 27 | $1,371.52 |
| 0218-934-13-0000 | Yes | Residential Property | 1 | 18789 | 28 | $1,371.52 |
| 0218-934-14-0000 | Yes | Residential Property | 1 | 18789 | 44 | $1,371.52 |
| 0218-934-15-0000 | Yes | Residential Property | 1 | 18789 | 45 | $1,371.52 |
| 0218-934-16-0000 | Yes | Residential Property | 1 | 18789 | 46 | $1,371.52 |
| 0218-934-17-0000 | Yes | Residential Property | 1 | 18789 | 47 | $1,371.52 |
| 0218-934-18-0000 | Yes | Residential Property | 1 | 18789 | 48 | $1,371.52 |
| 0218-934-19-0000 | Yes | Residential Property | 1 | 18789 | 49 | $1,371.52 |
| 0218-934-20-0000 | Yes | Residential Property | 1 | 18789 | 50 | $1,371.52 |
| 0218-934-21-0000 | Yes | Residential Property | 1 | 18789 | 51 | $1,371.52 |
| 0218-934-22-0000 | No | | 0 | 18789 | C | $0.00 |
| 0218-934-23-0000 | No | | 0 | 18789 | D | $0.00 |
| 0218-934-24-0000 | No | | 0 | 18789 | E | $0.00 |
| 0218-935-01-0000 | Yes | Residential Property | 1 | 17559 | 1 | $1,371.52 |
| 0218-935-02-0000 | Yes | Residential Property | 1 | 17559 | 2 | $1,371.52 |
| 0218-935-03-0000 | Yes | Residential Property | 1 | 17559 | 3 | $1,371.52 |
| 0218-935-04-0000 | Yes | Residential Property | 1 | 17559 | 4 | $1,371.52 |
| 0218-935-12-0000 | Yes | Residential Property | 1 | 17559 | 12 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-935-13-0000 | Yes | Residential Property | 1 | 17559 | 13 | $1,371.52 |
| 0218-935-14-0000 | Yes | Residential Property | 1 | 17559 | 14 | $1,371.52 |
| 0218-935-15-0000 | Yes | Residential Property | 1 | 17559 | 15 | $1,371.52 |
| 0218-935-16-0000 | Yes | Residential Property | 1 | 17559 | 33 | $1,371.52 |
| 0218-935-17-0000 | Yes | Residential Property | 1 | 17559 | 34 | $1,371.52 |
| 0218-935-18-0000 | Yes | Residential Property | 1 | 17559 | 35 | $1,371.52 |
| 0218-935-19-0000 | Yes | Residential Property | 1 | 17559 | 36 | $1,371.52 |
| 0218-935-22-0000 | No | | 0 | 17559 | C | $0.00 |
| 0218-935-23-0000 | No | | 0 | 17559 | H | $0.00 |
| 0218-935-25-0000 | Yes | Residential Property | 1 | 18790 | 12 | $1,371.52 |
| 0218-935-26-0000 | Yes | Residential Property | 1 | 18790 | 13 | $1,371.52 |
| 0218-935-27-0000 | Yes | Residential Property | 1 | 18790 | 14 | $1,371.52 |
| 0218-935-28-0000 | Yes | Residential Property | 1 | 18790 | 15 | $1,371.52 |
| 0218-935-29-0000 | Yes | Residential Property | 1 | 18790 | 16 | $1,371.52 |
| 0218-935-30-0000 | Yes | Residential Property | 1 | 18790 | 17 | $1,371.52 |
| 0218-935-31-0000 | Yes | Residential Property | 1 | 18790 | 18 | $1,371.52 |
| 0218-935-32-0000 | Yes | Residential Property | 1 | 18790 | 19 | $1,371.52 |
| 0218-935-33-0000 | Yes | Residential Property | 1 | 18790 | 20 | $1,371.52 |
| 0218-935-34-0000 | Yes | Residential Property | 1 | 18790 | 21 | $1,371.52 |
| 0218-935-35-0000 | Yes | Residential Property | 1 | 18790 | 22 | $1,371.52 |
| 0218-935-36-0000 | No | | 0 | 17559 | A | $0.00 |
| 0218-935-37-0000 | No | | 0 | 18790 | B | $0.00 |
| 0218-935-38-0000 | No | | 0 | 18790 | G | $0.00 |
| 0218-935-39-0000 | No | | 0 | 17392 | P7 | $0.00 |
| 0218-941-01-0000 | Yes | Residential Property | 1 | 17558 | 24 | $1,371.52 |
| 0218-941-02-0000 | Yes | Residential Property | 1 | 17558 | 25 | $1,371.52 |
| 0218-941-03-0000 | Yes | Residential Property | 1 | 17558 | 26 | $1,371.52 |
| 0218-941-04-0000 | Yes | Residential Property | 1 | 17558 | 27 | $1,371.52 |
| 0218-941-05-0000 | Yes | Residential Property | 1 | 17558 | 28 | $1,371.52 |
| 0218-941-06-0000 | Yes | Residential Property | 1 | 17558 | 29 | $1,371.52 |
| 0218-941-07-0000 | Yes | Residential Property | 1 | 17558 | 30 | $1,371.52 |
| 0218-941-08-0000 | Yes | Residential Property | 1 | 17558 | 31 | $1,371.52 |
| 0218-941-09-0000 | Yes | Residential Property | 1 | 17558 | 32 | $1,371.52 |
| 0218-941-10-0000 | Yes | Residential Property | 1 | 17558 | 33 | $1,371.52 |
| 0218-941-11-0000 | Yes | Residential Property | 1 | 17558 | 34 | $1,371.52 |
| 0218-941-12-0000 | Yes | Residential Property | 1 | 17558 | 35 | $1,371.52 |
| 0218-941-13-0000 | Yes | Residential Property | 1 | 17558 | 36 | $1,371.52 |
| 0218-941-14-0000 | Yes | Residential Property | 1 | 17558 | 37 | $1,371.52 |
| 0218-941-15-0000 | Yes | Residential Property | 1 | 17558 | 38 | $1,371.52 |
| 0218-941-16-0000 | Yes | Residential Property | 1 | 17558 | 39 | $1,371.52 |
| 0218-941-17-0000 | Yes | Residential Property | 1 | 17558 | 40 | $1,371.52 |
| 0218-941-18-0000 | Yes | Residential Property | 1 | 17558 | 41 | $1,371.52 |
| 0218-941-19-0000 | No | | 0 | 17558 | A | $0.00 |
| 0218-941-20-0000 | No | | 0 | 17558 | B | $0.00 |
| 0218-941-21-0000 | No | | 0 | 17558 | D | $0.00 |
| 0218-941-22-0000 | No | | 0 | 17558 | E | $0.00 |
| 0218-941-23-0000 | Yes | Residential Property | 1 | 17559 | 16 | $1,371.52 |
| 0218-941-24-0000 | Yes | Residential Property | 1 | 17559 | 17 | $1,371.52 |
| 0218-941-25-0000 | Yes | Residential Property | 1 | 17559 | 18 | $1,371.52 |
| 0218-941-26-0000 | Yes | Residential Property | 1 | 17559 | 19 | $1,371.52 |
| 0218-941-27-0000 | Yes | Residential Property | 1 | 17559 | 20 | $1,371.52 |
| 0218-941-28-0000 | Yes | Residential Property | 1 | 17559 | 21 | $1,371.52 |
| 0218-941-29-0000 | Yes | Residential Property | 1 | 17559 | 22 | $1,371.52 |
| 0218-941-30-0000 | Yes | Residential Property | 1 | 17559 | 23 | $1,371.52 |
| 0218-941-31-0000 | Yes | Residential Property | 1 | 17559 | 24 | $1,371.52 |
| 0218-941-32-0000 | Yes | Residential Property | 1 | 17559 | 25 | $1,371.52 |
| 0218-941-33-0000 | Yes | Residential Property | 1 | 17559 | 26 | $1,371.52 |
| 0218-941-34-0000 | Yes | Residential Property | 1 | 17559 | 27 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-941-35-0000 | Yes | Residential Property | 1 | 17559 | 28 | $1,371.52 |
| 0218-941-36-0000 | Yes | Residential Property | 1 | 17559 | 29 | $1,371.52 |
| 0218-941-37-0000 | Yes | Residential Property | 1 | 17559 | 30 | $1,371.52 |
| 0218-941-38-0000 | Yes | Residential Property | 1 | 17559 | 31 | $1,371.52 |
| 0218-941-39-0000 | Yes | Residential Property | 1 | 17559 | 32 | $1,371.52 |
| 0218-941-55-0000 | No | | 0 | 17559 | I | $0.00 |
| 0218-941-56-0000 | No | | 0 | 17559 | J | $0.00 |
| 0218-941-57-0000 | Yes | Residential Property | 1 | 17560 | 24 | $1,371.52 |
| 0218-941-58-0000 | Yes | Residential Property | 1 | 17560 | 25 | $1,371.52 |
| 0218-941-59-0000 | Yes | Residential Property | 1 | 17560 | 26 | $1,371.52 |
| 0218-941-60-0000 | Yes | Residential Property | 1 | 17560 | 27 | $1,371.52 |
| 0218-941-61-0000 | Yes | Residential Property | 1 | 17560 | 28 | $1,371.52 |
| 0218-941-62-0000 | Yes | Residential Property | 1 | 17560 | 29 | $1,371.52 |
| 0218-941-63-0000 | Yes | Residential Property | 1 | 17560 | 30 | $1,371.52 |
| 0218-941-64-0000 | Yes | Residential Property | 1 | 17560 | 31 | $1,371.52 |
| 0218-941-65-0000 | Yes | Residential Property | 1 | 17560 | 32 | $1,371.52 |
| 0218-941-66-0000 | Yes | Residential Property | 1 | 17560 | 33 | $1,371.52 |
| 0218-941-67-0000 | Yes | Residential Property | 1 | 17560 | 34 | $1,371.52 |
| 0218-941-68-0000 | Yes | Residential Property | 1 | 17560 | 35 | $1,371.52 |
| 0218-941-69-0000 | Yes | Residential Property | 1 | 17560 | 36 | $1,371.52 |
| 0218-941-70-0000 | Yes | Residential Property | 1 | 17560 | 37 | $1,371.52 |
| 0218-941-71-0000 | Yes | Residential Property | 1 | 17560 | 38 | $1,371.52 |
| 0218-941-72-0000 | Yes | Residential Property | 1 | 17560 | 39 | $1,371.52 |
| 0218-941-73-0000 | Yes | Residential Property | 1 | 17560 | 40 | $1,371.52 |
| 0218-941-74-0000 | Yes | Residential Property | 1 | 17560 | 41 | $1,371.52 |
| 0218-941-75-0000 | Yes | Residential Property | 1 | 17560 | 42 | $1,371.52 |
| 0218-941-76-0000 | Yes | Residential Property | 1 | 17560 | 43 | $1,371.52 |
| 0218-941-77-0000 | Yes | Residential Property | 1 | 17560 | 44 | $1,371.52 |
| 0218-941-78-0000 | Yes | Residential Property | 1 | 17560 | 45 | $1,371.52 |
| 0218-941-79-0000 | Yes | Residential Property | 1 | 18789 | 29 | $1,371.52 |
| 0218-941-80-0000 | Yes | Residential Property | 1 | 18789 | 30 | $1,371.52 |
| 0218-941-81-0000 | Yes | Residential Property | 1 | 18789 | 31 | $1,371.52 |
| 0218-941-82-0000 | Yes | Residential Property | 1 | 18789 | 32 | $1,371.52 |
| 0218-941-83-0000 | Yes | Residential Property | 1 | 18789 | 33 | $1,371.52 |
| 0218-941-84-0000 | Yes | Residential Property | 1 | 18789 | 34 | $1,371.52 |
| 0218-941-85-0000 | Yes | Residential Property | 1 | 18789 | 35 | $1,371.52 |
| 0218-941-86-0000 | Yes | Residential Property | 1 | 18789 | 36 | $1,371.52 |
| 0218-941-87-0000 | Yes | Residential Property | 1 | 18789 | 37 | $1,371.52 |
| 0218-941-88-0000 | Yes | Residential Property | 1 | 18789 | 38 | $1,371.52 |
| 0218-941-89-0000 | Yes | Residential Property | 1 | 18789 | 39 | $1,371.52 |
| 0218-941-90-0000 | Yes | Residential Property | 1 | 18789 | 40 | $1,371.52 |
| 0218-941-91-0000 | Yes | Residential Property | 1 | 18789 | 41 | $1,371.52 |
| 0218-941-92-0000 | Yes | Residential Property | 1 | 18789 | 42 | $1,371.52 |
| 0218-941-93-0000 | Yes | Residential Property | 1 | 18789 | 43 | $1,371.52 |
| 0218-941-94-0000 | No | | 0 | 17392 | C | $0.00 |
| 0218-941-95-0000 | No | | 0 | 17392 | B | $0.00 |
| 0218-941-96-0000 | No | | 0 | 17392 | A | $0.00 |
| 0218-951-01-0000 | Yes | Residential Property | 1 | 17561 | 1 | $1,371.52 |
| 0218-951-02-0000 | Yes | Residential Property | 1 | 17561 | 2 | $1,371.52 |
| 0218-951-03-0000 | Yes | Residential Property | 1 | 17561 | 3 | $1,371.52 |
| 0218-951-08-0000 | Yes | Residential Property | 1 | 17561 | 8 | $1,371.52 |
| 0218-951-09-0000 | Yes | Residential Property | 1 | 17561 | 9 | $1,371.52 |
| 0218-951-10-0000 | Yes | Residential Property | 1 | 17561 | 10 | $1,371.52 |
| 0218-951-11-0000 | Yes | Residential Property | 1 | 17561 | 11 | $1,371.52 |
| 0218-951-12-0000 | Yes | Residential Property | 1 | 17561 | 12 | $1,371.52 |
| 0218-951-13-0000 | Yes | Residential Property | 1 | 17561 | 13 | $1,371.52 |
| 0218-951-14-0000 | Yes | Residential Property | 1 | 17561 | 14 | $1,371.52 |
| 0218-951-15-0000 | Yes | Residential Property | 1 | 17561 | 15 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-951-16-0000 | Yes | Residential Property | 1 | 17561 | 16 | $1,371.52 |
| 0218-951-17-0000 | Yes | Residential Property | 1 | 17561 | 17 | $1,371.52 |
| 0218-951-18-0000 | Yes | Residential Property | 1 | 17561 | 18 | $1,371.52 |
| 0218-951-19-0000 | Yes | Residential Property | 1 | 17561 | 19 | $1,371.52 |
| 0218-951-20-0000 | Yes | Residential Property | 1 | 17561 | 20 | $1,371.52 |
| 0218-951-21-0000 | Yes | Residential Property | 1 | 17561 | 21 | $1,371.52 |
| 0218-951-22-0000 | Yes | Residential Property | 1 | 17561 | 22 | $1,371.52 |
| 0218-951-23-0000 | Yes | Residential Property | 1 | 17561 | 23 | $1,371.52 |
| 0218-951-24-0000 | Yes | Residential Property | 1 | 17561 | 24 | $1,371.52 |
| 0218-951-25-0000 | Yes | Residential Property | 1 | 17561 | 25 | $1,371.52 |
| 0218-951-26-0000 | Yes | Residential Property | 1 | 17561 | 26 | $1,371.52 |
| 0218-951-27-0000 | Yes | Residential Property | 1 | 17561 | 27 | $1,371.52 |
| 0218-951-28-0000 | Yes | Residential Property | 1 | 17561 | 28 | $1,371.52 |
| 0218-951-29-0000 | Yes | Residential Property | 1 | 17561 | 29 | $1,371.52 |
| 0218-951-30-0000 | Yes | Residential Property | 1 | 17561 | 30 | $1,371.52 |
| 0218-951-33-0000 | Yes | Residential Property | 1 | 17561 | 33 | $1,371.52 |
| 0218-951-34-0000 | Yes | Residential Property | 1 | 17561 | 34 | $1,371.52 |
| 0218-951-35-0000 | Yes | Residential Property | 1 | 17561 | 35 | $1,371.52 |
| 0218-951-36-0000 | Yes | Residential Property | 1 | 17561 | 36 | $1,371.52 |
| 0218-951-37-0000 | Yes | Residential Property | 1 | 17561 | 37 | $1,371.52 |
| 0218-951-38-0000 | Yes | Residential Property | 1 | 17561 | 38 | $1,371.52 |
| 0218-951-39-0000 | Yes | Residential Property | 1 | 17561 | 39 | $1,371.52 |
| 0218-951-40-0000 | Yes | Residential Property | 1 | 17561 | 40 | $1,371.52 |
| 0218-951-41-0000 | Yes | Residential Property | 1 | 17561 | 41 | $1,371.52 |
| 0218-951-42-0000 | Yes | Residential Property | 1 | 17561 | 42 | $1,371.52 |
| 0218-951-43-0000 | Yes | Residential Property | 1 | 17561 | 43 | $1,371.52 |
| 0218-951-44-0000 | Yes | Residential Property | 1 | 17561 | 44 | $1,371.52 |
| 0218-951-45-0000 | Yes | Residential Property | 1 | 17561 | 45 | $1,371.52 |
| 0218-951-46-0000 | Yes | Residential Property | 1 | 17561 | 46 | $1,371.52 |
| 0218-951-47-0000 | Yes | Residential Property | 1 | 17561 | 47 | $1,371.52 |
| 0218-951-48-0000 | Yes | Residential Property | 1 | 17561 | 48 | $1,371.52 |
| 0218-951-49-0000 | Yes | Residential Property | 1 | 17561 | 49 | $1,371.52 |
| 0218-951-50-0000 | No | | 0 | 17561 | A | $0.00 |
| 0218-951-51-0000 | No | | 0 | 17561 | B | $0.00 |
| 0218-951-52-0000 | No | | 0 | 17561 | C | $0.00 |
| 0218-951-53-0000 | No | | 0 | 17561 | D | $0.00 |
| 0218-951-54-0000 | No | | 0 | 17561 | E | $0.00 |
| 0218-951-55-0000 | No | | 0 | 17561 | F | $0.00 |
| 0218-951-56-0000 | No | | 0 | 17561 | G | $0.00 |
| 0218-951-58-0000 | No | | 0 | 17561 | I | $0.00 |
| 0218-951-59-0000 | No | | 0 | 17561 | J | $0.00 |
| 0218-951-60-0000 | No | | 0 | 17561 | K | $0.00 |
| 0218-951-62-0000 | No | | 0 | 17561 | M | $0.00 |
| 0218-951-63-0000 | No | | 0 | 17561 | H | $0.00 |
| 0218-951-66-0000 | Yes | Residential Property | 1 | 17561 | 7 | $1,371.52 |
| 0218-951-67-0000 | Yes | Residential Property | 1 | 17561 | 6 | $1,371.52 |
| 0218-951-68-0000 | Yes | Residential Property | 1 | 17561 | 5 | $1,371.52 |
| 0218-951-69-0000 | Yes | Residential Property | 1 | 17561 | 4 | $1,371.52 |
| 0218-951-70-0000 | Yes | Residential Property | 1 | 17561 | 31 | $1,371.52 |
| 0218-951-71-0000 | Yes | Residential Property | 1 | 17561 | 32 | $1,371.52 |
| 0218-952-19-0000 | Yes | Residential Property | 1 | 17563 | 19 | $1,371.52 |
| 0218-952-20-0000 | Yes | Residential Property | 1 | 17563 | 20 | $1,371.52 |
| 0218-952-21-0000 | Yes | Residential Property | 1 | 17563 | 21 | $1,371.52 |
| 0218-952-22-0000 | Yes | Residential Property | 1 | 17563 | 22 | $1,371.52 |
| 0218-952-23-0000 | Yes | Residential Property | 1 | 17563 | 23 | $1,371.52 |
| 0218-952-24-0000 | Yes | Residential Property | 1 | 17563 | 24 | $1,371.52 |
| 0218-952-25-0000 | Yes | Residential Property | 1 | 17563 | 25 | $1,371.52 |
| 0218-952-26-0000 | Yes | Residential Property | 1 | 17563 | 26 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-952-27-0000 | Yes | Residential Property | 1 | 17563 | 27 | $1,371.52 |
| 0218-952-28-0000 | Yes | Residential Property | 1 | 17563 | 28 | $1,371.52 |
| 0218-952-29-0000 | Yes | Residential Property | 1 | 17563 | 29 | $1,371.52 |
| 0218-952-30-0000 | Yes | Residential Property | 1 | 17563 | 30 | $1,371.52 |
| 0218-952-31-0000 | Yes | Residential Property | 1 | 17563 | 31 | $1,371.52 |
| 0218-952-32-0000 | Yes | Residential Property | 1 | 17563 | 32 | $1,371.52 |
| 0218-952-33-0000 | Yes | Residential Property | 1 | 17563 | 33 | $1,371.52 |
| 0218-952-34-0000 | Yes | Residential Property | 1 | 17563 | 34 | $1,371.52 |
| 0218-952-35-0000 | Yes | Residential Property | 1 | 17563 | 35 | $1,371.52 |
| 0218-952-36-0000 | Yes | Residential Property | 1 | 17563 | 36 | $1,371.52 |
| 0218-952-37-0000 | Yes | Residential Property | 1 | 17563 | 37 | $1,371.52 |
| 0218-952-38-0000 | Yes | Residential Property | 1 | 17563 | 38 | $1,371.52 |
| 0218-952-39-0000 | Yes | Residential Property | 1 | 17563 | 39 | $1,371.52 |
| 0218-952-40-0000 | Yes | Residential Property | 1 | 17563 | 40 | $1,371.52 |
| 0218-952-41-0000 | Yes | Residential Property | 1 | 17563 | 41 | $1,371.52 |
| 0218-952-42-0000 | Yes | Residential Property | 1 | 17563 | 42 | $1,371.52 |
| 0218-952-43-0000 | Yes | Residential Property | 1 | 17563 | 43 | $1,371.52 |
| 0218-952-44-0000 | Yes | Residential Property | 1 | 17563 | 44 | $1,371.52 |
| 0218-952-45-0000 | Yes | Residential Property | 1 | 17563 | 45 | $1,371.52 |
| 0218-952-46-0000 | Yes | Residential Property | 1 | 17563 | 46 | $1,371.52 |
| 0218-952-47-0000 | Yes | Residential Property | 1 | 17563 | 47 | $1,371.52 |
| 0218-952-48-0000 | Yes | Residential Property | 1 | 17563 | 48 | $1,371.52 |
| 0218-952-49-0000 | Yes | Residential Property | 1 | 17563 | 49 | $1,371.52 |
| 0218-952-50-0000 | Yes | Residential Property | 1 | 17563 | 50 | $1,371.52 |
| 0218-952-51-0000 | Yes | Residential Property | 1 | 17563 | 51 | $1,371.52 |
| 0218-952-52-0000 | Yes | Residential Property | 1 | 17563 | 52 | $1,371.52 |
| 0218-952-53-0000 | Yes | Residential Property | 1 | 17563 | 53 | $1,371.52 |
| 0218-952-54-0000 | Yes | Residential Property | 1 | 17563 | 54 | $1,371.52 |
| 0218-952-55-0000 | Yes | Residential Property | 1 | 17563 | 55 | $1,371.52 |
| 0218-952-56-0000 | Yes | Residential Property | 1 | 17563 | 56 | $1,371.52 |
| 0218-952-57-0000 | Yes | Residential Property | 1 | 17563 | 57 | $1,371.52 |
| 0218-952-58-0000 | No | | 0 | 17563 | A | $0.00 |
| 0218-952-59-0000 | No | | 0 | 17563 | B | $0.00 |
| 0218-952-60-0000 | No | | 0 | 17563 | C | $0.00 |
| 0218-952-61-0000 | No | | 0 | 17563 | D | $0.00 |
| 0218-952-62-0000 | No | | 0 | 17563 | E | $0.00 |
| 0218-952-63-0000 | No | | 0 | 17563 | F | $0.00 |
| 0218-952-64-0000 | No | | 0 | 17563 | G | $0.00 |
| 0218-952-65-0000 | Yes | Residential Property | 1 | 17563 | 13 | $1,371.52 |
| 0218-952-66-0000 | Yes | Residential Property | 1 | 17563 | 14 | $1,371.52 |
| 0218-952-67-0000 | Yes | Residential Property | 1 | 17563 | 15 | $1,371.52 |
| 0218-952-68-0000 | Yes | Residential Property | 1 | 17563 | 16 | $1,371.52 |
| 0218-952-69-0000 | Yes | Residential Property | 1 | 17563 | 17 | $1,371.52 |
| 0218-952-70-0000 | Yes | Residential Property | 1 | 17563 | 18 | $1,371.52 |
| 0218-952-71-0000 | Yes | Residential Property | 1 | 17563 | 1 | $1,371.52 |
| 0218-952-72-0000 | Yes | Residential Property | 1 | 17563 | 2 | $1,371.52 |
| 0218-952-73-0000 | Yes | Residential Property | 1 | 17563 | 3 | $1,371.52 |
| 0218-952-74-0000 | Yes | Residential Property | 1 | 17563 | 4 | $1,371.52 |
| 0218-952-75-0000 | Yes | Residential Property | 1 | 17563 | 5 | $1,371.52 |
| 0218-952-76-0000 | Yes | Residential Property | 1 | 17563 | 6 | $1,371.52 |
| 0218-952-77-0000 | Yes | Residential Property | 1 | 17563 | 9 | $1,371.52 |
| 0218-952-78-0000 | Yes | Residential Property | 1 | 17563 | 8 | $1,371.52 |
| 0218-952-79-0000 | Yes | Residential Property | 1 | 17563 | 7 | $1,371.52 |
| 0218-952-80-0000 | Yes | Residential Property | 1 | 17563 | 12 | $1,371.52 |
| 0218-952-81-0000 | Yes | Residential Property | 1 | 17563 | 11 | $1,371.52 |
| 0218-952-82-0000 | Yes | Residential Property | 1 | 17563 | 10 | $1,371.52 |
| 0218-954-01-0000 | Yes | Residential Property | 1 | 18742 | 27 | $1,073.99 |
| 0218-954-02-0000 | Yes | Residential Property | 1 | 18742 | 28 | $1,073.99 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-954-03-0000 | Yes | Residential Property | 1 | 18742 | 29 | $1,073.99 |
| 0218-954-04-0000 | Yes | Residential Property | 1 | 18742 | 30 | $1,073.99 |
| 0218-954-05-0000 | Yes | Residential Property | 1 | 18742 | 31 | $1,073.99 |
| 0218-954-06-0000 | Yes | Residential Property | 1 | 18742 | 32 | $1,073.99 |
| 0218-954-07-0000 | Yes | Residential Property | 1 | 18742 | 33 | $1,073.99 |
| 0218-954-08-0000 | Yes | Residential Property | 1 | 18742 | 34 | $1,073.99 |
| 0218-954-09-0000 | Yes | Residential Property | 1 | 18742 | 35 | $1,073.99 |
| 0218-954-10-0000 | Yes | Residential Property | 1 | 18742 | 36 | $1,073.99 |
| 0218-954-11-0000 | No | | 0 | 18742 | CA4 | $0.00 |
| 0218-954-12-0000 | Yes | Residential Property | 1 | 18742 | 1 | $1,073.99 |
| 0218-954-13-0000 | Yes | Residential Property | 1 | 18742 | 2 | $1,073.99 |
| 0218-954-14-0000 | Yes | Residential Property | 1 | 18742 | 3 | $1,073.99 |
| 0218-954-15-0000 | Yes | Residential Property | 1 | 18742 | 4 | $1,073.99 |
| 0218-954-16-0000 | Yes | Residential Property | 1 | 18742 | 5 | $1,073.99 |
| 0218-954-17-0000 | Yes | Residential Property | 1 | 18742 | 6 | $1,073.99 |
| 0218-954-18-0000 | Yes | Residential Property | 1 | 18742 | 7 | $1,073.99 |
| 0218-954-19-0000 | Yes | Residential Property | 1 | 18742 | 8 | $1,073.99 |
| 0218-954-20-0000 | Yes | Residential Property | 1 | 18742 | 9 | $1,073.99 |
| 0218-954-21-0000 | Yes | Residential Property | 1 | 18742 | 10 | $1,073.99 |
| 0218-954-22-0000 | No | | 0 | 18742 | CA1 | $0.00 |
| 0218-954-23-0000 | Yes | Residential Property | 1 | 18742 | 21 | $1,073.99 |
| 0218-954-24-0000 | Yes | Residential Property | 1 | 18742 | 22 | $1,073.99 |
| 0218-954-25-0000 | Yes | Residential Property | 1 | 18742 | 23 | $1,073.99 |
| 0218-954-26-0000 | Yes | Residential Property | 1 | 18742 | 24 | $1,073.99 |
| 0218-954-27-0000 | Yes | Residential Property | 1 | 18742 | 25 | $1,073.99 |
| 0218-954-28-0000 | Yes | Residential Property | 1 | 18742 | 26 | $1,073.99 |
| 0218-954-29-0000 | No | | 0 | 18742 | CA3 | $0.00 |
| 0218-954-30-0000 | No | | 0 | 18742 | A | $0.00 |
| 0218-954-31-0000 | No | | 0 | 18742 | B | $0.00 |
| 0218-954-32-0000 | Yes | Residential Property | 1 | 18742 | 11 | $1,073.99 |
| 0218-954-33-0000 | Yes | Residential Property | 1 | 18742 | 12 | $1,073.99 |
| 0218-954-34-0000 | Yes | Residential Property | 1 | 18742 | 13 | $1,073.99 |
| 0218-954-35-0000 | Yes | Residential Property | 1 | 18742 | 14 | $1,073.99 |
| 0218-954-36-0000 | Yes | Residential Property | 1 | 18742 | 15 | $1,073.99 |
| 0218-954-37-0000 | Yes | Residential Property | 1 | 18742 | 16 | $1,073.99 |
| 0218-954-38-0000 | Yes | Residential Property | 1 | 18742 | 17 | $1,073.99 |
| 0218-954-39-0000 | Yes | Residential Property | 1 | 18742 | 18 | $1,073.99 |
| 0218-954-40-0000 | Yes | Residential Property | 1 | 18742 | 19 | $1,073.99 |
| 0218-954-41-0000 | Yes | Residential Property | 1 | 18742 | 20 | $1,073.99 |
| 0218-954-42-0000 | No | | 0 | 18742 | CA2 | $0.00 |
| 0218-955-01-0000 | Yes | Residential Property | 1 | 18742 | 47 | $1,073.99 |
| 0218-955-02-0000 | Yes | Residential Property | 1 | 18742 | 48 | $1,073.99 |
| 0218-955-03-0000 | Yes | Residential Property | 1 | 18742 | 49 | $1,073.99 |
| 0218-955-04-0000 | Yes | Residential Property | 1 | 18742 | 50 | $1,073.99 |
| 0218-955-05-0000 | Yes | Residential Property | 1 | 18742 | 51 | $1,073.99 |
| 0218-955-06-0000 | Yes | Residential Property | 1 | 18742 | 52 | $1,073.99 |
| 0218-955-07-0000 | No | | 0 | 18742 | CA6 | $0.00 |
| 0218-955-08-0000 | Yes | Residential Property | 1 | 18742 | 53 | $1,073.99 |
| 0218-955-09-0000 | Yes | Residential Property | 1 | 18742 | 54 | $1,073.99 |
| 0218-955-10-0000 | Yes | Residential Property | 1 | 18742 | 55 | $1,073.99 |
| 0218-955-11-0000 | Yes | Residential Property | 1 | 18742 | 56 | $1,073.99 |
| 0218-955-12-0000 | Yes | Residential Property | 1 | 18742 | 57 | $1,073.99 |
| 0218-955-13-0000 | Yes | Residential Property | 1 | 18742 | 58 | $1,073.99 |
| 0218-955-14-0000 | Yes | Residential Property | 1 | 18742 | 59 | $1,073.99 |
| 0218-955-15-0000 | Yes | Residential Property | 1 | 18742 | 60 | $1,073.99 |
| 0218-955-16-0000 | Yes | Residential Property | 1 | 18742 | 61 | $1,073.99 |
| 0218-955-17-0000 | Yes | Residential Property | 1 | 18742 | 62 | $1,073.99 |
| 0218-955-18-0000 | No | | 0 | 18742 | CA7 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-955-19-0000 | Yes | Residential Property | 1 | 18742 | 63 | $1,073.99 |
| 0218-955-20-0000 | Yes | Residential Property | 1 | 18742 | 64 | $1,073.99 |
| 0218-955-21-0000 | Yes | Residential Property | 1 | 18742 | 65 | $1,073.99 |
| 0218-955-22-0000 | Yes | Residential Property | 1 | 18742 | 66 | $1,073.99 |
| 0218-955-23-0000 | Yes | Residential Property | 1 | 18742 | 67 | $1,073.99 |
| 0218-955-24-0000 | Yes | Residential Property | 1 | 18742 | 68 | $1,073.99 |
| 0218-955-25-0000 | Yes | Residential Property | 1 | 18742 | 69 | $1,073.99 |
| 0218-955-26-0000 | Yes | Residential Property | 1 | 18742 | 70 | $1,073.99 |
| 0218-955-27-0000 | Yes | Residential Property | 1 | 18742 | 71 | $1,073.99 |
| 0218-955-28-0000 | Yes | Residential Property | 1 | 18742 | 72 | $1,073.99 |
| 0218-955-29-0000 | No | | 0 | 18742 | CA8 | $0.00 |
| 0218-955-30-0000 | No | | 0 | 18742 | C | $0.00 |
| 0218-955-32-0000 | Yes | Residential Property | 1 | 18742 | 37 | $1,073.99 |
| 0218-955-33-0000 | Yes | Residential Property | 1 | 18742 | 38 | $1,073.99 |
| 0218-955-34-0000 | Yes | Residential Property | 1 | 18742 | 39 | $1,073.99 |
| 0218-955-35-0000 | Yes | Residential Property | 1 | 18742 | 40 | $1,073.99 |
| 0218-955-36-0000 | Yes | Residential Property | 1 | 18742 | 41 | $1,073.99 |
| 0218-955-37-0000 | Yes | Residential Property | 1 | 18742 | 42 | $1,073.99 |
| 0218-955-38-0000 | Yes | Residential Property | 1 | 18742 | 43 | $1,073.99 |
| 0218-955-39-0000 | Yes | Residential Property | 1 | 18742 | 44 | $1,073.99 |
| 0218-955-40-0000 | Yes | Residential Property | 1 | 18742 | 45 | $1,073.99 |
| 0218-955-41-0000 | Yes | Residential Property | 1 | 18742 | 46 | $1,073.99 |
| 0218-955-42-0000 | No | | 0 | 18742 | CA5 | $0.00 |
| 0218-956-01-0000 | Yes | Residential Property | 1 | 17562 | 19 | $1,073.99 |
| 0218-956-02-0000 | Yes | Residential Property | 1 | 17562 | 20 | $1,073.99 |
| 0218-956-03-0000 | Yes | Residential Property | 1 | 17562 | 21 | $1,073.99 |
| 0218-956-04-0000 | Yes | Residential Property | 1 | 17562 | 22 | $1,073.99 |
| 0218-956-05-0000 | Yes | Residential Property | 1 | 17562 | 23 | $1,073.99 |
| 0218-956-06-0000 | Yes | Residential Property | 1 | 17562 | 24 | $1,073.99 |
| 0218-956-07-0000 | Yes | Residential Property | 1 | 17562 | 31 | $1,073.99 |
| 0218-956-08-0000 | Yes | Residential Property | 1 | 17562 | 32 | $1,073.99 |
| 0218-956-09-0000 | Yes | Residential Property | 1 | 17562 | 33 | $1,073.99 |
| 0218-956-10-0000 | Yes | Residential Property | 1 | 17562 | 34 | $1,073.99 |
| 0218-956-11-0000 | Yes | Residential Property | 1 | 17562 | 35 | $1,073.99 |
| 0218-956-12-0000 | Yes | Residential Property | 1 | 17562 | 36 | $1,073.99 |
| 0218-956-13-0000 | Yes | Residential Property | 1 | 17562 | 100 | $1,073.99 |
| 0218-956-14-0000 | Yes | Residential Property | 1 | 17562 | 101 | $1,073.99 |
| 0218-956-15-0000 | Yes | Residential Property | 1 | 17562 | 102 | $1,073.99 |
| 0218-956-16-0000 | Yes | Residential Property | 1 | 17562 | 103 | $1,073.99 |
| 0218-956-17-0000 | Yes | Residential Property | 1 | 17562 | 104 | $1,073.99 |
| 0218-956-18-0000 | Yes | Residential Property | 1 | 17562 | 105 | $1,073.99 |
| 0218-956-21-0000 | No | | 0 | 17562 | H | $0.00 |
| 0218-956-22-0000 | No | | 0 | 17562 | CA3 | $0.00 |
| 0218-956-24-0000 | No | | 0 | 17562 | CA4 | $0.00 |
| 0218-956-26-0000 | No | | 0 | 17562 | EE | $0.00 |
| 0218-956-27-0000 | No | | 0 | 17562 | B | $0.00 |
| 0218-956-28-0000 | No | | 0 | 17562 | CA15 | $0.00 |
| 0218-956-30-0000 | Yes | Residential Property | 1 | 18791 | 1 | $1,073.99 |
| 0218-956-31-0000 | Yes | Residential Property | 1 | 18791 | 2 | $1,073.99 |
| 0218-956-32-0000 | Yes | Residential Property | 1 | 18791 | 3 | $1,073.99 |
| 0218-956-33-0000 | Yes | Residential Property | 1 | 18791 | 4 | $1,073.99 |
| 0218-956-34-0000 | Yes | Residential Property | 1 | 18791 | 5 | $1,073.99 |
| 0218-956-35-0000 | Yes | Residential Property | 1 | 18791 | 6 | $1,073.99 |
| 0218-956-36-0000 | Yes | Residential Property | 1 | 18791 | 7 | $1,073.99 |
| 0218-956-37-0000 | Yes | Residential Property | 1 | 18791 | 8 | $1,073.99 |
| 0218-956-38-0000 | No | | 0 | 18791 | A | $0.00 |
| 0218-956-39-0000 | No | | 0 | 18791 | B | $0.00 |
| 0218-956-40-0000 | Yes | Residential Property | 1 | 18790 | 1 | $1,073.99 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-956-41-0000 | Yes | Residential Property | 1 | 18790 | 2 | $1,073.99 |
| 0218-956-42-0000 | Yes | Residential Property | 1 | 18790 | 3 | $1,073.99 |
| 0218-956-43-0000 | Yes | Residential Property | 1 | 18790 | 4 | $1,073.99 |
| 0218-956-44-0000 | Yes | Residential Property | 1 | 18790 | 5 | $1,073.99 |
| 0218-956-45-0000 | Yes | Residential Property | 1 | 18790 | 6 | $1,073.99 |
| 0218-956-46-0000 | Yes | Residential Property | 1 | 18790 | 7 | $1,073.99 |
| 0218-956-47-0000 | Yes | Residential Property | 1 | 18790 | 8 | $1,073.99 |
| 0218-956-48-0000 | Yes | Residential Property | 1 | 18790 | 9 | $1,073.99 |
| 0218-956-49-0000 | Yes | Residential Property | 1 | 18790 | 10 | $1,073.99 |
| 0218-956-50-0000 | Yes | Residential Property | 1 | 18790 | 11 | $1,073.99 |
| 0218-956-51-0000 | Yes | Residential Property | 1 | 18790 | 23 | $1,073.99 |
| 0218-956-52-0000 | Yes | Residential Property | 1 | 18790 | 24 | $1,073.99 |
| 0218-956-53-0000 | Yes | Residential Property | 1 | 18790 | 25 | $1,073.99 |
| 0218-956-54-0000 | Yes | Residential Property | 1 | 18790 | 26 | $1,073.99 |
| 0218-956-55-0000 | Yes | Residential Property | 1 | 18790 | 27 | $1,073.99 |
| 0218-956-56-0000 | Yes | Residential Property | 1 | 18790 | 28 | $1,073.99 |
| 0218-956-57-0000 | Yes | Residential Property | 1 | 18790 | 29 | $1,073.99 |
| 0218-956-58-0000 | No | | 0 | 17562 | G | $0.00 |
| 0218-956-59-0000 | No | | 0 | 17392 | P8 | $0.00 |
| 0218-956-60-0000 | No | | 0 | 17392 | P16 | $0.00 |
| 0218-961-07-0000 | No | | 0 | 17564_1 | 7 | $0.00 |
| 0218-961-09-0000 | No | | 0 | 17564_1 | A | $0.00 |
| 0218-961-10-0000 | No | | 0 | 17564_1Condos | B | $0.00 |
| 0218-961-11-0000 | No | | 0 | 17564_1 | C | $0.00 |
| 0218-961-12-0000 | No | | 0 | 17564_1Condos | D | $0.00 |
| 0218-961-14-0000 | Yes | Residential Property | 1 | 17564_1Condos | 21 | $1,073.99 |
| 0218-961-15-0000 | Yes | Residential Property | 1 | 17564_1Condos | 22 | $1,073.99 |
| 0218-961-16-0000 | Yes | Residential Property | 1 | 17564_1Condos | 23 | $1,073.99 |
| 0218-961-17-0000 | Yes | Residential Property | 1 | 17564_1Condos | 24 | $1,073.99 |
| 0218-961-18-0000 | Yes | Residential Property | 1 | 17564_1Condos | 25 | $1,073.99 |
| 0218-961-19-0000 | Yes | Residential Property | 1 | 17564_1Condos | 26 | $1,073.99 |
| 0218-961-20-0000 | Yes | Residential Property | 1 | 17564_1Condos | 27 | $1,073.99 |
| 0218-961-21-0000 | Yes | Residential Property | 1 | 17564_1Condos | 28 | $1,073.99 |
| 0218-961-22-0000 | Yes | Residential Property | 1 | 17564_1Condos | 30 | $1,073.99 |
| 0218-961-23-0000 | Yes | Residential Property | 1 | 17564_1Condos | 29 | $1,073.99 |
| 0218-961-24-0000 | No | | 0 | 17564_1Condos | CA3 | $0.00 |
| 0218-961-25-0000 | Yes | Residential Property | 1 | 17564_1Condos | 41 | $1,073.99 |
| 0218-961-26-0000 | Yes | Residential Property | 1 | 17564_1Condos | 42 | $1,073.99 |
| 0218-961-27-0000 | Yes | Residential Property | 1 | 17564_1Condos | 43 | $1,073.99 |
| 0218-961-28-0000 | Yes | Residential Property | 1 | 17564_1Condos | 44 | $1,073.99 |
| 0218-961-29-0000 | Yes | Residential Property | 1 | 17564_1Condos | 45 | $1,073.99 |
| 0218-961-30-0000 | Yes | Residential Property | 1 | 17564_1Condos | 46 | $1,073.99 |
| 0218-961-31-0000 | Yes | Residential Property | 1 | 17564_1Condos | 47 | $1,073.99 |
| 0218-961-32-0000 | Yes | Residential Property | 1 | 17564_1Condos | 48 | $1,073.99 |
| 0218-961-33-0000 | Yes | Residential Property | 1 | 17564_1Condos | 50 | $1,073.99 |
| 0218-961-34-0000 | Yes | Residential Property | 1 | 17564_1Condos | 49 | $1,073.99 |
| 0218-961-35-0000 | No | | 0 | 17564_1Condos | CA5 | $0.00 |
| 0218-961-36-0000 | Yes | Residential Property | 1 | 17564_1Condos | 57 | $1,073.99 |
| 0218-961-37-0000 | Yes | Residential Property | 1 | 17564_1Condos | 56 | $1,073.99 |
| 0218-961-38-0000 | Yes | Residential Property | 1 | 17564_1Condos | 55 | $1,073.99 |
| 0218-961-39-0000 | Yes | Residential Property | 1 | 17564_1Condos | 54 | $1,073.99 |
| 0218-961-40-0000 | Yes | Residential Property | 1 | 17564_1Condos | 53 | $1,073.99 |
| 0218-961-41-0000 | Yes | Residential Property | 1 | 17564_1Condos | 51 | $1,073.99 |
| 0218-961-42-0000 | Yes | Residential Property | 1 | 17564_1Condos | 52 | $1,073.99 |
| 0218-961-43-0000 | Yes | Residential Property | 1 | 17564_1Condos | 60 | $1,073.99 |
| 0218-961-44-0000 | Yes | Residential Property | 1 | 17564_1Condos | 58 | $1,073.99 |
| 0218-961-45-0000 | Yes | Residential Property | 1 | 17564_1Condos | 59 | $1,073.99 |
| 0218-961-46-0000 | No | | 0 | 17564_1Condos | CA6 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-961-47-0000 | Yes | Residential Property | 1 | 17564_1Condos | 1 | $1,073.99 |
| 0218-961-48-0000 | Yes | Residential Property | 1 | 17564_1Condos | 2 | $1,073.99 |
| 0218-961-49-0000 | Yes | Residential Property | 1 | 17564_1Condos | 3 | $1,073.99 |
| 0218-961-50-0000 | Yes | Residential Property | 1 | 17564_1Condos | 4 | $1,073.99 |
| 0218-961-51-0000 | Yes | Residential Property | 1 | 17564_1Condos | 5 | $1,073.99 |
| 0218-961-52-0000 | Yes | Residential Property | 1 | 17564_1Condos | 6 | $1,073.99 |
| 0218-961-53-0000 | Yes | Residential Property | 1 | 17564_1Condos | 7 | $1,073.99 |
| 0218-961-54-0000 | Yes | Residential Property | 1 | 17564_1Condos | 8 | $1,073.99 |
| 0218-961-55-0000 | Yes | Residential Property | 1 | 17564_1Condos | 9 | $1,073.99 |
| 0218-961-56-0000 | Yes | Residential Property | 1 | 17564_1Condos | 10 | $1,073.99 |
| 0218-961-57-0000 | Yes | Residential Property | 1 | 17564_1Condos | 11 | $1,073.99 |
| 0218-961-58-0000 | Yes | Residential Property | 1 | 17564_1Condos | 12 | $1,073.99 |
| 0218-961-59-0000 | Yes | Residential Property | 1 | 17564_1Condos | 13 | $1,073.99 |
| 0218-961-60-0000 | Yes | Residential Property | 1 | 17564_1Condos | 14 | $1,073.99 |
| 0218-961-61-0000 | Yes | Residential Property | 1 | 17564_1Condos | 15 | $1,073.99 |
| 0218-961-62-0000 | Yes | Residential Property | 1 | 17564_1Condos | 16 | $1,073.99 |
| 0218-961-63-0000 | Yes | Residential Property | 1 | 17564_1Condos | 17 | $1,073.99 |
| 0218-961-64-0000 | Yes | Residential Property | 1 | 17564_1Condos | 18 | $1,073.99 |
| 0218-961-65-0000 | Yes | Residential Property | 1 | 17564_1Condos | 19 | $1,073.99 |
| 0218-961-66-0000 | Yes | Residential Property | 1 | 17564_1Condos | 20 | $1,073.99 |
| 0218-961-67-0000 | Yes | Residential Property | 1 | 17564_1Condos | 162 | $1,073.99 |
| 0218-961-68-0000 | Yes | Residential Property | 1 | 17564_1Condos | 163 | $1,073.99 |
| 0218-961-69-0000 | Yes | Residential Property | 1 | 17564_1Condos | 164 | $1,073.99 |
| 0218-961-70-0000 | Yes | Residential Property | 1 | 17564_1Condos | 165 | $1,073.99 |
| 0218-961-71-0000 | Yes | Residential Property | 1 | 17564_1Condos | 166 | $1,073.99 |
| 0218-961-72-0000 | Yes | Residential Property | 1 | 17564_1Condos | 167 | $1,073.99 |
| 0218-961-73-0000 | Yes | Residential Property | 1 | 17564_1Condos | 168 | $1,073.99 |
| 0218-961-74-0000 | No | | 0 | 17564_1Condos | CA1 | $0.00 |
| 0218-961-75-0000 | No | | 0 | 17564_1Condos | CA2 | $0.00 |
| 0218-961-76-0000 | No | | 0 | 17564_1Condos | CA8 | $0.00 |
| 0218-961-77-0000 | No | | 0 | 17564_1Condos | E | $0.00 |
| 0218-961-78-0000 | Yes | Residential Property | 1 | 17564_1Condos | 31 | $1,073.99 |
| 0218-961-79-0000 | Yes | Residential Property | 1 | 17564_1Condos | 32 | $1,073.99 |
| 0218-961-80-0000 | Yes | Residential Property | 1 | 17564_1Condos | 33 | $1,073.99 |
| 0218-961-81-0000 | Yes | Residential Property | 1 | 17564_1Condos | 34 | $1,073.99 |
| 0218-961-82-0000 | Yes | Residential Property | 1 | 17564_1Condos | 35 | $1,073.99 |
| 0218-961-83-0000 | Yes | Residential Property | 1 | 17564_1Condos | 36 | $1,073.99 |
| 0218-961-84-0000 | Yes | Residential Property | 1 | 17564_1Condos | 37 | $1,073.99 |
| 0218-961-85-0000 | Yes | Residential Property | 1 | 17564_1Condos | 38 | $1,073.99 |
| 0218-961-86-0000 | Yes | Residential Property | 1 | 17564_1Condos | 39 | $1,073.99 |
| 0218-961-87-0000 | Yes | Residential Property | 1 | 17564_1Condos | 40 | $1,073.99 |
| 0218-961-88-0000 | No | | 0 | 17564_1Condos | CA4 | $0.00 |
| 0218-961-89-0000 | No | | 0 | 17564_1 | E | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 13 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 14 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 15 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 8 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 9 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 10 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 11 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 20 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 21 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 22 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 23 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 16 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 17 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 18 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 19 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-962-03-0000 | No | | 0 | 20524Condos | 28 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 29 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 30 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 31 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 24 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 25 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 26 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 27 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 36 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 37 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 38 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 32 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 33 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 34 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 35 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 7 | $0.00 |
| 0218-962-03-0000 | No | | 0 | 20524Condos | 12 | $0.00 |
| 0218-962-05-0000 | No | | 0 | 20524 | A | $0.00 |
| 0218-962-06-0000 | No | | 0 | 20524 | B | $0.00 |
| 0218-962-07-0000 | No | | 0 | 20524 | D | $0.00 |
| 0218-962-08-0000 | Yes | Residential Property | 1 | 20524Condos | 46 | $1,073.99 |
| 0218-962-09-0000 | Yes | Residential Property | 1 | 20524Condos | 47 | $1,073.99 |
| 0218-962-10-0000 | Yes | Residential Property | 1 | 20524Condos | 48 | $1,073.99 |
| 0218-962-11-0000 | Yes | Residential Property | 1 | 20524Condos | 49 | $1,073.99 |
| 0218-962-12-0000 | Yes | Residential Property | 1 | 20524Condos | 50 | $1,073.99 |
| 0218-962-13-0000 | Yes | Residential Property | 1 | 20524Condos | 51 | $1,073.99 |
| 0218-962-14-0000 | Yes | Residential Property | 1 | 20524Condos | 52 | $1,073.99 |
| 0218-962-15-0000 | Yes | Residential Property | 1 | 20524Condos | 53 | $1,073.99 |
| 0218-962-16-0000 | Yes | Residential Property | 1 | 20524Condos | 54 | $1,073.99 |
| 0218-962-17-0000 | Yes | Residential Property | 1 | 20524Condos | 55 | $1,073.99 |
| 0218-962-18-0000 | Yes | Residential Property | 1 | 20524Condos | 74 | $1,073.99 |
| 0218-962-19-0000 | Yes | Residential Property | 1 | 20524Condos | 75 | $1,073.99 |
| 0218-962-20-0000 | Yes | Residential Property | 1 | 20524Condos | 76 | $1,073.99 |
| 0218-962-21-0000 | Yes | Residential Property | 1 | 20524Condos | 77 | $1,073.99 |
| 0218-962-22-0000 | Yes | Residential Property | 1 | 20524Condos | 78 | $1,073.99 |
| 0218-962-23-0000 | No | | 0 | 20524Condos | CA1 | $0.00 |
| 0218-962-24-0000 | Yes | Residential Property | 1 | 20524Condos | 79 | $1,073.99 |
| 0218-962-25-0000 | Yes | Residential Property | 1 | 20524Condos | 80 | $1,073.99 |
| 0218-962-26-0000 | Yes | Residential Property | 1 | 20524Condos | 81 | $1,073.99 |
| 0218-962-27-0000 | Yes | Residential Property | 1 | 20524Condos | 82 | $1,073.99 |
| 0218-962-28-0000 | Yes | Residential Property | 1 | 20524Condos | 83 | $1,073.99 |
| 0218-962-29-0000 | Yes | Residential Property | 1 | 20524Condos | 84 | $1,073.99 |
| 0218-962-30-0000 | Yes | Residential Property | 1 | 20524Condos | 103 | $1,073.99 |
| 0218-962-31-0000 | Yes | Residential Property | 1 | 20524Condos | 104 | $1,073.99 |
| 0218-962-32-0000 | Yes | Residential Property | 1 | 20524Condos | 105 | $1,073.99 |
| 0218-962-33-0000 | Yes | Residential Property | 1 | 20524Condos | 106 | $1,073.99 |
| 0218-962-34-0000 | Yes | Residential Property | 1 | 20524Condos | 107 | $1,073.99 |
| 0218-962-35-0000 | Yes | Residential Property | 1 | 20524Condos | 108 | $1,073.99 |
| 0218-962-36-0000 | No | | 0 | 20524Condos | CA2 | $0.00 |
| 0218-962-37-0000 | No | | 0 | 20524Condos | A | $0.00 |
| 0218-962-40-0000 | Yes | Residential Property | 1 | 20524Condos | 1 | $1,073.99 |
| 0218-962-41-0000 | Yes | Residential Property | 1 | 20524Condos | 2 | $1,073.99 |
| 0218-962-42-0000 | Yes | Residential Property | 1 | 20524Condos | 3 | $1,073.99 |
| 0218-962-43-0000 | Yes | Residential Property | 1 | 20524Condos | 4 | $1,073.99 |
| 0218-962-44-0000 | Yes | Residential Property | 1 | 20524Condos | 5 | $1,073.99 |
| 0218-962-45-0000 | Yes | Residential Property | 1 | 20524Condos | 6 | $1,073.99 |
| 0218-962-46-0000 | No | | 0 | 20524Condos | CA10 | $0.00 |
| 0218-962-47-0000 | Yes | Residential Property | 1 | 20524Condos | 91 | $1,073.99 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-962-48-0000 | Yes | Residential Property | 1 | 20524Condos | 92 | $1,073.99 |
| 0218-962-49-0000 | Yes | Residential Property | 1 | 20524Condos | 93 | $1,073.99 |
| 0218-962-50-0000 | Yes | Residential Property | 1 | 20524Condos | 94 | $1,073.99 |
| 0218-962-51-0000 | Yes | Residential Property | 1 | 20524Condos | 95 | $1,073.99 |
| 0218-962-52-0000 | No | | 0 | 20524Condos | CA4 | $0.00 |
| 0218-962-53-0000 | Yes | Residential Property | 1 | 20524Condos | 85 | $1,073.99 |
| 0218-962-54-0000 | Yes | Residential Property | 1 | 20524Condos | 86 | $1,073.99 |
| 0218-962-55-0000 | Yes | Residential Property | 1 | 20524Condos | 87 | $1,073.99 |
| 0218-962-56-0000 | Yes | Residential Property | 1 | 20524Condos | 88 | $1,073.99 |
| 0218-962-57-0000 | Yes | Residential Property | 1 | 20524Condos | 89 | $1,073.99 |
| 0218-962-58-0000 | Yes | Residential Property | 1 | 20524Condos | 90 | $1,073.99 |
| 0218-962-59-0000 | Yes | Residential Property | 1 | 20524Condos | 96 | $1,073.99 |
| 0218-962-60-0000 | Yes | Residential Property | 1 | 20524Condos | 97 | $1,073.99 |
| 0218-962-61-0000 | Yes | Residential Property | 1 | 20524Condos | 98 | $1,073.99 |
| 0218-962-62-0000 | Yes | Residential Property | 1 | 20524Condos | 99 | $1,073.99 |
| 0218-962-63-0000 | Yes | Residential Property | 1 | 20524Condos | 100 | $1,073.99 |
| 0218-962-64-0000 | Yes | Residential Property | 1 | 20524Condos | 101 | $1,073.99 |
| 0218-962-65-0000 | Yes | Residential Property | 1 | 20524Condos | 102 | $1,073.99 |
| 0218-962-66-0000 | No | | 0 | 20524Condos | CA5 | $0.00 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 62 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 67 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 68 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 69 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 70 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 63 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 64 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 65 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 66 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 71 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 72 | $1,073.99 |
| 0218-962-67-0000 | Yes | Residential Property | 1 | 20524Condos | 73 | $1,073.99 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 59 | $0.00 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 60 | $0.00 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 61 | $0.00 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 56 | $0.00 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 57 | $0.00 |
| 0218-962-67-0000 | No | | 0 | 20524Condos | 58 | $0.00 |
| 0218-962-68-0000 | Yes | Residential Property | 1 | 20524Condos | 39 | $1,073.99 |
| 0218-962-69-0000 | Yes | Residential Property | 1 | 20524Condos | 40 | $1,073.99 |
| 0218-962-70-0000 | Yes | Residential Property | 1 | 20524Condos | 41 | $1,073.99 |
| 0218-962-71-0000 | Yes | Residential Property | 1 | 20524Condos | 42 | $1,073.99 |
| 0218-962-72-0000 | Yes | Residential Property | 1 | 20524Condos | 43 | $1,073.99 |
| 0218-962-73-0000 | Yes | Residential Property | 1 | 20524Condos | 44 | $1,073.99 |
| 0218-962-74-0000 | Yes | Residential Property | 1 | 20524Condos | 45 | $1,073.99 |
| 0218-962-75-0000 | No | | 0 | 20524Condos | CA3 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$665,476.25** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 19**
**(Countryside Phase 1 - Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-283-01-0000 | Yes | Single Family Detached | 1 | 17449 | 1 | $1,371.52 |
| 0218-283-02-0000 | Yes | Single Family Detached | 1 | 17449 | 2 | $1,371.52 |
| 0218-283-03-0000 | Yes | Single Family Detached | 1 | 17449 | 3 | $1,371.52 |
| 0218-283-04-0000 | Yes | Single Family Detached | 1 | 17449 | 4 | $1,371.52 |
| 0218-283-05-0000 | Yes | Single Family Detached | 1 | 17449 | 5 | $1,371.52 |
| 0218-283-06-0000 | Yes | Single Family Detached | 1 | 17449 | 6 | $1,371.52 |
| 0218-283-07-0000 | Yes | Single Family Detached | 1 | 17449 | 7 | $1,371.52 |
| 0218-283-08-0000 | Yes | Single Family Detached | 1 | 17449 | 8 | $1,371.52 |
| 0218-283-09-0000 | Yes | Single Family Detached | 1 | 17449 | 9 | $1,371.52 |
| 0218-283-10-0000 | Yes | Single Family Detached | 1 | 17449 | 10 | $1,371.52 |
| 0218-283-11-0000 | Yes | Single Family Detached | 1 | 17449 | 11 | $1,371.52 |
| 0218-283-12-0000 | Yes | Single Family Detached | 1 | 17449 | 12 | $1,371.52 |
| 0218-283-13-0000 | Yes | Single Family Detached | 1 | 17449 | 13 | $1,371.52 |
| 0218-283-14-0000 | Yes | Single Family Detached | 1 | 17449 | 14 | $1,371.52 |
| 0218-283-15-0000 | Yes | Single Family Detached | 1 | 17449 | 15 | $1,371.52 |
| 0218-283-16-0000 | Yes | Single Family Detached | 1 | 17449 | 16 | $1,371.52 |
| 0218-283-17-0000 | Yes | Single Family Detached | 1 | 17449 | 17 | $1,371.52 |
| 0218-283-18-0000 | Yes | Single Family Detached | 1 | 17449 | 18 | $1,371.52 |
| 0218-283-19-0000 | Yes | Single Family Detached | 1 | 17449 | 19 | $1,371.52 |
| 0218-283-20-0000 | Yes | Single Family Detached | 1 | 17449 | 20 | $1,371.52 |
| 0218-283-21-0000 | Yes | Single Family Detached | 1 | 17449 | 21 | $1,371.52 |
| 0218-283-22-0000 | Yes | Single Family Detached | 1 | 17449 | 22 | $1,371.52 |
| 0218-283-23-0000 | Yes | Single Family Detached | 1 | 17449 | 23 | $1,371.52 |
| 0218-283-24-0000 | Yes | Single Family Detached | 1 | 17449 | 24 | $1,371.52 |
| 0218-283-25-0000 | Yes | Single Family Detached | 1 | 17449 | 25 | $1,371.52 |
| 0218-283-26-0000 | Yes | Single Family Detached | 1 | 17449 | 26 | $1,371.52 |
| 0218-283-27-0000 | Yes | Single Family Detached | 1 | 17449 | 27 | $1,371.52 |
| 0218-283-28-0000 | Yes | Single Family Detached | 1 | 17449 | 28 | $1,371.52 |
| 0218-283-29-0000 | Yes | Single Family Detached | 1 | 17449 | 29 | $1,371.52 |
| 0218-283-30-0000 | Yes | Single Family Detached | 1 | 17449 | 30 | $1,371.52 |
| 0218-283-31-0000 | Yes | Single Family Detached | 1 | 17449 | 31 | $1,371.52 |
| 0218-283-32-0000 | Yes | Single Family Detached | 1 | 17449 | 32 | $1,371.52 |
| 0218-283-33-0000 | Yes | Single Family Detached | 1 | 17449 | 33 | $1,371.52 |
| 0218-283-34-0000 | Yes | Single Family Detached | 1 | 17449 | 34 | $1,371.52 |
| 0218-283-35-0000 | Yes | Single Family Detached | 1 | 17449 | 35 | $1,371.52 |
| 0218-283-36-0000 | Yes | Single Family Detached | 1 | 17449 | 36 | $1,371.52 |
| 0218-283-37-0000 | Yes | Single Family Detached | 1 | 17449 | 37 | $1,371.52 |
| 0218-283-38-0000 | Yes | Single Family Detached | 1 | 17449 | 38 | $1,371.52 |
| 0218-283-39-0000 | Yes | Single Family Detached | 1 | 17449 | 39 | $1,371.52 |
| 0218-283-40-0000 | Yes | Single Family Detached | 1 | 17449 | 40 | $1,371.52 |
| 0218-283-41-0000 | Yes | Single Family Detached | 1 | 17449 | 41 | $1,371.52 |
| 0218-283-42-0000 | Yes | Single Family Detached | 1 | 17449 | 42 | $1,371.52 |
| 0218-283-43-0000 | Yes | Single Family Detached | 1 | 17449 | 43 | $1,371.52 |
| 0218-283-44-0000 | Yes | Single Family Detached | 1 | 17449 | 44 | $1,371.52 |
| 0218-283-45-0000 | Yes | Single Family Detached | 1 | 17449 | 45 | $1,371.52 |
| 0218-283-46-0000 | Yes | Single Family Detached | 1 | 17449 | 46 | $1,371.52 |
| 0218-283-47-0000 | Yes | Single Family Detached | 1 | 17449 | 47 | $1,371.52 |
| 0218-283-48-0000 | Yes | Single Family Detached | 1 | 17449 | 48 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-283-49-0000 | Yes | Single Family Detached | 1 | 17449 | 49 | $1,371.52 |
| 0218-283-50-0000 | Yes | Single Family Detached | 1 | 17449 | 50 | $1,371.52 |
| 0218-283-51-0000 | Yes | Single Family Detached | 1 | 17449 | 51 | $1,371.52 |
| 0218-283-52-0000 | Yes | Single Family Detached | 1 | 17449 | 52 | $1,371.52 |
| 0218-283-53-0000 | Yes | Single Family Detached | 1 | 17449 | 53 | $1,371.52 |
| 0218-283-54-0000 | Yes | Single Family Detached | 1 | 17449 | 54 | $1,371.52 |
| 0218-283-55-0000 | Yes | Single Family Detached | 1 | 17449 | 55 | $1,371.52 |
| 0218-283-56-0000 | No | | 0 | 17449 | A | $0.00 |
| 0218-283-57-0000 | No | | 0 | 17449 | B | $0.00 |
| 0218-283-58-0000 | No | | 0 | 17449 | C | $0.00 |
| 0218-283-59-0000 | No | | 0 | 17449 | I | $0.00 |
| 0218-283-60-0000 | No | | 0 | 17449 | J | $0.00 |
| 0218-283-61-0000 | No | | 0 | 17449 | K | $0.00 |
| 0218-283-62-0000 | No | | 0 | 17449 | L | $0.00 |
| 0218-283-63-0000 | No | | 0 | 17449 | O | $0.00 |
| 0218-283-64-0000 | No | | 0 | 17449 | P | $0.00 |
| 0218-283-65-0000 | No | | 0 | 17449 | Q | $0.00 |
| 0218-283-66-0000 | No | | 0 | 17449 | R | $0.00 |
| 0218-284-01-0000 | Yes | Single Family Detached | 1 | 17449 | 56 | $1,371.52 |
| 0218-284-02-0000 | Yes | Single Family Detached | 1 | 17449 | 57 | $1,371.52 |
| 0218-284-03-0000 | Yes | Single Family Detached | 1 | 17449 | 58 | $1,371.52 |
| 0218-284-04-0000 | Yes | Single Family Detached | 1 | 17449 | 59 | $1,371.52 |
| 0218-284-05-0000 | Yes | Single Family Detached | 1 | 17449 | 60 | $1,371.52 |
| 0218-284-06-0000 | Yes | Single Family Detached | 1 | 17449 | 61 | $1,371.52 |
| 0218-284-07-0000 | Yes | Single Family Detached | 1 | 17449 | 62 | $1,371.52 |
| 0218-284-08-0000 | Yes | Single Family Detached | 1 | 17449 | 63 | $1,371.52 |
| 0218-284-09-0000 | Yes | Single Family Detached | 1 | 17449 | 64 | $1,371.52 |
| 0218-284-10-0000 | Yes | Single Family Detached | 1 | 17449 | 65 | $1,371.52 |
| 0218-284-11-0000 | Yes | Single Family Detached | 1 | 17449 | 66 | $1,371.52 |
| 0218-284-12-0000 | Yes | Single Family Detached | 1 | 17449 | 67 | $1,371.52 |
| 0218-284-13-0000 | Yes | Single Family Detached | 1 | 17449 | 68 | $1,371.52 |
| 0218-284-14-0000 | Yes | Single Family Detached | 1 | 17449 | 69 | $1,371.52 |
| 0218-284-15-0000 | Yes | Single Family Detached | 1 | 17449 | 70 | $1,371.52 |
| 0218-284-16-0000 | Yes | Single Family Detached | 1 | 17449 | 71 | $1,371.52 |
| 0218-284-17-0000 | Yes | Single Family Detached | 1 | 17449 | 72 | $1,371.52 |
| 0218-284-18-0000 | Yes | Single Family Detached | 1 | 17449 | 73 | $1,371.52 |
| 0218-284-19-0000 | Yes | Single Family Detached | 1 | 17449 | 74 | $1,371.52 |
| 0218-284-20-0000 | Yes | Single Family Detached | 1 | 17449 | 75 | $1,371.52 |
| 0218-284-21-0000 | Yes | Single Family Detached | 1 | 17449 | 76 | $1,371.52 |
| 0218-284-22-0000 | Yes | Single Family Detached | 1 | 17449 | 77 | $1,371.52 |
| 0218-284-23-0000 | Yes | Single Family Detached | 1 | 17449 | 78 | $1,371.52 |
| 0218-284-24-0000 | Yes | Single Family Detached | 1 | 17449 | 79 | $1,371.52 |
| 0218-284-25-0000 | Yes | Single Family Detached | 1 | 17449 | 80 | $1,371.52 |
| 0218-284-26-0000 | Yes | Single Family Detached | 1 | 17449 | 81 | $1,371.52 |
| 0218-284-27-0000 | Yes | Single Family Detached | 1 | 17449 | 82 | $1,371.52 |
| 0218-284-28-0000 | Yes | Single Family Detached | 1 | 17449 | 83 | $1,371.52 |
| 0218-284-29-0000 | Yes | Single Family Detached | 1 | 17449 | 84 | $1,371.52 |
| 0218-284-30-0000 | Yes | Single Family Detached | 1 | 17449 | 85 | $1,371.52 |
| 0218-284-31-0000 | Yes | Single Family Detached | 1 | 17449 | 86 | $1,371.52 |
| 0218-284-32-0000 | Yes | Single Family Detached | 1 | 17449 | 87 | $1,371.52 |
| 0218-284-33-0000 | Yes | Single Family Detached | 1 | 17449 | 88 | $1,371.52 |
| 0218-284-34-0000 | Yes | Single Family Detached | 1 | 17449 | 89 | $1,371.52 |
| 0218-284-35-0000 | Yes | Single Family Detached | 1 | 17449 | 90 | $1,371.52 |
| 0218-284-36-0000 | Yes | Single Family Detached | 1 | 17449 | 91 | $1,371.52 |
| 0218-284-37-0000 | Yes | Single Family Detached | 1 | 17449 | 92 | $1,371.52 |
| 0218-284-38-0000 | Yes | Single Family Detached | 1 | 17449 | 93 | $1,371.52 |
| 0218-284-39-0000 | Yes | Single Family Detached | 1 | 17449 | 94 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-284-40-0000 | Yes | Single Family Detached | 1 | 17449 | 95 | $1,371.52 |
| 0218-284-41-0000 | Yes | Single Family Detached | 1 | 17449 | 96 | $1,371.52 |
| 0218-284-42-0000 | Yes | Single Family Detached | 1 | 17449 | 97 | $1,371.52 |
| 0218-284-43-0000 | No | | 0 | 17449 | D | $0.00 |
| 0218-284-44-0000 | No | | 0 | 17449 | E | $0.00 |
| 0218-284-45-0000 | No | | 0 | 17449 | F | $0.00 |
| 0218-284-46-0000 | No | | 0 | 17449 | G | $0.00 |
| 0218-284-47-0000 | No | | 0 | 17449 | H | $0.00 |
| 0218-284-48-0000 | No | | 0 | 17449 | M | $0.00 |
| 0218-284-49-0000 | No | | 0 | 17449 | N | $0.00 |
| 0218-284-50-0000 | No | | 0 | 17449 | S | $0.00 |
| 0218-293-01-0000 | Yes | Single Family Detached | 1 | 17450 | 1 | $1,371.52 |
| 0218-293-02-0000 | Yes | Single Family Detached | 1 | 17450 | 2 | $1,371.52 |
| 0218-293-03-0000 | Yes | Single Family Detached | 1 | 17450 | 3 | $1,371.52 |
| 0218-293-04-0000 | Yes | Single Family Detached | 1 | 17450 | 4 | $1,371.52 |
| 0218-293-05-0000 | Yes | Single Family Detached | 1 | 17450 | 5 | $1,371.52 |
| 0218-293-06-0000 | Yes | Single Family Detached | 1 | 17450 | 6 | $1,371.52 |
| 0218-293-07-0000 | Yes | Single Family Detached | 1 | 17450 | 7 | $1,371.52 |
| 0218-293-08-0000 | Yes | Single Family Detached | 1 | 17450 | 8 | $1,371.52 |
| 0218-293-09-0000 | Yes | Single Family Detached | 1 | 17450 | 9 | $1,371.52 |
| 0218-293-10-0000 | Yes | Single Family Detached | 1 | 17450 | 10 | $1,371.52 |
| 0218-293-11-0000 | Yes | Single Family Detached | 1 | 17450 | 11 | $1,371.52 |
| 0218-293-12-0000 | Yes | Single Family Detached | 1 | 17450 | 12 | $1,371.52 |
| 0218-293-13-0000 | Yes | Single Family Detached | 1 | 17450 | 13 | $1,371.52 |
| 0218-293-14-0000 | Yes | Single Family Detached | 1 | 17450 | 14 | $1,371.52 |
| 0218-293-15-0000 | Yes | Single Family Detached | 1 | 17450 | 15 | $1,371.52 |
| 0218-293-16-0000 | Yes | Single Family Detached | 1 | 17450 | 16 | $1,371.52 |
| 0218-293-17-0000 | Yes | Single Family Detached | 1 | 17450 | 17 | $1,371.52 |
| 0218-293-18-0000 | Yes | Single Family Detached | 1 | 17450 | 18 | $1,371.52 |
| 0218-293-19-0000 | Yes | Single Family Detached | 1 | 17450 | 19 | $1,371.52 |
| 0218-293-20-0000 | Yes | Single Family Detached | 1 | 17450 | 20 | $1,371.52 |
| 0218-293-21-0000 | Yes | Single Family Detached | 1 | 17450 | 21 | $1,371.52 |
| 0218-293-22-0000 | Yes | Single Family Detached | 1 | 17450 | 22 | $1,371.52 |
| 0218-293-23-0000 | Yes | Single Family Detached | 1 | 17450 | 23 | $1,371.52 |
| 0218-293-24-0000 | Yes | Single Family Detached | 1 | 17450 | 24 | $1,371.52 |
| 0218-293-25-0000 | Yes | Single Family Detached | 1 | 17450 | 25 | $1,371.52 |
| 0218-293-26-0000 | Yes | Single Family Detached | 1 | 17450 | 26 | $1,371.52 |
| 0218-293-27-0000 | Yes | Single Family Detached | 1 | 17450 | 27 | $1,371.52 |
| 0218-293-28-0000 | Yes | Single Family Detached | 1 | 17450 | 28 | $1,371.52 |
| 0218-293-29-0000 | Yes | Single Family Detached | 1 | 17450 | 29 | $1,371.52 |
| 0218-293-30-0000 | Yes | Single Family Detached | 1 | 17450 | 30 | $1,371.52 |
| 0218-293-31-0000 | Yes | Single Family Detached | 1 | 17450 | 31 | $1,371.52 |
| 0218-293-32-0000 | Yes | Single Family Detached | 1 | 17450 | 32 | $1,371.52 |
| 0218-293-33-0000 | Yes | Single Family Detached | 1 | 17450 | 33 | $1,371.52 |
| 0218-293-34-0000 | Yes | Single Family Detached | 1 | 17450 | 34 | $1,371.52 |
| 0218-293-35-0000 | Yes | Single Family Detached | 1 | 17450 | 35 | $1,371.52 |
| 0218-293-36-0000 | Yes | Single Family Detached | 1 | 17450 | 36 | $1,371.52 |
| 0218-293-37-0000 | Yes | Single Family Detached | 1 | 17450 | 37 | $1,371.52 |
| 0218-293-38-0000 | Yes | Single Family Detached | 1 | 17450 | 38 | $1,371.52 |
| 0218-293-39-0000 | Yes | Single Family Detached | 1 | 17450 | 39 | $1,371.52 |
| 0218-293-40-0000 | Yes | Single Family Detached | 1 | 17450 | 40 | $1,371.52 |
| 0218-293-41-0000 | Yes | Single Family Detached | 1 | 17450 | 41 | $1,371.52 |
| 0218-293-42-0000 | Yes | Single Family Detached | 1 | 17450 | 42 | $1,371.52 |
| 0218-293-43-0000 | Yes | Single Family Detached | 1 | 17450 | 43 | $1,371.52 |
| 0218-293-44-0000 | Yes | Single Family Detached | 1 | 17450 | 44 | $1,371.52 |
| 0218-293-45-0000 | Yes | Single Family Detached | 1 | 17450 | 45 | $1,371.52 |
| 0218-293-46-0000 | Yes | Single Family Detached | 1 | 17450 | 46 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-293-47-0000 | Yes | Single Family Detached | 1 | 17450 | 47 | $1,371.52 |
| 0218-293-48-0000 | Yes | Single Family Detached | 1 | 17450 | 48 | $1,371.52 |
| 0218-293-49-0000 | Yes | Single Family Detached | 1 | 17450 | 49 | $1,371.52 |
| 0218-293-50-0000 | Yes | Single Family Detached | 1 | 17450 | 50 | $1,371.52 |
| 0218-293-51-0000 | Yes | Single Family Detached | 1 | 17450 | 51 | $1,371.52 |
| 0218-293-52-0000 | Yes | Single Family Detached | 1 | 17450 | 52 | $1,371.52 |
| 0218-293-53-0000 | Yes | Single Family Detached | 1 | 17450 | 53 | $1,371.52 |
| 0218-293-54-0000 | Yes | Single Family Detached | 1 | 17450 | 54 | $1,371.52 |
| 0218-293-55-0000 | Yes | Single Family Detached | 1 | 17450 | 55 | $1,371.52 |
| 0218-293-56-0000 | Yes | Single Family Detached | 1 | 17450 | 56 | $1,371.52 |
| 0218-293-57-0000 | Yes | Single Family Detached | 1 | 17450 | 57 | $1,371.52 |
| 0218-293-58-0000 | Yes | Single Family Detached | 1 | 17450 | 58 | $1,371.52 |
| 0218-293-59-0000 | Yes | Single Family Detached | 1 | 17450 | 59 | $1,371.52 |
| 0218-293-60-0000 | Yes | Single Family Detached | 1 | 17450 | 60 | $1,371.52 |
| 0218-293-61-0000 | Yes | Single Family Detached | 1 | 17450 | 61 | $1,371.52 |
| 0218-293-62-0000 | Yes | Single Family Detached | 1 | 17450 | 62 | $1,371.52 |
| 0218-293-63-0000 | Yes | Single Family Detached | 1 | 17450 | 63 | $1,371.52 |
| 0218-293-64-0000 | Yes | Single Family Detached | 1 | 17450 | 64 | $1,371.52 |
| 0218-293-65-0000 | Yes | Single Family Detached | 1 | 17450 | 65 | $1,371.52 |
| 0218-293-66-0000 | Yes | Single Family Detached | 1 | 17450 | 66 | $1,371.52 |
| 0218-293-67-0000 | Yes | Single Family Detached | 1 | 17450 | 67 | $1,371.52 |
| 0218-293-68-0000 | Yes | Single Family Detached | 1 | 17450 | 68 | $1,371.52 |
| 0218-293-69-0000 | Yes | Single Family Detached | 1 | 17450 | 69 | $1,371.52 |
| 0218-293-70-0000 | Yes | Single Family Detached | 1 | 17450 | 70 | $1,371.52 |
| 0218-293-71-0000 | Yes | Single Family Detached | 1 | 17450 | 71 | $1,371.52 |
| 0218-293-72-0000 | Yes | Single Family Detached | 1 | 17450 | 72 | $1,371.52 |
| 0218-293-73-0000 | Yes | Single Family Detached | 1 | 17450 | 73 | $1,371.52 |
| 0218-293-74-0000 | Yes | Single Family Detached | 1 | 17450 | 74 | $1,371.52 |
| 0218-293-75-0000 | Yes | Single Family Detached | 1 | 17450 | 75 | $1,371.52 |
| 0218-293-76-0000 | No | | 0 | 17450 | A | $0.00 |
| 0218-293-77-0000 | No | | 0 | 17450 | B | $0.00 |
| 0218-293-78-0000 | No | | 0 | 17450 | C | $0.00 |
| 0218-293-79-0000 | No | | 0 | 17450 | I | $0.00 |
| 0218-293-80-0000 | No | | 0 | 17450 | K | $0.00 |
| 0218-293-81-0000 | No | | 0 | 17450 | L | $0.00 |
| 0218-293-82-0000 | No | | 0 | 17450 | M | $0.00 |
| 0218-293-83-0000 | No | | 0 | 17450 | N | $0.00 |
| 0218-294-01-0000 | Yes | Single Family Detached | 1 | 17450 | 76 | $1,371.52 |
| 0218-294-02-0000 | Yes | Single Family Detached | 1 | 17450 | 77 | $1,371.52 |
| 0218-294-03-0000 | Yes | Single Family Detached | 1 | 17450 | 78 | $1,371.52 |
| 0218-294-04-0000 | Yes | Single Family Detached | 1 | 17450 | 79 | $1,371.52 |
| 0218-294-05-0000 | Yes | Single Family Detached | 1 | 17450 | 80 | $1,371.52 |
| 0218-294-06-0000 | Yes | Single Family Detached | 1 | 17450 | 81 | $1,371.52 |
| 0218-294-07-0000 | Yes | Single Family Detached | 1 | 17450 | 82 | $1,371.52 |
| 0218-294-08-0000 | Yes | Single Family Detached | 1 | 17450 | 83 | $1,371.52 |
| 0218-294-09-0000 | Yes | Single Family Detached | 1 | 17450 | 84 | $1,371.52 |
| 0218-294-10-0000 | Yes | Single Family Detached | 1 | 17450 | 85 | $1,371.52 |
| 0218-294-11-0000 | Yes | Single Family Detached | 1 | 17450 | 86 | $1,371.52 |
| 0218-294-12-0000 | Yes | Single Family Detached | 1 | 17450 | 87 | $1,371.52 |
| 0218-294-13-0000 | Yes | Single Family Detached | 1 | 17450 | 88 | $1,371.52 |
| 0218-294-14-0000 | Yes | Single Family Detached | 1 | 17450 | 89 | $1,371.52 |
| 0218-294-15-0000 | Yes | Single Family Detached | 1 | 17450 | 90 | $1,371.52 |
| 0218-294-16-0000 | Yes | Single Family Detached | 1 | 17450 | 91 | $1,371.52 |
| 0218-294-17-0000 | Yes | Single Family Detached | 1 | 17450 | 92 | $1,371.52 |
| 0218-294-18-0000 | Yes | Single Family Detached | 1 | 17450 | 93 | $1,371.52 |
| 0218-294-19-0000 | Yes | Single Family Detached | 1 | 17450 | 94 | $1,371.52 |
| 0218-294-20-0000 | Yes | Single Family Detached | 1 | 17450 | 95 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-294-21-0000 | Yes | Single Family Detached | 1 | 17450 | 96 | $1,371.52 |
| 0218-294-22-0000 | Yes | Single Family Detached | 1 | 17450 | 97 | $1,371.52 |
| 0218-294-23-0000 | Yes | Single Family Detached | 1 | 17450 | 98 | $1,371.52 |
| 0218-294-24-0000 | Yes | Single Family Detached | 1 | 17450 | 99 | $1,371.52 |
| 0218-294-25-0000 | Yes | Single Family Detached | 1 | 17450 | 100 | $1,371.52 |
| 0218-294-26-0000 | Yes | Single Family Detached | 1 | 17450 | 101 | $1,371.52 |
| 0218-294-27-0000 | Yes | Single Family Detached | 1 | 17450 | 102 | $1,371.52 |
| 0218-294-28-0000 | Yes | Single Family Detached | 1 | 17450 | 103 | $1,371.52 |
| 0218-294-29-0000 | Yes | Single Family Detached | 1 | 17450 | 104 | $1,371.52 |
| 0218-294-30-0000 | Yes | Single Family Detached | 1 | 17450 | 105 | $1,371.52 |
| 0218-294-31-0000 | Yes | Single Family Detached | 1 | 17450 | 106 | $1,371.52 |
| 0218-294-32-0000 | Yes | Single Family Detached | 1 | 17450 | 107 | $1,371.52 |
| 0218-294-33-0000 | Yes | Single Family Detached | 1 | 17450 | 108 | $1,371.52 |
| 0218-294-34-0000 | Yes | Single Family Detached | 1 | 17450 | 109 | $1,371.52 |
| 0218-294-35-0000 | Yes | Single Family Detached | 1 | 17450 | 110 | $1,371.52 |
| 0218-294-36-0000 | Yes | Single Family Detached | 1 | 17450 | 111 | $1,371.52 |
| 0218-294-37-0000 | Yes | Single Family Detached | 1 | 17450 | 112 | $1,371.52 |
| 0218-294-38-0000 | Yes | Single Family Detached | 1 | 17450 | 113 | $1,371.52 |
| 0218-294-39-0000 | Yes | Single Family Detached | 1 | 17450 | 114 | $1,371.52 |
| 0218-294-40-0000 | Yes | Single Family Detached | 1 | 17450 | 115 | $1,371.52 |
| 0218-294-41-0000 | Yes | Single Family Detached | 1 | 17450 | 116 | $1,371.52 |
| 0218-294-42-0000 | Yes | Single Family Detached | 1 | 17450 | 117 | $1,371.52 |
| 0218-294-43-0000 | Yes | Single Family Detached | 1 | 17450 | 118 | $1,371.52 |
| 0218-294-44-0000 | Yes | Single Family Detached | 1 | 17450 | 119 | $1,371.52 |
| 0218-294-45-0000 | Yes | Single Family Detached | 1 | 17450 | 120 | $1,371.52 |
| 0218-294-46-0000 | Yes | Single Family Detached | 1 | 17450 | 121 | $1,371.52 |
| 0218-294-47-0000 | Yes | Single Family Detached | 1 | 17450 | 122 | $1,371.52 |
| 0218-294-48-0000 | Yes | Single Family Detached | 1 | 17450 | 123 | $1,371.52 |
| 0218-294-49-0000 | Yes | Single Family Detached | 1 | 17450 | 124 | $1,371.52 |
| 0218-294-50-0000 | Yes | Single Family Detached | 1 | 17450 | 125 | $1,371.52 |
| 0218-294-51-0000 | Yes | Single Family Detached | 1 | 17450 | 126 | $1,371.52 |
| 0218-294-52-0000 | Yes | Single Family Detached | 1 | 17450 | 127 | $1,371.52 |
| 0218-294-53-0000 | Yes | Single Family Detached | 1 | 17450 | 128 | $1,371.52 |
| 0218-294-54-0000 | Yes | Single Family Detached | 1 | 17450 | 129 | $1,371.52 |
| 0218-294-55-0000 | Yes | Single Family Detached | 1 | 17450 | 130 | $1,371.52 |
| 0218-294-56-0000 | Yes | Single Family Detached | 1 | 17450 | 131 | $1,371.52 |
| 0218-294-57-0000 | Yes | Single Family Detached | 1 | 17450 | 132 | $1,371.52 |
| 0218-294-58-0000 | Yes | Single Family Detached | 1 | 17450 | 133 | $1,371.52 |
| 0218-294-59-0000 | Yes | Single Family Detached | 1 | 17450 | 134 | $1,371.52 |
| 0218-294-60-0000 | Yes | Single Family Detached | 1 | 17450 | 135 | $1,371.52 |
| 0218-294-61-0000 | Yes | Single Family Detached | 1 | 17450 | 136 | $1,371.52 |
| 0218-294-62-0000 | Yes | Single Family Detached | 1 | 17450 | 137 | $1,371.52 |
| 0218-294-63-0000 | Yes | Single Family Detached | 1 | 17450 | 138 | $1,371.52 |
| 0218-294-64-0000 | No | | 0 | 17450 | D | $0.00 |
| 0218-294-65-0000 | No | | 0 | 17450 | E | $0.00 |
| 0218-294-66-0000 | No | | 0 | 17450 | F | $0.00 |
| 0218-294-67-0000 | No | | 0 | 17450 | G | $0.00 |
| 0218-294-68-0000 | No | | 0 | 17450 | H | $0.00 |
| 0218-294-69-0000 | No | | 0 | 17450 | J | $0.00 |
| 0218-294-70-0000 | No | | 0 | 17450 | O | $0.00 |
| 0218-294-71-0000 | No | | 0 | 17450 | P | $0.00 |
| 0218-522-01-0000 | Yes | Single Family Detached | 1 | 16045 | 1 | $1,371.52 |
| 0218-522-02-0000 | Yes | Single Family Detached | 1 | 16045 | 2 | $1,371.52 |
| 0218-522-03-0000 | Yes | Single Family Detached | 1 | 16045 | 3 | $1,371.52 |
| 0218-522-04-0000 | Yes | Single Family Detached | 1 | 16045 | 4 | $1,371.52 |
| 0218-522-05-0000 | Yes | Single Family Detached | 1 | 16045 | 5 | $1,371.52 |
| 0218-522-06-0000 | Yes | Single Family Detached | 1 | 16045 | 6 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-522-07-0000 | Yes | Single Family Detached | 1 | 16045 | 7 | $1,371.52 |
| 0218-522-08-0000 | Yes | Single Family Detached | 1 | 16045 | 8 | $1,371.52 |
| 0218-522-09-0000 | Yes | Single Family Detached | 1 | 16045 | 9 | $1,371.52 |
| 0218-522-10-0000 | Yes | Single Family Detached | 1 | 16045 | 10 | $1,371.52 |
| 0218-522-11-0000 | Yes | Single Family Detached | 1 | 16045 | 11 | $1,371.52 |
| 0218-522-12-0000 | Yes | Single Family Detached | 1 | 16045 | 12 | $1,371.52 |
| 0218-522-13-0000 | Yes | Single Family Detached | 1 | 16045 | 13 | $1,371.52 |
| 0218-522-14-0000 | Yes | Single Family Detached | 1 | 16045 | 14 | $1,371.52 |
| 0218-522-15-0000 | Yes | Single Family Detached | 1 | 16045 | 15 | $1,371.52 |
| 0218-522-16-0000 | Yes | Single Family Detached | 1 | 16045 | 16 | $1,371.52 |
| 0218-522-17-0000 | Yes | Single Family Detached | 1 | 16045 | 17 | $1,371.52 |
| 0218-522-18-0000 | Yes | Single Family Detached | 1 | 16045 | 18 | $1,371.52 |
| 0218-522-19-0000 | Yes | Single Family Detached | 1 | 16045 | 19 | $1,371.52 |
| 0218-522-20-0000 | Yes | Single Family Detached | 1 | 16045 | 20 | $1,371.52 |
| 0218-522-21-0000 | Yes | Single Family Detached | 1 | 16045 | 21 | $1,371.52 |
| 0218-522-22-0000 | Yes | Single Family Detached | 1 | 16045 | 22 | $1,371.52 |
| 0218-522-23-0000 | Yes | Single Family Detached | 1 | 16045 | 23 | $1,371.52 |
| 0218-522-24-0000 | Yes | Single Family Detached | 1 | 16045 | 24 | $1,371.52 |
| 0218-522-25-0000 | Yes | Single Family Detached | 1 | 16045 | 25 | $1,371.52 |
| 0218-522-26-0000 | Yes | Single Family Detached | 1 | 16045 | 26 | $1,371.52 |
| 0218-522-27-0000 | Yes | Single Family Detached | 1 | 16045 | 27 | $1,371.52 |
| 0218-522-28-0000 | Yes | Single Family Detached | 1 | 16045 | 28 | $1,371.52 |
| 0218-522-29-0000 | Yes | Single Family Detached | 1 | 16045 | 29 | $1,371.52 |
| 0218-522-30-0000 | Yes | Single Family Detached | 1 | 16045 | 30 | $1,371.52 |
| 0218-522-31-0000 | Yes | Single Family Detached | 1 | 16045 | 31 | $1,371.52 |
| 0218-522-32-0000 | Yes | Single Family Detached | 1 | 16045 | 32 | $1,371.52 |
| 0218-522-33-0000 | Yes | Single Family Detached | 1 | 16045 | 33 | $1,371.52 |
| 0218-522-34-0000 | Yes | Single Family Detached | 1 | 16045 | 34 | $1,371.52 |
| 0218-522-35-0000 | Yes | Single Family Detached | 1 | 16045 | 35 | $1,371.52 |
| 0218-522-36-0000 | Yes | Single Family Detached | 1 | 16045 | 36 | $1,371.52 |
| 0218-522-37-0000 | Yes | Single Family Detached | 1 | 16045 | 37 | $1,371.52 |
| 0218-522-38-0000 | Yes | Single Family Detached | 1 | 16045 | 38 | $1,371.52 |
| 0218-522-39-0000 | Yes | Single Family Detached | 1 | 16045 | 39 | $1,371.52 |
| 0218-522-40-0000 | Yes | Single Family Detached | 1 | 16045 | 40 | $1,371.52 |
| 0218-522-41-0000 | Yes | Single Family Detached | 1 | 16045 | 41 | $1,371.52 |
| 0218-522-42-0000 | Yes | Single Family Detached | 1 | 16045 | 42 | $1,371.52 |
| 0218-522-43-0000 | Yes | Single Family Detached | 1 | 16045 | 43 | $1,371.52 |
| 0218-522-44-0000 | Yes | Single Family Detached | 1 | 16045 | 44 | $1,371.52 |
| 0218-522-45-0000 | Yes | Single Family Detached | 1 | 16045 | 45 | $1,371.52 |
| 0218-522-46-0000 | Yes | Single Family Detached | 1 | 16045 | 46 | $1,371.52 |
| 0218-522-47-0000 | Yes | Single Family Detached | 1 | 16045 | 47 | $1,371.52 |
| 0218-522-48-0000 | Yes | Single Family Detached | 1 | 16045 | 48 | $1,371.52 |
| 0218-522-49-0000 | Yes | Single Family Detached | 1 | 16045 | 49 | $1,371.52 |
| 0218-522-50-0000 | Yes | Single Family Detached | 1 | 16045 | 50 | $1,371.52 |
| 0218-522-51-0000 | Yes | Single Family Detached | 1 | 16045 | 51 | $1,371.52 |
| 0218-522-52-0000 | Yes | Single Family Detached | 1 | 16045 | 52 | $1,371.52 |
| 0218-522-53-0000 | Yes | Single Family Detached | 1 | 16045 | 53 | $1,371.52 |
| 0218-522-54-0000 | Yes | Single Family Detached | 1 | 16045 | 54 | $1,371.52 |
| 0218-522-55-0000 | Yes | Single Family Detached | 1 | 16045 | 142 | $1,371.52 |
| 0218-522-56-0000 | Yes | Single Family Detached | 1 | 16045 | 143 | $1,371.52 |
| 0218-522-57-0000 | Yes | Single Family Detached | 1 | 16045 | 144 | $1,371.52 |
| 0218-522-58-0000 | Yes | Single Family Detached | 1 | 16045 | 145 | $1,371.52 |
| 0218-522-59-0000 | Yes | Single Family Detached | 1 | 16045 | 146 | $1,371.52 |
| 0218-522-60-0000 | Yes | Single Family Detached | 1 | 16045 | 147 | $1,371.52 |
| 0218-522-61-0000 | Yes | Single Family Detached | 1 | 16045 | 148 | $1,371.52 |
| 0218-522-62-0000 | Yes | Single Family Detached | 1 | 16045 | 149 | $1,371.52 |
| 0218-522-63-0000 | Yes | Single Family Detached | 1 | 16045 | 150 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-522-64-0000 | Yes | Single Family Detached | 1 | 16045 | 151 | $1,371.52 |
| 0218-522-65-0000 | Yes | Single Family Detached | 1 | 16045 | 152 | $1,371.52 |
| 0218-522-66-0000 | Yes | Single Family Detached | 1 | 16045 | 153 | $1,371.52 |
| 0218-522-67-0000 | Yes | Single Family Detached | 1 | 16045 | 154 | $1,371.52 |
| 0218-522-68-0000 | No | | 0 | 16045 | D | $0.00 |
| 0218-522-69-0000 | No | | 0 | 16045 | E | $0.00 |
| 0218-523-01-0000 | Yes | Single Family Detached | 1 | 16045 | 55 | $1,371.52 |
| 0218-523-02-0000 | Yes | Single Family Detached | 1 | 16045 | 56 | $1,371.52 |
| 0218-523-03-0000 | Yes | Single Family Detached | 1 | 16045 | 57 | $1,371.52 |
| 0218-523-04-0000 | Yes | Single Family Detached | 1 | 16045 | 58 | $1,371.52 |
| 0218-523-05-0000 | Yes | Single Family Detached | 1 | 16045 | 59 | $1,371.52 |
| 0218-523-06-0000 | Yes | Single Family Detached | 1 | 16045 | 60 | $1,371.52 |
| 0218-523-07-0000 | Yes | Single Family Detached | 1 | 16045 | 61 | $1,371.52 |
| 0218-523-08-0000 | Yes | Single Family Detached | 1 | 16045 | 106 | $1,371.52 |
| 0218-523-09-0000 | Yes | Single Family Detached | 1 | 16045 | 107 | $1,371.52 |
| 0218-523-10-0000 | Yes | Single Family Detached | 1 | 16045 | 108 | $1,371.52 |
| 0218-523-11-0000 | Yes | Single Family Detached | 1 | 16045 | 109 | $1,371.52 |
| 0218-523-12-0000 | Yes | Single Family Detached | 1 | 16045 | 110 | $1,371.52 |
| 0218-523-13-0000 | Yes | Single Family Detached | 1 | 16045 | 111 | $1,371.52 |
| 0218-523-14-0000 | Yes | Single Family Detached | 1 | 16045 | 112 | $1,371.52 |
| 0218-523-15-0000 | Yes | Single Family Detached | 1 | 16045 | 113 | $1,371.52 |
| 0218-523-16-0000 | Yes | Single Family Detached | 1 | 16045 | 114 | $1,371.52 |
| 0218-523-17-0000 | Yes | Single Family Detached | 1 | 16045 | 115 | $1,371.52 |
| 0218-523-18-0000 | Yes | Single Family Detached | 1 | 16045 | 116 | $1,371.52 |
| 0218-523-19-0000 | Yes | Single Family Detached | 1 | 16045 | 117 | $1,371.52 |
| 0218-523-20-0000 | Yes | Single Family Detached | 1 | 16045 | 118 | $1,371.52 |
| 0218-523-21-0000 | Yes | Single Family Detached | 1 | 16045 | 119 | $1,371.52 |
| 0218-523-22-0000 | Yes | Single Family Detached | 1 | 16045 | 120 | $1,371.52 |
| 0218-523-23-0000 | Yes | Single Family Detached | 1 | 16045 | 121 | $1,371.52 |
| 0218-523-24-0000 | Yes | Single Family Detached | 1 | 16045 | 122 | $1,371.52 |
| 0218-523-25-0000 | Yes | Single Family Detached | 1 | 16045 | 123 | $1,371.52 |
| 0218-523-26-0000 | Yes | Single Family Detached | 1 | 16045 | 124 | $1,371.52 |
| 0218-523-27-0000 | Yes | Single Family Detached | 1 | 16045 | 125 | $1,371.52 |
| 0218-523-28-0000 | Yes | Single Family Detached | 1 | 16045 | 126 | $1,371.52 |
| 0218-523-29-0000 | Yes | Single Family Detached | 1 | 16045 | 127 | $1,371.52 |
| 0218-523-30-0000 | Yes | Single Family Detached | 1 | 16045 | 128 | $1,371.52 |
| 0218-523-31-0000 | Yes | Single Family Detached | 1 | 16045 | 129 | $1,371.52 |
| 0218-523-32-0000 | Yes | Single Family Detached | 1 | 16045 | 130 | $1,371.52 |
| 0218-523-33-0000 | Yes | Single Family Detached | 1 | 16045 | 131 | $1,371.52 |
| 0218-523-34-0000 | Yes | Single Family Detached | 1 | 16045 | 132 | $1,371.52 |
| 0218-523-35-0000 | Yes | Single Family Detached | 1 | 16045 | 133 | $1,371.52 |
| 0218-523-36-0000 | Yes | Single Family Detached | 1 | 16045 | 134 | $1,371.52 |
| 0218-523-37-0000 | Yes | Single Family Detached | 1 | 16045 | 135 | $1,371.52 |
| 0218-523-38-0000 | Yes | Single Family Detached | 1 | 16045 | 136 | $1,371.52 |
| 0218-523-39-0000 | Yes | Single Family Detached | 1 | 16045 | 137 | $1,371.52 |
| 0218-523-40-0000 | Yes | Single Family Detached | 1 | 16045 | 138 | $1,371.52 |
| 0218-523-41-0000 | Yes | Single Family Detached | 1 | 16045 | 139 | $1,371.52 |
| 0218-523-42-0000 | Yes | Single Family Detached | 1 | 16045 | 140 | $1,371.52 |
| 0218-523-43-0000 | Yes | Single Family Detached | 1 | 16045 | 141 | $1,371.52 |
| 0218-523-44-0000 | Yes | Single Family Detached | 1 | 16045 | 155 | $1,371.52 |
| 0218-523-45-0000 | Yes | Single Family Detached | 1 | 16045 | 156 | $1,371.52 |
| 0218-523-46-0000 | Yes | Single Family Detached | 1 | 16045 | 157 | $1,371.52 |
| 0218-523-47-0000 | Yes | Single Family Detached | 1 | 16045 | 158 | $1,371.52 |
| 0218-523-48-0000 | Yes | Single Family Detached | 1 | 16045 | 159 | $1,371.52 |
| 0218-523-49-0000 | Yes | Single Family Detached | 1 | 16045 | 160 | $1,371.52 |
| 0218-523-50-0000 | Yes | Single Family Detached | 1 | 16045 | 161 | $1,371.52 |
| 0218-523-51-0000 | Yes | Single Family Detached | 1 | 16045 | 162 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-523-52-0000 | Yes | Single Family Detached | 1 | 16045 | 163 | $1,371.52 |
| 0218-523-53-0000 | No | | 0 | 16045 | A | $0.00 |
| 0218-523-54-0000 | No | | 0 | 16045 | B | $0.00 |
| 0218-532-01-0000 | Yes | Single Family Detached | 1 | 16045 | 62 | $1,371.52 |
| 0218-532-02-0000 | Yes | Single Family Detached | 1 | 16045 | 63 | $1,371.52 |
| 0218-532-03-0000 | Yes | Single Family Detached | 1 | 16045 | 64 | $1,371.52 |
| 0218-532-04-0000 | Yes | Single Family Detached | 1 | 16045 | 65 | $1,371.52 |
| 0218-532-05-0000 | Yes | Single Family Detached | 1 | 16045 | 66 | $1,371.52 |
| 0218-532-06-0000 | Yes | Single Family Detached | 1 | 16045 | 67 | $1,371.52 |
| 0218-532-07-0000 | Yes | Single Family Detached | 1 | 16045 | 68 | $1,371.52 |
| 0218-532-08-0000 | Yes | Single Family Detached | 1 | 16045 | 69 | $1,371.52 |
| 0218-532-09-0000 | Yes | Single Family Detached | 1 | 16045 | 70 | $1,371.52 |
| 0218-532-10-0000 | Yes | Single Family Detached | 1 | 16045 | 71 | $1,371.52 |
| 0218-532-11-0000 | Yes | Single Family Detached | 1 | 16045 | 72 | $1,371.52 |
| 0218-532-12-0000 | Yes | Single Family Detached | 1 | 16045 | 73 | $1,371.52 |
| 0218-532-13-0000 | Yes | Single Family Detached | 1 | 16045 | 74 | $1,371.52 |
| 0218-532-14-0000 | Yes | Single Family Detached | 1 | 16045 | 75 | $1,371.52 |
| 0218-532-15-0000 | Yes | Single Family Detached | 1 | 16045 | 76 | $1,371.52 |
| 0218-532-16-0000 | Yes | Single Family Detached | 1 | 16045 | 77 | $1,371.52 |
| 0218-532-17-0000 | Yes | Single Family Detached | 1 | 16045 | 78 | $1,371.52 |
| 0218-532-18-0000 | Yes | Single Family Detached | 1 | 16045 | 79 | $1,371.52 |
| 0218-532-19-0000 | Yes | Single Family Detached | 1 | 16045 | 80 | $1,371.52 |
| 0218-532-20-0000 | Yes | Single Family Detached | 1 | 16045 | 81 | $1,371.52 |
| 0218-532-21-0000 | Yes | Single Family Detached | 1 | 16045 | 82 | $1,371.52 |
| 0218-532-22-0000 | Yes | Single Family Detached | 1 | 16045 | 83 | $1,371.52 |
| 0218-532-23-0000 | Yes | Single Family Detached | 1 | 16045 | 84 | $1,371.52 |
| 0218-532-24-0000 | Yes | Single Family Detached | 1 | 16045 | 85 | $1,371.52 |
| 0218-532-25-0000 | Yes | Single Family Detached | 1 | 16045 | 86 | $1,371.52 |
| 0218-532-26-0000 | Yes | Single Family Detached | 1 | 16045 | 87 | $1,371.52 |
| 0218-532-27-0000 | Yes | Single Family Detached | 1 | 16045 | 88 | $1,371.52 |
| 0218-532-28-0000 | Yes | Single Family Detached | 1 | 16045 | 89 | $1,371.52 |
| 0218-532-29-0000 | Yes | Single Family Detached | 1 | 16045 | 90 | $1,371.52 |
| 0218-532-30-0000 | Yes | Single Family Detached | 1 | 16045 | 91 | $1,371.52 |
| 0218-532-31-0000 | Yes | Single Family Detached | 1 | 16045 | 92 | $1,371.52 |
| 0218-532-32-0000 | Yes | Single Family Detached | 1 | 16045 | 93 | $1,371.52 |
| 0218-532-33-0000 | Yes | Single Family Detached | 1 | 16045 | 94 | $1,371.52 |
| 0218-532-34-0000 | Yes | Single Family Detached | 1 | 16045 | 95 | $1,371.52 |
| 0218-532-35-0000 | Yes | Single Family Detached | 1 | 16045 | 96 | $1,371.52 |
| 0218-532-36-0000 | Yes | Single Family Detached | 1 | 16045 | 97 | $1,371.52 |
| 0218-532-37-0000 | Yes | Single Family Detached | 1 | 16045 | 98 | $1,371.52 |
| 0218-532-38-0000 | Yes | Single Family Detached | 1 | 16045 | 99 | $1,371.52 |
| 0218-532-39-0000 | Yes | Single Family Detached | 1 | 16045 | 100 | $1,371.52 |
| 0218-532-40-0000 | Yes | Single Family Detached | 1 | 16045 | 101 | $1,371.52 |
| 0218-532-41-0000 | Yes | Single Family Detached | 1 | 16045 | 102 | $1,371.52 |
| 0218-532-42-0000 | Yes | Single Family Detached | 1 | 16045 | 103 | $1,371.52 |
| 0218-532-43-0000 | Yes | Single Family Detached | 1 | 16045 | 104 | $1,371.52 |
| 0218-532-44-0000 | Yes | Single Family Detached | 1 | 16045 | 105 | $1,371.52 |
| 0218-532-45-0000 | Yes | Single Family Detached | 1 | 16045 | 164 | $1,371.52 |
| 0218-532-46-0000 | Yes | Single Family Detached | 1 | 16045 | 165 | $1,371.52 |
| 0218-532-47-0000 | Yes | Single Family Detached | 1 | 16045 | 166 | $1,371.52 |
| 0218-532-48-0000 | Yes | Single Family Detached | 1 | 16045 | 167 | $1,371.52 |
| 0218-532-49-0000 | Yes | Single Family Detached | 1 | 16045 | 168 | $1,371.52 |
| 0218-532-50-0000 | Yes | Single Family Detached | 1 | 16045 | 169 | $1,371.52 |
| 0218-532-51-0000 | Yes | Single Family Detached | 1 | 16045 | 170 | $1,371.52 |
| 0218-532-52-0000 | Yes | Single Family Detached | 1 | 16045 | 171 | $1,371.52 |
| 0218-532-53-0000 | Yes | Single Family Detached | 1 | 16045 | 172 | $1,371.52 |
| 0218-532-54-0000 | Yes | Single Family Detached | 1 | 16045 | 173 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-532-55-0000 | Yes | Single Family Detached | 1 | 16045 | 174 | $1,371.52 |
| 0218-532-56-0000 | Yes | Single Family Detached | 1 | 16045 | 175 | $1,371.52 |
| 0218-532-57-0000 | Yes | Single Family Detached | 1 | 16045 | 176 | $1,371.52 |
| 0218-532-58-0000 | Yes | Single Family Detached | 1 | 16045 | 177 | $1,371.52 |
| 0218-532-59-0000 | Yes | Single Family Detached | 1 | 16045 | 178 | $1,371.52 |
| 0218-532-60-0000 | Yes | Single Family Detached | 1 | 16045 | 179 | $1,371.52 |
| 0218-532-61-0000 | Yes | Single Family Detached | 1 | 16045 | 180 | $1,371.52 |
| 0218-532-62-0000 | Yes | Single Family Detached | 1 | 16045 | 181 | $1,371.52 |
| 0218-532-63-0000 | Yes | Single Family Detached | 1 | 16045 | 182 | $1,371.52 |
| 0218-532-64-0000 | Yes | Single Family Detached | 1 | 16045 | 183 | $1,371.52 |
| 0218-532-65-0000 | Yes | Single Family Detached | 1 | 16045 | 184 | $1,371.52 |
| 0218-532-66-0000 | Yes | Single Family Detached | 1 | 16045 | 185 | $1,371.52 |
| 0218-532-67-0000 | Yes | Single Family Detached | 1 | 16045 | 186 | $1,371.52 |
| 0218-532-68-0000 | Yes | Single Family Detached | 1 | 16045 | 187 | $1,371.52 |
| 0218-532-69-0000 | No | | 0 | 16045 | C | $0.00 |
| 0218-532-70-0000 | No | | 0 | 16045 | F | $0.00 |
| 0218-545-01-0000 | Yes | Single Family Detached | 1 | 18855 | 1 | $1,371.52 |
| 0218-545-02-0000 | Yes | Single Family Detached | 1 | 18855 | 2 | $1,371.52 |
| 0218-545-03-0000 | Yes | Single Family Detached | 1 | 18855 | 3 | $1,371.52 |
| 0218-545-04-0000 | Yes | Single Family Detached | 1 | 18855 | 4 | $1,371.52 |
| 0218-545-05-0000 | Yes | Single Family Detached | 1 | 18855 | 5 | $1,371.52 |
| 0218-545-06-0000 | Yes | Single Family Detached | 1 | 18855 | 6 | $1,371.52 |
| 0218-545-07-0000 | Yes | Single Family Detached | 1 | 18855 | 7 | $1,371.52 |
| 0218-545-08-0000 | Yes | Single Family Detached | 1 | 18855 | 8 | $1,371.52 |
| 0218-545-09-0000 | Yes | Single Family Detached | 1 | 18855 | 9 | $1,371.52 |
| 0218-545-10-0000 | Yes | Single Family Detached | 1 | 18855 | 10 | $1,371.52 |
| 0218-545-11-0000 | Yes | Single Family Detached | 1 | 18855 | 11 | $1,371.52 |
| 0218-545-12-0000 | Yes | Single Family Detached | 1 | 18855 | 12 | $1,371.52 |
| 0218-545-13-0000 | Yes | Single Family Detached | 1 | 18855 | 13 | $1,371.52 |
| 0218-545-14-0000 | Yes | Single Family Detached | 1 | 18855 | 14 | $1,371.52 |
| 0218-545-15-0000 | Yes | Single Family Detached | 1 | 18855 | 15 | $1,371.52 |
| 0218-545-16-0000 | Yes | Single Family Detached | 1 | 18855 | 16 | $1,371.52 |
| 0218-545-17-0000 | Yes | Single Family Detached | 1 | 18855 | 17 | $1,371.52 |
| 0218-545-18-0000 | Yes | Single Family Detached | 1 | 18855 | 18 | $1,371.52 |
| 0218-545-19-0000 | Yes | Single Family Detached | 1 | 18855 | 19 | $1,371.52 |
| 0218-545-20-0000 | Yes | Single Family Detached | 1 | 18855 | 20 | $1,371.52 |
| 0218-545-21-0000 | Yes | Single Family Detached | 1 | 18855 | 21 | $1,371.52 |
| 0218-545-22-0000 | Yes | Single Family Detached | 1 | 18855 | 22 | $1,371.52 |
| 0218-545-23-0000 | Yes | Single Family Detached | 1 | 18855 | 23 | $1,371.52 |
| 0218-545-24-0000 | Yes | Single Family Detached | 1 | 18855 | 24 | $1,371.52 |
| 0218-545-25-0000 | Yes | Single Family Detached | 1 | 18855 | 25 | $1,371.52 |
| 0218-545-26-0000 | Yes | Single Family Detached | 1 | 18855 | 26 | $1,371.52 |
| 0218-545-27-0000 | Yes | Single Family Detached | 1 | 18855 | 27 | $1,371.52 |
| 0218-545-28-0000 | Yes | Single Family Detached | 1 | 18855 | 28 | $1,371.52 |
| 0218-545-29-0000 | Yes | Single Family Detached | 1 | 18855 | 29 | $1,371.52 |
| 0218-545-30-0000 | Yes | Single Family Detached | 1 | 18855 | 30 | $1,371.52 |
| 0218-545-31-0000 | Yes | Single Family Detached | 1 | 18855 | 31 | $1,371.52 |
| 0218-545-32-0000 | Yes | Single Family Detached | 1 | 18855 | 32 | $1,371.52 |
| 0218-545-33-0000 | Yes | Single Family Detached | 1 | 18855 | 33 | $1,371.52 |
| 0218-545-34-0000 | Yes | Single Family Detached | 1 | 18855 | 34 | $1,371.52 |
| 0218-545-35-0000 | Yes | Single Family Detached | 1 | 18855 | 35 | $1,371.52 |
| 0218-545-36-0000 | Yes | Single Family Detached | 1 | 18855 | 36 | $1,371.52 |
| 0218-545-37-0000 | Yes | Single Family Detached | 1 | 18855 | 37 | $1,371.52 |
| 0218-545-38-0000 | Yes | Single Family Detached | 1 | 18855 | 38 | $1,371.52 |
| 0218-545-39-0000 | Yes | Single Family Detached | 1 | 18855 | 39 | $1,371.52 |
| 0218-545-40-0000 | No | | 0 | 18855 | A | $0.00 |
| 0218-545-41-0000 | No | | 0 | 18855 | B | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 0218-545-42-0000 | No | 0 | 18855 | C | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$632,270.72** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 23**
**(Park Place Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-011-01-0000 | Yes | Single Family Detached | 1 | 18065 | 1 | $1,371.52 |
| 1073-011-02-0000 | Yes | Single Family Detached | 1 | 18065 | 2 | $1,371.52 |
| 1073-011-03-0000 | Yes | Single Family Detached | 1 | 18065 | 3 | $1,371.52 |
| 1073-011-04-0000 | Yes | Single Family Detached | 1 | 18065 | 4 | $1,371.52 |
| 1073-011-05-0000 | Yes | Single Family Detached | 1 | 18065 | 5 | $1,371.52 |
| 1073-011-06-0000 | Yes | Single Family Detached | 1 | 18065 | 6 | $1,371.52 |
| 1073-011-07-0000 | Yes | Single Family Detached | 1 | 18065 | 7 | $1,371.52 |
| 1073-011-08-0000 | Yes | Single Family Detached | 1 | 18065 | 8 | $1,371.52 |
| 1073-011-09-0000 | Yes | Single Family Detached | 1 | 18065 | 9 | $1,371.52 |
| 1073-011-10-0000 | Yes | Single Family Detached | 1 | 18065 | 10 | $1,371.52 |
| 1073-011-11-0000 | Yes | Single Family Detached | 1 | 18065 | 11 | $1,371.52 |
| 1073-011-12-0000 | Yes | Single Family Detached | 1 | 18065 | 12 | $1,371.52 |
| 1073-011-13-0000 | Yes | Single Family Detached | 1 | 18065 | 13 | $1,371.52 |
| 1073-011-14-0000 | Yes | Single Family Detached | 1 | 18065 | 14 | $1,371.52 |
| 1073-011-15-0000 | Yes | Single Family Detached | 1 | 18065 | 15 | $1,371.52 |
| 1073-011-16-0000 | Yes | Single Family Detached | 1 | 18065 | 16 | $1,371.52 |
| 1073-011-17-0000 | Yes | Single Family Detached | 1 | 18065 | 17 | $1,371.52 |
| 1073-011-18-0000 | Yes | Single Family Detached | 1 | 18065 | 18 | $1,371.52 |
| 1073-011-19-0000 | Yes | Single Family Detached | 1 | 18065 | 19 | $1,371.52 |
| 1073-011-20-0000 | Yes | Single Family Detached | 1 | 18065 | 20 | $1,371.52 |
| 1073-011-21-0000 | Yes | Single Family Detached | 1 | 18065 | 21 | $1,371.52 |
| 1073-011-22-0000 | Yes | Single Family Detached | 1 | 18065 | 22 | $1,371.52 |
| 1073-011-23-0000 | Yes | Single Family Detached | 1 | 18065 | 23 | $1,371.52 |
| 1073-011-24-0000 | Yes | Single Family Detached | 1 | 18065 | 24 | $1,371.52 |
| 1073-011-25-0000 | Yes | Single Family Detached | 1 | 18065 | 25 | $1,371.52 |
| 1073-011-26-0000 | Yes | Single Family Detached | 1 | 18065 | 26 | $1,371.52 |
| 1073-011-27-0000 | Yes | Single Family Detached | 1 | 18065 | 27 | $1,371.52 |
| 1073-011-28-0000 | Yes | Single Family Detached | 1 | 18065 | 28 | $1,371.52 |
| 1073-011-29-0000 | Yes | Single Family Detached | 1 | 18065 | 29 | $1,371.52 |
| 1073-011-30-0000 | Yes | Single Family Detached | 1 | 18065 | 30 | $1,371.52 |
| 1073-011-31-0000 | Yes | Single Family Detached | 1 | 18065 | 31 | $1,371.52 |
| 1073-011-32-0000 | Yes | Single Family Detached | 1 | 18065 | 32 | $1,371.52 |
| 1073-011-33-0000 | Yes | Single Family Detached | 1 | 18065 | 33 | $1,371.52 |
| 1073-011-34-0000 | Yes | Single Family Detached | 1 | 18065 | 34 | $1,371.52 |
| 1073-011-35-0000 | Yes | Single Family Detached | 1 | 18065 | 35 | $1,371.52 |
| 1073-011-36-0000 | Yes | Single Family Detached | 1 | 18065 | 36 | $1,371.52 |
| 1073-011-37-0000 | Yes | Single Family Detached | 1 | 18065 | 37 | $1,371.52 |
| 1073-011-38-0000 | Yes | Single Family Detached | 1 | 18065 | 38 | $1,371.52 |
| 1073-011-39-0000 | Yes | Single Family Detached | 1 | 18065 | 39 | $1,371.52 |
| 1073-011-40-0000 | Yes | Single Family Detached | 1 | 18065 | 40 | $1,371.52 |
| 1073-011-41-0000 | Yes | Single Family Detached | 1 | 18065 | 41 | $1,371.52 |
| 1073-011-42-0000 | Yes | Single Family Detached | 1 | 18065 | 42 | $1,371.52 |
| 1073-011-43-0000 | Yes | Single Family Detached | 1 | 18065 | 43 | $1,371.52 |
| 1073-011-44-0000 | Yes | Single Family Detached | 1 | 18065 | 44 | $1,371.52 |
| 1073-011-45-0000 | Yes | Single Family Detached | 1 | 18065 | 45 | $1,371.52 |
| 1073-011-46-0000 | Yes | Single Family Detached | 1 | 18065 | 46 | $1,371.52 |
| 1073-011-47-0000 | Yes | Single Family Detached | 1 | 18065 | 47 | $1,371.52 |
| 1073-011-48-0000 | Yes | Single Family Detached | 1 | 18065 | 48 | $1,371.52 |
| 1073-011-49-0000 | Yes | Single Family Detached | 1 | 18065 | 49 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-011-50-0000 | Yes | Single Family Detached | 1 | 18065 | 50 | $1,371.52 |
| 1073-011-51-0000 | Yes | Single Family Detached | 1 | 18065 | 51 | $1,371.52 |
| 1073-011-52-0000 | Yes | Single Family Detached | 1 | 18065 | 52 | $1,371.52 |
| 1073-011-53-0000 | Yes | Single Family Detached | 1 | 18065 | 53 | $1,371.52 |
| 1073-011-54-0000 | Yes | Single Family Detached | 1 | 18065 | 54 | $1,371.52 |
| 1073-011-55-0000 | Yes | Single Family Detached | 1 | 18065 | 55 | $1,371.52 |
| 1073-011-56-0000 | Yes | Single Family Detached | 1 | 18065 | 56 | $1,371.52 |
| 1073-011-57-0000 | Yes | Single Family Detached | 1 | 18065 | 57 | $1,371.52 |
| 1073-011-58-0000 | Yes | Single Family Detached | 1 | 18065 | 58 | $1,371.52 |
| 1073-011-59-0000 | Yes | Single Family Detached | 1 | 18065 | 59 | $1,371.52 |
| 1073-011-60-0000 | Yes | Single Family Detached | 1 | 18065 | 60 | $1,371.52 |
| 1073-011-61-0000 | Yes | Single Family Detached | 1 | 18065 | 61 | $1,371.52 |
| 1073-011-62-0000 | Yes | Single Family Detached | 1 | 18065 | 62 | $1,371.52 |
| 1073-011-63-0000 | Yes | Single Family Detached | 1 | 18065 | 63 | $1,371.52 |
| 1073-011-64-0000 | Yes | Single Family Detached | 1 | 18065 | 64 | $1,371.52 |
| 1073-011-65-0000 | Yes | Single Family Detached | 1 | 18065 | 65 | $1,371.52 |
| 1073-011-66-0000 | Yes | Single Family Detached | 1 | 18065 | 66 | $1,371.52 |
| 1073-011-67-0000 | Yes | Single Family Detached | 1 | 18065 | 67 | $1,371.52 |
| 1073-011-68-0000 | No | | 0 | 18065 | A | $0.00 |
| 1073-011-69-0000 | No | | 0 | 18065 | B | $0.00 |
| 1073-011-70-0000 | No | | 0 | 18065 | C | $0.00 |
| 1073-011-71-0000 | No | | 0 | 18065 | D | $0.00 |
| 1073-011-72-0000 | No | | 0 | 18065 | E | $0.00 |
| 1073-011-73-0000 | No | | 0 | 18065 | F | $0.00 |
| 1073-011-74-0000 | No | | 0 | 18065 | G | $0.00 |
| 1073-011-75-0000 | No | | 0 | 18065 | H | $0.00 |
| 1073-011-76-0000 | No | | 0 | 18065 | I | $0.00 |
| 1073-011-77-0000 | No | | 0 | 18065 | J | $0.00 |
| 1073-011-78-0000 | No | | 0 | 18065 | K | $0.00 |
| 1073-011-79-0000 | No | | 0 | 17821 | A | $0.00 |
| 1073-011-80-0000 | No | | 0 | 18913 | A | $0.00 |
| 1073-011-81-0000 | No | | 0 | 18913 | B | $0.00 |
| 1073-011-82-0000 | No | | 0 | 18913 | C | $0.00 |
| 1073-011-83-0000 | No | | 0 | 18913 | D | $0.00 |
| 1073-021-01-0000 | No | | 0 | 18913_2 | A | $0.00 |
| 1073-021-02-0000 | No | | 0 | 17821 | H | $0.00 |
| 1073-021-03-0000 | No | | 0 | 18913_2 | C | $0.00 |
| 1073-021-04-0000 | No | | 0 | 18913_2 | B | $0.00 |
| 1073-021-05-0000 | No | | 0 | 18913_3 | D | $0.00 |
| 1073-021-06-0000 | No | | 0 | 18913_3 | C | $0.00 |
| 1073-021-07-0000 | No | | 0 | 17821 | LL | $0.00 |
| 1073-031-01-0000 | No | | 0 | 18998 | A | $0.00 |
| 1073-031-02-0000 | Yes | Single Family Detached | 1 | 18998 | 78 | $1,371.52 |
| 1073-031-03-0000 | Yes | Single Family Detached | 1 | 18998 | 73 | $1,371.52 |
| 1073-031-04-0000 | Yes | Single Family Detached | 1 | 18998 | 74 | $1,371.52 |
| 1073-031-05-0000 | Yes | Single Family Detached | 1 | 18998 | 75 | $1,371.52 |
| 1073-031-06-0000 | Yes | Single Family Detached | 1 | 18998 | 76 | $1,371.52 |
| 1073-031-07-0000 | Yes | Single Family Detached | 1 | 18998 | 77 | $1,371.52 |
| 1073-031-08-0000 | No | | 0 | 18998 | CA15 | $0.00 |
| 1073-031-09-0000 | Yes | Single Family Detached | 1 | 18998 | 79 | $1,371.52 |
| 1073-031-10-0000 | Yes | Single Family Detached | 1 | 18998 | 80 | $1,371.52 |
| 1073-031-11-0000 | Yes | Single Family Detached | 1 | 18998 | 81 | $1,371.52 |
| 1073-031-12-0000 | Yes | Single Family Detached | 1 | 18998 | 82 | $1,371.52 |
| 1073-031-13-0000 | Yes | Single Family Detached | 1 | 18998 | 83 | $1,371.52 |
| 1073-031-14-0000 | Yes | Single Family Detached | 1 | 18998 | 84 | $1,371.52 |
| 1073-031-15-0000 | No | | 0 | 18998 | CA16 | $0.00 |
| 1073-031-16-0000 | Yes | Single Family Detached | 1 | 18998 | 67 | $1,371.52 |
| 1073-031-17-0000 | Yes | Single Family Detached | 1 | 18998 | 68 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-031-18-0000 | Yes | Single Family Detached | 1 | 18998 | 69 | $1,371.52 |
| 1073-031-19-0000 | Yes | Single Family Detached | 1 | 18998 | 70 | $1,371.52 |
| 1073-031-20-0000 | Yes | Single Family Detached | 1 | 18998 | 71 | $1,371.52 |
| 1073-031-21-0000 | Yes | Single Family Detached | 1 | 18998 | 72 | $1,371.52 |
| 1073-031-22-0000 | No | | 0 | 18998 | CA14 | $0.00 |
| 1073-031-23-0000 | Yes | Single Family Detached | 1 | 18998 | 85 | $1,371.52 |
| 1073-031-24-0000 | Yes | Single Family Detached | 1 | 18998 | 86 | $1,371.52 |
| 1073-031-25-0000 | Yes | Single Family Detached | 1 | 18998 | 87 | $1,371.52 |
| 1073-031-26-0000 | Yes | Single Family Detached | 1 | 18998 | 88 | $1,371.52 |
| 1073-031-27-0000 | Yes | Single Family Detached | 1 | 18998 | 89 | $1,371.52 |
| 1073-031-28-0000 | Yes | Single Family Detached | 1 | 18998 | 90 | $1,371.52 |
| 1073-031-29-0000 | No | | 0 | 18998 | CA17 | $0.00 |
| 1073-031-30-0000 | Yes | Single Family Detached | 1 | 18998 | 61 | $1,371.52 |
| 1073-031-31-0000 | Yes | Single Family Detached | 1 | 18998 | 62 | $1,371.52 |
| 1073-031-32-0000 | Yes | Single Family Detached | 1 | 18998 | 63 | $1,371.52 |
| 1073-031-33-0000 | Yes | Single Family Detached | 1 | 18998 | 64 | $1,371.52 |
| 1073-031-34-0000 | Yes | Single Family Detached | 1 | 18998 | 65 | $1,371.52 |
| 1073-031-35-0000 | Yes | Single Family Detached | 1 | 18998 | 66 | $1,371.52 |
| 1073-031-36-0000 | No | | 0 | 18998 | CA13 | $0.00 |
| 1073-031-37-0000 | Yes | Single Family Detached | 1 | 18998 | 91 | $1,371.52 |
| 1073-031-38-0000 | Yes | Single Family Detached | 1 | 18998 | 92 | $1,371.52 |
| 1073-031-39-0000 | Yes | Single Family Detached | 1 | 18998 | 93 | $1,371.52 |
| 1073-031-40-0000 | Yes | Single Family Detached | 1 | 18998 | 94 | $1,371.52 |
| 1073-031-41-0000 | Yes | Single Family Detached | 1 | 18998 | 95 | $1,371.52 |
| 1073-031-42-0000 | Yes | Single Family Detached | 1 | 18998 | 96 | $1,371.52 |
| 1073-031-43-0000 | No | | 0 | 18998 | CA18 | $0.00 |
| 1073-031-44-0000 | Yes | Single Family Detached | 1 | 18998 | 55 | $1,371.52 |
| 1073-031-45-0000 | Yes | Single Family Detached | 1 | 18998 | 56 | $1,371.52 |
| 1073-031-46-0000 | Yes | Single Family Detached | 1 | 18998 | 57 | $1,371.52 |
| 1073-031-47-0000 | Yes | Single Family Detached | 1 | 18998 | 58 | $1,371.52 |
| 1073-031-48-0000 | Yes | Single Family Detached | 1 | 18998 | 59 | $1,371.52 |
| 1073-031-49-0000 | Yes | Single Family Detached | 1 | 18998 | 60 | $1,371.52 |
| 1073-031-50-0000 | No | | 0 | 18998 | CA12 | $0.00 |
| 1073-031-51-0000 | Yes | Single Family Detached | 1 | 18998 | 97 | $1,371.52 |
| 1073-031-52-0000 | Yes | Single Family Detached | 1 | 18998 | 98 | $1,371.52 |
| 1073-031-53-0000 | Yes | Single Family Detached | 1 | 18998 | 99 | $1,371.52 |
| 1073-031-54-0000 | Yes | Single Family Detached | 1 | 18998 | 100 | $1,371.52 |
| 1073-031-55-0000 | Yes | Single Family Detached | 1 | 18998 | 101 | $1,371.52 |
| 1073-031-56-0000 | Yes | Single Family Detached | 1 | 18998 | 102 | $1,371.52 |
| 1073-031-57-0000 | No | | 0 | 18998 | CA19 | $0.00 |
| 1073-031-58-0000 | Yes | Single Family Detached | 1 | 18998 | 51 | $1,371.52 |
| 1073-031-59-0000 | Yes | Single Family Detached | 1 | 18998 | 52 | $1,371.52 |
| 1073-031-60-0000 | Yes | Single Family Detached | 1 | 18998 | 53 | $1,371.52 |
| 1073-031-61-0000 | Yes | Single Family Detached | 1 | 18998 | 54 | $1,371.52 |
| 1073-031-62-0000 | No | | 0 | 18998 | CA11 | $0.00 |
| 1073-031-63-0000 | No | | 0 | 18998 | D | $0.00 |
| 1073-032-01-0000 | No | | 0 | 18998 | CA1 | $0.00 |
| 1073-032-02-0000 | Yes | Single Family Detached | 1 | 18998 | 1 | $1,371.52 |
| 1073-032-03-0000 | Yes | Single Family Detached | 1 | 18998 | 2 | $1,371.52 |
| 1073-032-04-0000 | Yes | Single Family Detached | 1 | 18998 | 3 | $1,371.52 |
| 1073-032-05-0000 | Yes | Single Family Detached | 1 | 18998 | 4 | $1,371.52 |
| 1073-032-06-0000 | Yes | Single Family Detached | 1 | 18998 | 5 | $1,371.52 |
| 1073-032-07-0000 | Yes | Single Family Detached | 1 | 18998 | 6 | $1,371.52 |
| 1073-032-08-0000 | Yes | Single Family Detached | 1 | 18998 | 7 | $1,371.52 |
| 1073-032-09-0000 | Yes | Single Family Detached | 1 | 18998 | 8 | $1,371.52 |
| 1073-032-10-0000 | No | | 0 | 18998 | CA2 | $0.00 |
| 1073-032-11-0000 | Yes | Single Family Detached | 1 | 18998 | 9 | $1,371.52 |
| 1073-032-12-0000 | Yes | Single Family Detached | 1 | 18998 | 10 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-032-13-0000 | Yes | Single Family Detached | 1 | 18998 | 11 | $1,371.52 |
| 1073-032-14-0000 | Yes | Single Family Detached | 1 | 18998 | 12 | $1,371.52 |
| 1073-032-15-0000 | Yes | Single Family Detached | 1 | 18998 | 13 | $1,371.52 |
| 1073-032-16-0000 | No | | 0 | 18998 | CA3 | $0.00 |
| 1073-032-17-0000 | Yes | Single Family Detached | 1 | 18998 | 14 | $1,371.52 |
| 1073-032-18-0000 | Yes | Single Family Detached | 1 | 18998 | 15 | $1,371.52 |
| 1073-032-19-0000 | Yes | Single Family Detached | 1 | 18998 | 16 | $1,371.52 |
| 1073-032-20-0000 | Yes | Single Family Detached | 1 | 18998 | 17 | $1,371.52 |
| 1073-032-21-0000 | Yes | Single Family Detached | 1 | 18998 | 18 | $1,371.52 |
| 1073-032-22-0000 | Yes | Single Family Detached | 1 | 18998 | 19 | $1,371.52 |
| 1073-032-23-0000 | No | | 0 | 18998 | CA4 | $0.00 |
| 1073-032-24-0000 | Yes | Single Family Detached | 1 | 18998 | 20 | $1,371.52 |
| 1073-032-25-0000 | Yes | Single Family Detached | 1 | 18998 | 21 | $1,371.52 |
| 1073-032-26-0000 | Yes | Single Family Detached | 1 | 18998 | 22 | $1,371.52 |
| 1073-032-27-0000 | Yes | Single Family Detached | 1 | 18998 | 23 | $1,371.52 |
| 1073-032-28-0000 | Yes | Single Family Detached | 1 | 18998 | 24 | $1,371.52 |
| 1073-032-29-0000 | Yes | Single Family Detached | 1 | 18998 | 25 | $1,371.52 |
| 1073-032-30-0000 | No | | 0 | 18998 | CA5 | $0.00 |
| 1073-032-31-0000 | Yes | Single Family Detached | 1 | 18998 | 26 | $1,371.52 |
| 1073-032-32-0000 | Yes | Single Family Detached | 1 | 18998 | 27 | $1,371.52 |
| 1073-032-33-0000 | Yes | Single Family Detached | 1 | 18998 | 28 | $1,371.52 |
| 1073-032-34-0000 | Yes | Single Family Detached | 1 | 18998 | 29 | $1,371.52 |
| 1073-032-35-0000 | Yes | Single Family Detached | 1 | 18998 | 30 | $1,371.52 |
| 1073-032-36-0000 | Yes | Single Family Detached | 1 | 18998 | 31 | $1,371.52 |
| 1073-032-37-0000 | No | | 0 | 18998 | CA6 | $0.00 |
| 1073-032-38-0000 | Yes | Single Family Detached | 1 | 18998 | 32 | $1,371.52 |
| 1073-032-39-0000 | Yes | Single Family Detached | 1 | 18998 | 33 | $1,371.52 |
| 1073-032-40-0000 | Yes | Single Family Detached | 1 | 18998 | 34 | $1,371.52 |
| 1073-032-41-0000 | Yes | Single Family Detached | 1 | 18998 | 35 | $1,371.52 |
| 1073-032-42-0000 | Yes | Single Family Detached | 1 | 18998 | 36 | $1,371.52 |
| 1073-032-43-0000 | Yes | Single Family Detached | 1 | 18998 | 37 | $1,371.52 |
| 1073-032-44-0000 | No | | 0 | 18998 | CA7 | $0.00 |
| 1073-032-45-0000 | Yes | Single Family Detached | 1 | 18998 | 38 | $1,371.52 |
| 1073-032-46-0000 | Yes | Single Family Detached | 1 | 18998 | 39 | $1,371.52 |
| 1073-032-47-0000 | Yes | Single Family Detached | 1 | 18998 | 40 | $1,371.52 |
| 1073-032-48-0000 | Yes | Single Family Detached | 1 | 18998 | 41 | $1,371.52 |
| 1073-032-49-0000 | Yes | Single Family Detached | 1 | 18998 | 42 | $1,371.52 |
| 1073-032-50-0000 | No | | 0 | 18998 | CA8 | $0.00 |
| 1073-032-51-0000 | Yes | Single Family Detached | 1 | 18998 | 43 | $1,371.52 |
| 1073-032-52-0000 | Yes | Single Family Detached | 1 | 18998 | 44 | $1,371.52 |
| 1073-032-53-0000 | Yes | Single Family Detached | 1 | 18998 | 45 | $1,371.52 |
| 1073-032-54-0000 | Yes | Single Family Detached | 1 | 18998 | 46 | $1,371.52 |
| 1073-032-55-0000 | No | | 0 | 18998 | CA9 | $0.00 |
| 1073-032-56-0000 | Yes | Single Family Detached | 1 | 18998 | 47 | $1,371.52 |
| 1073-032-57-0000 | Yes | Single Family Detached | 1 | 18998 | 48 | $1,371.52 |
| 1073-032-58-0000 | Yes | Single Family Detached | 1 | 18998 | 49 | $1,371.52 |
| 1073-032-59-0000 | Yes | Single Family Detached | 1 | 18998 | 50 | $1,371.52 |
| 1073-032-60-0000 | No | | 0 | 18998 | CA10 | $0.00 |
| 1073-032-61-0000 | No | | 0 | 18913_4 | A | $0.00 |
| 1073-032-62-0000 | No | | 0 | 18998 | C | $0.00 |
| 1073-032-63-0000 | No | | 0 | 17821 | J | $0.00 |
| 1073-032-64-0000 | No | | 0 | 18998 | B | $0.00 |
| 1073-051-01-0000 | Yes | Single Family Detached | 1 | 18078 | 1 | $1,371.52 |
| 1073-051-02-0000 | Yes | Single Family Detached | 1 | 18078 | 2 | $1,371.52 |
| 1073-051-03-0000 | Yes | Single Family Detached | 1 | 18078 | 3 | $1,371.52 |
| 1073-051-04-0000 | Yes | Single Family Detached | 1 | 18078 | 4 | $1,371.52 |
| 1073-051-05-0000 | Yes | Single Family Detached | 1 | 18078 | 5 | $1,371.52 |
| 1073-051-06-0000 | Yes | Single Family Detached | 1 | 18078 | 6 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-051-07-0000 | Yes | Single Family Detached | 1 | 18078 | 7 | $1,371.52 |
| 1073-051-08-0000 | Yes | Single Family Detached | 1 | 18078 | 8 | $1,371.52 |
| 1073-051-09-0000 | Yes | Single Family Detached | 1 | 18078 | 9 | $1,371.52 |
| 1073-051-10-0000 | Yes | Single Family Detached | 1 | 18078 | 10 | $1,371.52 |
| 1073-051-11-0000 | Yes | Single Family Detached | 1 | 18078 | 11 | $1,371.52 |
| 1073-051-12-0000 | Yes | Single Family Detached | 1 | 18078 | 12 | $1,371.52 |
| 1073-051-13-0000 | Yes | Single Family Detached | 1 | 18078 | 13 | $1,371.52 |
| 1073-051-14-0000 | Yes | Single Family Detached | 1 | 18078 | 14 | $1,371.52 |
| 1073-051-15-0000 | Yes | Single Family Detached | 1 | 18078 | 15 | $1,371.52 |
| 1073-051-16-0000 | Yes | Single Family Detached | 1 | 18078 | 16 | $1,371.52 |
| 1073-051-17-0000 | Yes | Single Family Detached | 1 | 18078 | 17 | $1,371.52 |
| 1073-051-18-0000 | Yes | Single Family Detached | 1 | 18078 | 18 | $1,371.52 |
| 1073-051-19-0000 | Yes | Single Family Detached | 1 | 18078 | 19 | $1,371.52 |
| 1073-051-20-0000 | Yes | Single Family Detached | 1 | 18078 | 20 | $1,371.52 |
| 1073-051-21-0000 | Yes | Single Family Detached | 1 | 18078 | 21 | $1,371.52 |
| 1073-051-22-0000 | Yes | Single Family Detached | 1 | 18078 | 22 | $1,371.52 |
| 1073-051-23-0000 | Yes | Single Family Detached | 1 | 18078 | 23 | $1,371.52 |
| 1073-051-24-0000 | Yes | Single Family Detached | 1 | 18078 | 24 | $1,371.52 |
| 1073-051-25-0000 | Yes | Single Family Detached | 1 | 18078 | 25 | $1,371.52 |
| 1073-051-26-0000 | Yes | Single Family Detached | 1 | 18078 | 26 | $1,371.52 |
| 1073-051-27-0000 | Yes | Single Family Detached | 1 | 18078 | 27 | $1,371.52 |
| 1073-051-28-0000 | Yes | Single Family Detached | 1 | 18078 | 28 | $1,371.52 |
| 1073-051-29-0000 | Yes | Single Family Detached | 1 | 18078 | 29 | $1,371.52 |
| 1073-051-30-0000 | Yes | Single Family Detached | 1 | 18078 | 30 | $1,371.52 |
| 1073-051-31-0000 | Yes | Single Family Detached | 1 | 18078 | 31 | $1,371.52 |
| 1073-051-32-0000 | Yes | Single Family Detached | 1 | 18078 | 32 | $1,371.52 |
| 1073-051-33-0000 | Yes | Single Family Detached | 1 | 18078 | 33 | $1,371.52 |
| 1073-051-34-0000 | Yes | Single Family Detached | 1 | 18078 | 34 | $1,371.52 |
| 1073-051-35-0000 | Yes | Single Family Detached | 1 | 18078 | 35 | $1,371.52 |
| 1073-051-36-0000 | Yes | Single Family Detached | 1 | 18078 | 36 | $1,371.52 |
| 1073-051-37-0000 | Yes | Single Family Detached | 1 | 18078 | 37 | $1,371.52 |
| 1073-051-38-0000 | Yes | Single Family Detached | 1 | 18078 | 38 | $1,371.52 |
| 1073-051-39-0000 | Yes | Single Family Detached | 1 | 18078 | 39 | $1,371.52 |
| 1073-051-40-0000 | Yes | Single Family Detached | 1 | 18078 | 40 | $1,371.52 |
| 1073-051-41-0000 | Yes | Single Family Detached | 1 | 18078 | 41 | $1,371.52 |
| 1073-051-42-0000 | Yes | Single Family Detached | 1 | 18078 | 42 | $1,371.52 |
| 1073-051-43-0000 | Yes | Single Family Detached | 1 | 18078 | 43 | $1,371.52 |
| 1073-051-44-0000 | Yes | Single Family Detached | 1 | 18078 | 44 | $1,371.52 |
| 1073-051-45-0000 | Yes | Single Family Detached | 1 | 18078 | 45 | $1,371.52 |
| 1073-051-46-0000 | Yes | Single Family Detached | 1 | 18078 | 46 | $1,371.52 |
| 1073-051-47-0000 | Yes | Single Family Detached | 1 | 18078 | 47 | $1,371.52 |
| 1073-051-48-0000 | Yes | Single Family Detached | 1 | 18078 | 48 | $1,371.52 |
| 1073-051-49-0000 | Yes | Single Family Detached | 1 | 18078 | 49 | $1,371.52 |
| 1073-051-50-0000 | Yes | Single Family Detached | 1 | 18078 | 50 | $1,371.52 |
| 1073-051-51-0000 | Yes | Single Family Detached | 1 | 18078 | 51 | $1,371.52 |
| 1073-051-52-0000 | Yes | Single Family Detached | 1 | 18078 | 52 | $1,371.52 |
| 1073-051-53-0000 | Yes | Single Family Detached | 1 | 18078 | 53 | $1,371.52 |
| 1073-051-54-0000 | Yes | Single Family Detached | 1 | 18078 | 54 | $1,371.52 |
| 1073-051-55-0000 | Yes | Single Family Detached | 1 | 18078 | 55 | $1,371.52 |
| 1073-051-56-0000 | Yes | Single Family Detached | 1 | 18078 | 56 | $1,371.52 |
| 1073-051-57-0000 | Yes | Single Family Detached | 1 | 18078 | 57 | $1,371.52 |
| 1073-051-58-0000 | Yes | Single Family Detached | 1 | 18078 | 58 | $1,371.52 |
| 1073-051-59-0000 | Yes | Single Family Detached | 1 | 18078 | 59 | $1,371.52 |
| 1073-051-60-0000 | Yes | Single Family Detached | 1 | 18078 | 60 | $1,371.52 |
| 1073-051-61-0000 | Yes | Single Family Detached | 1 | 18078 | 61 | $1,371.52 |
| 1073-051-62-0000 | Yes | Single Family Detached | 1 | 18078 | 62 | $1,371.52 |
| 1073-051-63-0000 | Yes | Single Family Detached | 1 | 18078 | 63 | $1,371.52 |
| 1073-051-64-0000 | Yes | Single Family Detached | 1 | 18078 | 64 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-051-65-0000 | Yes | Single Family Detached | 1 | 18078 | 65 | $1,371.52 |
| 1073-051-66-0000 | Yes | Single Family Detached | 1 | 18078 | 66 | $1,371.52 |
| 1073-051-67-0000 | Yes | Single Family Detached | 1 | 18078 | 67 | $1,371.52 |
| 1073-051-68-0000 | No | | 0 | 18078 | A | $0.00 |
| 1073-051-69-0000 | No | | 0 | 18078 | B | $0.00 |
| 1073-051-70-0000 | No | | 0 | 18913_1 | B | $0.00 |
| 1073-051-71-0000 | No | | 0 | 18913_1 | F | $0.00 |
| 1073-051-72-0000 | No | | 0 | 18913_1 | G | $0.00 |
| 1073-061-01-0000 | Yes | Single Family Detached | 1 | 18077 | 1 | $1,371.52 |
| 1073-061-02-0000 | Yes | Single Family Detached | 1 | 18077 | 2 | $1,371.52 |
| 1073-061-03-0000 | Yes | Single Family Detached | 1 | 18077 | 3 | $1,371.52 |
| 1073-061-04-0000 | Yes | Single Family Detached | 1 | 18077 | 4 | $1,371.52 |
| 1073-061-05-0000 | Yes | Single Family Detached | 1 | 18077 | 5 | $1,371.52 |
| 1073-061-06-0000 | Yes | Single Family Detached | 1 | 18077 | 6 | $1,371.52 |
| 1073-061-07-0000 | Yes | Single Family Detached | 1 | 18077 | 7 | $1,371.52 |
| 1073-061-08-0000 | Yes | Single Family Detached | 1 | 18077 | 8 | $1,371.52 |
| 1073-061-09-0000 | Yes | Single Family Detached | 1 | 18077 | 9 | $1,371.52 |
| 1073-061-10-0000 | Yes | Single Family Detached | 1 | 18077 | 10 | $1,371.52 |
| 1073-061-11-0000 | Yes | Single Family Detached | 1 | 18077 | 11 | $1,371.52 |
| 1073-061-12-0000 | Yes | Single Family Detached | 1 | 18077 | 12 | $1,371.52 |
| 1073-061-13-0000 | Yes | Single Family Detached | 1 | 18077 | 13 | $1,371.52 |
| 1073-061-14-0000 | Yes | Single Family Detached | 1 | 18077 | 14 | $1,371.52 |
| 1073-061-15-0000 | Yes | Single Family Detached | 1 | 18077 | 15 | $1,371.52 |
| 1073-061-16-0000 | Yes | Single Family Detached | 1 | 18077 | 16 | $1,371.52 |
| 1073-061-17-0000 | Yes | Single Family Detached | 1 | 18077 | 17 | $1,371.52 |
| 1073-061-18-0000 | Yes | Single Family Detached | 1 | 18077 | 18 | $1,371.52 |
| 1073-061-19-0000 | Yes | Single Family Detached | 1 | 18077 | 19 | $1,371.52 |
| 1073-061-20-0000 | Yes | Single Family Detached | 1 | 18077 | 20 | $1,371.52 |
| 1073-061-21-0000 | Yes | Single Family Detached | 1 | 18077 | 21 | $1,371.52 |
| 1073-061-22-0000 | Yes | Single Family Detached | 1 | 18077 | 22 | $1,371.52 |
| 1073-061-23-0000 | Yes | Single Family Detached | 1 | 18077 | 23 | $1,371.52 |
| 1073-061-24-0000 | Yes | Single Family Detached | 1 | 18077 | 24 | $1,371.52 |
| 1073-061-25-0000 | Yes | Single Family Detached | 1 | 18077 | 41 | $1,371.52 |
| 1073-061-26-0000 | Yes | Single Family Detached | 1 | 18077 | 42 | $1,371.52 |
| 1073-061-27-0000 | Yes | Single Family Detached | 1 | 18077 | 43 | $1,371.52 |
| 1073-061-28-0000 | Yes | Single Family Detached | 1 | 18077 | 44 | $1,371.52 |
| 1073-061-29-0000 | Yes | Single Family Detached | 1 | 18077 | 45 | $1,371.52 |
| 1073-061-30-0000 | Yes | Single Family Detached | 1 | 18077 | 46 | $1,371.52 |
| 1073-061-31-0000 | Yes | Single Family Detached | 1 | 18077 | 47 | $1,371.52 |
| 1073-061-32-0000 | Yes | Single Family Detached | 1 | 18077 | 48 | $1,371.52 |
| 1073-061-33-0000 | Yes | Single Family Detached | 1 | 18077 | 49 | $1,371.52 |
| 1073-061-34-0000 | Yes | Single Family Detached | 1 | 18077 | 50 | $1,371.52 |
| 1073-061-35-0000 | Yes | Single Family Detached | 1 | 18077 | 51 | $1,371.52 |
| 1073-061-36-0000 | Yes | Single Family Detached | 1 | 18077 | 52 | $1,371.52 |
| 1073-061-37-0000 | Yes | Single Family Detached | 1 | 18077 | 53 | $1,371.52 |
| 1073-061-38-0000 | Yes | Single Family Detached | 1 | 18077 | 54 | $1,371.52 |
| 1073-071-01-0000 | Yes | Single Family Detached | 1 | 18077 | 25 | $1,371.52 |
| 1073-071-02-0000 | Yes | Single Family Detached | 1 | 18077 | 26 | $1,371.52 |
| 1073-071-03-0000 | Yes | Single Family Detached | 1 | 18077 | 27 | $1,371.52 |
| 1073-071-04-0000 | Yes | Single Family Detached | 1 | 18077 | 28 | $1,371.52 |
| 1073-071-05-0000 | Yes | Single Family Detached | 1 | 18077 | 29 | $1,371.52 |
| 1073-071-06-0000 | Yes | Single Family Detached | 1 | 18077 | 30 | $1,371.52 |
| 1073-071-07-0000 | Yes | Single Family Detached | 1 | 18077 | 31 | $1,371.52 |
| 1073-071-08-0000 | Yes | Single Family Detached | 1 | 18077 | 32 | $1,371.52 |
| 1073-071-09-0000 | Yes | Single Family Detached | 1 | 18077 | 33 | $1,371.52 |
| 1073-071-10-0000 | Yes | Single Family Detached | 1 | 18077 | 34 | $1,371.52 |
| 1073-071-11-0000 | Yes | Single Family Detached | 1 | 18077 | 35 | $1,371.52 |
| 1073-071-12-0000 | Yes | Single Family Detached | 1 | 18077 | 36 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-071-13-0000 | Yes | Single Family Detached | 1 | 18077 | 37 | $1,371.52 |
| 1073-071-14-0000 | Yes | Single Family Detached | 1 | 18077 | 38 | $1,371.52 |
| 1073-071-15-0000 | Yes | Single Family Detached | 1 | 18077 | 39 | $1,371.52 |
| 1073-071-16-0000 | Yes | Single Family Detached | 1 | 18077 | 40 | $1,371.52 |
| 1073-071-17-0000 | Yes | Single Family Detached | 1 | 18077 | 55 | $1,371.52 |
| 1073-071-18-0000 | Yes | Single Family Detached | 1 | 18077 | 56 | $1,371.52 |
| 1073-071-19-0000 | Yes | Single Family Detached | 1 | 18077 | 57 | $1,371.52 |
| 1073-071-20-0000 | Yes | Single Family Detached | 1 | 18077 | 58 | $1,371.52 |
| 1073-071-21-0000 | Yes | Single Family Detached | 1 | 18077 | 59 | $1,371.52 |
| 1073-071-22-0000 | Yes | Single Family Detached | 1 | 18077 | 60 | $1,371.52 |
| 1073-071-23-0000 | Yes | Single Family Detached | 1 | 18077 | 61 | $1,371.52 |
| 1073-071-24-0000 | Yes | Single Family Detached | 1 | 18077 | 62 | $1,371.52 |
| 1073-071-25-0000 | Yes | Single Family Detached | 1 | 18077 | 63 | $1,371.52 |
| 1073-071-26-0000 | Yes | Single Family Detached | 1 | 18077 | 64 | $1,371.52 |
| 1073-071-27-0000 | Yes | Single Family Detached | 1 | 18077 | 65 | $1,371.52 |
| 1073-071-28-0000 | No | | 0 | 18077 | A | $0.00 |
| 1073-071-29-0000 | No | | 0 | 18077 | A2 | $0.00 |
| 1073-071-30-0000 | No | | 0 | 18913_1 | A | $0.00 |
| 1073-081-01-0000 | Yes | Single Family Detached | 1 | 18076 | 1 | $1,371.52 |
| 1073-081-02-0000 | Yes | Single Family Detached | 1 | 18076 | 2 | $1,371.52 |
| 1073-081-03-0000 | Yes | Single Family Detached | 1 | 18076 | 3 | $1,371.52 |
| 1073-081-04-0000 | Yes | Single Family Detached | 1 | 18076 | 4 | $1,371.52 |
| 1073-081-05-0000 | Yes | Single Family Detached | 1 | 18076 | 5 | $1,371.52 |
| 1073-081-06-0000 | Yes | Single Family Detached | 1 | 18076 | 6 | $1,371.52 |
| 1073-081-07-0000 | Yes | Single Family Detached | 1 | 18076 | 7 | $1,371.52 |
| 1073-081-08-0000 | Yes | Single Family Detached | 1 | 18076 | 8 | $1,371.52 |
| 1073-081-09-0000 | Yes | Single Family Detached | 1 | 18076 | 9 | $1,371.52 |
| 1073-081-10-0000 | Yes | Single Family Detached | 1 | 18076 | 10 | $1,371.52 |
| 1073-081-11-0000 | Yes | Single Family Detached | 1 | 18076 | 11 | $1,371.52 |
| 1073-081-12-0000 | Yes | Single Family Detached | 1 | 18076 | 12 | $1,371.52 |
| 1073-081-13-0000 | Yes | Single Family Detached | 1 | 18076 | 13 | $1,371.52 |
| 1073-081-14-0000 | Yes | Single Family Detached | 1 | 18076 | 14 | $1,371.52 |
| 1073-081-15-0000 | Yes | Single Family Detached | 1 | 18076 | 15 | $1,371.52 |
| 1073-081-16-0000 | Yes | Single Family Detached | 1 | 18076 | 16 | $1,371.52 |
| 1073-081-17-0000 | Yes | Single Family Detached | 1 | 18076 | 17 | $1,371.52 |
| 1073-081-18-0000 | Yes | Single Family Detached | 1 | 18076 | 18 | $1,371.52 |
| 1073-081-19-0000 | Yes | Single Family Detached | 1 | 18076 | 19 | $1,371.52 |
| 1073-081-20-0000 | Yes | Single Family Detached | 1 | 18076 | 20 | $1,371.52 |
| 1073-081-21-0000 | Yes | Single Family Detached | 1 | 18076 | 21 | $1,371.52 |
| 1073-081-22-0000 | Yes | Single Family Detached | 1 | 18076 | 22 | $1,371.52 |
| 1073-081-23-0000 | Yes | Single Family Detached | 1 | 18076 | 23 | $1,371.52 |
| 1073-081-24-0000 | Yes | Single Family Detached | 1 | 18076 | 24 | $1,371.52 |
| 1073-081-25-0000 | Yes | Single Family Detached | 1 | 18076 | 25 | $1,371.52 |
| 1073-081-26-0000 | Yes | Single Family Detached | 1 | 18076 | 26 | $1,371.52 |
| 1073-081-27-0000 | Yes | Single Family Detached | 1 | 18076 | 27 | $1,371.52 |
| 1073-081-28-0000 | Yes | Single Family Detached | 1 | 18076 | 28 | $1,371.52 |
| 1073-081-29-0000 | Yes | Single Family Detached | 1 | 18076 | 29 | $1,371.52 |
| 1073-081-30-0000 | Yes | Single Family Detached | 1 | 18076 | 30 | $1,371.52 |
| 1073-081-31-0000 | Yes | Single Family Detached | 1 | 18076 | 31 | $1,371.52 |
| 1073-081-32-0000 | Yes | Single Family Detached | 1 | 18076 | 32 | $1,371.52 |
| 1073-081-33-0000 | Yes | Single Family Detached | 1 | 18076 | 33 | $1,371.52 |
| 1073-081-34-0000 | Yes | Single Family Detached | 1 | 18076 | 34 | $1,371.52 |
| 1073-081-35-0000 | Yes | Single Family Detached | 1 | 18076 | 35 | $1,371.52 |
| 1073-081-36-0000 | Yes | Single Family Detached | 1 | 18076 | 36 | $1,371.52 |
| 1073-081-37-0000 | Yes | Single Family Detached | 1 | 18076 | 37 | $1,371.52 |
| 1073-081-38-0000 | Yes | Single Family Detached | 1 | 18076 | 38 | $1,371.52 |
| 1073-081-39-0000 | Yes | Single Family Detached | 1 | 18076 | 39 | $1,371.52 |
| 1073-081-40-0000 | Yes | Single Family Detached | 1 | 18076 | 40 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-081-41-0000 | Yes | Single Family Detached | 1 | 18076 | 41 | $1,371.52 |
| 1073-081-42-0000 | Yes | Single Family Detached | 1 | 18076 | 42 | $1,371.52 |
| 1073-081-43-0000 | Yes | Single Family Detached | 1 | 18076 | 43 | $1,371.52 |
| 1073-081-44-0000 | Yes | Single Family Detached | 1 | 18076 | 44 | $1,371.52 |
| 1073-081-45-0000 | Yes | Single Family Detached | 1 | 18076 | 45 | $1,371.52 |
| 1073-081-46-0000 | Yes | Single Family Detached | 1 | 18076 | 46 | $1,371.52 |
| 1073-081-47-0000 | No | | 0 | 18076 | A | $0.00 |
| 1073-081-48-0000 | No | | 0 | 18913_1 | H | $0.00 |
| 1073-091-01-0000 | Yes | Single Family Detached | 1 | 18066 | 1 | $1,371.52 |
| 1073-091-02-0000 | Yes | Single Family Detached | 1 | 18066 | 2 | $1,371.52 |
| 1073-091-03-0000 | Yes | Single Family Detached | 1 | 18066 | 3 | $1,371.52 |
| 1073-091-04-0000 | Yes | Single Family Detached | 1 | 18066 | 4 | $1,371.52 |
| 1073-091-05-0000 | Yes | Single Family Detached | 1 | 18066 | 5 | $1,371.52 |
| 1073-091-06-0000 | Yes | Single Family Detached | 1 | 18066 | 6 | $1,371.52 |
| 1073-091-07-0000 | Yes | Single Family Detached | 1 | 18066 | 7 | $1,371.52 |
| 1073-091-08-0000 | Yes | Single Family Detached | 1 | 18066 | 8 | $1,371.52 |
| 1073-091-09-0000 | Yes | Single Family Detached | 1 | 18066 | 9 | $1,371.52 |
| 1073-091-10-0000 | Yes | Single Family Detached | 1 | 18066 | 10 | $1,371.52 |
| 1073-091-11-0000 | Yes | Single Family Detached | 1 | 18066 | 11 | $1,371.52 |
| 1073-091-12-0000 | Yes | Single Family Detached | 1 | 18066 | 12 | $1,371.52 |
| 1073-091-13-0000 | Yes | Single Family Detached | 1 | 18066 | 13 | $1,371.52 |
| 1073-091-14-0000 | Yes | Single Family Detached | 1 | 18066 | 14 | $1,371.52 |
| 1073-091-15-0000 | Yes | Single Family Detached | 1 | 18066 | 15 | $1,371.52 |
| 1073-091-16-0000 | Yes | Single Family Detached | 1 | 18066 | 16 | $1,371.52 |
| 1073-091-17-0000 | Yes | Single Family Detached | 1 | 18066 | 17 | $1,371.52 |
| 1073-091-18-0000 | Yes | Single Family Detached | 1 | 18066 | 18 | $1,371.52 |
| 1073-091-19-0000 | Yes | Single Family Detached | 1 | 18066 | 19 | $1,371.52 |
| 1073-091-20-0000 | Yes | Single Family Detached | 1 | 18066 | 20 | $1,371.52 |
| 1073-091-21-0000 | Yes | Single Family Detached | 1 | 18066 | 21 | $1,371.52 |
| 1073-091-22-0000 | Yes | Single Family Detached | 1 | 18066 | 22 | $1,371.52 |
| 1073-091-23-0000 | Yes | Single Family Detached | 1 | 18066 | 23 | $1,371.52 |
| 1073-091-24-0000 | Yes | Single Family Detached | 1 | 18066 | 24 | $1,371.52 |
| 1073-091-25-0000 | Yes | Single Family Detached | 1 | 18066 | 25 | $1,371.52 |
| 1073-091-26-0000 | Yes | Single Family Detached | 1 | 18066 | 26 | $1,371.52 |
| 1073-091-27-0000 | Yes | Single Family Detached | 1 | 18066 | 27 | $1,371.52 |
| 1073-091-28-0000 | Yes | Single Family Detached | 1 | 18066 | 28 | $1,371.52 |
| 1073-091-29-0000 | Yes | Single Family Detached | 1 | 18066 | 29 | $1,371.52 |
| 1073-091-30-0000 | Yes | Single Family Detached | 1 | 18066 | 30 | $1,371.52 |
| 1073-091-31-0000 | Yes | Single Family Detached | 1 | 18066 | 31 | $1,371.52 |
| 1073-091-32-0000 | Yes | Single Family Detached | 1 | 18066 | 32 | $1,371.52 |
| 1073-091-33-0000 | Yes | Single Family Detached | 1 | 18066 | 33 | $1,371.52 |
| 1073-091-34-0000 | Yes | Single Family Detached | 1 | 18066 | 34 | $1,371.52 |
| 1073-091-35-0000 | Yes | Single Family Detached | 1 | 18066 | 35 | $1,371.52 |
| 1073-091-36-0000 | Yes | Single Family Detached | 1 | 18066 | 36 | $1,371.52 |
| 1073-091-37-0000 | Yes | Single Family Detached | 1 | 18066 | 37 | $1,371.52 |
| 1073-091-38-0000 | Yes | Single Family Detached | 1 | 18066 | 38 | $1,371.52 |
| 1073-091-39-0000 | Yes | Single Family Detached | 1 | 18066 | 39 | $1,371.52 |
| 1073-091-40-0000 | Yes | Single Family Detached | 1 | 18066 | 40 | $1,371.52 |
| 1073-091-41-0000 | Yes | Single Family Detached | 1 | 18066 | 41 | $1,371.52 |
| 1073-091-42-0000 | Yes | Single Family Detached | 1 | 18066 | 42 | $1,371.52 |
| 1073-091-43-0000 | Yes | Single Family Detached | 1 | 18066 | 43 | $1,371.52 |
| 1073-091-44-0000 | Yes | Single Family Detached | 1 | 18066 | 44 | $1,371.52 |
| 1073-091-45-0000 | Yes | Single Family Detached | 1 | 18066 | 45 | $1,371.52 |
| 1073-091-46-0000 | Yes | Single Family Detached | 1 | 18066 | 46 | $1,371.52 |
| 1073-091-47-0000 | Yes | Single Family Detached | 1 | 18066 | 47 | $1,371.52 |
| 1073-091-48-0000 | No | | 0 | 18066 | A | $0.00 |
| 1073-091-49-0000 | No | | 0 | 18066 | B | $0.00 |
| 1073-091-50-0000 | No | | 0 | 18066 | C | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-091-51-0000 | No | | 0 | 18066 | D | $0.00 |
| 1073-091-52-0000 | No | | 0 | 18066 | E | $0.00 |
| 1073-091-53-0000 | No | | 0 | 18066 | F | $0.00 |
| 1073-091-54-0000 | No | | 0 | 18066 | G | $0.00 |
| 1073-121-01-0000 | Yes | Single Family Detached | 1 | 18081 | 1 | $1,371.52 |
| 1073-121-02-0000 | Yes | Single Family Detached | 1 | 18081 | 2 | $1,371.52 |
| 1073-121-03-0000 | Yes | Single Family Detached | 1 | 18081 | 3 | $1,371.52 |
| 1073-121-04-0000 | Yes | Single Family Detached | 1 | 18081 | 4 | $1,371.52 |
| 1073-121-05-0000 | Yes | Single Family Detached | 1 | 18081 | 5 | $1,371.52 |
| 1073-121-06-0000 | Yes | Single Family Detached | 1 | 18081 | 6 | $1,371.52 |
| 1073-121-07-0000 | Yes | Single Family Detached | 1 | 18081 | 7 | $1,371.52 |
| 1073-121-08-0000 | Yes | Single Family Detached | 1 | 18081 | 8 | $1,371.52 |
| 1073-121-09-0000 | Yes | Single Family Detached | 1 | 18081 | 9 | $1,371.52 |
| 1073-121-10-0000 | Yes | Single Family Detached | 1 | 18081 | 10 | $1,371.52 |
| 1073-121-11-0000 | Yes | Single Family Detached | 1 | 18081 | 11 | $1,371.52 |
| 1073-121-12-0000 | Yes | Single Family Detached | 1 | 18081 | 12 | $1,371.52 |
| 1073-121-13-0000 | Yes | Single Family Detached | 1 | 18081 | 13 | $1,371.52 |
| 1073-121-14-0000 | Yes | Single Family Detached | 1 | 18081 | 14 | $1,371.52 |
| 1073-121-15-0000 | Yes | Single Family Detached | 1 | 18081 | 15 | $1,371.52 |
| 1073-121-16-0000 | Yes | Single Family Detached | 1 | 18081 | 16 | $1,371.52 |
| 1073-121-17-0000 | Yes | Single Family Detached | 1 | 18081 | 17 | $1,371.52 |
| 1073-121-18-0000 | Yes | Single Family Detached | 1 | 18081 | 18 | $1,371.52 |
| 1073-121-19-0000 | Yes | Single Family Detached | 1 | 18081 | 19 | $1,371.52 |
| 1073-121-20-0000 | Yes | Single Family Detached | 1 | 18081 | 20 | $1,371.52 |
| 1073-121-21-0000 | Yes | Single Family Detached | 1 | 18081 | 21 | $1,371.52 |
| 1073-121-22-0000 | Yes | Single Family Detached | 1 | 18081 | 22 | $1,371.52 |
| 1073-121-23-0000 | Yes | Single Family Detached | 1 | 18081 | 23 | $1,371.52 |
| 1073-121-24-0000 | Yes | Single Family Detached | 1 | 18081 | 24 | $1,371.52 |
| 1073-121-25-0000 | Yes | Single Family Detached | 1 | 18081 | 25 | $1,371.52 |
| 1073-121-26-0000 | Yes | Single Family Detached | 1 | 18081 | 26 | $1,371.52 |
| 1073-121-27-0000 | Yes | Single Family Detached | 1 | 18081 | 27 | $1,371.52 |
| 1073-121-28-0000 | Yes | Single Family Detached | 1 | 18081 | 28 | $1,371.52 |
| 1073-121-29-0000 | Yes | Single Family Detached | 1 | 18081 | 29 | $1,371.52 |
| 1073-121-30-0000 | Yes | Single Family Detached | 1 | 18081 | 30 | $1,371.52 |
| 1073-121-31-0000 | Yes | Single Family Detached | 1 | 18081 | 31 | $1,371.52 |
| 1073-121-32-0000 | Yes | Single Family Detached | 1 | 18081 | 32 | $1,371.52 |
| 1073-121-33-0000 | Yes | Single Family Detached | 1 | 18081 | 33 | $1,371.52 |
| 1073-121-34-0000 | Yes | Single Family Detached | 1 | 18081 | 34 | $1,371.52 |
| 1073-121-35-0000 | Yes | Single Family Detached | 1 | 18081 | 35 | $1,371.52 |
| 1073-121-36-0000 | Yes | Single Family Detached | 1 | 18081 | 36 | $1,371.52 |
| 1073-121-37-0000 | Yes | Single Family Detached | 1 | 18081 | 37 | $1,371.52 |
| 1073-121-38-0000 | Yes | Single Family Detached | 1 | 18081 | 38 | $1,371.52 |
| 1073-121-39-0000 | Yes | Single Family Detached | 1 | 18081 | 39 | $1,371.52 |
| 1073-121-40-0000 | Yes | Single Family Detached | 1 | 18081 | 40 | $1,371.52 |
| 1073-121-41-0000 | Yes | Single Family Detached | 1 | 18081 | 41 | $1,371.52 |
| 1073-121-42-0000 | Yes | Single Family Detached | 1 | 18081 | 42 | $1,371.52 |
| 1073-121-43-0000 | Yes | Single Family Detached | 1 | 18081 | 43 | $1,371.52 |
| 1073-121-44-0000 | Yes | Single Family Detached | 1 | 18081 | 44 | $1,371.52 |
| 1073-121-45-0000 | Yes | Single Family Detached | 1 | 18081 | 45 | $1,371.52 |
| 1073-121-46-0000 | Yes | Single Family Detached | 1 | 18081 | 46 | $1,371.52 |
| 1073-121-47-0000 | Yes | Single Family Detached | 1 | 18081 | 47 | $1,371.52 |
| 1073-121-48-0000 | Yes | Single Family Detached | 1 | 18081 | 48 | $1,371.52 |
| 1073-121-49-0000 | Yes | Single Family Detached | 1 | 18081 | 49 | $1,371.52 |
| 1073-121-50-0000 | Yes | Single Family Detached | 1 | 18081 | 50 | $1,371.52 |
| 1073-121-51-0000 | Yes | Single Family Detached | 1 | 18081 | 51 | $1,371.52 |
| 1073-121-52-0000 | Yes | Single Family Detached | 1 | 18081 | 52 | $1,371.52 |
| 1073-121-53-0000 | Yes | Single Family Detached | 1 | 18081 | 53 | $1,371.52 |
| 1073-121-54-0000 | Yes | Single Family Detached | 1 | 18081 | 54 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-121-55-0000 | Yes | Single Family Detached | 1 | 18081 | 55 | $1,371.52 |
| 1073-121-56-0000 | Yes | Single Family Detached | 1 | 18081 | 56 | $1,371.52 |
| 1073-121-57-0000 | Yes | Single Family Detached | 1 | 18081 | 57 | $1,371.52 |
| 1073-121-58-0000 | Yes | Single Family Detached | 1 | 18081 | 58 | $1,371.52 |
| 1073-121-59-0000 | Yes | Single Family Detached | 1 | 18081 | 59 | $1,371.52 |
| 1073-121-60-0000 | Yes | Single Family Detached | 1 | 18081 | 60 | $1,371.52 |
| 1073-121-61-0000 | No | | 0 | 18081 | A | $0.00 |
| 1073-121-62-0000 | No | | 0 | 18081 | B | $0.00 |
| 1073-121-63-0000 | No | | 0 | 18081 | C | $0.00 |
| 1073-121-64-0000 | No | | 0 | 18081 | D | $0.00 |
| 1073-121-65-0000 | No | | 0 | 18081 | E | $0.00 |
| 1073-121-66-0000 | No | | 0 | 18081 | F | $0.00 |
| 1073-121-67-0000 | No | | 0 | 18081 | G | $0.00 |
| 1073-121-68-0000 | No | | 0 | 18081 | H | $0.00 |
| 1073-121-69-0000 | No | | 0 | 18081 | I | $0.00 |
| 1073-121-70-0000 | No | | 0 | 18081 | J | $0.00 |
| 1073-121-71-0000 | No | | 0 | 18081 | K | $0.00 |
| 1073-121-72-0000 | No | | 0 | 18081 | L | $0.00 |
| 1073-121-73-0000 | No | | 0 | 18081 | M | $0.00 |
| 1073-121-74-0000 | No | | 0 | 18081 | N | $0.00 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 18 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 19 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 16 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 17 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 20 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 21 | $1,188.58 |
| 1073-171-04-0000 | Yes | Mutliple Family | 1 | 20562Condos_4 | 15 | $1,188.58 |
| 1073-171-04-0000 | Yes | Single Family Detached | 1 | 20562_6 | 12 | $1,371.52 |
| 1073-171-04-0000 | Yes | Single Family Detached | 1 | 20562_6 | 11 | $1,371.52 |
| 1073-171-04-0000 | Yes | Single Family Detached | 1 | 20562_6 | 10 | $1,371.52 |
| 1073-171-04-0000 | No | | 0 | 20562 | 1 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562 | B | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562 | 2 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562 | C | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562 | 3 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562 | A | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 90 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 91 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 89 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 94 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 95 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 92 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 93 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 82 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 83 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 80 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 81 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 86 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 87 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 84 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 85 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 74 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 75 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 72 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 73 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 78 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 79 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562Condos_4 | 76 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 77 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 66 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 67 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 64 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 65 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 70 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 71 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 68 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 69 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 58 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 59 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 56 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 57 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 62 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 63 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 60 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 61 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 55 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 10 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 11 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 8 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 9 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 14 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 12 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 13 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 2 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 3 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 1 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 6 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 7 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 4 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562Condos_4 | 5 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 21 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 20 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 23 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 22 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 17 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 16 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 19 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 18 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 29 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 28 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 31 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 30 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 25 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 24 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 27 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 26 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 13 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 15 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 14 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 53 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 52 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 55 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 54 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 49 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 51 | $0.00 |
| 1073-171-04-0000 | No | 0 | 20562_6 | 50 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-171-04-0000 | No | | 0 | 20562_6 | 37 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 36 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 39 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 38 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 33 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 32 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 35 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 34 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 45 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 44 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 41 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 40 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 43 | $0.00 |
| 1073-171-04-0000 | No | | 0 | 20562_6 | 42 | $0.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 1 | 20562_6 | 5 | $1,371.52 |
| 1073-171-08-0000 | Yes | Single Family Detached | 1 | 20562_6 | 7 | $1,371.52 |
| 1073-171-08-0000 | Yes | Single Family Detached | 1 | 20562_6 | 6 | $1,371.52 |
| 1073-171-08-0000 | Yes | Single Family Detached | 1 | 20562_6 | 9 | $1,371.52 |
| 1073-171-08-0000 | Yes | Single Family Detached | 1 | 20562_6 | 8 | $1,371.52 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 116 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 106 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 107 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 104 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 105 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 110 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 111 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 108 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 109 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 98 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 99 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 96 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 97 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 102 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 103 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 100 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 101 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 88 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 50 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 51 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 48 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 49 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 54 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 52 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 53 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 42 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 43 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 40 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 41 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 46 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 47 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 44 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 45 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 34 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 35 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 32 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 33 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 38 | $0.00 |
| 1073-171-08-0000 | No | | 0 | 20562Condos_4 | 39 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 36 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 37 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 26 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 27 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 24 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 25 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 30 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 31 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 28 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 29 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 22 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 23 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 114 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 115 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 112 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562Condos_4 | 113 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 95 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 69 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 68 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 71 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 70 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 65 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 64 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 67 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 66 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 77 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 76 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 79 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 78 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 73 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 72 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 75 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 74 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 96 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 4 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 1 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 3 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 2 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 48 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 61 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 60 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 63 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 62 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 57 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 56 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 59 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 58 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 47 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 46 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 85 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 84 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 87 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 86 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 81 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 80 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 83 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_6 | 82 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 85 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-08-0000 | No | 0 | 20562_5 | 84 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 87 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 86 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 81 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 80 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 83 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 82 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 93 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 92 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 95 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 94 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 89 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 100 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 88 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 91 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 90 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 97 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 69 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 96 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 68 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 99 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 71 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 98 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 70 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 65 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 67 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 66 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 77 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 76 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 79 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 78 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 73 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 72 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 75 | $0.00 |
| 1073-171-08-0000 | No | 0 | 20562_5 | 74 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562 | 8 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 94 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 89 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 88 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 91 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 90 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 113 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 112 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 115 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 114 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 101 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 100 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 103 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 102 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 97 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 99 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 98 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 109 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 108 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 111 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 110 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 105 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 104 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-09-0000 | No | 0 | 20562_6 | 107 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 106 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 93 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_6 | 92 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 55 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 54 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 49 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 48 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 51 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 50 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 61 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 60 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 63 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 62 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 57 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 56 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 59 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 58 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 37 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 36 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 39 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 38 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 33 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 32 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 35 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 34 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 45 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 44 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 47 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 46 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 41 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 40 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 43 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 42 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 21 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 20 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 23 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 22 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 17 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 16 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 19 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 18 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 29 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 28 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 31 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 30 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 25 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 24 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 27 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 26 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 5 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 4 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 7 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 6 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 1 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 3 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 2 | $0.00 |
| 1073-171-09-0000 | No | 0 | 20562_7 | 13 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-171-09-0000 | No | | 0 | 20562_7 | 64 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 12 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 15 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 14 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 9 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 8 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 11 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 10 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 53 | $0.00 |
| 1073-171-09-0000 | No | | 0 | 20562_7 | 52 | $0.00 |
| 1073-171-12-0000 | No | | 0 | 18913_4 | E | $0.00 |
| 1073-171-13-0000 | No | | 0 | 18913_4 | G | $0.00 |
| 1073-171-14-0000 | No | | 0 | 18913_4 | F | $0.00 |
| 1073-181-01-0000 | Yes | Single Family Detached | 1 | 18080 | 1 | $1,371.52 |
| 1073-181-02-0000 | Yes | Single Family Detached | 1 | 18080 | 2 | $1,371.52 |
| 1073-181-03-0000 | Yes | Single Family Detached | 1 | 18080 | 3 | $1,371.52 |
| 1073-181-04-0000 | Yes | Single Family Detached | 1 | 18080 | 4 | $1,371.52 |
| 1073-181-05-0000 | Yes | Single Family Detached | 1 | 18080 | 5 | $1,371.52 |
| 1073-181-06-0000 | Yes | Single Family Detached | 1 | 18080 | 6 | $1,371.52 |
| 1073-181-07-0000 | Yes | Single Family Detached | 1 | 18080 | 7 | $1,371.52 |
| 1073-181-08-0000 | Yes | Single Family Detached | 1 | 18080 | 8 | $1,371.52 |
| 1073-181-09-0000 | Yes | Single Family Detached | 1 | 18080 | 9 | $1,371.52 |
| 1073-181-10-0000 | Yes | Single Family Detached | 1 | 18080 | 10 | $1,371.52 |
| 1073-181-11-0000 | Yes | Single Family Detached | 1 | 18080 | 11 | $1,371.52 |
| 1073-181-12-0000 | Yes | Single Family Detached | 1 | 18080 | 12 | $1,371.52 |
| 1073-181-13-0000 | Yes | Single Family Detached | 1 | 18080 | 13 | $1,371.52 |
| 1073-181-14-0000 | Yes | Single Family Detached | 1 | 18080 | 14 | $1,371.52 |
| 1073-181-15-0000 | Yes | Single Family Detached | 1 | 18080 | 15 | $1,371.52 |
| 1073-181-16-0000 | Yes | Single Family Detached | 1 | 18080 | 16 | $1,371.52 |
| 1073-181-17-0000 | Yes | Single Family Detached | 1 | 18080 | 17 | $1,371.52 |
| 1073-181-18-0000 | Yes | Single Family Detached | 1 | 18080 | 18 | $1,371.52 |
| 1073-181-19-0000 | Yes | Single Family Detached | 1 | 18080 | 19 | $1,371.52 |
| 1073-181-20-0000 | Yes | Single Family Detached | 1 | 18080 | 20 | $1,371.52 |
| 1073-181-21-0000 | Yes | Single Family Detached | 1 | 18080 | 21 | $1,371.52 |
| 1073-181-22-0000 | Yes | Single Family Detached | 1 | 18080 | 22 | $1,371.52 |
| 1073-181-23-0000 | Yes | Single Family Detached | 1 | 18080 | 23 | $1,371.52 |
| 1073-181-24-0000 | Yes | Single Family Detached | 1 | 18080 | 24 | $1,371.52 |
| 1073-181-25-0000 | Yes | Single Family Detached | 1 | 18080 | 25 | $1,371.52 |
| 1073-181-26-0000 | Yes | Single Family Detached | 1 | 18080 | 26 | $1,371.52 |
| 1073-181-27-0000 | Yes | Single Family Detached | 1 | 18080 | 27 | $1,371.52 |
| 1073-181-28-0000 | Yes | Single Family Detached | 1 | 18080 | 28 | $1,371.52 |
| 1073-181-29-0000 | Yes | Single Family Detached | 1 | 18080 | 29 | $1,371.52 |
| 1073-181-30-0000 | Yes | Single Family Detached | 1 | 18080 | 30 | $1,371.52 |
| 1073-181-31-0000 | Yes | Single Family Detached | 1 | 18080 | 31 | $1,371.52 |
| 1073-181-32-0000 | Yes | Single Family Detached | 1 | 18080 | 32 | $1,371.52 |
| 1073-181-33-0000 | Yes | Single Family Detached | 1 | 18080 | 33 | $1,371.52 |
| 1073-181-34-0000 | Yes | Single Family Detached | 1 | 18080 | 34 | $1,371.52 |
| 1073-181-35-0000 | Yes | Single Family Detached | 1 | 18080 | 35 | $1,371.52 |
| 1073-181-36-0000 | Yes | Single Family Detached | 1 | 18080 | 36 | $1,371.52 |
| 1073-181-37-0000 | Yes | Single Family Detached | 1 | 18080 | 37 | $1,371.52 |
| 1073-181-38-0000 | Yes | Single Family Detached | 1 | 18080 | 38 | $1,371.52 |
| 1073-181-39-0000 | Yes | Single Family Detached | 1 | 18080 | 39 | $1,371.52 |
| 1073-181-40-0000 | Yes | Single Family Detached | 1 | 18080 | 40 | $1,371.52 |
| 1073-181-41-0000 | Yes | Single Family Detached | 1 | 18080 | 41 | $1,371.52 |
| 1073-181-42-0000 | Yes | Single Family Detached | 1 | 18080 | 42 | $1,371.52 |
| 1073-181-43-0000 | Yes | Single Family Detached | 1 | 18080 | 43 | $1,371.52 |
| 1073-181-44-0000 | Yes | Single Family Detached | 1 | 18080 | 44 | $1,371.52 |
| 1073-181-45-0000 | Yes | Single Family Detached | 1 | 18080 | 45 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-181-46-0000 | Yes | Single Family Detached | 1 | 18080 | 46 | $1,371.52 |
| 1073-181-47-0000 | Yes | Single Family Detached | 1 | 18080 | 47 | $1,371.52 |
| 1073-181-48-0000 | Yes | Single Family Detached | 1 | 18080 | 48 | $1,371.52 |
| 1073-181-49-0000 | Yes | Single Family Detached | 1 | 18080 | 49 | $1,371.52 |
| 1073-181-50-0000 | Yes | Single Family Detached | 1 | 18080 | 50 | $1,371.52 |
| 1073-181-51-0000 | Yes | Single Family Detached | 1 | 18080 | 51 | $1,371.52 |
| 1073-181-52-0000 | Yes | Single Family Detached | 1 | 18080 | 52 | $1,371.52 |
| 1073-181-53-0000 | Yes | Single Family Detached | 1 | 18080 | 53 | $1,371.52 |
| 1073-181-54-0000 | Yes | Single Family Detached | 1 | 18080 | 54 | $1,371.52 |
| 1073-181-55-0000 | Yes | Single Family Detached | 1 | 18080 | 55 | $1,371.52 |
| 1073-181-56-0000 | Yes | Single Family Detached | 1 | 18080 | 56 | $1,371.52 |
| 1073-181-57-0000 | Yes | Single Family Detached | 1 | 18080 | 57 | $1,371.52 |
| 1073-191-01-0000 | Yes | Single Family Detached | 1 | 18079 | 1 | $1,371.52 |
| 1073-191-02-0000 | Yes | Single Family Detached | 1 | 18079 | 2 | $1,371.52 |
| 1073-191-03-0000 | Yes | Single Family Detached | 1 | 18079 | 3 | $1,371.52 |
| 1073-191-04-0000 | Yes | Single Family Detached | 1 | 18079 | 4 | $1,371.52 |
| 1073-191-05-0000 | Yes | Single Family Detached | 1 | 18079 | 5 | $1,371.52 |
| 1073-191-06-0000 | Yes | Single Family Detached | 1 | 18079 | 6 | $1,371.52 |
| 1073-191-07-0000 | Yes | Single Family Detached | 1 | 18079 | 7 | $1,371.52 |
| 1073-191-08-0000 | Yes | Single Family Detached | 1 | 18079 | 8 | $1,371.52 |
| 1073-191-09-0000 | Yes | Single Family Detached | 1 | 18079 | 9 | $1,371.52 |
| 1073-191-10-0000 | Yes | Single Family Detached | 1 | 18079 | 10 | $1,371.52 |
| 1073-191-11-0000 | Yes | Single Family Detached | 1 | 18079 | 11 | $1,371.52 |
| 1073-191-12-0000 | Yes | Single Family Detached | 1 | 18079 | 12 | $1,371.52 |
| 1073-191-13-0000 | Yes | Single Family Detached | 1 | 18079 | 13 | $1,371.52 |
| 1073-191-14-0000 | Yes | Single Family Detached | 1 | 18079 | 14 | $1,371.52 |
| 1073-191-15-0000 | Yes | Single Family Detached | 1 | 18079 | 15 | $1,371.52 |
| 1073-191-16-0000 | Yes | Single Family Detached | 1 | 18079 | 16 | $1,371.52 |
| 1073-191-17-0000 | Yes | Single Family Detached | 1 | 18079 | 17 | $1,371.52 |
| 1073-191-18-0000 | Yes | Single Family Detached | 1 | 18079 | 18 | $1,371.52 |
| 1073-191-19-0000 | Yes | Single Family Detached | 1 | 18079 | 19 | $1,371.52 |
| 1073-191-20-0000 | Yes | Single Family Detached | 1 | 18079 | 20 | $1,371.52 |
| 1073-191-21-0000 | Yes | Single Family Detached | 1 | 18079 | 21 | $1,371.52 |
| 1073-191-22-0000 | Yes | Single Family Detached | 1 | 18079 | 22 | $1,371.52 |
| 1073-191-23-0000 | Yes | Single Family Detached | 1 | 18079 | 23 | $1,371.52 |
| 1073-191-24-0000 | Yes | Single Family Detached | 1 | 18079 | 24 | $1,371.52 |
| 1073-191-25-0000 | Yes | Single Family Detached | 1 | 18079 | 25 | $1,371.52 |
| 1073-191-26-0000 | Yes | Single Family Detached | 1 | 18079 | 26 | $1,371.52 |
| 1073-191-27-0000 | Yes | Single Family Detached | 1 | 18079 | 27 | $1,371.52 |
| 1073-191-28-0000 | Yes | Single Family Detached | 1 | 18079 | 28 | $1,371.52 |
| 1073-191-29-0000 | Yes | Single Family Detached | 1 | 18079 | 29 | $1,371.52 |
| 1073-191-30-0000 | Yes | Single Family Detached | 1 | 18079 | 30 | $1,371.52 |
| 1073-191-31-0000 | Yes | Single Family Detached | 1 | 18079 | 31 | $1,371.52 |
| 1073-191-32-0000 | Yes | Single Family Detached | 1 | 18079 | 32 | $1,371.52 |
| 1073-191-33-0000 | Yes | Single Family Detached | 1 | 18079 | 33 | $1,371.52 |
| 1073-191-34-0000 | Yes | Single Family Detached | 1 | 18079 | 34 | $1,371.52 |
| 1073-191-35-0000 | Yes | Single Family Detached | 1 | 18079 | 35 | $1,371.52 |
| 1073-191-36-0000 | Yes | Single Family Detached | 1 | 18079 | 36 | $1,371.52 |
| 1073-191-37-0000 | Yes | Single Family Detached | 1 | 18079 | 37 | $1,371.52 |
| 1073-191-38-0000 | Yes | Single Family Detached | 1 | 18079 | 38 | $1,371.52 |
| 1073-191-39-0000 | Yes | Single Family Detached | 1 | 18079 | 39 | $1,371.52 |
| 1073-191-40-0000 | Yes | Single Family Detached | 1 | 18079 | 40 | $1,371.52 |
| 1073-191-41-0000 | Yes | Single Family Detached | 1 | 18079 | 41 | $1,371.52 |
| 1073-191-42-0000 | Yes | Single Family Detached | 1 | 18079 | 42 | $1,371.52 |
| 1073-191-43-0000 | Yes | Single Family Detached | 1 | 18079 | 43 | $1,371.52 |
| 1073-191-44-0000 | Yes | Single Family Detached | 1 | 18079 | 44 | $1,371.52 |
| 1073-191-45-0000 | Yes | Single Family Detached | 1 | 18079 | 45 | $1,371.52 |
| 1073-191-46-0000 | Yes | Single Family Detached | 1 | 18079 | 46 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-191-47-0000 | Yes | Single Family Detached | 1 | 18079 | 47 | $1,371.52 |
| 1073-191-48-0000 | Yes | Single Family Detached | 1 | 18079 | 48 | $1,371.52 |
| 1073-191-49-0000 | Yes | Single Family Detached | 1 | 18079 | 49 | $1,371.52 |
| 1073-191-50-0000 | Yes | Single Family Detached | 1 | 18079 | 50 | $1,371.52 |
| 1073-191-51-0000 | Yes | Single Family Detached | 1 | 18079 | 51 | $1,371.52 |
| 1073-191-52-0000 | Yes | Single Family Detached | 1 | 18079 | 52 | $1,371.52 |
| 1073-191-53-0000 | Yes | Single Family Detached | 1 | 18079 | 53 | $1,371.52 |
| 1073-191-54-0000 | Yes | Single Family Detached | 1 | 18079 | 54 | $1,371.52 |
| 1073-191-55-0000 | Yes | Single Family Detached | 1 | 18079 | 55 | $1,371.52 |
| 1073-191-56-0000 | Yes | Single Family Detached | 1 | 18079 | 56 | $1,371.52 |
| 1073-191-57-0000 | Yes | Single Family Detached | 1 | 18079 | 57 | $1,371.52 |
| 1073-191-58-0000 | Yes | Single Family Detached | 1 | 18079 | 58 | $1,371.52 |
| 1073-191-59-0000 | Yes | Single Family Detached | 1 | 18079 | 59 | $1,371.52 |
| 1073-191-60-0000 | Yes | Single Family Detached | 1 | 18079 | 60 | $1,371.52 |
| 1073-191-61-0000 | Yes | Single Family Detached | 1 | 18079 | 61 | $1,371.52 |
| 1073-191-62-0000 | Yes | Single Family Detached | 1 | 18079 | 62 | $1,371.52 |
| 1073-191-63-0000 | Yes | Single Family Detached | 1 | 18079 | 63 | $1,371.52 |
| 1073-191-64-0000 | Yes | Single Family Detached | 1 | 18079 | 64 | $1,371.52 |
| 1073-191-65-0000 | Yes | Single Family Detached | 1 | 18079 | 65 | $1,371.52 |
| 1073-191-66-0000 | Yes | Single Family Detached | 1 | 18079 | 66 | $1,371.52 |
| 1073-191-67-0000 | Yes | Single Family Detached | 1 | 18079 | 67 | $1,371.52 |
| 1073-191-68-0000 | Yes | Single Family Detached | 1 | 18079 | 68 | $1,371.52 |
| 1073-191-69-0000 | Yes | Single Family Detached | 1 | 18079 | 69 | $1,371.52 |
| 1073-191-70-0000 | No | | 0 | 18079 | A | $0.00 |
| 1073-191-71-0000 | No | | 0 | 18079 | B | $0.00 |
| 1073-191-72-0000 | No | | 0 | 18079 | C | $0.00 |
| 1073-191-73-0000 | No | | 0 | 18079 | D | $0.00 |
| 1073-191-74-0000 | No | | 0 | 18079 | E | $0.00 |
| 1073-191-75-0000 | No | | 0 | 18079 | F | $0.00 |
| 1073-191-76-0000 | No | | 0 | 18913_1 | C | $0.00 |
| 1073-191-77-0000 | No | | 0 | 18913_1 | D | $0.00 |
| 1073-191-78-0000 | No | | 0 | 18913_1 | L | $0.00 |
| 1073-201-01-0000 | Yes | Single Family Detached | 1 | 18075 | 1 | $1,371.52 |
| 1073-201-02-0000 | Yes | Single Family Detached | 1 | 18075 | 2 | $1,371.52 |
| 1073-201-03-0000 | Yes | Single Family Detached | 1 | 18075 | 3 | $1,371.52 |
| 1073-201-04-0000 | Yes | Single Family Detached | 1 | 18075 | 4 | $1,371.52 |
| 1073-201-05-0000 | Yes | Single Family Detached | 1 | 18075 | 5 | $1,371.52 |
| 1073-201-06-0000 | Yes | Single Family Detached | 1 | 18075 | 6 | $1,371.52 |
| 1073-201-07-0000 | Yes | Single Family Detached | 1 | 18075 | 7 | $1,371.52 |
| 1073-201-08-0000 | Yes | Single Family Detached | 1 | 18075 | 8 | $1,371.52 |
| 1073-201-09-0000 | Yes | Single Family Detached | 1 | 18075 | 9 | $1,371.52 |
| 1073-201-10-0000 | Yes | Single Family Detached | 1 | 18075 | 10 | $1,371.52 |
| 1073-201-11-0000 | Yes | Single Family Detached | 1 | 18075 | 11 | $1,371.52 |
| 1073-201-12-0000 | Yes | Single Family Detached | 1 | 18075 | 12 | $1,371.52 |
| 1073-201-13-0000 | Yes | Single Family Detached | 1 | 18075 | 13 | $1,371.52 |
| 1073-201-14-0000 | Yes | Single Family Detached | 1 | 18075 | 14 | $1,371.52 |
| 1073-201-15-0000 | Yes | Single Family Detached | 1 | 18075 | 15 | $1,371.52 |
| 1073-201-16-0000 | Yes | Single Family Detached | 1 | 18075 | 16 | $1,371.52 |
| 1073-201-17-0000 | Yes | Single Family Detached | 1 | 18075 | 17 | $1,371.52 |
| 1073-201-18-0000 | Yes | Single Family Detached | 1 | 18075 | 18 | $1,371.52 |
| 1073-201-19-0000 | Yes | Single Family Detached | 1 | 18075 | 19 | $1,371.52 |
| 1073-201-20-0000 | Yes | Single Family Detached | 1 | 18075 | 20 | $1,371.52 |
| 1073-201-21-0000 | Yes | Single Family Detached | 1 | 18075 | 21 | $1,371.52 |
| 1073-201-22-0000 | Yes | Single Family Detached | 1 | 18075 | 22 | $1,371.52 |
| 1073-201-23-0000 | Yes | Single Family Detached | 1 | 18075 | 23 | $1,371.52 |
| 1073-201-24-0000 | Yes | Single Family Detached | 1 | 18075 | 24 | $1,371.52 |
| 1073-201-25-0000 | Yes | Single Family Detached | 1 | 18075 | 25 | $1,371.52 |
| 1073-201-26-0000 | Yes | Single Family Detached | 1 | 18075 | 26 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-201-27-0000 | Yes | Single Family Detached | 1 | 18075 | 27 | $1,371.52 |
| 1073-201-28-0000 | Yes | Single Family Detached | 1 | 18075 | 28 | $1,371.52 |
| 1073-201-29-0000 | Yes | Single Family Detached | 1 | 18075 | 29 | $1,371.52 |
| 1073-201-30-0000 | Yes | Single Family Detached | 1 | 18075 | 30 | $1,371.52 |
| 1073-201-31-0000 | Yes | Single Family Detached | 1 | 18075 | 31 | $1,371.52 |
| 1073-201-32-0000 | Yes | Single Family Detached | 1 | 18075 | 32 | $1,371.52 |
| 1073-201-33-0000 | Yes | Single Family Detached | 1 | 18075 | 33 | $1,371.52 |
| 1073-201-34-0000 | Yes | Single Family Detached | 1 | 18075 | 34 | $1,371.52 |
| 1073-201-35-0000 | Yes | Single Family Detached | 1 | 18075 | 35 | $1,371.52 |
| 1073-201-36-0000 | Yes | Single Family Detached | 1 | 18075 | 36 | $1,371.52 |
| 1073-201-37-0000 | Yes | Single Family Detached | 1 | 18075 | 37 | $1,371.52 |
| 1073-201-38-0000 | Yes | Single Family Detached | 1 | 18075 | 38 | $1,371.52 |
| 1073-201-39-0000 | Yes | Single Family Detached | 1 | 18075 | 39 | $1,371.52 |
| 1073-201-40-0000 | Yes | Single Family Detached | 1 | 18075 | 40 | $1,371.52 |
| 1073-201-41-0000 | Yes | Single Family Detached | 1 | 18075 | 41 | $1,371.52 |
| 1073-201-42-0000 | Yes | Single Family Detached | 1 | 18075 | 42 | $1,371.52 |
| 1073-201-43-0000 | Yes | Single Family Detached | 1 | 18075 | 43 | $1,371.52 |
| 1073-201-44-0000 | Yes | Single Family Detached | 1 | 18075 | 44 | $1,371.52 |
| 1073-201-45-0000 | Yes | Single Family Detached | 1 | 18075 | 45 | $1,371.52 |
| 1073-201-46-0000 | Yes | Single Family Detached | 1 | 18075 | 46 | $1,371.52 |
| 1073-201-47-0000 | Yes | Single Family Detached | 1 | 18075 | 47 | $1,371.52 |
| 1073-201-48-0000 | Yes | Single Family Detached | 1 | 18075 | 48 | $1,371.52 |
| 1073-201-49-0000 | Yes | Single Family Detached | 1 | 18075 | 49 | $1,371.52 |
| 1073-201-50-0000 | Yes | Single Family Detached | 1 | 18075 | 50 | $1,371.52 |
| 1073-201-51-0000 | Yes | Single Family Detached | 1 | 18075 | 51 | $1,371.52 |
| 1073-201-52-0000 | Yes | Single Family Detached | 1 | 18075 | 52 | $1,371.52 |
| 1073-201-53-0000 | Yes | Single Family Detached | 1 | 18075 | 53 | $1,371.52 |
| 1073-201-54-0000 | No | | 0 | 18075 | A | $0.00 |
| 1073-201-55-0000 | No | | 0 | 18075 | B | $0.00 |
| 1073-201-56-0000 | No | | 0 | 18913_1 | I | $0.00 |
| 1073-211-01-0000 | Yes | Single Family Detached | 1 | 18945 | 1 | $1,371.52 |
| 1073-211-02-0000 | Yes | Single Family Detached | 1 | 18945 | 2 | $1,371.52 |
| 1073-211-03-0000 | Yes | Single Family Detached | 1 | 18945 | 3 | $1,371.52 |
| 1073-211-04-0000 | Yes | Single Family Detached | 1 | 18945 | 4 | $1,371.52 |
| 1073-211-05-0000 | Yes | Single Family Detached | 1 | 18945 | 5 | $1,371.52 |
| 1073-211-06-0000 | Yes | Single Family Detached | 1 | 18945 | 6 | $1,371.52 |
| 1073-211-07-0000 | Yes | Single Family Detached | 1 | 18945 | 7 | $1,371.52 |
| 1073-211-08-0000 | Yes | Single Family Detached | 1 | 18945 | 8 | $1,371.52 |
| 1073-211-09-0000 | Yes | Single Family Detached | 1 | 18945 | 9 | $1,371.52 |
| 1073-211-10-0000 | Yes | Single Family Detached | 1 | 18945 | 10 | $1,371.52 |
| 1073-211-11-0000 | Yes | Single Family Detached | 1 | 18945 | 11 | $1,371.52 |
| 1073-211-12-0000 | Yes | Single Family Detached | 1 | 18945 | 12 | $1,371.52 |
| 1073-211-13-0000 | Yes | Single Family Detached | 1 | 18945 | 13 | $1,371.52 |
| 1073-211-14-0000 | Yes | Single Family Detached | 1 | 18945 | 14 | $1,371.52 |
| 1073-211-15-0000 | Yes | Single Family Detached | 1 | 18945 | 15 | $1,371.52 |
| 1073-211-16-0000 | Yes | Single Family Detached | 1 | 18945 | 16 | $1,371.52 |
| 1073-211-17-0000 | Yes | Single Family Detached | 1 | 18945 | 17 | $1,371.52 |
| 1073-211-18-0000 | Yes | Single Family Detached | 1 | 18945 | 18 | $1,371.52 |
| 1073-211-19-0000 | Yes | Single Family Detached | 1 | 18945 | 19 | $1,371.52 |
| 1073-211-20-0000 | Yes | Single Family Detached | 1 | 18945 | 20 | $1,371.52 |
| 1073-211-21-0000 | Yes | Single Family Detached | 1 | 18945 | 21 | $1,371.52 |
| 1073-211-22-0000 | Yes | Single Family Detached | 1 | 18945 | 22 | $1,371.52 |
| 1073-211-23-0000 | Yes | Single Family Detached | 1 | 18945 | 23 | $1,371.52 |
| 1073-211-24-0000 | Yes | Single Family Detached | 1 | 18945 | 24 | $1,371.52 |
| 1073-211-25-0000 | Yes | Single Family Detached | 1 | 18945 | 25 | $1,371.52 |
| 1073-211-26-0000 | Yes | Single Family Detached | 1 | 18945 | 26 | $1,371.52 |
| 1073-211-27-0000 | Yes | Single Family Detached | 1 | 18945 | 27 | $1,371.52 |
| 1073-211-28-0000 | Yes | Single Family Detached | 1 | 18945 | 28 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-211-29-0000 | Yes | Single Family Detached | 1 | 18945 | 29 | $1,371.52 |
| 1073-211-30-0000 | Yes | Single Family Detached | 1 | 18945 | 30 | $1,371.52 |
| 1073-211-31-0000 | Yes | Single Family Detached | 1 | 18945 | 31 | $1,371.52 |
| 1073-211-32-0000 | No | | 0 | 18945 | A | $0.00 |
| 1073-211-33-0000 | No | | 0 | 18945 | D | $0.00 |
| 1073-211-34-0000 | No | | 0 | 18945 | E | $0.00 |
| 1073-211-35-0000 | No | | 0 | 18945 | F | $0.00 |
| 1073-211-36-0000 | No | | 0 | 18945 | G | $0.00 |
| 1073-211-37-0000 | No | | 0 | 18945 | H | $0.00 |
| 1073-211-38-0000 | No | | 0 | 18945 | I | $0.00 |
| 1073-211-39-0000 | No | | 0 | 18913_1 | E | $0.00 |
| 1073-211-40-0000 | No | | 0 | 18913_1 | K | $0.00 |
| 1073-211-41-0000 | No | | 0 | 18913_1 | N | $0.00 |
| 1073-212-01-0000 | Yes | Single Family Detached | 1 | 18945 | 32 | $1,371.52 |
| 1073-212-02-0000 | Yes | Single Family Detached | 1 | 18945 | 33 | $1,371.52 |
| 1073-212-03-0000 | Yes | Single Family Detached | 1 | 18945 | 34 | $1,371.52 |
| 1073-212-04-0000 | Yes | Single Family Detached | 1 | 18945 | 35 | $1,371.52 |
| 1073-212-05-0000 | Yes | Single Family Detached | 1 | 18945 | 36 | $1,371.52 |
| 1073-212-06-0000 | Yes | Single Family Detached | 1 | 18945 | 37 | $1,371.52 |
| 1073-212-07-0000 | Yes | Single Family Detached | 1 | 18945 | 38 | $1,371.52 |
| 1073-212-08-0000 | Yes | Single Family Detached | 1 | 18945 | 39 | $1,371.52 |
| 1073-212-09-0000 | Yes | Single Family Detached | 1 | 18945 | 40 | $1,371.52 |
| 1073-212-10-0000 | Yes | Single Family Detached | 1 | 18945 | 41 | $1,371.52 |
| 1073-212-11-0000 | Yes | Single Family Detached | 1 | 18945 | 42 | $1,371.52 |
| 1073-212-12-0000 | Yes | Single Family Detached | 1 | 18945 | 43 | $1,371.52 |
| 1073-212-13-0000 | Yes | Single Family Detached | 1 | 18945 | 44 | $1,371.52 |
| 1073-212-14-0000 | Yes | Single Family Detached | 1 | 18945 | 45 | $1,371.52 |
| 1073-212-15-0000 | Yes | Single Family Detached | 1 | 18945 | 46 | $1,371.52 |
| 1073-212-16-0000 | Yes | Single Family Detached | 1 | 18945 | 47 | $1,371.52 |
| 1073-212-17-0000 | Yes | Single Family Detached | 1 | 18945 | 48 | $1,371.52 |
| 1073-212-18-0000 | Yes | Single Family Detached | 1 | 18945 | 49 | $1,371.52 |
| 1073-212-19-0000 | Yes | Single Family Detached | 1 | 18945 | 50 | $1,371.52 |
| 1073-212-20-0000 | Yes | Single Family Detached | 1 | 18945 | 51 | $1,371.52 |
| 1073-212-21-0000 | Yes | Single Family Detached | 1 | 18945 | 52 | $1,371.52 |
| 1073-212-22-0000 | Yes | Single Family Detached | 1 | 18945 | 53 | $1,371.52 |
| 1073-212-23-0000 | Yes | Single Family Detached | 1 | 18945 | 54 | $1,371.52 |
| 1073-212-24-0000 | Yes | Single Family Detached | 1 | 18945 | 55 | $1,371.52 |
| 1073-212-25-0000 | Yes | Single Family Detached | 1 | 18945 | 56 | $1,371.52 |
| 1073-212-26-0000 | Yes | Single Family Detached | 1 | 18945 | 57 | $1,371.52 |
| 1073-212-27-0000 | Yes | Single Family Detached | 1 | 18945 | 58 | $1,371.52 |
| 1073-212-28-0000 | Yes | Single Family Detached | 1 | 18945 | 59 | $1,371.52 |
| 1073-212-29-0000 | Yes | Single Family Detached | 1 | 18945 | 60 | $1,371.52 |
| 1073-212-30-0000 | Yes | Single Family Detached | 1 | 18945 | 61 | $1,371.52 |
| 1073-212-31-0000 | Yes | Single Family Detached | 1 | 18945 | 62 | $1,371.52 |
| 1073-212-32-0000 | Yes | Single Family Detached | 1 | 18945 | 63 | $1,371.52 |
| 1073-212-33-0000 | Yes | Single Family Detached | 1 | 18945 | 64 | $1,371.52 |
| 1073-212-34-0000 | Yes | Single Family Detached | 1 | 18945 | 65 | $1,371.52 |
| 1073-212-35-0000 | Yes | Single Family Detached | 1 | 18945 | 66 | $1,371.52 |
| 1073-212-36-0000 | Yes | Single Family Detached | 1 | 18945 | 67 | $1,371.52 |
| 1073-212-37-0000 | Yes | Single Family Detached | 1 | 18945 | 68 | $1,371.52 |
| 1073-212-38-0000 | Yes | Single Family Detached | 1 | 18945 | 69 | $1,371.52 |
| 1073-212-39-0000 | Yes | Single Family Detached | 1 | 18945 | 70 | $1,371.52 |
| 1073-212-40-0000 | Yes | Single Family Detached | 1 | 18945 | 71 | $1,371.52 |
| 1073-212-41-0000 | Yes | Single Family Detached | 1 | 18945 | 72 | $1,371.52 |
| 1073-212-42-0000 | Yes | Single Family Detached | 1 | 18945 | 73 | $1,371.52 |
| 1073-212-43-0000 | Yes | Single Family Detached | 1 | 18945 | 74 | $1,371.52 |
| 1073-212-44-0000 | Yes | Single Family Detached | 1 | 18945 | 75 | $1,371.52 |
| 1073-212-45-0000 | No | | 0 | 18945 | B | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-212-46-0000 | No | | 0 | 18945 | C | $0.00 |
| 1073-212-47-0000 | No | | 0 | 18945 | J | $0.00 |
| 1073-212-48-0000 | No | | 0 | 18945 | K | $0.00 |
| 1073-212-49-0000 | No | | 0 | 18945 | L | $0.00 |
| 1073-212-50-0000 | No | | 0 | 18945 | M | $0.00 |
| 1073-212-51-0000 | No | | 0 | 18945 | N | $0.00 |
| 1073-212-52-0000 | No | | 0 | 18945 | O | $0.00 |
| 1073-212-53-0000 | No | | 0 | 18945 | P | $0.00 |
| 1073-212-54-0000 | No | | 0 | 18945 | Q | $0.00 |
| 1073-212-55-0000 | No | | 0 | 18945 | R | $0.00 |
| 1073-212-56-0000 | No | | 0 | 18913_1 | J | $0.00 |
| 1073-221-01-0000 | Yes | Single Family Detached | 1 | 18267 | 1 | $1,371.52 |
| 1073-221-02-0000 | Yes | Single Family Detached | 1 | 18267 | 2 | $1,371.52 |
| 1073-221-03-0000 | Yes | Single Family Detached | 1 | 18267 | 3 | $1,371.52 |
| 1073-221-04-0000 | Yes | Single Family Detached | 1 | 18267 | 4 | $1,371.52 |
| 1073-221-05-0000 | Yes | Single Family Detached | 1 | 18267 | 5 | $1,371.52 |
| 1073-221-06-0000 | Yes | Single Family Detached | 1 | 18267 | 6 | $1,371.52 |
| 1073-221-07-0000 | Yes | Single Family Detached | 1 | 18267 | 7 | $1,371.52 |
| 1073-221-08-0000 | Yes | Single Family Detached | 1 | 18267 | 8 | $1,371.52 |
| 1073-221-09-0000 | Yes | Single Family Detached | 1 | 18267 | 9 | $1,371.52 |
| 1073-221-10-0000 | Yes | Single Family Detached | 1 | 18267 | 10 | $1,371.52 |
| 1073-221-11-0000 | Yes | Single Family Detached | 1 | 18267 | 11 | $1,371.52 |
| 1073-221-12-0000 | Yes | Single Family Detached | 1 | 18267 | 12 | $1,371.52 |
| 1073-221-13-0000 | Yes | Single Family Detached | 1 | 18267 | 13 | $1,371.52 |
| 1073-221-14-0000 | Yes | Single Family Detached | 1 | 18267 | 14 | $1,371.52 |
| 1073-221-15-0000 | Yes | Single Family Detached | 1 | 18267 | 15 | $1,371.52 |
| 1073-221-16-0000 | Yes | Single Family Detached | 1 | 18267 | 16 | $1,371.52 |
| 1073-221-17-0000 | Yes | Single Family Detached | 1 | 18267 | 17 | $1,371.52 |
| 1073-221-18-0000 | Yes | Single Family Detached | 1 | 18267 | 18 | $1,371.52 |
| 1073-221-19-0000 | Yes | Single Family Detached | 1 | 18267 | 19 | $1,371.52 |
| 1073-221-20-0000 | Yes | Single Family Detached | 1 | 18267 | 20 | $1,371.52 |
| 1073-221-21-0000 | Yes | Single Family Detached | 1 | 18267 | 21 | $1,371.52 |
| 1073-221-22-0000 | Yes | Single Family Detached | 1 | 18267 | 22 | $1,371.52 |
| 1073-221-23-0000 | Yes | Single Family Detached | 1 | 18267 | 23 | $1,371.52 |
| 1073-221-24-0000 | Yes | Single Family Detached | 1 | 18267 | 24 | $1,371.52 |
| 1073-221-25-0000 | Yes | Single Family Detached | 1 | 18267 | 25 | $1,371.52 |
| 1073-221-26-0000 | Yes | Single Family Detached | 1 | 18267 | 26 | $1,371.52 |
| 1073-221-27-0000 | Yes | Single Family Detached | 1 | 18267 | 27 | $1,371.52 |
| 1073-221-28-0000 | Yes | Single Family Detached | 1 | 18267 | 28 | $1,371.52 |
| 1073-221-29-0000 | Yes | Single Family Detached | 1 | 18267 | 29 | $1,371.52 |
| 1073-221-30-0000 | Yes | Single Family Detached | 1 | 18267 | 30 | $1,371.52 |
| 1073-221-31-0000 | Yes | Single Family Detached | 1 | 18267 | 31 | $1,371.52 |
| 1073-221-32-0000 | Yes | Single Family Detached | 1 | 18267 | 32 | $1,371.52 |
| 1073-221-33-0000 | Yes | Single Family Detached | 1 | 18267 | 33 | $1,371.52 |
| 1073-221-34-0000 | Yes | Single Family Detached | 1 | 18267 | 34 | $1,371.52 |
| 1073-221-35-0000 | Yes | Single Family Detached | 1 | 18267 | 35 | $1,371.52 |
| 1073-221-36-0000 | Yes | Single Family Detached | 1 | 18267 | 36 | $1,371.52 |
| 1073-221-37-0000 | Yes | Single Family Detached | 1 | 18267 | 37 | $1,371.52 |
| 1073-221-38-0000 | Yes | Single Family Detached | 1 | 18267 | 38 | $1,371.52 |
| 1073-221-39-0000 | Yes | Single Family Detached | 1 | 18267 | 39 | $1,371.52 |
| 1073-221-40-0000 | Yes | Single Family Detached | 1 | 18267 | 40 | $1,371.52 |
| 1073-221-41-0000 | Yes | Single Family Detached | 1 | 18267 | 41 | $1,371.52 |
| 1073-221-42-0000 | Yes | Single Family Detached | 1 | 18267 | 42 | $1,371.52 |
| 1073-221-43-0000 | Yes | Single Family Detached | 1 | 18267 | 43 | $1,371.52 |
| 1073-221-44-0000 | Yes | Single Family Detached | 1 | 18267 | 44 | $1,371.52 |
| 1073-221-45-0000 | Yes | Single Family Detached | 1 | 18267 | 45 | $1,371.52 |
| 1073-221-46-0000 | Yes | Single Family Detached | 1 | 18267 | 46 | $1,371.52 |
| 1073-221-47-0000 | Yes | Single Family Detached | 1 | 18267 | 47 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-221-48-0000 | Yes | Single Family Detached | 1 | 18267 | 48 | $1,371.52 |
| 1073-221-49-0000 | Yes | Single Family Detached | 1 | 18267 | 49 | $1,371.52 |
| 1073-221-50-0000 | Yes | Single Family Detached | 1 | 18267 | 50 | $1,371.52 |
| 1073-221-51-0000 | Yes | Single Family Detached | 1 | 18267 | 51 | $1,371.52 |
| 1073-221-52-0000 | Yes | Single Family Detached | 1 | 18267 | 52 | $1,371.52 |
| 1073-221-53-0000 | Yes | Single Family Detached | 1 | 18267 | 53 | $1,371.52 |
| 1073-221-54-0000 | Yes | Single Family Detached | 1 | 18267 | 54 | $1,371.52 |
| 1073-221-55-0000 | Yes | Single Family Detached | 1 | 18267 | 55 | $1,371.52 |
| 1073-221-56-0000 | Yes | Single Family Detached | 1 | 18267 | 56 | $1,371.52 |
| 1073-221-57-0000 | Yes | Single Family Detached | 1 | 18267 | 57 | $1,371.52 |
| 1073-221-58-0000 | Yes | Single Family Detached | 1 | 18267 | 58 | $1,371.52 |
| 1073-221-59-0000 | Yes | Single Family Detached | 1 | 18267 | 59 | $1,371.52 |
| 1073-221-60-0000 | Yes | Single Family Detached | 1 | 18267 | 60 | $1,371.52 |
| 1073-221-61-0000 | Yes | Single Family Detached | 1 | 18267 | 61 | $1,371.52 |
| 1073-221-62-0000 | Yes | Single Family Detached | 1 | 18267 | 62 | $1,371.52 |
| 1073-221-63-0000 | Yes | Single Family Detached | 1 | 18267 | 63 | $1,371.52 |
| 1073-221-64-0000 | Yes | Single Family Detached | 1 | 18267 | 64 | $1,371.52 |
| 1073-221-65-0000 | Yes | Single Family Detached | 1 | 18267 | 65 | $1,371.52 |
| 1073-221-66-0000 | Yes | Single Family Detached | 1 | 18267 | 66 | $1,371.52 |
| 1073-221-67-0000 | Yes | Single Family Detached | 1 | 18267 | 67 | $1,371.52 |
| 1073-221-68-0000 | Yes | Single Family Detached | 1 | 18267 | 68 | $1,371.52 |
| 1073-221-69-0000 | No | | 0 | 18267 | A | $0.00 |
| 1073-221-70-0000 | No | | 0 | 18267 | B | $0.00 |
| 1073-221-71-0000 | No | | 0 | 18267 | C | $0.00 |
| 1073-221-72-0000 | No | | 0 | 18267 | D | $0.00 |
| 1073-221-73-0000 | No | | 0 | 18267 | E | $0.00 |
| 1073-221-74-0000 | No | | 0 | 18267 | F | $0.00 |
| 1073-221-75-0000 | No | | 0 | 18267 | G | $0.00 |
| 1073-231-01-0000 | Yes | Single Family Detached | 1 | 18977 | 1 | $1,371.52 |
| 1073-231-02-0000 | Yes | Single Family Detached | 1 | 18977 | 2 | $1,371.52 |
| 1073-231-03-0000 | Yes | Single Family Detached | 1 | 18977 | 3 | $1,371.52 |
| 1073-231-04-0000 | Yes | Single Family Detached | 1 | 18977 | 4 | $1,371.52 |
| 1073-231-05-0000 | Yes | Single Family Detached | 1 | 18977 | 5 | $1,371.52 |
| 1073-231-06-0000 | Yes | Single Family Detached | 1 | 18977 | 6 | $1,371.52 |
| 1073-231-07-0000 | Yes | Single Family Detached | 1 | 18977 | 7 | $1,371.52 |
| 1073-231-08-0000 | Yes | Single Family Detached | 1 | 18977 | 8 | $1,371.52 |
| 1073-231-09-0000 | Yes | Single Family Detached | 1 | 18977 | 9 | $1,371.52 |
| 1073-231-10-0000 | Yes | Single Family Detached | 1 | 18977 | 10 | $1,371.52 |
| 1073-231-11-0000 | Yes | Single Family Detached | 1 | 18977 | 11 | $1,371.52 |
| 1073-231-12-0000 | Yes | Single Family Detached | 1 | 18977 | 12 | $1,371.52 |
| 1073-231-13-0000 | Yes | Single Family Detached | 1 | 18977 | 13 | $1,371.52 |
| 1073-231-14-0000 | Yes | Single Family Detached | 1 | 18977 | 14 | $1,371.52 |
| 1073-231-15-0000 | Yes | Single Family Detached | 1 | 18977 | 15 | $1,371.52 |
| 1073-231-16-0000 | Yes | Single Family Detached | 1 | 18977 | 16 | $1,371.52 |
| 1073-231-17-0000 | Yes | Single Family Detached | 1 | 18977 | 17 | $1,371.52 |
| 1073-231-18-0000 | Yes | Single Family Detached | 1 | 18977 | 18 | $1,371.52 |
| 1073-231-19-0000 | Yes | Single Family Detached | 1 | 18977 | 19 | $1,371.52 |
| 1073-231-20-0000 | Yes | Single Family Detached | 1 | 18977 | 20 | $1,371.52 |
| 1073-231-21-0000 | Yes | Single Family Detached | 1 | 18977 | 21 | $1,371.52 |
| 1073-231-22-0000 | Yes | Single Family Detached | 1 | 18977 | 22 | $1,371.52 |
| 1073-231-23-0000 | Yes | Single Family Detached | 1 | 18977 | 23 | $1,371.52 |
| 1073-231-24-0000 | Yes | Single Family Detached | 1 | 18977 | 24 | $1,371.52 |
| 1073-231-25-0000 | Yes | Single Family Detached | 1 | 18977 | 25 | $1,371.52 |
| 1073-231-26-0000 | Yes | Single Family Detached | 1 | 18977 | 26 | $1,371.52 |
| 1073-231-27-0000 | Yes | Single Family Detached | 1 | 18977 | 27 | $1,371.52 |
| 1073-231-28-0000 | Yes | Single Family Detached | 1 | 18977 | 28 | $1,371.52 |
| 1073-231-29-0000 | Yes | Single Family Detached | 1 | 18977 | 29 | $1,371.52 |
| 1073-231-30-0000 | Yes | Single Family Detached | 1 | 18977 | 30 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-231-31-0000 | Yes | Single Family Detached | 1 | 18977 | 31 | $1,371.52 |
| 1073-231-32-0000 | Yes | Single Family Detached | 1 | 18977 | 32 | $1,371.52 |
| 1073-231-33-0000 | Yes | Single Family Detached | 1 | 18977 | 33 | $1,371.52 |
| 1073-231-34-0000 | Yes | Single Family Detached | 1 | 18977 | 34 | $1,371.52 |
| 1073-231-35-0000 | Yes | Single Family Detached | 1 | 18977 | 35 | $1,371.52 |
| 1073-231-36-0000 | Yes | Single Family Detached | 1 | 18977 | 36 | $1,371.52 |
| 1073-231-37-0000 | Yes | Single Family Detached | 1 | 18977 | 37 | $1,371.52 |
| 1073-231-38-0000 | Yes | Single Family Detached | 1 | 18977 | 38 | $1,371.52 |
| 1073-231-39-0000 | Yes | Single Family Detached | 1 | 18977 | 39 | $1,371.52 |
| 1073-231-40-0000 | Yes | Single Family Detached | 1 | 18977 | 40 | $1,371.52 |
| 1073-231-41-0000 | Yes | Single Family Detached | 1 | 18977 | 41 | $1,371.52 |
| 1073-231-42-0000 | Yes | Single Family Detached | 1 | 18977 | 42 | $1,371.52 |
| 1073-231-43-0000 | Yes | Single Family Detached | 1 | 18977 | 43 | $1,371.52 |
| 1073-231-44-0000 | Yes | Single Family Detached | 1 | 18977 | 44 | $1,371.52 |
| 1073-231-45-0000 | Yes | Single Family Detached | 1 | 18977 | 45 | $1,371.52 |
| 1073-231-46-0000 | Yes | Single Family Detached | 1 | 18977 | 46 | $1,371.52 |
| 1073-231-47-0000 | Yes | Single Family Detached | 1 | 18977 | 47 | $1,371.52 |
| 1073-231-48-0000 | Yes | Single Family Detached | 1 | 18977 | 48 | $1,371.52 |
| 1073-231-49-0000 | Yes | Single Family Detached | 1 | 18977 | 49 | $1,371.52 |
| 1073-231-50-0000 | Yes | Single Family Detached | 1 | 18977 | 50 | $1,371.52 |
| 1073-231-51-0000 | Yes | Single Family Detached | 1 | 18977 | 51 | $1,371.52 |
| 1073-231-52-0000 | Yes | Single Family Detached | 1 | 18977 | 52 | $1,371.52 |
| 1073-231-53-0000 | Yes | Single Family Detached | 1 | 18977 | 53 | $1,371.52 |
| 1073-231-54-0000 | Yes | Single Family Detached | 1 | 18977 | 54 | $1,371.52 |
| 1073-231-55-0000 | Yes | Single Family Detached | 1 | 18977 | 55 | $1,371.52 |
| 1073-231-56-0000 | Yes | Single Family Detached | 1 | 18977 | 56 | $1,371.52 |
| 1073-231-57-0000 | No | | 0 | 18977 | E | $0.00 |
| 1073-231-58-0000 | No | | 0 | 18977 | F | $0.00 |
| 1073-231-59-0000 | No | | 0 | 18977 | G | $0.00 |
| 1073-231-60-0000 | No | | 0 | 18977 | H | $0.00 |
| 1073-231-61-0000 | No | | 0 | 18977 | I | $0.00 |
| 1073-231-62-0000 | No | | 0 | 18977 | J | $0.00 |
| 1073-232-01-0000 | No | | 0 | 18913_3 | A | $0.00 |
| 1073-232-02-0000 | No | | 0 | 18913_3 | B | $0.00 |
| 1073-232-03-0000 | Yes | Single Family Detached | 1 | 18978 | 1 | $1,371.52 |
| 1073-232-04-0000 | Yes | Single Family Detached | 1 | 18978 | 2 | $1,371.52 |
| 1073-232-05-0000 | Yes | Single Family Detached | 1 | 18978 | 3 | $1,371.52 |
| 1073-232-06-0000 | Yes | Single Family Detached | 1 | 18978 | 4 | $1,371.52 |
| 1073-232-07-0000 | Yes | Single Family Detached | 1 | 18978 | 5 | $1,371.52 |
| 1073-232-08-0000 | Yes | Single Family Detached | 1 | 18978 | 6 | $1,371.52 |
| 1073-232-09-0000 | Yes | Single Family Detached | 1 | 18978 | 7 | $1,371.52 |
| 1073-232-10-0000 | Yes | Single Family Detached | 1 | 18978 | 8 | $1,371.52 |
| 1073-232-11-0000 | Yes | Single Family Detached | 1 | 18978 | 9 | $1,371.52 |
| 1073-232-12-0000 | Yes | Single Family Detached | 1 | 18978 | 10 | $1,371.52 |
| 1073-232-13-0000 | Yes | Single Family Detached | 1 | 18978 | 11 | $1,371.52 |
| 1073-232-14-0000 | Yes | Single Family Detached | 1 | 18978 | 12 | $1,371.52 |
| 1073-232-15-0000 | Yes | Single Family Detached | 1 | 18978 | 13 | $1,371.52 |
| 1073-232-16-0000 | Yes | Single Family Detached | 1 | 18978 | 14 | $1,371.52 |
| 1073-232-17-0000 | Yes | Single Family Detached | 1 | 18978 | 15 | $1,371.52 |
| 1073-232-18-0000 | Yes | Single Family Detached | 1 | 18978 | 16 | $1,371.52 |
| 1073-232-19-0000 | Yes | Single Family Detached | 1 | 18978 | 17 | $1,371.52 |
| 1073-232-20-0000 | Yes | Single Family Detached | 1 | 18978 | 18 | $1,371.52 |
| 1073-232-21-0000 | Yes | Single Family Detached | 1 | 18978 | 19 | $1,371.52 |
| 1073-232-22-0000 | Yes | Single Family Detached | 1 | 18978 | 20 | $1,371.52 |
| 1073-232-23-0000 | Yes | Single Family Detached | 1 | 18978 | 21 | $1,371.52 |
| 1073-232-24-0000 | Yes | Single Family Detached | 1 | 18978 | 22 | $1,371.52 |
| 1073-232-25-0000 | Yes | Single Family Detached | 1 | 18978 | 23 | $1,371.52 |
| 1073-232-26-0000 | Yes | Single Family Detached | 1 | 18978 | 24 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-232-27-0000 | Yes | Single Family Detached | 1 | 18978 | 25 | $1,371.52 |
| 1073-232-28-0000 | Yes | Single Family Detached | 1 | 18978 | 26 | $1,371.52 |
| 1073-232-29-0000 | Yes | Single Family Detached | 1 | 18978 | 27 | $1,371.52 |
| 1073-232-30-0000 | Yes | Single Family Detached | 1 | 18978 | 28 | $1,371.52 |
| 1073-232-31-0000 | Yes | Single Family Detached | 1 | 18978 | 29 | $1,371.52 |
| 1073-232-32-0000 | Yes | Single Family Detached | 1 | 18978 | 30 | $1,371.52 |
| 1073-232-33-0000 | Yes | Single Family Detached | 1 | 18978 | 31 | $1,371.52 |
| 1073-232-34-0000 | Yes | Single Family Detached | 1 | 18978 | 32 | $1,371.52 |
| 1073-232-35-0000 | Yes | Single Family Detached | 1 | 18978 | 33 | $1,371.52 |
| 1073-232-36-0000 | Yes | Single Family Detached | 1 | 18978 | 34 | $1,371.52 |
| 1073-232-37-0000 | Yes | Single Family Detached | 1 | 18978 | 35 | $1,371.52 |
| 1073-232-38-0000 | Yes | Single Family Detached | 1 | 18978 | 36 | $1,371.52 |
| 1073-232-39-0000 | Yes | Single Family Detached | 1 | 18978 | 37 | $1,371.52 |
| 1073-232-40-0000 | Yes | Single Family Detached | 1 | 18978 | 38 | $1,371.52 |
| 1073-232-41-0000 | Yes | Single Family Detached | 1 | 18978 | 39 | $1,371.52 |
| 1073-232-42-0000 | Yes | Single Family Detached | 1 | 18978 | 40 | $1,371.52 |
| 1073-232-43-0000 | Yes | Single Family Detached | 1 | 18978 | 41 | $1,371.52 |
| 1073-232-44-0000 | No | | 0 | 18978 | D | $0.00 |
| 1073-232-45-0000 | No | | 0 | 18978 | E | $0.00 |
| 1073-232-46-0000 | No | | 0 | 18978 | F | $0.00 |
| 1073-232-47-0000 | No | | 0 | 18978 | G | $0.00 |
| 1073-232-48-0000 | No | | 0 | 18978 | H | $0.00 |
| 1073-232-49-0000 | No | | 0 | 18978 | J | $0.00 |
| 1073-241-01-0000 | No | | 0 | 18913_4 | C | $0.00 |
| 1073-241-02-0000 | Yes | Single Family Detached | 1 | 18073 | 19 | $1,371.52 |
| 1073-241-03-0000 | Yes | Single Family Detached | 1 | 18073 | 20 | $1,371.52 |
| 1073-241-04-0000 | Yes | Single Family Detached | 1 | 18073 | 21 | $1,371.52 |
| 1073-241-05-0000 | Yes | Single Family Detached | 1 | 18073 | 22 | $1,371.52 |
| 1073-241-06-0000 | Yes | Single Family Detached | 1 | 18073 | 23 | $1,371.52 |
| 1073-241-07-0000 | Yes | Single Family Detached | 1 | 18073 | 24 | $1,371.52 |
| 1073-241-08-0000 | Yes | Single Family Detached | 1 | 18073 | 25 | $1,371.52 |
| 1073-241-09-0000 | Yes | Single Family Detached | 1 | 18073 | 26 | $1,371.52 |
| 1073-241-10-0000 | Yes | Single Family Detached | 1 | 18073 | 27 | $1,371.52 |
| 1073-241-11-0000 | Yes | Single Family Detached | 1 | 18073 | 28 | $1,371.52 |
| 1073-241-12-0000 | Yes | Single Family Detached | 1 | 18073 | 29 | $1,371.52 |
| 1073-241-13-0000 | Yes | Single Family Detached | 1 | 18073 | 30 | $1,371.52 |
| 1073-241-14-0000 | Yes | Single Family Detached | 1 | 18073 | 31 | $1,371.52 |
| 1073-241-15-0000 | Yes | Single Family Detached | 1 | 18073 | 32 | $1,371.52 |
| 1073-241-16-0000 | Yes | Single Family Detached | 1 | 18073 | 33 | $1,371.52 |
| 1073-241-17-0000 | Yes | Single Family Detached | 1 | 18073 | 34 | $1,371.52 |
| 1073-241-18-0000 | Yes | Single Family Detached | 1 | 18073 | 35 | $1,371.52 |
| 1073-241-19-0000 | Yes | Single Family Detached | 1 | 18073 | 36 | $1,371.52 |
| 1073-241-20-0000 | Yes | Single Family Detached | 1 | 18073 | 37 | $1,371.52 |
| 1073-241-21-0000 | Yes | Single Family Detached | 1 | 18073 | 38 | $1,371.52 |
| 1073-241-22-0000 | Yes | Single Family Detached | 1 | 18073 | 39 | $1,371.52 |
| 1073-241-23-0000 | Yes | Single Family Detached | 1 | 18073 | 40 | $1,371.52 |
| 1073-241-24-0000 | Yes | Single Family Detached | 1 | 18073 | 41 | $1,371.52 |
| 1073-241-25-0000 | Yes | Single Family Detached | 1 | 18073 | 42 | $1,371.52 |
| 1073-241-26-0000 | Yes | Single Family Detached | 1 | 18073 | 43 | $1,371.52 |
| 1073-241-27-0000 | Yes | Single Family Detached | 1 | 18073 | 44 | $1,371.52 |
| 1073-241-28-0000 | Yes | Single Family Detached | 1 | 18073 | 45 | $1,371.52 |
| 1073-241-29-0000 | Yes | Single Family Detached | 1 | 18073 | 46 | $1,371.52 |
| 1073-241-30-0000 | Yes | Single Family Detached | 1 | 18073 | 47 | $1,371.52 |
| 1073-241-31-0000 | Yes | Single Family Detached | 1 | 18073 | 48 | $1,371.52 |
| 1073-241-32-0000 | Yes | Single Family Detached | 1 | 18073 | 49 | $1,371.52 |
| 1073-241-33-0000 | Yes | Single Family Detached | 1 | 18073 | 50 | $1,371.52 |
| 1073-241-34-0000 | Yes | Single Family Detached | 1 | 18073 | 51 | $1,371.52 |
| 1073-241-35-0000 | Yes | Single Family Detached | 1 | 18073 | 52 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-241-36-0000 | Yes | Single Family Detached | 1 | 18073 | 53 | $1,371.52 |
| 1073-241-37-0000 | Yes | Single Family Detached | 1 | 18073 | 54 | $1,371.52 |
| 1073-241-38-0000 | Yes | Single Family Detached | 1 | 18073 | 55 | $1,371.52 |
| 1073-241-39-0000 | Yes | Single Family Detached | 1 | 18073 | 56 | $1,371.52 |
| 1073-241-40-0000 | Yes | Single Family Detached | 1 | 18073 | 57 | $1,371.52 |
| 1073-241-41-0000 | No | | 0 | 18073 | C | $0.00 |
| 1073-241-42-0000 | No | | 0 | 18073 | D | $0.00 |
| 1073-241-43-0000 | No | | 0 | 18073 | F | $0.00 |
| 1073-241-44-0000 | No | | 0 | 18073 | H | $0.00 |
| 1073-242-01-0000 | Yes | Single Family Detached | 1 | 18073 | 1 | $1,371.52 |
| 1073-242-02-0000 | Yes | Single Family Detached | 1 | 18073 | 2 | $1,371.52 |
| 1073-242-03-0000 | Yes | Single Family Detached | 1 | 18073 | 3 | $1,371.52 |
| 1073-242-04-0000 | Yes | Single Family Detached | 1 | 18073 | 4 | $1,371.52 |
| 1073-242-05-0000 | Yes | Single Family Detached | 1 | 18073 | 5 | $1,371.52 |
| 1073-242-06-0000 | Yes | Single Family Detached | 1 | 18073 | 6 | $1,371.52 |
| 1073-242-07-0000 | Yes | Single Family Detached | 1 | 18073 | 7 | $1,371.52 |
| 1073-242-08-0000 | Yes | Single Family Detached | 1 | 18073 | 8 | $1,371.52 |
| 1073-242-09-0000 | Yes | Single Family Detached | 1 | 18073 | 9 | $1,371.52 |
| 1073-242-10-0000 | Yes | Single Family Detached | 1 | 18073 | 10 | $1,371.52 |
| 1073-242-11-0000 | Yes | Single Family Detached | 1 | 18073 | 11 | $1,371.52 |
| 1073-242-12-0000 | Yes | Single Family Detached | 1 | 18073 | 12 | $1,371.52 |
| 1073-242-13-0000 | Yes | Single Family Detached | 1 | 18073 | 13 | $1,371.52 |
| 1073-242-14-0000 | Yes | Single Family Detached | 1 | 18073 | 14 | $1,371.52 |
| 1073-242-15-0000 | Yes | Single Family Detached | 1 | 18073 | 15 | $1,371.52 |
| 1073-242-16-0000 | Yes | Single Family Detached | 1 | 18073 | 16 | $1,371.52 |
| 1073-242-17-0000 | Yes | Single Family Detached | 1 | 18073 | 17 | $1,371.52 |
| 1073-242-18-0000 | Yes | Single Family Detached | 1 | 18073 | 18 | $1,371.52 |
| 1073-242-19-0000 | Yes | Single Family Detached | 1 | 18073 | 58 | $1,371.52 |
| 1073-242-20-0000 | Yes | Single Family Detached | 1 | 18073 | 59 | $1,371.52 |
| 1073-242-21-0000 | Yes | Single Family Detached | 1 | 18073 | 60 | $1,371.52 |
| 1073-242-22-0000 | Yes | Single Family Detached | 1 | 18073 | 61 | $1,371.52 |
| 1073-242-23-0000 | Yes | Single Family Detached | 1 | 18073 | 62 | $1,371.52 |
| 1073-242-24-0000 | Yes | Single Family Detached | 1 | 18073 | 63 | $1,371.52 |
| 1073-242-25-0000 | Yes | Single Family Detached | 1 | 18073 | 64 | $1,371.52 |
| 1073-242-26-0000 | Yes | Single Family Detached | 1 | 18073 | 65 | $1,371.52 |
| 1073-242-27-0000 | Yes | Single Family Detached | 1 | 18073 | 66 | $1,371.52 |
| 1073-242-28-0000 | Yes | Single Family Detached | 1 | 18073 | 67 | $1,371.52 |
| 1073-242-29-0000 | Yes | Single Family Detached | 1 | 18073 | 68 | $1,371.52 |
| 1073-242-30-0000 | Yes | Single Family Detached | 1 | 18073 | 69 | $1,371.52 |
| 1073-242-31-0000 | Yes | Single Family Detached | 1 | 18073 | 70 | $1,371.52 |
| 1073-242-32-0000 | Yes | Single Family Detached | 1 | 18073 | 71 | $1,371.52 |
| 1073-242-33-0000 | Yes | Single Family Detached | 1 | 18073 | 72 | $1,371.52 |
| 1073-242-34-0000 | Yes | Single Family Detached | 1 | 18073 | 73 | $1,371.52 |
| 1073-242-35-0000 | Yes | Single Family Detached | 1 | 18073 | 74 | $1,371.52 |
| 1073-242-36-0000 | Yes | Single Family Detached | 1 | 18073 | 75 | $1,371.52 |
| 1073-242-37-0000 | No | | 0 | 18073 | A | $0.00 |
| 1073-242-38-0000 | No | | 0 | 18073 | B | $0.00 |
| 1073-242-39-0000 | No | | 0 | 18073 | E | $0.00 |
| 1073-242-40-0000 | No | | 0 | 18073 | G | $0.00 |
| 1073-242-41-0000 | No | | 0 | 18913_4 | B | $0.00 |
| 1073-261-01-0000 | Yes | Single Family Detached | 1 | 18266 | 1 | $1,371.52 |
| 1073-261-02-0000 | Yes | Single Family Detached | 1 | 18266 | 2 | $1,371.52 |
| 1073-261-03-0000 | Yes | Single Family Detached | 1 | 18266 | 3 | $1,371.52 |
| 1073-261-04-0000 | Yes | Single Family Detached | 1 | 18266 | 4 | $1,371.52 |
| 1073-261-05-0000 | Yes | Single Family Detached | 1 | 18266 | 5 | $1,371.52 |
| 1073-261-06-0000 | Yes | Single Family Detached | 1 | 18266 | 6 | $1,371.52 |
| 1073-261-07-0000 | Yes | Single Family Detached | 1 | 18266 | 7 | $1,371.52 |
| 1073-261-08-0000 | Yes | Single Family Detached | 1 | 18266 | 8 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-261-09-0000 | Yes | Single Family Detached | 1 | 18266 | 9 | $1,371.52 |
| 1073-261-10-0000 | Yes | Single Family Detached | 1 | 18266 | 10 | $1,371.52 |
| 1073-261-11-0000 | Yes | Single Family Detached | 1 | 18266 | 11 | $1,371.52 |
| 1073-261-12-0000 | Yes | Single Family Detached | 1 | 18266 | 12 | $1,371.52 |
| 1073-261-13-0000 | Yes | Single Family Detached | 1 | 18266 | 13 | $1,371.52 |
| 1073-261-14-0000 | Yes | Single Family Detached | 1 | 18266 | 14 | $1,371.52 |
| 1073-261-15-0000 | Yes | Single Family Detached | 1 | 18266 | 15 | $1,371.52 |
| 1073-261-16-0000 | Yes | Single Family Detached | 1 | 18266 | 16 | $1,371.52 |
| 1073-261-17-0000 | Yes | Single Family Detached | 1 | 18266 | 17 | $1,371.52 |
| 1073-261-18-0000 | Yes | Single Family Detached | 1 | 18266 | 18 | $1,371.52 |
| 1073-261-19-0000 | Yes | Single Family Detached | 1 | 18266 | 19 | $1,371.52 |
| 1073-261-20-0000 | Yes | Single Family Detached | 1 | 18266 | 20 | $1,371.52 |
| 1073-261-21-0000 | Yes | Single Family Detached | 1 | 18266 | 21 | $1,371.52 |
| 1073-261-22-0000 | Yes | Single Family Detached | 1 | 18266 | 22 | $1,371.52 |
| 1073-261-23-0000 | Yes | Single Family Detached | 1 | 18266 | 23 | $1,371.52 |
| 1073-261-24-0000 | Yes | Single Family Detached | 1 | 18266 | 24 | $1,371.52 |
| 1073-261-25-0000 | Yes | Single Family Detached | 1 | 18266 | 25 | $1,371.52 |
| 1073-261-26-0000 | Yes | Single Family Detached | 1 | 18266 | 26 | $1,371.52 |
| 1073-261-27-0000 | Yes | Single Family Detached | 1 | 18266 | 27 | $1,371.52 |
| 1073-261-28-0000 | Yes | Single Family Detached | 1 | 18266 | 28 | $1,371.52 |
| 1073-261-29-0000 | Yes | Single Family Detached | 1 | 18266 | 29 | $1,371.52 |
| 1073-261-30-0000 | Yes | Single Family Detached | 1 | 18266 | 30 | $1,371.52 |
| 1073-261-31-0000 | Yes | Single Family Detached | 1 | 18266 | 31 | $1,371.52 |
| 1073-261-32-0000 | Yes | Single Family Detached | 1 | 18266 | 32 | $1,371.52 |
| 1073-261-33-0000 | Yes | Single Family Detached | 1 | 18266 | 33 | $1,371.52 |
| 1073-261-34-0000 | Yes | Single Family Detached | 1 | 18266 | 34 | $1,371.52 |
| 1073-261-35-0000 | Yes | Single Family Detached | 1 | 18266 | 35 | $1,371.52 |
| 1073-261-36-0000 | Yes | Single Family Detached | 1 | 18266 | 36 | $1,371.52 |
| 1073-261-37-0000 | Yes | Single Family Detached | 1 | 18266 | 37 | $1,371.52 |
| 1073-261-38-0000 | Yes | Single Family Detached | 1 | 18266 | 38 | $1,371.52 |
| 1073-261-39-0000 | Yes | Single Family Detached | 1 | 18266 | 39 | $1,371.52 |
| 1073-261-40-0000 | Yes | Single Family Detached | 1 | 18266 | 40 | $1,371.52 |
| 1073-261-41-0000 | Yes | Single Family Detached | 1 | 18266 | 41 | $1,371.52 |
| 1073-261-42-0000 | Yes | Single Family Detached | 1 | 18266 | 42 | $1,371.52 |
| 1073-261-43-0000 | Yes | Single Family Detached | 1 | 18266 | 43 | $1,371.52 |
| 1073-261-44-0000 | Yes | Single Family Detached | 1 | 18266 | 44 | $1,371.52 |
| 1073-261-45-0000 | Yes | Single Family Detached | 1 | 18266 | 45 | $1,371.52 |
| 1073-261-46-0000 | Yes | Single Family Detached | 1 | 18266 | 46 | $1,371.52 |
| 1073-261-47-0000 | Yes | Single Family Detached | 1 | 18266 | 47 | $1,371.52 |
| 1073-261-48-0000 | Yes | Single Family Detached | 1 | 18266 | 48 | $1,371.52 |
| 1073-261-49-0000 | Yes | Single Family Detached | 1 | 18266 | 49 | $1,371.52 |
| 1073-261-50-0000 | Yes | Single Family Detached | 1 | 18266 | 50 | $1,371.52 |
| 1073-261-51-0000 | Yes | Single Family Detached | 1 | 18266 | 51 | $1,371.52 |
| 1073-261-52-0000 | Yes | Single Family Detached | 1 | 18266 | 52 | $1,371.52 |
| 1073-261-53-0000 | Yes | Single Family Detached | 1 | 18266 | 53 | $1,371.52 |
| 1073-261-54-0000 | Yes | Single Family Detached | 1 | 18266 | 54 | $1,371.52 |
| 1073-261-55-0000 | Yes | Single Family Detached | 1 | 18266 | 55 | $1,371.52 |
| 1073-261-56-0000 | Yes | Single Family Detached | 1 | 18266 | 56 | $1,371.52 |
| 1073-261-57-0000 | Yes | Single Family Detached | 1 | 18266 | 57 | $1,371.52 |
| 1073-261-58-0000 | Yes | Single Family Detached | 1 | 18266 | 58 | $1,371.52 |
| 1073-261-59-0000 | Yes | Single Family Detached | 1 | 18266 | 59 | $1,371.52 |
| 1073-261-60-0000 | Yes | Single Family Detached | 1 | 18266 | 60 | $1,371.52 |
| 1073-261-61-0000 | Yes | Single Family Detached | 1 | 18266 | 61 | $1,371.52 |
| 1073-261-62-0000 | Yes | Single Family Detached | 1 | 18266 | 62 | $1,371.52 |
| 1073-261-63-0000 | Yes | Single Family Detached | 1 | 18266 | 63 | $1,371.52 |
| 1073-261-64-0000 | Yes | Single Family Detached | 1 | 18266 | 64 | $1,371.52 |
| 1073-261-65-0000 | Yes | Single Family Detached | 1 | 18266 | 65 | $1,371.52 |
| 1073-261-66-0000 | Yes | Single Family Detached | 1 | 18266 | 66 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-261-67-0000 | Yes | Single Family Detached | 1 | 18266 | 67 | $1,371.52 |
| 1073-261-68-0000 | Yes | Single Family Detached | 1 | 18266 | 68 | $1,371.52 |
| 1073-261-69-0000 | Yes | Single Family Detached | 1 | 18266 | 69 | $1,371.52 |
| 1073-261-70-0000 | Yes | Single Family Detached | 1 | 18266 | 70 | $1,371.52 |
| 1073-261-71-0000 | Yes | Single Family Detached | 1 | 18266 | 71 | $1,371.52 |
| 1073-261-72-0000 | Yes | Single Family Detached | 1 | 18266 | 72 | $1,371.52 |
| 1073-261-73-0000 | Yes | Single Family Detached | 1 | 18266 | 73 | $1,371.52 |
| 1073-261-74-0000 | Yes | Single Family Detached | 1 | 18266 | 74 | $1,371.52 |
| 1073-261-75-0000 | Yes | Single Family Detached | 1 | 18266 | 75 | $1,371.52 |
| 1073-261-76-0000 | Yes | Single Family Detached | 1 | 18266 | 76 | $1,371.52 |
| 1073-261-77-0000 | Yes | Single Family Detached | 1 | 18266 | 77 | $1,371.52 |
| 1073-261-78-0000 | Yes | Single Family Detached | 1 | 18266 | 78 | $1,371.52 |
| 1073-261-79-0000 | Yes | Single Family Detached | 1 | 18266 | 79 | $1,371.52 |
| 1073-261-80-0000 | Yes | Single Family Detached | 1 | 18266 | 80 | $1,371.52 |
| 1073-261-81-0000 | Yes | Single Family Detached | 1 | 18266 | 81 | $1,371.52 |
| 1073-261-82-0000 | Yes | Single Family Detached | 1 | 18266 | 82 | $1,371.52 |
| 1073-261-83-0000 | Yes | Single Family Detached | 1 | 18266 | 83 | $1,371.52 |
| 1073-261-84-0000 | Yes | Single Family Detached | 1 | 18266 | 84 | $1,371.52 |
| 1073-261-85-0000 | Yes | Single Family Detached | 1 | 18266 | 85 | $1,371.52 |
| 1073-261-86-0000 | Yes | Single Family Detached | 1 | 18266 | 86 | $1,371.52 |
| 1073-261-87-0000 | Yes | Single Family Detached | 1 | 18266 | 87 | $1,371.52 |
| 1073-261-88-0000 | Yes | Single Family Detached | 1 | 18266 | 88 | $1,371.52 |
| 1073-261-89-0000 | No | | 0 | 18266 | A | $0.00 |
| 1073-261-90-0000 | No | | 0 | 18266 | B | $0.00 |
| 1073-261-91-0000 | No | | 0 | 18266 | C | $0.00 |
| 1073-261-92-0000 | No | | 0 | 18266 | D | $0.00 |
| 1073-261-93-0000 | No | | 0 | 18266 | E | $0.00 |
| 1073-261-94-0000 | No | | 0 | 18266 | F | $0.00 |
| 1073-261-95-0000 | No | | 0 | 18266 | G | $0.00 |
| 1073-261-96-0000 | No | | 0 | 18266 | H | $0.00 |
| 1073-271-01-0000 | Yes | Single Family Detached | 1 | 18074 | 69 | $1,371.52 |
| 1073-271-02-0000 | Yes | Single Family Detached | 1 | 18074 | 70 | $1,371.52 |
| 1073-271-03-0000 | Yes | Single Family Detached | 1 | 18074 | 71 | $1,371.52 |
| 1073-271-04-0000 | Yes | Single Family Detached | 1 | 18074 | 72 | $1,371.52 |
| 1073-271-05-0000 | No | | 0 | 18074 | CA18 | $0.00 |
| 1073-271-06-0000 | Yes | Single Family Detached | 1 | 18074 | 73 | $1,371.52 |
| 1073-271-07-0000 | Yes | Single Family Detached | 1 | 18074 | 74 | $1,371.52 |
| 1073-271-08-0000 | Yes | Single Family Detached | 1 | 18074 | 75 | $1,371.52 |
| 1073-271-09-0000 | Yes | Single Family Detached | 1 | 18074 | 76 | $1,371.52 |
| 1073-271-10-0000 | No | | 0 | 18074 | CA19 | $0.00 |
| 1073-271-11-0000 | Yes | Single Family Detached | 1 | 18074 | 77 | $1,371.52 |
| 1073-271-12-0000 | Yes | Single Family Detached | 1 | 18074 | 78 | $1,371.52 |
| 1073-271-13-0000 | Yes | Single Family Detached | 1 | 18074 | 79 | $1,371.52 |
| 1073-271-14-0000 | Yes | Single Family Detached | 1 | 18074 | 80 | $1,371.52 |
| 1073-271-15-0000 | No | | 0 | 18074 | CA20 | $0.00 |
| 1073-271-16-0000 | Yes | Single Family Detached | 1 | 18074 | 81 | $1,371.52 |
| 1073-271-17-0000 | Yes | Single Family Detached | 1 | 18074 | 82 | $1,371.52 |
| 1073-271-18-0000 | Yes | Single Family Detached | 1 | 18074 | 83 | $1,371.52 |
| 1073-271-19-0000 | Yes | Single Family Detached | 1 | 18074 | 84 | $1,371.52 |
| 1073-271-20-0000 | No | | 0 | 18074 | CA21 | $0.00 |
| 1073-271-21-0000 | Yes | Single Family Detached | 1 | 18074 | 85 | $1,371.52 |
| 1073-271-22-0000 | Yes | Single Family Detached | 1 | 18074 | 86 | $1,371.52 |
| 1073-271-23-0000 | Yes | Single Family Detached | 1 | 18074 | 87 | $1,371.52 |
| 1073-271-24-0000 | Yes | Single Family Detached | 1 | 18074 | 88 | $1,371.52 |
| 1073-271-25-0000 | No | | 0 | 18074 | CA22 | $0.00 |
| 1073-271-26-0000 | Yes | Single Family Detached | 1 | 18074 | 89 | $1,371.52 |
| 1073-271-27-0000 | Yes | Single Family Detached | 1 | 18074 | 90 | $1,371.52 |
| 1073-271-28-0000 | Yes | Single Family Detached | 1 | 18074 | 91 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-271-29-0000 | Yes | Single Family Detached | 1 | 18074 | 92 | $1,371.52 |
| 1073-271-30-0000 | No | | 0 | 18074 | CA23 | $0.00 |
| 1073-271-31-0000 | Yes | Single Family Detached | 1 | 18074 | 93 | $1,371.52 |
| 1073-271-32-0000 | Yes | Single Family Detached | 1 | 18074 | 94 | $1,371.52 |
| 1073-271-33-0000 | No | | 0 | 18074 | CA24 | $0.00 |
| 1073-271-34-0000 | Yes | Single Family Detached | 1 | 18074 | 95 | $1,371.52 |
| 1073-271-35-0000 | Yes | Single Family Detached | 1 | 18074 | 96 | $1,371.52 |
| 1073-271-36-0000 | Yes | Single Family Detached | 1 | 18074 | 97 | $1,371.52 |
| 1073-271-37-0000 | Yes | Single Family Detached | 1 | 18074 | 98 | $1,371.52 |
| 1073-271-38-0000 | No | | 0 | 18074 | CA25 | $0.00 |
| 1073-271-39-0000 | Yes | Single Family Detached | 1 | 18074 | 99 | $1,371.52 |
| 1073-271-40-0000 | Yes | Single Family Detached | 1 | 18074 | 100 | $1,371.52 |
| 1073-271-41-0000 | Yes | Single Family Detached | 1 | 18074 | 101 | $1,371.52 |
| 1073-271-42-0000 | Yes | Single Family Detached | 1 | 18074 | 102 | $1,371.52 |
| 1073-271-43-0000 | No | | 0 | 18074 | CA26 | $0.00 |
| 1073-271-44-0000 | No | | 0 | 18074 | A | $0.00 |
| 1073-272-01-0000 | Yes | Single Family Detached | 1 | 18074 | 21 | $1,371.52 |
| 1073-272-02-0000 | Yes | Single Family Detached | 1 | 18074 | 22 | $1,371.52 |
| 1073-272-03-0000 | Yes | Single Family Detached | 1 | 18074 | 23 | $1,371.52 |
| 1073-272-04-0000 | Yes | Single Family Detached | 1 | 18074 | 24 | $1,371.52 |
| 1073-272-05-0000 | No | | 0 | 18074 | CA6 | $0.00 |
| 1073-272-06-0000 | Yes | Single Family Detached | 1 | 18074 | 25 | $1,371.52 |
| 1073-272-07-0000 | Yes | Single Family Detached | 1 | 18074 | 26 | $1,371.52 |
| 1073-272-08-0000 | Yes | Single Family Detached | 1 | 18074 | 27 | $1,371.52 |
| 1073-272-09-0000 | Yes | Single Family Detached | 1 | 18074 | 28 | $1,371.52 |
| 1073-272-10-0000 | No | | 0 | 18074 | CA7 | $0.00 |
| 1073-272-11-0000 | Yes | Single Family Detached | 1 | 18074 | 29 | $1,371.52 |
| 1073-272-12-0000 | Yes | Single Family Detached | 1 | 18074 | 30 | $1,371.52 |
| 1073-272-13-0000 | Yes | Single Family Detached | 1 | 18074 | 31 | $1,371.52 |
| 1073-272-14-0000 | Yes | Single Family Detached | 1 | 18074 | 32 | $1,371.52 |
| 1073-272-15-0000 | No | | 0 | 18074 | CA8 | $0.00 |
| 1073-272-16-0000 | Yes | Single Family Detached | 1 | 18074 | 33 | $1,371.52 |
| 1073-272-17-0000 | Yes | Single Family Detached | 1 | 18074 | 34 | $1,371.52 |
| 1073-272-18-0000 | Yes | Single Family Detached | 1 | 18074 | 35 | $1,371.52 |
| 1073-272-19-0000 | Yes | Single Family Detached | 1 | 18074 | 36 | $1,371.52 |
| 1073-272-20-0000 | No | | 0 | 18074 | CA9 | $0.00 |
| 1073-272-21-0000 | Yes | Single Family Detached | 1 | 18074 | 37 | $1,371.52 |
| 1073-272-22-0000 | Yes | Single Family Detached | 1 | 18074 | 38 | $1,371.52 |
| 1073-272-23-0000 | Yes | Single Family Detached | 1 | 18074 | 39 | $1,371.52 |
| 1073-272-24-0000 | Yes | Single Family Detached | 1 | 18074 | 40 | $1,371.52 |
| 1073-272-25-0000 | No | | 0 | 18074 | CA10 | $0.00 |
| 1073-272-26-0000 | Yes | Single Family Detached | 1 | 18074 | 41 | $1,371.52 |
| 1073-272-27-0000 | Yes | Single Family Detached | 1 | 18074 | 42 | $1,371.52 |
| 1073-272-28-0000 | Yes | Single Family Detached | 1 | 18074 | 43 | $1,371.52 |
| 1073-272-29-0000 | Yes | Single Family Detached | 1 | 18074 | 44 | $1,371.52 |
| 1073-272-30-0000 | No | | 0 | 18074 | CA11 | $0.00 |
| 1073-272-31-0000 | Yes | Single Family Detached | 1 | 18074 | 45 | $1,371.52 |
| 1073-272-32-0000 | Yes | Single Family Detached | 1 | 18074 | 46 | $1,371.52 |
| 1073-272-33-0000 | Yes | Single Family Detached | 1 | 18074 | 47 | $1,371.52 |
| 1073-272-34-0000 | Yes | Single Family Detached | 1 | 18074 | 48 | $1,371.52 |
| 1073-272-35-0000 | No | | 0 | 18074 | CA12 | $0.00 |
| 1073-272-36-0000 | Yes | Single Family Detached | 1 | 18074 | 49 | $1,371.52 |
| 1073-272-37-0000 | Yes | Single Family Detached | 1 | 18074 | 50 | $1,371.52 |
| 1073-272-38-0000 | Yes | Single Family Detached | 1 | 18074 | 51 | $1,371.52 |
| 1073-272-39-0000 | Yes | Single Family Detached | 1 | 18074 | 52 | $1,371.52 |
| 1073-272-40-0000 | No | | 0 | 18074 | CA13 | $0.00 |
| 1073-272-41-0000 | Yes | Single Family Detached | 1 | 18074 | 53 | $1,371.52 |
| 1073-272-42-0000 | Yes | Single Family Detached | 1 | 18074 | 54 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-272-43-0000 | Yes | Single Family Detached | 1 | 18074 | 55 | $1,371.52 |
| 1073-272-44-0000 | Yes | Single Family Detached | 1 | 18074 | 56 | $1,371.52 |
| 1073-272-45-0000 | No | | 0 | 18074 | CA14 | $0.00 |
| 1073-272-46-0000 | Yes | Single Family Detached | 1 | 18074 | 57 | $1,371.52 |
| 1073-272-47-0000 | Yes | Single Family Detached | 1 | 18074 | 58 | $1,371.52 |
| 1073-272-48-0000 | Yes | Single Family Detached | 1 | 18074 | 59 | $1,371.52 |
| 1073-272-49-0000 | Yes | Single Family Detached | 1 | 18074 | 60 | $1,371.52 |
| 1073-272-50-0000 | No | | 0 | 18074 | CA15 | $0.00 |
| 1073-272-51-0000 | Yes | Single Family Detached | 1 | 18074 | 61 | $1,371.52 |
| 1073-272-52-0000 | Yes | Single Family Detached | 1 | 18074 | 62 | $1,371.52 |
| 1073-272-53-0000 | Yes | Single Family Detached | 1 | 18074 | 63 | $1,371.52 |
| 1073-272-54-0000 | Yes | Single Family Detached | 1 | 18074 | 64 | $1,371.52 |
| 1073-272-55-0000 | No | | 0 | 18074 | CA16 | $0.00 |
| 1073-272-56-0000 | Yes | Single Family Detached | 1 | 18074 | 65 | $1,371.52 |
| 1073-272-57-0000 | Yes | Single Family Detached | 1 | 18074 | 66 | $1,371.52 |
| 1073-272-58-0000 | Yes | Single Family Detached | 1 | 18074 | 67 | $1,371.52 |
| 1073-272-59-0000 | Yes | Single Family Detached | 1 | 18074 | 68 | $1,371.52 |
| 1073-272-60-0000 | No | | 0 | 18074 | CA17 | $0.00 |
| 1073-272-61-0000 | No | | 0 | 18074 | B | $0.00 |
| 1073-272-62-0000 | No | | 0 | 18913_4 | D | $0.00 |
| 1073-273-01-0000 | Yes | Single Family Detached | 1 | 18074 | 1 | $1,371.52 |
| 1073-273-02-0000 | Yes | Single Family Detached | 1 | 18074 | 2 | $1,371.52 |
| 1073-273-03-0000 | Yes | Single Family Detached | 1 | 18074 | 3 | $1,371.52 |
| 1073-273-04-0000 | Yes | Single Family Detached | 1 | 18074 | 4 | $1,371.52 |
| 1073-273-05-0000 | No | | 0 | 18074 | CA1 | $0.00 |
| 1073-273-06-0000 | Yes | Single Family Detached | 1 | 18074 | 5 | $1,371.52 |
| 1073-273-07-0000 | Yes | Single Family Detached | 1 | 18074 | 6 | $1,371.52 |
| 1073-273-08-0000 | Yes | Single Family Detached | 1 | 18074 | 7 | $1,371.52 |
| 1073-273-09-0000 | Yes | Single Family Detached | 1 | 18074 | 8 | $1,371.52 |
| 1073-273-10-0000 | No | | 0 | 18074 | CA2 | $0.00 |
| 1073-273-11-0000 | Yes | Single Family Detached | 1 | 18074 | 9 | $1,371.52 |
| 1073-273-12-0000 | Yes | Single Family Detached | 1 | 18074 | 10 | $1,371.52 |
| 1073-273-13-0000 | Yes | Single Family Detached | 1 | 18074 | 11 | $1,371.52 |
| 1073-273-14-0000 | Yes | Single Family Detached | 1 | 18074 | 12 | $1,371.52 |
| 1073-273-15-0000 | No | | 0 | 18074 | CA3 | $0.00 |
| 1073-273-16-0000 | Yes | Single Family Detached | 1 | 18074 | 13 | $1,371.52 |
| 1073-273-17-0000 | Yes | Single Family Detached | 1 | 18074 | 14 | $1,371.52 |
| 1073-273-18-0000 | Yes | Single Family Detached | 1 | 18074 | 15 | $1,371.52 |
| 1073-273-19-0000 | Yes | Single Family Detached | 1 | 18074 | 16 | $1,371.52 |
| 1073-273-20-0000 | No | | 0 | 18074 | CA4 | $0.00 |
| 1073-273-21-0000 | Yes | Single Family Detached | 1 | 18074 | 17 | $1,371.52 |
| 1073-273-22-0000 | Yes | Single Family Detached | 1 | 18074 | 18 | $1,371.52 |
| 1073-273-23-0000 | Yes | Single Family Detached | 1 | 18074 | 19 | $1,371.52 |
| 1073-273-24-0000 | Yes | Single Family Detached | 1 | 18074 | 20 | $1,371.52 |
| 1073-273-25-0000 | No | | 0 | 18074 | CA5 | $0.00 |
| 1073-301-01-0000 | Yes | Single Family Detached | 1 | 18068 | 41 | $1,371.52 |
| 1073-301-02-0000 | Yes | Single Family Detached | 1 | 18068 | 42 | $1,371.52 |
| 1073-301-03-0000 | Yes | Single Family Detached | 1 | 18068 | 43 | $1,371.52 |
| 1073-301-04-0000 | Yes | Single Family Detached | 1 | 18068 | 44 | $1,371.52 |
| 1073-301-05-0000 | Yes | Single Family Detached | 1 | 18068 | 45 | $1,371.52 |
| 1073-301-06-0000 | Yes | Single Family Detached | 1 | 18068 | 46 | $1,371.52 |
| 1073-301-07-0000 | Yes | Single Family Detached | 1 | 18068 | 47 | $1,371.52 |
| 1073-301-08-0000 | Yes | Single Family Detached | 1 | 18068 | 48 | $1,371.52 |
| 1073-301-09-0000 | Yes | Single Family Detached | 1 | 18068 | 49 | $1,371.52 |
| 1073-301-10-0000 | Yes | Single Family Detached | 1 | 18068 | 50 | $1,371.52 |
| 1073-301-11-0000 | Yes | Single Family Detached | 1 | 18068 | 51 | $1,371.52 |
| 1073-301-12-0000 | Yes | Single Family Detached | 1 | 18068 | 52 | $1,371.52 |
| 1073-301-13-0000 | Yes | Single Family Detached | 1 | 18068 | 53 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-301-14-0000 | Yes | Single Family Detached | 1 | 18068 | 54 | $1,371.52 |
| 1073-301-15-0000 | Yes | Single Family Detached | 1 | 18068 | 55 | $1,371.52 |
| 1073-301-16-0000 | Yes | Single Family Detached | 1 | 18068 | 56 | $1,371.52 |
| 1073-301-17-0000 | Yes | Single Family Detached | 1 | 18068 | 57 | $1,371.52 |
| 1073-301-18-0000 | Yes | Single Family Detached | 1 | 18068 | 58 | $1,371.52 |
| 1073-301-19-0000 | Yes | Single Family Detached | 1 | 18068 | 59 | $1,371.52 |
| 1073-301-20-0000 | Yes | Single Family Detached | 1 | 18068 | 60 | $1,371.52 |
| 1073-301-21-0000 | Yes | Single Family Detached | 1 | 18068 | 61 | $1,371.52 |
| 1073-301-22-0000 | Yes | Single Family Detached | 1 | 18068 | 62 | $1,371.52 |
| 1073-301-23-0000 | Yes | Single Family Detached | 1 | 18068 | 63 | $1,371.52 |
| 1073-301-24-0000 | Yes | Single Family Detached | 1 | 18068 | 64 | $1,371.52 |
| 1073-301-25-0000 | Yes | Single Family Detached | 1 | 18068 | 65 | $1,371.52 |
| 1073-301-26-0000 | Yes | Single Family Detached | 1 | 18068 | 66 | $1,371.52 |
| 1073-301-27-0000 | Yes | Single Family Detached | 1 | 18068 | 67 | $1,371.52 |
| 1073-301-28-0000 | Yes | Single Family Detached | 1 | 18068 | 68 | $1,371.52 |
| 1073-301-29-0000 | Yes | Single Family Detached | 1 | 18068 | 69 | $1,371.52 |
| 1073-301-30-0000 | Yes | Single Family Detached | 1 | 18068 | 70 | $1,371.52 |
| 1073-301-31-0000 | Yes | Single Family Detached | 1 | 18068 | 71 | $1,371.52 |
| 1073-301-32-0000 | Yes | Single Family Detached | 1 | 18068 | 72 | $1,371.52 |
| 1073-301-33-0000 | Yes | Single Family Detached | 1 | 18068 | 73 | $1,371.52 |
| 1073-301-34-0000 | Yes | Single Family Detached | 1 | 18068 | 74 | $1,371.52 |
| 1073-301-35-0000 | Yes | Single Family Detached | 1 | 18068 | 75 | $1,371.52 |
| 1073-301-36-0000 | Yes | Single Family Detached | 1 | 18068 | 76 | $1,371.52 |
| 1073-301-37-0000 | Yes | Single Family Detached | 1 | 18068 | 77 | $1,371.52 |
| 1073-301-38-0000 | Yes | Single Family Detached | 1 | 18068 | 78 | $1,371.52 |
| 1073-301-39-0000 | Yes | Single Family Detached | 1 | 18068 | 79 | $1,371.52 |
| 1073-301-40-0000 | Yes | Single Family Detached | 1 | 18068 | 80 | $1,371.52 |
| 1073-301-41-0000 | Yes | Single Family Detached | 1 | 18068 | 81 | $1,371.52 |
| 1073-301-42-0000 | Yes | Single Family Detached | 1 | 18068 | 82 | $1,371.52 |
| 1073-301-43-0000 | No | | 0 | 18068 | A | $0.00 |
| 1073-301-44-0000 | No | | 0 | 18068 | C | $0.00 |
| 1073-301-45-0000 | No | | 0 | 18068 | D | $0.00 |
| 1073-301-46-0000 | No | | 0 | 18068 | E | $0.00 |
| 1073-301-47-0000 | No | | 0 | 18068 | H | $0.00 |
| 1073-301-48-0000 | No | | 0 | 18068 | I | $0.00 |
| 1073-302-01-0000 | Yes | Single Family Detached | 1 | 18068 | 1 | $1,371.52 |
| 1073-302-02-0000 | Yes | Single Family Detached | 1 | 18068 | 2 | $1,371.52 |
| 1073-302-03-0000 | Yes | Single Family Detached | 1 | 18068 | 3 | $1,371.52 |
| 1073-302-04-0000 | Yes | Single Family Detached | 1 | 18068 | 4 | $1,371.52 |
| 1073-302-05-0000 | Yes | Single Family Detached | 1 | 18068 | 5 | $1,371.52 |
| 1073-302-06-0000 | Yes | Single Family Detached | 1 | 18068 | 6 | $1,371.52 |
| 1073-302-07-0000 | Yes | Single Family Detached | 1 | 18068 | 7 | $1,371.52 |
| 1073-302-08-0000 | Yes | Single Family Detached | 1 | 18068 | 8 | $1,371.52 |
| 1073-302-09-0000 | Yes | Single Family Detached | 1 | 18068 | 9 | $1,371.52 |
| 1073-302-10-0000 | Yes | Single Family Detached | 1 | 18068 | 10 | $1,371.52 |
| 1073-302-11-0000 | Yes | Single Family Detached | 1 | 18068 | 11 | $1,371.52 |
| 1073-302-12-0000 | Yes | Single Family Detached | 1 | 18068 | 12 | $1,371.52 |
| 1073-302-13-0000 | Yes | Single Family Detached | 1 | 18068 | 13 | $1,371.52 |
| 1073-302-14-0000 | Yes | Single Family Detached | 1 | 18068 | 14 | $1,371.52 |
| 1073-302-15-0000 | Yes | Single Family Detached | 1 | 18068 | 15 | $1,371.52 |
| 1073-302-16-0000 | Yes | Single Family Detached | 1 | 18068 | 16 | $1,371.52 |
| 1073-302-17-0000 | Yes | Single Family Detached | 1 | 18068 | 17 | $1,371.52 |
| 1073-302-18-0000 | Yes | Single Family Detached | 1 | 18068 | 18 | $1,371.52 |
| 1073-302-19-0000 | Yes | Single Family Detached | 1 | 18068 | 19 | $1,371.52 |
| 1073-302-20-0000 | Yes | Single Family Detached | 1 | 18068 | 20 | $1,371.52 |
| 1073-302-21-0000 | Yes | Single Family Detached | 1 | 18068 | 21 | $1,371.52 |
| 1073-302-22-0000 | Yes | Single Family Detached | 1 | 18068 | 22 | $1,371.52 |
| 1073-302-23-0000 | Yes | Single Family Detached | 1 | 18068 | 23 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-302-24-0000 | Yes | Single Family Detached | 1 | 18068 | 24 | $1,371.52 |
| 1073-302-25-0000 | Yes | Single Family Detached | 1 | 18068 | 25 | $1,371.52 |
| 1073-302-26-0000 | Yes | Single Family Detached | 1 | 18068 | 26 | $1,371.52 |
| 1073-302-27-0000 | Yes | Single Family Detached | 1 | 18068 | 27 | $1,371.52 |
| 1073-302-28-0000 | Yes | Single Family Detached | 1 | 18068 | 28 | $1,371.52 |
| 1073-302-29-0000 | Yes | Single Family Detached | 1 | 18068 | 29 | $1,371.52 |
| 1073-302-30-0000 | Yes | Single Family Detached | 1 | 18068 | 30 | $1,371.52 |
| 1073-302-31-0000 | Yes | Single Family Detached | 1 | 18068 | 31 | $1,371.52 |
| 1073-302-32-0000 | Yes | Single Family Detached | 1 | 18068 | 32 | $1,371.52 |
| 1073-302-33-0000 | Yes | Single Family Detached | 1 | 18068 | 33 | $1,371.52 |
| 1073-302-34-0000 | Yes | Single Family Detached | 1 | 18068 | 34 | $1,371.52 |
| 1073-302-35-0000 | Yes | Single Family Detached | 1 | 18068 | 35 | $1,371.52 |
| 1073-302-36-0000 | Yes | Single Family Detached | 1 | 18068 | 36 | $1,371.52 |
| 1073-302-37-0000 | Yes | Single Family Detached | 1 | 18068 | 37 | $1,371.52 |
| 1073-302-38-0000 | Yes | Single Family Detached | 1 | 18068 | 38 | $1,371.52 |
| 1073-302-39-0000 | Yes | Single Family Detached | 1 | 18068 | 39 | $1,371.52 |
| 1073-302-40-0000 | Yes | Single Family Detached | 1 | 18068 | 40 | $1,371.52 |
| 1073-302-41-0000 | No | | 0 | 18068 | B | $0.00 |
| 1073-302-42-0000 | No | | 0 | 18068 | F | $0.00 |
| 1073-302-43-0000 | No | | 0 | 18068 | G | $0.00 |
| 1073-302-44-0000 | No | | 0 | 18068 | J | $0.00 |
| 1073-302-45-0000 | No | | 0 | 18913 | C2 | $0.00 |
| 1073-302-46-0000 | No | | 0 | 18913 | D2 | $0.00 |
| 1073-321-01-0000 | Yes | Single Family Detached | 1 | 18067 | 1 | $1,371.52 |
| 1073-321-02-0000 | Yes | Single Family Detached | 1 | 18067 | 2 | $1,371.52 |
| 1073-321-03-0000 | Yes | Single Family Detached | 1 | 18067 | 3 | $1,371.52 |
| 1073-321-04-0000 | Yes | Single Family Detached | 1 | 18067 | 4 | $1,371.52 |
| 1073-321-05-0000 | Yes | Single Family Detached | 1 | 18067 | 5 | $1,371.52 |
| 1073-321-06-0000 | Yes | Single Family Detached | 1 | 18067 | 6 | $1,371.52 |
| 1073-321-07-0000 | Yes | Single Family Detached | 1 | 18067 | 7 | $1,371.52 |
| 1073-321-08-0000 | Yes | Single Family Detached | 1 | 18067 | 8 | $1,371.52 |
| 1073-321-09-0000 | Yes | Single Family Detached | 1 | 18067 | 9 | $1,371.52 |
| 1073-321-10-0000 | Yes | Single Family Detached | 1 | 18067 | 10 | $1,371.52 |
| 1073-321-11-0000 | Yes | Single Family Detached | 1 | 18067 | 11 | $1,371.52 |
| 1073-321-12-0000 | Yes | Single Family Detached | 1 | 18067 | 12 | $1,371.52 |
| 1073-321-13-0000 | Yes | Single Family Detached | 1 | 18067 | 13 | $1,371.52 |
| 1073-321-14-0000 | Yes | Single Family Detached | 1 | 18067 | 14 | $1,371.52 |
| 1073-321-15-0000 | Yes | Single Family Detached | 1 | 18067 | 15 | $1,371.52 |
| 1073-321-16-0000 | Yes | Single Family Detached | 1 | 18067 | 16 | $1,371.52 |
| 1073-321-17-0000 | Yes | Single Family Detached | 1 | 18067 | 17 | $1,371.52 |
| 1073-321-18-0000 | Yes | Single Family Detached | 1 | 18067 | 18 | $1,371.52 |
| 1073-321-19-0000 | Yes | Single Family Detached | 1 | 18067 | 19 | $1,371.52 |
| 1073-321-20-0000 | Yes | Single Family Detached | 1 | 18067 | 20 | $1,371.52 |
| 1073-321-21-0000 | Yes | Single Family Detached | 1 | 18067 | 21 | $1,371.52 |
| 1073-321-22-0000 | Yes | Single Family Detached | 1 | 18067 | 22 | $1,371.52 |
| 1073-321-23-0000 | Yes | Single Family Detached | 1 | 18067 | 23 | $1,371.52 |
| 1073-321-24-0000 | Yes | Single Family Detached | 1 | 18067 | 24 | $1,371.52 |
| 1073-321-25-0000 | Yes | Single Family Detached | 1 | 18067 | 25 | $1,371.52 |
| 1073-321-26-0000 | Yes | Single Family Detached | 1 | 18067 | 26 | $1,371.52 |
| 1073-321-27-0000 | Yes | Single Family Detached | 1 | 18067 | 27 | $1,371.52 |
| 1073-321-28-0000 | Yes | Single Family Detached | 1 | 18067 | 28 | $1,371.52 |
| 1073-321-29-0000 | Yes | Single Family Detached | 1 | 18067 | 29 | $1,371.52 |
| 1073-321-30-0000 | Yes | Single Family Detached | 1 | 18067 | 30 | $1,371.52 |
| 1073-321-31-0000 | Yes | Single Family Detached | 1 | 18067 | 31 | $1,371.52 |
| 1073-321-32-0000 | Yes | Single Family Detached | 1 | 18067 | 32 | $1,371.52 |
| 1073-321-33-0000 | Yes | Single Family Detached | 1 | 18067 | 33 | $1,371.52 |
| 1073-321-34-0000 | Yes | Single Family Detached | 1 | 18067 | 34 | $1,371.52 |
| 1073-321-35-0000 | Yes | Single Family Detached | 1 | 18067 | 35 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-321-36-0000 | Yes | Single Family Detached | 1 | 18067 | 36 | $1,371.52 |
| 1073-321-37-0000 | Yes | Single Family Detached | 1 | 18067 | 37 | $1,371.52 |
| 1073-321-38-0000 | Yes | Single Family Detached | 1 | 18067 | 38 | $1,371.52 |
| 1073-321-39-0000 | Yes | Single Family Detached | 1 | 18067 | 39 | $1,371.52 |
| 1073-321-40-0000 | Yes | Single Family Detached | 1 | 18067 | 40 | $1,371.52 |
| 1073-321-41-0000 | Yes | Single Family Detached | 1 | 18067 | 41 | $1,371.52 |
| 1073-321-42-0000 | Yes | Single Family Detached | 1 | 18067 | 42 | $1,371.52 |
| 1073-321-43-0000 | Yes | Single Family Detached | 1 | 18067 | 43 | $1,371.52 |
| 1073-321-44-0000 | Yes | Single Family Detached | 1 | 18067 | 44 | $1,371.52 |
| 1073-321-45-0000 | Yes | Single Family Detached | 1 | 18067 | 45 | $1,371.52 |
| 1073-321-46-0000 | Yes | Single Family Detached | 1 | 18067 | 46 | $1,371.52 |
| 1073-321-47-0000 | Yes | Single Family Detached | 1 | 18067 | 47 | $1,371.52 |
| 1073-321-48-0000 | Yes | Single Family Detached | 1 | 18067 | 48 | $1,371.52 |
| 1073-321-49-0000 | Yes | Single Family Detached | 1 | 18067 | 49 | $1,371.52 |
| 1073-321-50-0000 | Yes | Single Family Detached | 1 | 18067 | 50 | $1,371.52 |
| 1073-321-51-0000 | Yes | Single Family Detached | 1 | 18067 | 51 | $1,371.52 |
| 1073-321-52-0000 | Yes | Single Family Detached | 1 | 18067 | 52 | $1,371.52 |
| 1073-321-53-0000 | Yes | Single Family Detached | 1 | 18067 | 53 | $1,371.52 |
| 1073-321-54-0000 | Yes | Single Family Detached | 1 | 18067 | 54 | $1,371.52 |
| 1073-321-55-0000 | Yes | Single Family Detached | 1 | 18067 | 55 | $1,371.52 |
| 1073-321-56-0000 | Yes | Single Family Detached | 1 | 18067 | 56 | $1,371.52 |
| 1073-321-57-0000 | Yes | Single Family Detached | 1 | 18067 | 57 | $1,371.52 |
| 1073-321-58-0000 | Yes | Single Family Detached | 1 | 18067 | 58 | $1,371.52 |
| 1073-321-59-0000 | Yes | Single Family Detached | 1 | 18067 | 59 | $1,371.52 |
| 1073-321-60-0000 | Yes | Single Family Detached | 1 | 18067 | 60 | $1,371.52 |
| 1073-321-61-0000 | Yes | Single Family Detached | 1 | 18067 | 61 | $1,371.52 |
| 1073-321-62-0000 | Yes | Single Family Detached | 1 | 18067 | 62 | $1,371.52 |
| 1073-321-63-0000 | Yes | Single Family Detached | 1 | 18067 | 63 | $1,371.52 |
| 1073-321-64-0000 | Yes | Single Family Detached | 1 | 18067 | 64 | $1,371.52 |
| 1073-321-65-0000 | Yes | Single Family Detached | 1 | 18067 | 65 | $1,371.52 |
| 1073-321-66-0000 | Yes | Single Family Detached | 1 | 18067 | 66 | $1,371.52 |
| 1073-321-67-0000 | Yes | Single Family Detached | 1 | 18067 | 67 | $1,371.52 |
| 1073-321-68-0000 | Yes | Single Family Detached | 1 | 18067 | 68 | $1,371.52 |
| 1073-321-69-0000 | Yes | Single Family Detached | 1 | 18067 | 69 | $1,371.52 |
| 1073-321-70-0000 | Yes | Single Family Detached | 1 | 18067 | 70 | $1,371.52 |
| 1073-321-71-0000 | Yes | Single Family Detached | 1 | 18067 | 71 | $1,371.52 |
| 1073-321-72-0000 | Yes | Single Family Detached | 1 | 18067 | 72 | $1,371.52 |
| 1073-321-73-0000 | Yes | Single Family Detached | 1 | 18067 | 73 | $1,371.52 |
| 1073-321-74-0000 | Yes | Single Family Detached | 1 | 18067 | 74 | $1,371.52 |
| 1073-321-75-0000 | Yes | Single Family Detached | 1 | 18067 | 75 | $1,371.52 |
| 1073-321-76-0000 | Yes | Single Family Detached | 1 | 18067 | 76 | $1,371.52 |
| 1073-321-77-0000 | Yes | Single Family Detached | 1 | 18067 | 77 | $1,371.52 |
| 1073-321-78-0000 | Yes | Single Family Detached | 1 | 18067 | 78 | $1,371.52 |
| 1073-321-79-0000 | Yes | Single Family Detached | 1 | 18067 | 79 | $1,371.52 |
| 1073-321-80-0000 | No | | 0 | 18067 | A | $0.00 |
| 1073-321-81-0000 | No | | 0 | 18067 | B | $0.00 |
| 1073-321-82-0000 | No | | 0 | 18067 | C | $0.00 |
| 1073-321-83-0000 | No | | 0 | 18067 | D | $0.00 |
| 1073-321-84-0000 | No | | 0 | 18067 | E | $0.00 |
| 1073-321-85-0000 | No | | 0 | 18067 | F | $0.00 |
| 1073-321-86-0000 | No | | 0 | 18067 | G | $0.00 |
| 1073-321-87-0000 | No | | 0 | 18067 | H | $0.00 |
| 1073-321-88-0000 | No | | 0 | 18067 | I | $0.00 |
| 1073-321-89-0000 | No | | 0 | 18067 | J | $0.00 |
| 1073-321-90-0000 | No | | 0 | 18913 | A2 | $0.00 |
| 1073-321-91-0000 | No | | 0 | 18913 | B2 | $0.00 |
| 1073-321-92-0000 | No | | 0 | 17821 | D | $0.00 |
| 1073-411-02-0000 | Yes | Single Family Detached | 1 | 20389Condos | 1 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-411-03-0000 | Yes | Single Family Detached | 1 | 20389Condos | 2 | $1,371.52 |
| 1073-411-04-0000 | Yes | Single Family Detached | 1 | 20389Condos | 3 | $1,371.52 |
| 1073-411-05-0000 | Yes | Mutliple Family | 1 | 20389Condos | 4 | $1,188.58 |
| 1073-411-06-0000 | Yes | Mutliple Family | 1 | 20389Condos | 5 | $1,188.58 |
| 1073-411-07-0000 | Yes | Single Family Detached | 1 | 20389Condos | 6 | $1,371.52 |
| 1073-411-08-0000 | Yes | Single Family Detached | 1 | 20389Condos | 7 | $1,371.52 |
| 1073-411-09-0000 | Yes | Single Family Detached | 1 | 20389Condos | 8 | $1,371.52 |
| 1073-411-10-0000 | Yes | Single Family Detached | 1 | 20389Condos | 9 | $1,371.52 |
| 1073-411-11-0000 | Yes | Single Family Detached | 1 | 20389Condos | 10 | $1,371.52 |
| 1073-411-12-0000 | Yes | Single Family Detached | 1 | 20389Condos | 11 | $1,371.52 |
| 1073-411-13-0000 | Yes | Mutliple Family | 1 | 20389Condos | 12 | $1,188.58 |
| 1073-411-14-0000 | Yes | Mutliple Family | 1 | 20389Condos | 13 | $1,188.58 |
| 1073-411-15-0000 | Yes | Single Family Detached | 1 | 20389Condos | 14 | $1,371.52 |
| 1073-411-16-0000 | Yes | Single Family Detached | 1 | 20389Condos | 15 | $1,371.52 |
| 1073-411-17-0000 | Yes | Single Family Detached | 1 | 20389Condos | 16 | $1,371.52 |
| 1073-411-18-0000 | Yes | Single Family Detached | 1 | 20389Condos | 17 | $1,371.52 |
| 1073-411-19-0000 | Yes | Single Family Detached | 1 | 20389Condos | 18 | $1,371.52 |
| 1073-411-20-0000 | Yes | Single Family Detached | 1 | 20389Condos | 19 | $1,371.52 |
| 1073-411-21-0000 | Yes | Mutliple Family | 1 | 20389Condos | 20 | $1,188.58 |
| 1073-411-22-0000 | Yes | Mutliple Family | 1 | 20389Condos | 21 | $1,188.58 |
| 1073-411-23-0000 | Yes | Single Family Detached | 1 | 20389Condos | 22 | $1,371.52 |
| 1073-411-24-0000 | Yes | Single Family Detached | 1 | 20389Condos | 23 | $1,371.52 |
| 1073-411-25-0000 | Yes | Single Family Detached | 1 | 20389Condos | 24 | $1,371.52 |
| 1073-411-26-0000 | Yes | Single Family Detached | 1 | 20389Condos | 25 | $1,371.52 |
| 1073-411-27-0000 | Yes | Single Family Detached | 1 | 20389Condos | 26 | $1,371.52 |
| 1073-411-28-0000 | Yes | Single Family Detached | 1 | 20389Condos | 27 | $1,371.52 |
| 1073-411-29-0000 | Yes | Mutliple Family | 1 | 20389Condos | 28 | $1,188.58 |
| 1073-411-30-0000 | Yes | Mutliple Family | 1 | 20389Condos | 29 | $1,188.58 |
| 1073-411-31-0000 | Yes | Single Family Detached | 1 | 20389Condos | 30 | $1,371.52 |
| 1073-411-32-0000 | Yes | Single Family Detached | 1 | 20389Condos | 31 | $1,371.52 |
| 1073-411-33-0000 | Yes | Single Family Detached | 1 | 20389Condos | 32 | $1,371.52 |
| 1073-411-34-0000 | Yes | Single Family Detached | 1 | 20389Condos | 33 | $1,371.52 |
| 1073-411-35-0000 | Yes | Mutliple Family | 1 | 20389Condos | 34 | $1,188.58 |
| 1073-411-36-0000 | Yes | Mutliple Family | 1 | 20389Condos | 35 | $1,188.58 |
| 1073-411-37-0000 | Yes | Single Family Detached | 1 | 20389Condos | 36 | $1,371.52 |
| 1073-411-38-0000 | Yes | Single Family Detached | 1 | 20389Condos | 37 | $1,371.52 |
| 1073-411-39-0000 | Yes | Single Family Detached | 1 | 20389Condos | 38 | $1,371.52 |
| 1073-411-40-0000 | Yes | Single Family Detached | 1 | 20389Condos | 39 | $1,371.52 |
| 1073-411-41-0000 | Yes | Single Family Detached | 1 | 20389Condos | 40 | $1,371.52 |
| 1073-411-42-0000 | Yes | Single Family Detached | 1 | 20389Condos | 41 | $1,371.52 |
| 1073-411-43-0000 | Yes | Single Family Detached | 1 | 20389Condos | 42 | $1,371.52 |
| 1073-411-44-0000 | Yes | Single Family Detached | 1 | 20389Condos | 43 | $1,371.52 |
| 1073-411-45-0000 | Yes | Single Family Detached | 1 | 20389Condos | 44 | $1,371.52 |
| 1073-411-46-0000 | Yes | Single Family Detached | 1 | 20389Condos | 45 | $1,371.52 |
| 1073-411-47-0000 | Yes | Single Family Detached | 1 | 20389Condos | 46 | $1,371.52 |
| 1073-411-48-0000 | Yes | Single Family Detached | 1 | 20389Condos | 47 | $1,371.52 |
| 1073-411-49-0000 | Yes | Single Family Detached | 1 | 20389Condos | 48 | $1,371.52 |
| 1073-411-50-0000 | Yes | Single Family Detached | 1 | 20389Condos | 49 | $1,371.52 |
| 1073-411-51-0000 | Yes | Mutliple Family | 1 | 20389Condos | 50 | $1,188.58 |
| 1073-411-52-0000 | Yes | Mutliple Family | 1 | 20389Condos | 51 | $1,188.58 |
| 1073-411-53-0000 | Yes | Single Family Detached | 1 | 20389Condos | 52 | $1,371.52 |
| 1073-411-54-0000 | Yes | Single Family Detached | 1 | 20389Condos | 53 | $1,371.52 |
| 1073-411-55-0000 | Yes | Single Family Detached | 1 | 20389Condos | 54 | $1,371.52 |
| 1073-411-56-0000 | Yes | Single Family Detached | 1 | 20389Condos | 55 | $1,371.52 |
| 1073-411-57-0000 | Yes | Single Family Detached | 1 | 20389Condos | 56 | $1,371.52 |
| 1073-411-58-0000 | Yes | Single Family Detached | 1 | 20389Condos | 57 | $1,371.52 |
| 1073-411-59-0000 | Yes | Mutliple Family | 1 | 20389Condos | 58 | $1,188.58 |
| 1073-411-60-0000 | Yes | Mutliple Family | 1 | 20389Condos | 59 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-411-61-0000 | Yes | Single Family Detached | 1 | 20389Condos | 60 | $1,371.52 |
| 1073-411-62-0000 | Yes | Single Family Detached | 1 | 20389Condos | 61 | $1,371.52 |
| 1073-411-63-0000 | Yes | Single Family Detached | 1 | 20389Condos | 62 | $1,371.52 |
| 1073-411-64-0000 | Yes | Single Family Detached | 1 | 20389Condos | 63 | $1,371.52 |
| 1073-411-65-0000 | Yes | Single Family Detached | 1 | 20389Condos | 64 | $1,371.52 |
| 1073-411-66-0000 | Yes | Single Family Detached | 1 | 20389Condos | 65 | $1,371.52 |
| 1073-411-67-0000 | Yes | Mutliple Family | 1 | 20389Condos | 66 | $1,188.58 |
| 1073-411-68-0000 | Yes | Mutliple Family | 1 | 20389Condos | 67 | $1,188.58 |
| 1073-411-69-0000 | Yes | Single Family Detached | 1 | 20389Condos | 68 | $1,371.52 |
| 1073-411-70-0000 | Yes | Single Family Detached | 1 | 20389Condos | 69 | $1,371.52 |
| 1073-411-71-0000 | Yes | Single Family Detached | 1 | 20389Condos | 70 | $1,371.52 |
| 1073-411-72-0000 | Yes | Mutliple Family | 1 | 20389Condos | 71 | $1,188.58 |
| 1073-411-73-0000 | Yes | Mutliple Family | 1 | 20389Condos | 72 | $1,188.58 |
| 1073-411-74-0000 | Yes | Single Family Detached | 1 | 20389Condos | 73 | $1,371.52 |
| 1073-411-75-0000 | No | | 0 | 20389Condos | CA1 | $0.00 |
| 1073-411-76-0000 | No | | 0 | 20389Condos | CA2 | $0.00 |
| 1073-411-77-0000 | No | | 0 | 20389Condos | CA3 | $0.00 |
| 1073-411-78-0000 | No | | 0 | 20389Condos | CA4 | $0.00 |
| 1073-411-79-0000 | No | | 0 | 20389Condos | CA5 | $0.00 |
| 1073-411-80-0000 | No | | 0 | 20389Condos | CA6 | $0.00 |
| 1073-411-81-0000 | No | | 0 | 20389Condos | CA7 | $0.00 |
| 1073-411-82-0000 | No | | 0 | 20389Condos | CA8 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$1,897,724.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 27**
**(New Haven Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-023-02-0000 | Yes | Single Family | 1 | 18027 | 2 | $1,371.52 |
| 0218-023-03-0000 | Yes | Single Family | 1 | 18027 | 3 | $1,371.52 |
| 0218-023-04-0000 | Yes | Single Family | 1 | 18027 | 4 | $1,371.52 |
| 0218-023-05-0000 | Yes | Single Family | 1 | 18027 | 5 | $1,371.52 |
| 0218-023-06-0000 | Yes | Single Family | 1 | 18027 | 6 | $1,371.52 |
| 0218-023-07-0000 | Yes | Single Family | 1 | 18027 | 7 | $1,371.52 |
| 0218-023-08-0000 | Yes | Single Family | 1 | 18027 | 8 | $1,371.52 |
| 0218-023-09-0000 | Yes | Single Family | 1 | 18027 | 9 | $1,371.52 |
| 0218-023-11-0000 | Yes | Single Family | 1 | 18027 | 11 | $1,371.52 |
| 0218-023-12-0000 | Yes | Single Family | 1 | 18027 | 12 | $1,371.52 |
| 0218-023-13-0000 | Yes | Single Family | 1 | 18027 | 13 | $1,371.52 |
| 0218-023-14-0000 | Yes | Single Family | 1 | 18027 | 14 | $1,371.52 |
| 0218-023-15-0000 | Yes | Single Family | 1 | 18027 | 15 | $1,371.52 |
| 0218-023-16-0000 | Yes | Single Family | 1 | 18027 | 16 | $1,371.52 |
| 0218-023-17-0000 | Yes | Single Family | 1 | 18027 | 17 | $1,371.52 |
| 0218-023-18-0000 | Yes | Single Family | 1 | 18027 | 18 | $1,371.52 |
| 0218-023-19-0000 | Yes | Single Family | 1 | 18027 | 19 | $1,371.52 |
| 0218-023-20-0000 | Yes | Single Family | 1 | 18027 | 20 | $1,371.52 |
| 0218-023-21-0000 | Yes | Single Family | 1 | 18027 | 21 | $1,371.52 |
| 0218-023-22-0000 | Yes | Single Family | 1 | 18027 | 22 | $1,371.52 |
| 0218-023-23-0000 | Yes | Single Family | 1 | 18027 | 23 | $1,371.52 |
| 0218-023-24-0000 | Yes | Single Family | 1 | 18027 | 24 | $1,371.52 |
| 0218-023-25-0000 | Yes | Single Family | 1 | 18027 | 25 | $1,371.52 |
| 0218-023-26-0000 | Yes | Single Family | 1 | 18027 | 26 | $1,371.52 |
| 0218-023-27-0000 | Yes | Single Family | 1 | 18027 | 27 | $1,371.52 |
| 0218-023-28-0000 | Yes | Single Family | 1 | 18027 | 28 | $1,371.52 |
| 0218-023-29-0000 | Yes | Single Family | 1 | 18027 | 29 | $1,371.52 |
| 0218-023-30-0000 | Yes | Single Family | 1 | 18027 | 30 | $1,371.52 |
| 0218-023-31-0000 | Yes | Single Family | 1 | 18027 | 31 | $1,371.52 |
| 0218-023-32-0000 | Yes | Single Family | 1 | 18027 | 32 | $1,371.52 |
| 0218-023-33-0000 | Yes | Single Family | 1 | 18027 | 33 | $1,371.52 |
| 0218-023-34-0000 | Yes | Single Family | 1 | 18027 | 34 | $1,371.52 |
| 0218-023-35-0000 | Yes | Single Family | 1 | 18027 | 35 | $1,371.52 |
| 0218-023-36-0000 | Yes | Single Family | 1 | 18027 | 36 | $1,371.52 |
| 0218-023-37-0000 | Yes | Single Family | 1 | 18027 | 37 | $1,371.52 |
| 0218-023-38-0000 | Yes | Single Family | 1 | 18027 | 38 | $1,371.52 |
| 0218-023-39-0000 | Yes | Single Family | 1 | 18027 | 39 | $1,371.52 |
| 0218-023-40-0000 | Yes | Single Family | 1 | 18027 | 40 | $1,371.52 |
| 0218-023-41-0000 | Yes | Single Family | 1 | 18027 | 41 | $1,371.52 |
| 0218-023-42-0000 | Yes | Single Family | 1 | 18027 | 42 | $1,371.52 |
| 0218-023-43-0000 | Yes | Single Family | 1 | 18027 | 43 | $1,371.52 |
| 0218-023-44-0000 | Yes | Single Family | 1 | 18027 | 44 | $1,371.52 |
| 0218-023-45-0000 | Yes | Single Family | 1 | 18027 | 45 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-023-46-0000 | Yes | Single Family | 1 | 18027 | 46 | $1,371.52 |
| 0218-023-47-0000 | Yes | Single Family | 1 | 18027 | 47 | $1,371.52 |
| 0218-023-48-0000 | Yes | Single Family | 1 | 18027 | 48 | $1,371.52 |
| 0218-023-49-0000 | Yes | Single Family | 1 | 18027 | 49 | $1,371.52 |
| 0218-023-50-0000 | Yes | Single Family | 1 | 18027 | 50 | $1,371.52 |
| 0218-023-51-0000 | Yes | Single Family | 1 | 18027 | 51 | $1,371.52 |
| 0218-023-52-0000 | Yes | Single Family | 1 | 18027 | 52 | $1,371.52 |
| 0218-023-53-0000 | Yes | Single Family | 1 | 18027 | 53 | $1,371.52 |
| 0218-023-54-0000 | Yes | Single Family | 1 | 18027 | 54 | $1,371.52 |
| 0218-023-55-0000 | Yes | Single Family | 1 | 18027 | 55 | $1,371.52 |
| 0218-023-56-0000 | Yes | Single Family | 1 | 18027 | 56 | $1,371.52 |
| 0218-023-57-0000 | Yes | Single Family | 1 | 18027 | 57 | $1,371.52 |
| 0218-023-58-0000 | Yes | Single Family | 1 | 18027 | 58 | $1,371.52 |
| 0218-023-59-0000 | Yes | Single Family | 1 | 18027 | 59 | $1,371.52 |
| 0218-023-60-0000 | Yes | Single Family | 1 | 18027 | 60 | $1,371.52 |
| 0218-023-61-0000 | Yes | Single Family | 1 | 18027 | 61 | $1,371.52 |
| 0218-023-62-0000 | Yes | Single Family | 1 | 18027 | 62 | $1,371.52 |
| 0218-023-63-0000 | Yes | Single Family | 1 | 18027 | 63 | $1,371.52 |
| 0218-023-64-0000 | Yes | Single Family | 1 | 18027 | 64 | $1,371.52 |
| 0218-023-65-0000 | Yes | Single Family | 1 | 18027 | 65 | $1,371.52 |
| 0218-023-66-0000 | Yes | Single Family | 1 | 18027 | 66 | $1,371.52 |
| 0218-023-67-0000 | Yes | Single Family | 1 | 18027 | 67 | $1,371.52 |
| 0218-023-68-0000 | Yes | Single Family | 1 | 18027 | 68 | $1,371.52 |
| 0218-023-69-0000 | Yes | Single Family | 1 | 18027 | 69 | $1,371.52 |
| 0218-023-70-0000 | Yes | Single Family | 1 | 18027 | 70 | $1,371.52 |
| 0218-023-71-0000 | Yes | Single Family | 1 | 18027 | 71 | $1,371.52 |
| 0218-023-72-0000 | Yes | Single Family | 1 | 18027 | 72 | $1,371.52 |
| 0218-023-73-0000 | No | | 0 | 18027 | A | $0.00 |
| 0218-023-74-0000 | No | | 0 | 18027 | B | $0.00 |
| 0218-023-77-0000 | Yes | Single Family | 1 | 18027 | 10 | $1,371.52 |
| 0218-023-78-0000 | No | | 0 | 18027 | D | $0.00 |
| 0218-023-79-0000 | Yes | Single Family | 1 | 18027 | 1 | $1,371.52 |
| 0218-023-80-0000 | No | | 0 | 18027 | E | $0.00 |
| 0218-024-01-0000 | Yes | Single Family | 1 | 18027 | 73 | $1,371.52 |
| 0218-024-02-0000 | Yes | Single Family | 1 | 18027 | 74 | $1,371.52 |
| 0218-024-03-0000 | Yes | Single Family | 1 | 18027 | 75 | $1,371.52 |
| 0218-024-04-0000 | Yes | Single Family | 1 | 18027 | 76 | $1,371.52 |
| 0218-024-05-0000 | Yes | Single Family | 1 | 18027 | 77 | $1,371.52 |
| 0218-024-06-0000 | Yes | Single Family | 1 | 18027 | 78 | $1,371.52 |
| 0218-024-07-0000 | Yes | Single Family | 1 | 18027 | 79 | $1,371.52 |
| 0218-024-08-0000 | Yes | Single Family | 1 | 18027 | 80 | $1,371.52 |
| 0218-024-09-0000 | Yes | Single Family | 1 | 18027 | 81 | $1,371.52 |
| 0218-024-10-0000 | Yes | Single Family | 1 | 18027 | 82 | $1,371.52 |
| 0218-024-11-0000 | Yes | Single Family | 1 | 18027 | 83 | $1,371.52 |
| 0218-024-12-0000 | Yes | Single Family | 1 | 18027 | 84 | $1,371.52 |
| 0218-024-13-0000 | Yes | Single Family | 1 | 18027 | 85 | $1,371.52 |
| 0218-024-14-0000 | Yes | Single Family | 1 | 18027 | 86 | $1,371.52 |
| 0218-024-15-0000 | Yes | Single Family | 1 | 18027 | 87 | $1,371.52 |
| 0218-024-16-0000 | Yes | Single Family | 1 | 18027 | 88 | $1,371.52 |
| 0218-024-17-0000 | Yes | Single Family | 1 | 18027 | 89 | $1,371.52 |
| 0218-024-18-0000 | Yes | Single Family | 1 | 18027 | 90 | $1,371.52 |
| 0218-024-19-0000 | Yes | Single Family | 1 | 18027 | 91 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-024-20-0000 | Yes | Single Family | 1 | 18027 | 92 | $1,371.52 |
| 0218-024-21-0000 | Yes | Single Family | 1 | 18027 | 93 | $1,371.52 |
| 0218-024-22-0000 | Yes | Single Family | 1 | 18027 | 94 | $1,371.52 |
| 0218-024-23-0000 | No | | 0 | 18027 | F | $0.00 |
| 0218-035-01-0000 | No | | 0 | 18027 | G | $0.00 |
| 0218-035-02-0000 | No | | 0 | 18027 | C | $0.00 |
| 0218-262-01-0000 | No | | 0 | 20081 | AD | $0.00 |
| 0218-262-02-0000 | No | | 0 | 20081 | AE | $0.00 |
| 0218-262-08-0000 | No | | 0 | 20081 | AJ | $0.00 |
| 0218-262-09-0000 | No | | 0 | 20081 | AK | $0.00 |
| 0218-262-10-0000 | No | | 0 | 20081 | AL | $0.00 |
| 0218-262-11-0000 | No | | 0 | 20081 | P | $0.00 |
| 0218-262-12-0000 | No | | 0 | 20081 | Q | $0.00 |
| 0218-262-14-0000 | No | | 0 | 20081 | AM | $0.00 |
| 0218-262-15-0000 | Yes | Single Family | 1 | 20081 | 52 | $1,371.52 |
| 0218-262-16-0000 | No | | 0 | 20081 | AW | $0.00 |
| 0218-262-17-0000 | Yes | Single Family | 1 | 20081 | 57 | $1,371.52 |
| 0218-262-18-0000 | Yes | Single Family | 1 | 20081 | 58 | $1,371.52 |
| 0218-262-19-0000 | No | | 0 | 20081 | AX | $0.00 |
| 0218-262-20-0000 | Yes | Single Family | 1 | 20081 | 63 | $1,371.52 |
| 0218-262-21-0000 | Yes | Single Family | 1 | 20081 | 62 | $1,371.52 |
| 0218-262-22-0000 | Yes | Single Family | 1 | 20081 | 59 | $1,371.52 |
| 0218-262-23-0000 | Yes | Single Family | 1 | 20081 | 56 | $1,371.52 |
| 0218-262-24-0000 | Yes | Single Family | 1 | 20081 | 53 | $1,371.52 |
| 0218-262-25-0000 | Yes | Single Family | 1 | 20081 | 54 | $1,371.52 |
| 0218-262-26-0000 | Yes | Single Family | 1 | 20081 | 55 | $1,371.52 |
| 0218-262-27-0000 | Yes | Single Family | 1 | 20081 | 60 | $1,371.52 |
| 0218-262-28-0000 | Yes | Single Family | 1 | 20081 | 61 | $1,371.52 |
| 0218-262-29-0000 | Yes | Single Family | 1 | 20081 | 73 | $1,371.52 |
| 0218-262-30-0000 | Yes | Single Family | 1 | 20081 | 72 | $1,371.52 |
| 0218-262-31-0000 | Yes | Single Family | 1 | 20081 | 67 | $1,371.52 |
| 0218-262-32-0000 | Yes | Single Family | 1 | 20081 | 66 | $1,371.52 |
| 0218-262-33-0000 | Yes | Single Family | 1 | 20081 | 65 | $1,371.52 |
| 0218-262-34-0000 | Yes | Single Family | 1 | 20081 | 68 | $1,371.52 |
| 0218-262-35-0000 | Yes | Single Family | 1 | 20081 | 71 | $1,371.52 |
| 0218-262-36-0000 | Yes | Single Family | 1 | 20081 | 74 | $1,371.52 |
| 0218-262-37-0000 | Yes | Single Family | 1 | 20081 | 75 | $1,371.52 |
| 0218-262-38-0000 | No | | 0 | 20081 | AZ | $0.00 |
| 0218-262-39-0000 | Yes | Single Family | 1 | 20081 | 70 | $1,371.52 |
| 0218-262-40-0000 | Yes | Single Family | 1 | 20081 | 69 | $1,371.52 |
| 0218-262-41-0000 | No | | 0 | 20081 | AY | $0.00 |
| 0218-262-42-0000 | Yes | Single Family | 1 | 20081 | 64 | $1,371.52 |
| 0218-262-50-0000 | No | | 0 | 20081 | BI | $0.00 |
| 0218-262-51-0000 | No | | 0 | 20081 | BJ | $0.00 |
| 0218-262-52-0000 | Yes | Mutliple Family | 1 | 20081Condos | 91 | $1,188.58 |
| 0218-262-53-0000 | Yes | Mutliple Family | 1 | 20081Condos | 92 | $1,188.58 |
| 0218-262-54-0000 | Yes | Mutliple Family | 1 | 20081Condos | 93 | $1,188.58 |
| 0218-262-55-0000 | Yes | Mutliple Family | 1 | 20081Condos | 94 | $1,188.58 |
| 0218-262-56-0000 | Yes | Mutliple Family | 1 | 20081Condos | 95 | $1,188.58 |
| 0218-262-57-0000 | Yes | Mutliple Family | 1 | 20081Condos | 96 | $1,188.58 |
| 0218-262-59-0000 | Yes | Mutliple Family | 1 | 20081Condos | 151 | $1,188.58 |
| 0218-262-60-0000 | Yes | Mutliple Family | 1 | 20081Condos | 152 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-262-61-0000 | Yes | Mutliple Family | 1 | 20081Condos | 153 | $1,188.58 |
| 0218-262-62-0000 | Yes | Mutliple Family | 1 | 20081Condos | 154 | $1,188.58 |
| 0218-262-63-0000 | Yes | Mutliple Family | 1 | 20081Condos | 155 | $1,188.58 |
| 0218-262-64-0000 | Yes | Mutliple Family | 1 | 20081Condos | 156 | $1,188.58 |
| 0218-262-65-0000 | Yes | Mutliple Family | 1 | 20081Condos | 157 | $1,188.58 |
| 0218-262-66-0000 | Yes | Mutliple Family | 1 | 20081Condos | 158 | $1,188.58 |
| 0218-262-67-0000 | Yes | Mutliple Family | 1 | 20081Condos | 159 | $1,188.58 |
| 0218-262-68-0000 | Yes | Mutliple Family | 1 | 20081Condos | 160 | $1,188.58 |
| 0218-262-69-0000 | Yes | Mutliple Family | 1 | 20081Condos | 161 | $1,188.58 |
| 0218-262-70-0000 | Yes | Mutliple Family | 1 | 20081Condos | 162 | $1,188.58 |
| 0218-262-72-0000 | No | | 0 | 20081Condos | CA11 | $0.00 |
| 0218-262-73-0000 | No | | 0 | 20081Condos | CA12 | $0.00 |
| 0218-262-74-0000 | Yes | Mutliple Family | 1 | 20081Condos | 187 | $1,188.58 |
| 0218-262-75-0000 | Yes | Mutliple Family | 1 | 20081Condos | 188 | $1,188.58 |
| 0218-262-76-0000 | Yes | Mutliple Family | 1 | 20081Condos | 189 | $1,188.58 |
| 0218-262-77-0000 | Yes | Mutliple Family | 1 | 20081Condos | 190 | $1,188.58 |
| 0218-262-78-0000 | Yes | Mutliple Family | 1 | 20081Condos | 191 | $1,188.58 |
| 0218-262-79-0000 | Yes | Mutliple Family | 1 | 20081Condos | 192 | $1,188.58 |
| 0218-262-80-0000 | Yes | Mutliple Family | 1 | 20081Condos | 199 | $1,188.58 |
| 0218-262-81-0000 | Yes | Mutliple Family | 1 | 20081Condos | 200 | $1,188.58 |
| 0218-262-82-0000 | Yes | Mutliple Family | 1 | 20081Condos | 201 | $1,188.58 |
| 0218-262-83-0000 | Yes | Mutliple Family | 1 | 20081Condos | 202 | $1,188.58 |
| 0218-262-84-0000 | Yes | Mutliple Family | 1 | 20081Condos | 203 | $1,188.58 |
| 0218-262-85-0000 | Yes | Mutliple Family | 1 | 20081Condos | 204 | $1,188.58 |
| 0218-262-86-0000 | No | | 0 | 20081Condos | CA20 | $0.00 |
| 0218-262-87-0000 | Yes | Mutliple Family | 1 | 20081Condos | 193 | $1,188.58 |
| 0218-262-88-0000 | Yes | Mutliple Family | 1 | 20081Condos | 194 | $1,188.58 |
| 0218-262-89-0000 | Yes | Mutliple Family | 1 | 20081Condos | 195 | $1,188.58 |
| 0218-262-90-0000 | Yes | Mutliple Family | 1 | 20081Condos | 196 | $1,188.58 |
| 0218-262-91-0000 | Yes | Mutliple Family | 1 | 20081Condos | 197 | $1,188.58 |
| 0218-262-92-0000 | Yes | Mutliple Family | 1 | 20081Condos | 198 | $1,188.58 |
| 0218-262-93-0000 | No | | 0 | 20081Condos | CA21 | $0.00 |
| 0218-263-01-0000 | Yes | Single Family | 1 | 20081 | 5 | $1,371.52 |
| 0218-263-02-0000 | Yes | Single Family | 1 | 20081 | 6 | $1,371.52 |
| 0218-263-03-0000 | Yes | Single Family | 1 | 20081 | 7 | $1,371.52 |
| 0218-263-04-0000 | Yes | Single Family | 1 | 20081 | 8 | $1,371.52 |
| 0218-263-05-0000 | Yes | Single Family | 1 | 20081 | 9 | $1,371.52 |
| 0218-263-06-0000 | Yes | Single Family | 1 | 20081 | 10 | $1,371.52 |
| 0218-263-07-0000 | Yes | Single Family | 1 | 20081 | 11 | $1,371.52 |
| 0218-263-08-0000 | Yes | Single Family | 1 | 20081 | 12 | $1,371.52 |
| 0218-263-09-0000 | Yes | Single Family | 1 | 20081 | 13 | $1,371.52 |
| 0218-263-10-0000 | Yes | Single Family | 1 | 20081 | 14 | $1,371.52 |
| 0218-263-11-0000 | Yes | Single Family | 1 | 20081 | 15 | $1,371.52 |
| 0218-263-12-0000 | Yes | Single Family | 1 | 20081 | 16 | $1,371.52 |
| 0218-263-13-0000 | Yes | Single Family | 1 | 20081 | 17 | $1,371.52 |
| 0218-263-14-0000 | Yes | Single Family | 1 | 20081 | 18 | $1,371.52 |
| 0218-263-15-0000 | Yes | Single Family | 1 | 20081 | 19 | $1,371.52 |
| 0218-263-16-0000 | Yes | Single Family | 1 | 20081 | 20 | $1,371.52 |
| 0218-263-17-0000 | Yes | Single Family | 1 | 20081 | 21 | $1,371.52 |
| 0218-263-18-0000 | Yes | Single Family | 1 | 20081 | 22 | $1,371.52 |
| 0218-263-19-0000 | Yes | Single Family | 1 | 20081 | 23 | $1,371.52 |
| 0218-263-20-0000 | Yes | Single Family | 1 | 20081 | 24 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-263-21-0000 | Yes | Single Family | 1 | 20081 | 25 | $1,371.52 |
| 0218-263-22-0000 | Yes | Single Family | 1 | 20081 | 26 | $1,371.52 |
| 0218-263-23-0000 | Yes | Single Family | 1 | 20081 | 27 | $1,371.52 |
| 0218-263-24-0000 | Yes | Single Family | 1 | 20081 | 28 | $1,371.52 |
| 0218-263-25-0000 | Yes | Single Family | 1 | 20081 | 29 | $1,371.52 |
| 0218-263-26-0000 | Yes | Single Family | 1 | 20081 | 30 | $1,371.52 |
| 0218-263-27-0000 | Yes | Single Family | 1 | 20081 | 31 | $1,371.52 |
| 0218-263-28-0000 | Yes | Single Family | 1 | 20081 | 32 | $1,371.52 |
| 0218-263-29-0000 | Yes | Single Family | 1 | 20081 | 33 | $1,371.52 |
| 0218-263-30-0000 | Yes | Single Family | 1 | 20081 | 34 | $1,371.52 |
| 0218-263-31-0000 | Yes | Single Family | 1 | 20081 | 35 | $1,371.52 |
| 0218-263-32-0000 | Yes | Single Family | 1 | 20081 | 36 | $1,371.52 |
| 0218-263-33-0000 | Yes | Single Family | 1 | 20081 | 37 | $1,371.52 |
| 0218-263-34-0000 | Yes | Single Family | 1 | 20081 | 38 | $1,371.52 |
| 0218-263-35-0000 | Yes | Single Family | 1 | 20081 | 39 | $1,371.52 |
| 0218-263-36-0000 | Yes | Single Family | 1 | 20081 | 40 | $1,371.52 |
| 0218-263-37-0000 | Yes | Single Family | 1 | 20081 | 41 | $1,371.52 |
| 0218-263-38-0000 | No | | 0 | 20081 | E | $0.00 |
| 0218-263-39-0000 | No | | 0 | 20081 | F | $0.00 |
| 0218-263-40-0000 | No | | 0 | 20081 | BA | $0.00 |
| 0218-263-41-0000 | No | | 0 | 20081 | BB | $0.00 |
| 0218-263-42-0000 | No | | 0 | 20081 | BC | $0.00 |
| 0218-263-43-0000 | No | | 0 | 20081 | BD | $0.00 |
| 0218-263-44-0000 | No | | 0 | 20081 | BE | $0.00 |
| 0218-263-45-0000 | No | | 0 | 20081 | BF | $0.00 |
| 0218-263-46-0000 | No | | 0 | 20081 | BH | $0.00 |
| 0218-263-47-0000 | Yes | Mutliple Family | 1 | 20081Condos | 37 | $1,188.58 |
| 0218-263-48-0000 | Yes | Mutliple Family | 1 | 20081Condos | 38 | $1,188.58 |
| 0218-263-49-0000 | Yes | Mutliple Family | 1 | 20081Condos | 39 | $1,188.58 |
| 0218-263-50-0000 | Yes | Mutliple Family | 1 | 20081Condos | 40 | $1,188.58 |
| 0218-263-51-0000 | Yes | Mutliple Family | 1 | 20081Condos | 41 | $1,188.58 |
| 0218-263-52-0000 | Yes | Mutliple Family | 1 | 20081Condos | 42 | $1,188.58 |
| 0218-263-53-0000 | Yes | Mutliple Family | 1 | 20081Condos | 43 | $1,188.58 |
| 0218-263-54-0000 | Yes | Mutliple Family | 1 | 20081Condos | 44 | $1,188.58 |
| 0218-263-55-0000 | Yes | Mutliple Family | 1 | 20081Condos | 45 | $1,188.58 |
| 0218-263-56-0000 | Yes | Mutliple Family | 1 | 20081Condos | 46 | $1,188.58 |
| 0218-263-57-0000 | Yes | Mutliple Family | 1 | 20081Condos | 47 | $1,188.58 |
| 0218-263-58-0000 | Yes | Mutliple Family | 1 | 20081Condos | 48 | $1,188.58 |
| 0218-263-60-0000 | No | | 0 | 20081Condos | CA10 | $0.00 |
| 0218-263-61-0000 | Yes | Mutliple Family | 1 | 20081Condos | 49 | $1,188.58 |
| 0218-263-62-0000 | Yes | Mutliple Family | 1 | 20081Condos | 50 | $1,188.58 |
| 0218-263-63-0000 | Yes | Mutliple Family | 1 | 20081Condos | 51 | $1,188.58 |
| 0218-263-64-0000 | Yes | Mutliple Family | 1 | 20081Condos | 52 | $1,188.58 |
| 0218-263-65-0000 | Yes | Mutliple Family | 1 | 20081Condos | 53 | $1,188.58 |
| 0218-263-66-0000 | Yes | Mutliple Family | 1 | 20081Condos | 54 | $1,188.58 |
| 0218-263-67-0000 | Yes | Mutliple Family | 1 | 20081Condos | 55 | $1,188.58 |
| 0218-263-68-0000 | Yes | Mutliple Family | 1 | 20081Condos | 56 | $1,188.58 |
| 0218-263-69-0000 | Yes | Mutliple Family | 1 | 20081Condos | 57 | $1,188.58 |
| 0218-263-70-0000 | Yes | Mutliple Family | 1 | 20081Condos | 58 | $1,188.58 |
| 0218-263-71-0000 | Yes | Mutliple Family | 1 | 20081Condos | 59 | $1,188.58 |
| 0218-263-72-0000 | Yes | Mutliple Family | 1 | 20081Condos | 60 | $1,188.58 |
| 0218-263-73-0000 | No | | 0 | 20081Condos | CA13 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-264-01-0000 | Yes | Mutliple Family | 1 | 20345Condos | 113 | $1,188.58 |
| 0218-264-02-0000 | Yes | Mutliple Family | 1 | 20345Condos | 114 | $1,188.58 |
| 0218-264-03-0000 | Yes | Mutliple Family | 1 | 20345Condos | 115 | $1,188.58 |
| 0218-264-04-0000 | Yes | Mutliple Family | 1 | 20345Condos | 116 | $1,188.58 |
| 0218-264-05-0000 | Yes | Mutliple Family | 1 | 20345Condos | 117 | $1,188.58 |
| 0218-264-06-0000 | Yes | Mutliple Family | 1 | 20345Condos | 118 | $1,188.58 |
| 0218-264-07-0000 | Yes | Mutliple Family | 1 | 20345Condos | 119 | $1,188.58 |
| 0218-264-08-0000 | Yes | Mutliple Family | 1 | 20345Condos | 120 | $1,188.58 |
| 0218-264-09-0000 | Yes | Mutliple Family | 1 | 20345Condos | 121 | $1,188.58 |
| 0218-264-10-0000 | Yes | Mutliple Family | 1 | 20345Condos | 122 | $1,188.58 |
| 0218-264-11-0000 | Yes | Mutliple Family | 1 | 20345Condos | 123 | $1,188.58 |
| 0218-264-12-0000 | Yes | Mutliple Family | 1 | 20345Condos | 124 | $1,188.58 |
| 0218-264-13-0000 | Yes | Mutliple Family | 1 | 20345Condos | 125 | $1,188.58 |
| 0218-264-14-0000 | Yes | Mutliple Family | 1 | 20345Condos | 126 | $1,188.58 |
| 0218-264-16-0000 | Yes | Mutliple Family | 1 | 20345Condos | 127 | $1,188.58 |
| 0218-264-17-0000 | Yes | Mutliple Family | 1 | 20345Condos | 128 | $1,188.58 |
| 0218-264-18-0000 | Yes | Mutliple Family | 1 | 20345Condos | 129 | $1,188.58 |
| 0218-264-19-0000 | Yes | Mutliple Family | 1 | 20345Condos | 130 | $1,188.58 |
| 0218-264-20-0000 | Yes | Mutliple Family | 1 | 20345Condos | 131 | $1,188.58 |
| 0218-264-21-0000 | Yes | Mutliple Family | 1 | 20345Condos | 132 | $1,188.58 |
| 0218-264-22-0000 | Yes | Mutliple Family | 1 | 20345Condos | 133 | $1,188.58 |
| 0218-264-23-0000 | Yes | Mutliple Family | 1 | 20345Condos | 134 | $1,188.58 |
| 0218-264-24-0000 | Yes | Mutliple Family | 1 | 20345Condos | 135 | $1,188.58 |
| 0218-264-25-0000 | Yes | Mutliple Family | 1 | 20345Condos | 136 | $1,188.58 |
| 0218-264-26-0000 | Yes | Mutliple Family | 1 | 20345Condos | 137 | $1,188.58 |
| 0218-264-27-0000 | Yes | Mutliple Family | 1 | 20345Condos | 138 | $1,188.58 |
| 0218-264-28-0000 | Yes | Mutliple Family | 1 | 20345Condos | 139 | $1,188.58 |
| 0218-264-29-0000 | Yes | Mutliple Family | 1 | 20345Condos | 140 | $1,188.58 |
| 0218-264-31-0000 | No | | 0 | 20345 | AP | $0.00 |
| 0218-264-32-0000 | No | | 0 | 20345 | AQ | $0.00 |
| 0218-264-33-0000 | No | | 0 | 20081 | J | $0.00 |
| 0218-264-34-0000 | No | | 0 | 20345 | AU | $0.00 |
| 0218-264-35-0000 | No | | 0 | 20345 | AV | $0.00 |
| 0218-264-36-0000 | No | | 0 | 20345 | BG | $0.00 |
| 0218-264-37-0000 | Yes | Mutliple Family | 1 | 20345Condos | 99 | $1,188.58 |
| 0218-264-38-0000 | Yes | Mutliple Family | 1 | 20345Condos | 100 | $1,188.58 |
| 0218-264-39-0000 | Yes | Mutliple Family | 1 | 20345Condos | 101 | $1,188.58 |
| 0218-264-40-0000 | Yes | Mutliple Family | 1 | 20345Condos | 102 | $1,188.58 |
| 0218-264-41-0000 | Yes | Mutliple Family | 1 | 20345Condos | 103 | $1,188.58 |
| 0218-264-42-0000 | Yes | Mutliple Family | 1 | 20345Condos | 104 | $1,188.58 |
| 0218-264-43-0000 | Yes | Mutliple Family | 1 | 20345Condos | 105 | $1,188.58 |
| 0218-264-44-0000 | Yes | Mutliple Family | 1 | 20345Condos | 106 | $1,188.58 |
| 0218-264-45-0000 | Yes | Mutliple Family | 1 | 20345Condos | 107 | $1,188.58 |
| 0218-264-46-0000 | Yes | Mutliple Family | 1 | 20345Condos | 108 | $1,188.58 |
| 0218-264-47-0000 | Yes | Mutliple Family | 1 | 20345Condos | 109 | $1,188.58 |
| 0218-264-48-0000 | Yes | Mutliple Family | 1 | 20345Condos | 110 | $1,188.58 |
| 0218-264-49-0000 | Yes | Mutliple Family | 1 | 20345Condos | 111 | $1,188.58 |
| 0218-264-50-0000 | Yes | Mutliple Family | 1 | 20345Condos | 112 | $1,188.58 |
| 0218-264-51-0000 | No | | 0 | 20345Condos | CA8 | $0.00 |
| 0218-264-52-0000 | No | | 0 | 20345Condos | CA9 | $0.00 |
| 0218-264-53-0000 | No | | 0 | 20345Condos | CA10 | $0.00 |
| 0218-264-54-0000 | Yes | Mutliple Family | 1 | 20345Condos | 141 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-264-55-0000 | Yes | Mutliple Family | 1 | 20345Condos | 142 | $1,188.58 |
| 0218-264-56-0000 | Yes | Mutliple Family | 1 | 20345Condos | 143 | $1,188.58 |
| 0218-264-57-0000 | Yes | Mutliple Family | 1 | 20345Condos | 144 | $1,188.58 |
| 0218-264-58-0000 | Yes | Mutliple Family | 1 | 20345Condos | 145 | $1,188.58 |
| 0218-264-59-0000 | Yes | Mutliple Family | 1 | 20345Condos | 146 | $1,188.58 |
| 0218-264-60-0000 | Yes | Mutliple Family | 1 | 20345Condos | 147 | $1,188.58 |
| 0218-264-61-0000 | Yes | Mutliple Family | 1 | 20345Condos | 148 | $1,188.58 |
| 0218-264-62-0000 | Yes | Mutliple Family | 1 | 20345Condos | 149 | $1,188.58 |
| 0218-264-63-0000 | Yes | Mutliple Family | 1 | 20345Condos | 150 | $1,188.58 |
| 0218-264-64-0000 | Yes | Mutliple Family | 1 | 20345Condos | 151 | $1,188.58 |
| 0218-264-65-0000 | Yes | Mutliple Family | 1 | 20345Condos | 152 | $1,188.58 |
| 0218-264-66-0000 | Yes | Mutliple Family | 1 | 20345Condos | 153 | $1,188.58 |
| 0218-264-67-0000 | Yes | Mutliple Family | 1 | 20345Condos | 154 | $1,188.58 |
| 0218-264-68-0000 | No | | 0 | 20345Condos | CA18 | $0.00 |
| 0218-265-01-0000 | Yes | Mutliple Family | 1 | 20081Condos | 85 | $1,188.58 |
| 0218-265-02-0000 | Yes | Mutliple Family | 1 | 20081Condos | 86 | $1,188.58 |
| 0218-265-03-0000 | Yes | Mutliple Family | 1 | 20081Condos | 87 | $1,188.58 |
| 0218-265-04-0000 | Yes | Mutliple Family | 1 | 20081Condos | 88 | $1,188.58 |
| 0218-265-05-0000 | Yes | Mutliple Family | 1 | 20081Condos | 89 | $1,188.58 |
| 0218-265-06-0000 | Yes | Mutliple Family | 1 | 20081Condos | 90 | $1,188.58 |
| 0218-265-07-0000 | No | | 0 | 20081Condos | CA14 | $0.00 |
| 0218-265-08-0000 | Yes | Mutliple Family | 1 | 20081Condos | 79 | $1,188.58 |
| 0218-265-09-0000 | Yes | Mutliple Family | 1 | 20081Condos | 80 | $1,188.58 |
| 0218-265-10-0000 | Yes | Mutliple Family | 1 | 20081Condos | 81 | $1,188.58 |
| 0218-265-11-0000 | Yes | Mutliple Family | 1 | 20081Condos | 82 | $1,188.58 |
| 0218-265-12-0000 | Yes | Mutliple Family | 1 | 20081Condos | 83 | $1,188.58 |
| 0218-265-13-0000 | Yes | Mutliple Family | 1 | 20081Condos | 84 | $1,188.58 |
| 0218-265-14-0000 | No | | 0 | 20081Condos | CA16 | $0.00 |
| 0218-265-15-0000 | Yes | Mutliple Family | 1 | 20081Condos | 163 | $1,188.58 |
| 0218-265-16-0000 | Yes | Mutliple Family | 1 | 20081Condos | 164 | $1,188.58 |
| 0218-265-17-0000 | Yes | Mutliple Family | 1 | 20081Condos | 165 | $1,188.58 |
| 0218-265-18-0000 | Yes | Mutliple Family | 1 | 20081Condos | 166 | $1,188.58 |
| 0218-265-19-0000 | Yes | Mutliple Family | 1 | 20081Condos | 167 | $1,188.58 |
| 0218-265-20-0000 | Yes | Mutliple Family | 1 | 20081Condos | 168 | $1,188.58 |
| 0218-265-21-0000 | Yes | Mutliple Family | 1 | 20081Condos | 169 | $1,188.58 |
| 0218-265-22-0000 | Yes | Mutliple Family | 1 | 20081Condos | 170 | $1,188.58 |
| 0218-265-23-0000 | Yes | Mutliple Family | 1 | 20081Condos | 171 | $1,188.58 |
| 0218-265-24-0000 | Yes | Mutliple Family | 1 | 20081Condos | 172 | $1,188.58 |
| 0218-265-25-0000 | Yes | Mutliple Family | 1 | 20081Condos | 173 | $1,188.58 |
| 0218-265-26-0000 | Yes | Mutliple Family | 1 | 20081Condos | 174 | $1,188.58 |
| 0218-265-27-0000 | No | | 0 | 20081Condos | CA15 | $0.00 |
| 0218-265-28-0000 | Yes | Mutliple Family | 1 | 20081Condos | 175 | $1,188.58 |
| 0218-265-29-0000 | Yes | Mutliple Family | 1 | 20081Condos | 176 | $1,188.58 |
| 0218-265-30-0000 | Yes | Mutliple Family | 1 | 20081Condos | 177 | $1,188.58 |
| 0218-265-31-0000 | Yes | Mutliple Family | 1 | 20081Condos | 178 | $1,188.58 |
| 0218-265-32-0000 | Yes | Mutliple Family | 1 | 20081Condos | 179 | $1,188.58 |
| 0218-265-33-0000 | Yes | Mutliple Family | 1 | 20081Condos | 180 | $1,188.58 |
| 0218-265-34-0000 | Yes | Mutliple Family | 1 | 20081Condos | 181 | $1,188.58 |
| 0218-265-35-0000 | Yes | Mutliple Family | 1 | 20081Condos | 182 | $1,188.58 |
| 0218-265-36-0000 | Yes | Mutliple Family | 1 | 20081Condos | 183 | $1,188.58 |
| 0218-265-37-0000 | Yes | Mutliple Family | 1 | 20081Condos | 184 | $1,188.58 |
| 0218-265-38-0000 | Yes | Mutliple Family | 1 | 20081Condos | 185 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-265-39-0000 | Yes | Mutliple Family | 1 | 20081Condos | 186 | $1,188.58 |
| 0218-265-40-0000 | No | | 0 | 20081Condos | CA17 | $0.00 |
| 0218-265-41-0000 | Yes | Mutliple Family | 1 | 20081Condos | 61 | $1,188.58 |
| 0218-265-42-0000 | Yes | Mutliple Family | 1 | 20081Condos | 62 | $1,188.58 |
| 0218-265-43-0000 | Yes | Mutliple Family | 1 | 20081Condos | 63 | $1,188.58 |
| 0218-265-44-0000 | Yes | Mutliple Family | 1 | 20081Condos | 64 | $1,188.58 |
| 0218-265-45-0000 | Yes | Mutliple Family | 1 | 20081Condos | 65 | $1,188.58 |
| 0218-265-46-0000 | Yes | Mutliple Family | 1 | 20081Condos | 66 | $1,188.58 |
| 0218-265-47-0000 | Yes | Mutliple Family | 1 | 20081Condos | 67 | $1,188.58 |
| 0218-265-48-0000 | Yes | Mutliple Family | 1 | 20081Condos | 68 | $1,188.58 |
| 0218-265-49-0000 | Yes | Mutliple Family | 1 | 20081Condos | 69 | $1,188.58 |
| 0218-265-50-0000 | Yes | Mutliple Family | 1 | 20081Condos | 70 | $1,188.58 |
| 0218-265-51-0000 | Yes | Mutliple Family | 1 | 20081Condos | 71 | $1,188.58 |
| 0218-265-52-0000 | Yes | Mutliple Family | 1 | 20081Condos | 72 | $1,188.58 |
| 0218-265-53-0000 | No | | 0 | 20081Condos | CA18 | $0.00 |
| 0218-265-54-0000 | Yes | Mutliple Family | 1 | 20081Condos | 73 | $1,188.58 |
| 0218-265-55-0000 | Yes | Mutliple Family | 1 | 20081Condos | 74 | $1,188.58 |
| 0218-265-56-0000 | Yes | Mutliple Family | 1 | 20081Condos | 75 | $1,188.58 |
| 0218-265-57-0000 | Yes | Mutliple Family | 1 | 20081Condos | 76 | $1,188.58 |
| 0218-265-58-0000 | Yes | Mutliple Family | 1 | 20081Condos | 77 | $1,188.58 |
| 0218-265-59-0000 | Yes | Mutliple Family | 1 | 20081Condos | 78 | $1,188.58 |
| 0218-265-60-0000 | No | | 0 | 20081Condos | CA19 | $0.00 |
| 0218-265-61-0000 | No | | 0 | 20081 | K | $0.00 |
| 0218-265-62-0000 | No | | 0 | 20081 | N | $0.00 |
| 0218-265-63-0000 | No | | 0 | 20081 | AF | $0.00 |
| 0218-272-01-0000 | Yes | Single Family | 1 | 18026 | 1 | $1,371.52 |
| 0218-272-02-0000 | Yes | Single Family | 1 | 18026 | 2 | $1,371.52 |
| 0218-272-03-0000 | Yes | Single Family | 1 | 18026 | 3 | $1,371.52 |
| 0218-272-04-0000 | Yes | Single Family | 1 | 18026 | 4 | $1,371.52 |
| 0218-272-05-0000 | Yes | Single Family | 1 | 18026 | 5 | $1,371.52 |
| 0218-272-06-0000 | Yes | Single Family | 1 | 18026 | 6 | $1,371.52 |
| 0218-272-07-0000 | Yes | Single Family | 1 | 18026 | 7 | $1,371.52 |
| 0218-272-08-0000 | Yes | Single Family | 1 | 18026 | 8 | $1,371.52 |
| 0218-272-09-0000 | Yes | Single Family | 1 | 18026 | 9 | $1,371.52 |
| 0218-272-10-0000 | Yes | Single Family | 1 | 18026 | 10 | $1,371.52 |
| 0218-272-11-0000 | Yes | Single Family | 1 | 18026 | 11 | $1,371.52 |
| 0218-272-12-0000 | Yes | Single Family | 1 | 18026 | 12 | $1,371.52 |
| 0218-272-13-0000 | Yes | Single Family | 1 | 18026 | 13 | $1,371.52 |
| 0218-272-14-0000 | Yes | Single Family | 1 | 18026 | 14 | $1,371.52 |
| 0218-272-15-0000 | Yes | Single Family | 1 | 18026 | 15 | $1,371.52 |
| 0218-272-16-0000 | Yes | Single Family | 1 | 18026 | 16 | $1,371.52 |
| 0218-272-17-0000 | Yes | Single Family | 1 | 18026 | 17 | $1,371.52 |
| 0218-272-18-0000 | Yes | Single Family | 1 | 18026 | 18 | $1,371.52 |
| 0218-272-19-0000 | Yes | Single Family | 1 | 18026 | 19 | $1,371.52 |
| 0218-272-20-0000 | Yes | Single Family | 1 | 18026 | 20 | $1,371.52 |
| 0218-272-21-0000 | Yes | Single Family | 1 | 18026 | 21 | $1,371.52 |
| 0218-272-22-0000 | Yes | Single Family | 1 | 18026 | 22 | $1,371.52 |
| 0218-272-23-0000 | Yes | Single Family | 1 | 18026 | 23 | $1,371.52 |
| 0218-272-24-0000 | Yes | Single Family | 1 | 18026 | 24 | $1,371.52 |
| 0218-272-25-0000 | Yes | Single Family | 1 | 18026 | 25 | $1,371.52 |
| 0218-272-26-0000 | Yes | Single Family | 1 | 18026 | 26 | $1,371.52 |
| 0218-272-27-0000 | Yes | Single Family | 1 | 18026 | 27 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-272-28-0000 | Yes | Single Family | 1 | 18026 | 28 | $1,371.52 |
| 0218-272-29-0000 | Yes | Single Family | 1 | 18026 | 29 | $1,371.52 |
| 0218-272-30-0000 | Yes | Single Family | 1 | 18026 | 30 | $1,371.52 |
| 0218-272-31-0000 | Yes | Single Family | 1 | 18026 | 31 | $1,371.52 |
| 0218-272-32-0000 | Yes | Single Family | 1 | 18026 | 32 | $1,371.52 |
| 0218-272-33-0000 | Yes | Single Family | 1 | 18026 | 33 | $1,371.52 |
| 0218-272-34-0000 | Yes | Single Family | 1 | 18026 | 34 | $1,371.52 |
| 0218-272-35-0000 | Yes | Single Family | 1 | 18026 | 35 | $1,371.52 |
| 0218-272-36-0000 | Yes | Single Family | 1 | 18026 | 36 | $1,371.52 |
| 0218-272-37-0000 | Yes | Single Family | 1 | 18026 | 37 | $1,371.52 |
| 0218-272-38-0000 | Yes | Single Family | 1 | 18026 | 38 | $1,371.52 |
| 0218-272-39-0000 | Yes | Single Family | 1 | 18026 | 39 | $1,371.52 |
| 0218-272-40-0000 | Yes | Single Family | 1 | 18026 | 40 | $1,371.52 |
| 0218-272-41-0000 | Yes | Single Family | 1 | 18026 | 41 | $1,371.52 |
| 0218-272-42-0000 | Yes | Single Family | 1 | 18026 | 42 | $1,371.52 |
| 0218-272-43-0000 | Yes | Single Family | 1 | 18026 | 43 | $1,371.52 |
| 0218-272-44-0000 | Yes | Single Family | 1 | 18026 | 44 | $1,371.52 |
| 0218-272-45-0000 | Yes | Single Family | 1 | 18026 | 45 | $1,371.52 |
| 0218-272-46-0000 | Yes | Single Family | 1 | 18026 | 46 | $1,371.52 |
| 0218-272-47-0000 | Yes | Single Family | 1 | 18026 | 47 | $1,371.52 |
| 0218-272-48-0000 | Yes | Single Family | 1 | 18026 | 48 | $1,371.52 |
| 0218-272-49-0000 | Yes | Single Family | 1 | 18026 | 49 | $1,371.52 |
| 0218-272-50-0000 | Yes | Single Family | 1 | 18026 | 50 | $1,371.52 |
| 0218-272-51-0000 | Yes | Single Family | 1 | 18026 | 51 | $1,371.52 |
| 0218-272-52-0000 | Yes | Single Family | 1 | 18026 | 52 | $1,371.52 |
| 0218-272-53-0000 | Yes | Single Family | 1 | 18026 | 53 | $1,371.52 |
| 0218-272-54-0000 | Yes | Single Family | 1 | 18026 | 54 | $1,371.52 |
| 0218-272-55-0000 | Yes | Single Family | 1 | 18026 | 55 | $1,371.52 |
| 0218-272-56-0000 | Yes | Single Family | 1 | 18026 | 56 | $1,371.52 |
| 0218-272-57-0000 | No | | 0 | 18026 | B | $0.00 |
| 0218-272-58-0000 | No | | 0 | 18026 | C | $0.00 |
| 0218-272-59-0000 | No | | 0 | 18026 | D | $0.00 |
| 0218-272-60-0000 | No | | 0 | 18026 | E | $0.00 |
| 0218-272-61-0000 | No | | 0 | 18026 | F | $0.00 |
| 0218-272-62-0000 | No | | 0 | 18026 | G | $0.00 |
| 0218-272-63-0000 | No | | 0 | 18026 | H | $0.00 |
| 0218-272-64-0000 | No | | 0 | 18026 | I | $0.00 |
| 0218-273-01-0000 | Yes | Single Family | 1 | 18026 | 57 | $1,371.52 |
| 0218-273-02-0000 | Yes | Single Family | 1 | 18026 | 58 | $1,371.52 |
| 0218-273-03-0000 | Yes | Single Family | 1 | 18026 | 59 | $1,371.52 |
| 0218-273-04-0000 | Yes | Single Family | 1 | 18026 | 60 | $1,371.52 |
| 0218-273-05-0000 | Yes | Single Family | 1 | 18026 | 61 | $1,371.52 |
| 0218-273-06-0000 | Yes | Single Family | 1 | 18026 | 62 | $1,371.52 |
| 0218-273-07-0000 | Yes | Single Family | 1 | 18026 | 63 | $1,371.52 |
| 0218-273-08-0000 | Yes | Single Family | 1 | 18026 | 64 | $1,371.52 |
| 0218-273-09-0000 | Yes | Single Family | 1 | 18026 | 65 | $1,371.52 |
| 0218-273-10-0000 | Yes | Single Family | 1 | 18026 | 66 | $1,371.52 |
| 0218-273-11-0000 | Yes | Single Family | 1 | 18026 | 67 | $1,371.52 |
| 0218-273-12-0000 | Yes | Single Family | 1 | 18026 | 68 | $1,371.52 |
| 0218-273-13-0000 | Yes | Single Family | 1 | 18026 | 69 | $1,371.52 |
| 0218-273-14-0000 | Yes | Single Family | 1 | 18026 | 70 | $1,371.52 |
| 0218-273-15-0000 | Yes | Single Family | 1 | 18026 | 71 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-273-16-0000 | Yes | Single Family | 1 | 18026 | 72 | $1,371.52 |
| 0218-273-17-0000 | Yes | Single Family | 1 | 18026 | 73 | $1,371.52 |
| 0218-273-18-0000 | Yes | Single Family | 1 | 18026 | 74 | $1,371.52 |
| 0218-273-19-0000 | Yes | Single Family | 1 | 18026 | 75 | $1,371.52 |
| 0218-273-20-0000 | Yes | Single Family | 1 | 18026 | 76 | $1,371.52 |
| 0218-273-21-0000 | Yes | Single Family | 1 | 18026 | 77 | $1,371.52 |
| 0218-273-22-0000 | Yes | Single Family | 1 | 18026 | 78 | $1,371.52 |
| 0218-273-23-0000 | Yes | Single Family | 1 | 18026 | 79 | $1,371.52 |
| 0218-273-24-0000 | Yes | Single Family | 1 | 18026 | 80 | $1,371.52 |
| 0218-273-25-0000 | Yes | Single Family | 1 | 18026 | 81 | $1,371.52 |
| 0218-273-26-0000 | Yes | Single Family | 1 | 18026 | 82 | $1,371.52 |
| 0218-273-27-0000 | Yes | Single Family | 1 | 18026 | 83 | $1,371.52 |
| 0218-273-28-0000 | Yes | Single Family | 1 | 18026 | 84 | $1,371.52 |
| 0218-273-29-0000 | Yes | Single Family | 1 | 18026 | 85 | $1,371.52 |
| 0218-273-30-0000 | Yes | Single Family | 1 | 18026 | 86 | $1,371.52 |
| 0218-273-31-0000 | Yes | Single Family | 1 | 18026 | 87 | $1,371.52 |
| 0218-273-32-0000 | Yes | Single Family | 1 | 18026 | 88 | $1,371.52 |
| 0218-273-33-0000 | Yes | Single Family | 1 | 18026 | 89 | $1,371.52 |
| 0218-273-34-0000 | Yes | Single Family | 1 | 18026 | 90 | $1,371.52 |
| 0218-273-35-0000 | Yes | Single Family | 1 | 18026 | 91 | $1,371.52 |
| 0218-273-36-0000 | Yes | Single Family | 1 | 18026 | 92 | $1,371.52 |
| 0218-273-37-0000 | Yes | Single Family | 1 | 18026 | 93 | $1,371.52 |
| 0218-273-38-0000 | Yes | Single Family | 1 | 18026 | 94 | $1,371.52 |
| 0218-273-39-0000 | Yes | Single Family | 1 | 18026 | 95 | $1,371.52 |
| 0218-273-40-0000 | Yes | Single Family | 1 | 18026 | 96 | $1,371.52 |
| 0218-273-41-0000 | Yes | Single Family | 1 | 18026 | 97 | $1,371.52 |
| 0218-273-42-0000 | Yes | Single Family | 1 | 18026 | 98 | $1,371.52 |
| 0218-273-43-0000 | Yes | Single Family | 1 | 18026 | 99 | $1,371.52 |
| 0218-273-44-0000 | Yes | Single Family | 1 | 18026 | 100 | $1,371.52 |
| 0218-273-45-0000 | Yes | Single Family | 1 | 18026 | 101 | $1,371.52 |
| 0218-273-46-0000 | Yes | Single Family | 1 | 18026 | 102 | $1,371.52 |
| 0218-273-47-0000 | No | | 0 | 18026 | A | $0.00 |
| 0218-273-48-0000 | No | | 0 | 18026 | J | $0.00 |
| 0218-393-16-0000 | No | | 0 | 20081 | H | $0.00 |
| 0218-393-21-0000 | No | | 0 | 20081 | R | $0.00 |
| 0218-393-23-0000 | No | | 0 | 20081 | T | $0.00 |
| 0218-393-37-0000 | No | | 0 | 20081 | AO | $0.00 |
| 0218-393-84-0000 | Yes | Mutliple Family | 1 | 20345Condos | 155 | $1,188.58 |
| 0218-393-85-0000 | Yes | Mutliple Family | 1 | 20345Condos | 156 | $1,188.58 |
| 0218-393-86-0000 | Yes | Mutliple Family | 1 | 20345Condos | 157 | $1,188.58 |
| 0218-393-87-0000 | Yes | Mutliple Family | 1 | 20345Condos | 158 | $1,188.58 |
| 0218-393-88-0000 | Yes | Mutliple Family | 1 | 20345Condos | 159 | $1,188.58 |
| 0218-393-89-0000 | Yes | Mutliple Family | 1 | 20345Condos | 160 | $1,188.58 |
| 0218-393-90-0000 | Yes | Mutliple Family | 1 | 20345Condos | 161 | $1,188.58 |
| 0218-393-91-0000 | Yes | Mutliple Family | 1 | 20345Condos | 162 | $1,188.58 |
| 0218-393-92-0000 | Yes | Mutliple Family | 1 | 20345Condos | 163 | $1,188.58 |
| 0218-393-93-0000 | Yes | Mutliple Family | 1 | 20345Condos | 164 | $1,188.58 |
| 0218-393-94-0000 | Yes | Mutliple Family | 1 | 20345Condos | 165 | $1,188.58 |
| 0218-393-95-0000 | Yes | Mutliple Family | 1 | 20345Condos | 166 | $1,188.58 |
| 0218-393-96-0000 | Yes | Mutliple Family | 1 | 20345Condos | 167 | $1,188.58 |
| 0218-393-97-0000 | Yes | Mutliple Family | 1 | 20345Condos | 168 | $1,188.58 |
| 0218-393-99-0000 | No | | 0 | 20345Condos | CA42 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-394-03-0000 | No | | 0 | 20345 | A | $0.00 |
| 0218-394-05-0000 | No | | 0 | 20345 | V | $0.00 |
| 0218-394-06-0000 | Yes | Mutliple Family | 1 | 20345Condos | 29 | $1,188.58 |
| 0218-394-07-0000 | Yes | Mutliple Family | 1 | 20345Condos | 30 | $1,188.58 |
| 0218-394-08-0000 | Yes | Mutliple Family | 1 | 20345Condos | 31 | $1,188.58 |
| 0218-394-09-0000 | Yes | Mutliple Family | 1 | 20345Condos | 32 | $1,188.58 |
| 0218-394-10-0000 | Yes | Mutliple Family | 1 | 20345Condos | 33 | $1,188.58 |
| 0218-394-11-0000 | Yes | Mutliple Family | 1 | 20345Condos | 34 | $1,188.58 |
| 0218-394-12-0000 | Yes | Mutliple Family | 1 | 20345Condos | 35 | $1,188.58 |
| 0218-394-13-0000 | Yes | Mutliple Family | 1 | 20345Condos | 36 | $1,188.58 |
| 0218-394-14-0000 | Yes | Mutliple Family | 1 | 20345Condos | 37 | $1,188.58 |
| 0218-394-15-0000 | Yes | Mutliple Family | 1 | 20345Condos | 38 | $1,188.58 |
| 0218-394-16-0000 | Yes | Mutliple Family | 1 | 20345Condos | 39 | $1,188.58 |
| 0218-394-17-0000 | Yes | Mutliple Family | 1 | 20345Condos | 40 | $1,188.58 |
| 0218-394-18-0000 | Yes | Mutliple Family | 1 | 20345Condos | 41 | $1,188.58 |
| 0218-394-19-0000 | Yes | Mutliple Family | 1 | 20345Condos | 42 | $1,188.58 |
| 0218-394-20-0000 | No | | 0 | 20345 | W | $0.00 |
| 0218-394-23-0000 | No | | 0 | 20345 | Y | $0.00 |
| 0218-394-25-0000 | Yes | Mutliple Family | 1 | 20345Condos | 43 | $1,188.58 |
| 0218-394-26-0000 | Yes | Mutliple Family | 1 | 20345Condos | 44 | $1,188.58 |
| 0218-394-27-0000 | Yes | Mutliple Family | 1 | 20345Condos | 45 | $1,188.58 |
| 0218-394-28-0000 | Yes | Mutliple Family | 1 | 20345Condos | 46 | $1,188.58 |
| 0218-394-29-0000 | Yes | Mutliple Family | 1 | 20345Condos | 47 | $1,188.58 |
| 0218-394-30-0000 | Yes | Mutliple Family | 1 | 20345Condos | 48 | $1,188.58 |
| 0218-394-31-0000 | Yes | Mutliple Family | 1 | 20345Condos | 49 | $1,188.58 |
| 0218-394-32-0000 | Yes | Mutliple Family | 1 | 20345Condos | 50 | $1,188.58 |
| 0218-394-33-0000 | Yes | Mutliple Family | 1 | 20345Condos | 51 | $1,188.58 |
| 0218-394-34-0000 | Yes | Mutliple Family | 1 | 20345Condos | 52 | $1,188.58 |
| 0218-394-35-0000 | Yes | Mutliple Family | 1 | 20345Condos | 53 | $1,188.58 |
| 0218-394-36-0000 | Yes | Mutliple Family | 1 | 20345Condos | 54 | $1,188.58 |
| 0218-394-37-0000 | Yes | Mutliple Family | 1 | 20345Condos | 55 | $1,188.58 |
| 0218-394-38-0000 | Yes | Mutliple Family | 1 | 20345Condos | 56 | $1,188.58 |
| 0218-394-39-0000 | No | | 0 | 20345 | Z | $0.00 |
| 0218-394-58-0000 | No | | 0 | 20345Condos | CA1 | $0.00 |
| 0218-394-59-0000 | Yes | Mutliple Family | 1 | 20345Condos | 15 | $1,188.58 |
| 0218-394-60-0000 | Yes | Mutliple Family | 1 | 20345Condos | 16 | $1,188.58 |
| 0218-394-61-0000 | Yes | Mutliple Family | 1 | 20345Condos | 17 | $1,188.58 |
| 0218-394-62-0000 | Yes | Mutliple Family | 1 | 20345Condos | 18 | $1,188.58 |
| 0218-394-63-0000 | Yes | Mutliple Family | 1 | 20345Condos | 19 | $1,188.58 |
| 0218-394-64-0000 | Yes | Mutliple Family | 1 | 20345Condos | 20 | $1,188.58 |
| 0218-394-65-0000 | Yes | Mutliple Family | 1 | 20345Condos | 21 | $1,188.58 |
| 0218-394-66-0000 | Yes | Mutliple Family | 1 | 20345Condos | 22 | $1,188.58 |
| 0218-394-67-0000 | Yes | Mutliple Family | 1 | 20345Condos | 23 | $1,188.58 |
| 0218-394-68-0000 | Yes | Mutliple Family | 1 | 20345Condos | 24 | $1,188.58 |
| 0218-394-69-0000 | Yes | Mutliple Family | 1 | 20345Condos | 25 | $1,188.58 |
| 0218-394-70-0000 | Yes | Mutliple Family | 1 | 20345Condos | 26 | $1,188.58 |
| 0218-394-71-0000 | Yes | Mutliple Family | 1 | 20345Condos | 27 | $1,188.58 |
| 0218-394-72-0000 | Yes | Mutliple Family | 1 | 20345Condos | 28 | $1,188.58 |
| 0218-394-74-0000 | Yes | Mutliple Family | 1 | 20345Condos | 57 | $1,188.58 |
| 0218-394-75-0000 | Yes | Mutliple Family | 1 | 20345Condos | 58 | $1,188.58 |
| 0218-394-76-0000 | Yes | Mutliple Family | 1 | 20345Condos | 59 | $1,188.58 |
| 0218-394-77-0000 | Yes | Mutliple Family | 1 | 20345Condos | 60 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-394-78-0000 | Yes | Mutliple Family | 1 | 20345Condos | 61 | $1,188.58 |
| 0218-394-79-0000 | Yes | Mutliple Family | 1 | 20345Condos | 62 | $1,188.58 |
| 0218-394-80-0000 | Yes | Mutliple Family | 1 | 20345Condos | 63 | $1,188.58 |
| 0218-394-81-0000 | Yes | Mutliple Family | 1 | 20345Condos | 64 | $1,188.58 |
| 0218-394-82-0000 | Yes | Mutliple Family | 1 | 20345Condos | 65 | $1,188.58 |
| 0218-394-83-0000 | Yes | Mutliple Family | 1 | 20345Condos | 66 | $1,188.58 |
| 0218-394-84-0000 | Yes | Mutliple Family | 1 | 20345Condos | 67 | $1,188.58 |
| 0218-394-85-0000 | Yes | Mutliple Family | 1 | 20345Condos | 68 | $1,188.58 |
| 0218-394-86-0000 | Yes | Mutliple Family | 1 | 20345Condos | 69 | $1,188.58 |
| 0218-394-87-0000 | Yes | Mutliple Family | 1 | 20345Condos | 70 | $1,188.58 |
| 0218-394-89-0000 | No | | 0 | 20345Condos | CA2 | $0.00 |
| 0218-394-90-0000 | No | | 0 | 20345Condos | CA4 | $0.00 |
| 0218-394-91-0000 | No | | 0 | 20345Condos | CA5 | $0.00 |
| 0218-395-01-0000 | Yes | Mutliple Family | 1 | 20081Condos | 133 | $1,188.58 |
| 0218-395-02-0000 | Yes | Mutliple Family | 1 | 20081Condos | 134 | $1,188.58 |
| 0218-395-03-0000 | Yes | Mutliple Family | 1 | 20081Condos | 135 | $1,188.58 |
| 0218-395-04-0000 | Yes | Mutliple Family | 1 | 20081Condos | 136 | $1,188.58 |
| 0218-395-05-0000 | Yes | Mutliple Family | 1 | 20081Condos | 137 | $1,188.58 |
| 0218-395-06-0000 | Yes | Mutliple Family | 1 | 20081Condos | 138 | $1,188.58 |
| 0218-395-08-0000 | No | | 0 | 20081Condos | CA2 | $0.00 |
| 0218-395-09-0000 | Yes | Mutliple Family | 1 | 20081Condos | 121 | $1,188.58 |
| 0218-395-10-0000 | Yes | Mutliple Family | 1 | 20081Condos | 122 | $1,188.58 |
| 0218-395-11-0000 | Yes | Mutliple Family | 1 | 20081Condos | 123 | $1,188.58 |
| 0218-395-12-0000 | Yes | Mutliple Family | 1 | 20081Condos | 124 | $1,188.58 |
| 0218-395-13-0000 | Yes | Mutliple Family | 1 | 20081Condos | 125 | $1,188.58 |
| 0218-395-14-0000 | Yes | Mutliple Family | 1 | 20081Condos | 126 | $1,188.58 |
| 0218-395-15-0000 | Yes | Mutliple Family | 1 | 20081Condos | 127 | $1,188.58 |
| 0218-395-16-0000 | Yes | Mutliple Family | 1 | 20081Condos | 128 | $1,188.58 |
| 0218-395-17-0000 | Yes | Mutliple Family | 1 | 20081Condos | 129 | $1,188.58 |
| 0218-395-18-0000 | Yes | Mutliple Family | 1 | 20081Condos | 130 | $1,188.58 |
| 0218-395-19-0000 | Yes | Mutliple Family | 1 | 20081Condos | 131 | $1,188.58 |
| 0218-395-20-0000 | Yes | Mutliple Family | 1 | 20081Condos | 132 | $1,188.58 |
| 0218-395-21-0000 | Yes | Mutliple Family | 1 | 20081Condos | 109 | $1,188.58 |
| 0218-395-22-0000 | Yes | Mutliple Family | 1 | 20081Condos | 110 | $1,188.58 |
| 0218-395-23-0000 | Yes | Mutliple Family | 1 | 20081Condos | 111 | $1,188.58 |
| 0218-395-24-0000 | Yes | Mutliple Family | 1 | 20081Condos | 112 | $1,188.58 |
| 0218-395-25-0000 | Yes | Mutliple Family | 1 | 20081Condos | 113 | $1,188.58 |
| 0218-395-26-0000 | Yes | Mutliple Family | 1 | 20081Condos | 114 | $1,188.58 |
| 0218-395-27-0000 | Yes | Mutliple Family | 1 | 20081Condos | 115 | $1,188.58 |
| 0218-395-28-0000 | Yes | Mutliple Family | 1 | 20081Condos | 116 | $1,188.58 |
| 0218-395-29-0000 | Yes | Mutliple Family | 1 | 20081Condos | 117 | $1,188.58 |
| 0218-395-30-0000 | Yes | Mutliple Family | 1 | 20081Condos | 118 | $1,188.58 |
| 0218-395-31-0000 | Yes | Mutliple Family | 1 | 20081Condos | 119 | $1,188.58 |
| 0218-395-32-0000 | Yes | Mutliple Family | 1 | 20081Condos | 120 | $1,188.58 |
| 0218-395-47-0000 | Yes | Mutliple Family | 1 | 20081Condos | 139 | $1,188.58 |
| 0218-395-48-0000 | Yes | Mutliple Family | 1 | 20081Condos | 140 | $1,188.58 |
| 0218-395-49-0000 | Yes | Mutliple Family | 1 | 20081Condos | 141 | $1,188.58 |
| 0218-395-50-0000 | Yes | Mutliple Family | 1 | 20081Condos | 142 | $1,188.58 |
| 0218-395-51-0000 | Yes | Mutliple Family | 1 | 20081Condos | 143 | $1,188.58 |
| 0218-395-52-0000 | Yes | Mutliple Family | 1 | 20081Condos | 144 | $1,188.58 |
| 0218-395-54-0000 | No | | 0 | 20081 | I | $0.00 |
| 0218-395-55-0000 | No | | 0 | 20081 | O | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-395-56-0000 | No | | 0 | 20081 | AG | $0.00 |
| 0218-395-57-0000 | No | | 0 | 20081 | AH | $0.00 |
| 0218-395-58-0000 | No | | 0 | 20081 | AI | $0.00 |
| 0218-395-76-0000 | No | | 0 | 20081Condos | CA3 | $0.00 |
| 0218-395-77-0000 | Yes | Mutliple Family | 1 | 20081Condos | 145 | $1,188.58 |
| 0218-395-78-0000 | Yes | Mutliple Family | 1 | 20081Condos | 146 | $1,188.58 |
| 0218-395-79-0000 | Yes | Mutliple Family | 1 | 20081Condos | 147 | $1,188.58 |
| 0218-395-80-0000 | Yes | Mutliple Family | 1 | 20081Condos | 148 | $1,188.58 |
| 0218-395-81-0000 | Yes | Mutliple Family | 1 | 20081Condos | 149 | $1,188.58 |
| 0218-395-82-0000 | Yes | Mutliple Family | 1 | 20081Condos | 150 | $1,188.58 |
| 0218-395-83-0000 | No | | 0 | 20081Condos | CA8 | $0.00 |
| 0218-395-84-0000 | No | | 0 | 20081Condos | CA5 | $0.00 |
| 0218-395-85-0000 | Yes | Mutliple Family | 1 | 20081Condos | 97 | $1,188.58 |
| 0218-395-86-0000 | Yes | Mutliple Family | 1 | 20081Condos | 98 | $1,188.58 |
| 0218-395-87-0000 | Yes | Mutliple Family | 1 | 20081Condos | 99 | $1,188.58 |
| 0218-395-88-0000 | Yes | Mutliple Family | 1 | 20081Condos | 100 | $1,188.58 |
| 0218-395-89-0000 | Yes | Mutliple Family | 1 | 20081Condos | 101 | $1,188.58 |
| 0218-395-90-0000 | Yes | Mutliple Family | 1 | 20081Condos | 102 | $1,188.58 |
| 0218-395-91-0000 | Yes | Mutliple Family | 1 | 20081Condos | 103 | $1,188.58 |
| 0218-395-92-0000 | Yes | Mutliple Family | 1 | 20081Condos | 104 | $1,188.58 |
| 0218-395-93-0000 | Yes | Mutliple Family | 1 | 20081Condos | 105 | $1,188.58 |
| 0218-395-94-0000 | Yes | Mutliple Family | 1 | 20081Condos | 106 | $1,188.58 |
| 0218-395-95-0000 | Yes | Mutliple Family | 1 | 20081Condos | 107 | $1,188.58 |
| 0218-395-96-0000 | Yes | Mutliple Family | 1 | 20081Condos | 108 | $1,188.58 |
| 0218-395-97-0000 | No | | 0 | 20081Condos | CA9 | $0.00 |
| 0218-396-01-0000 | Yes | Mutliple Family | 1 | 20345Condos | 1 | $1,188.58 |
| 0218-396-02-0000 | Yes | Mutliple Family | 1 | 20345Condos | 2 | $1,188.58 |
| 0218-396-03-0000 | Yes | Mutliple Family | 1 | 20345Condos | 3 | $1,188.58 |
| 0218-396-04-0000 | Yes | Mutliple Family | 1 | 20345Condos | 4 | $1,188.58 |
| 0218-396-05-0000 | Yes | Mutliple Family | 1 | 20345Condos | 5 | $1,188.58 |
| 0218-396-06-0000 | Yes | Mutliple Family | 1 | 20345Condos | 6 | $1,188.58 |
| 0218-396-07-0000 | Yes | Mutliple Family | 1 | 20345Condos | 7 | $1,188.58 |
| 0218-396-08-0000 | Yes | Mutliple Family | 1 | 20345Condos | 8 | $1,188.58 |
| 0218-396-09-0000 | Yes | Mutliple Family | 1 | 20345Condos | 9 | $1,188.58 |
| 0218-396-10-0000 | Yes | Mutliple Family | 1 | 20345Condos | 10 | $1,188.58 |
| 0218-396-11-0000 | Yes | Mutliple Family | 1 | 20345Condos | 11 | $1,188.58 |
| 0218-396-12-0000 | Yes | Mutliple Family | 1 | 20345Condos | 12 | $1,188.58 |
| 0218-396-13-0000 | Yes | Mutliple Family | 1 | 20345Condos | 13 | $1,188.58 |
| 0218-396-14-0000 | Yes | Mutliple Family | 1 | 20345Condos | 14 | $1,188.58 |
| 0218-396-15-0000 | No | | 0 | 20345Condos | CA6 | $0.00 |
| 0218-396-16-0000 | Yes | Mutliple Family | 1 | 20345Condos | 71 | $1,188.58 |
| 0218-396-17-0000 | Yes | Mutliple Family | 1 | 20345Condos | 72 | $1,188.58 |
| 0218-396-18-0000 | Yes | Mutliple Family | 1 | 20345Condos | 73 | $1,188.58 |
| 0218-396-19-0000 | Yes | Mutliple Family | 1 | 20345Condos | 74 | $1,188.58 |
| 0218-396-20-0000 | Yes | Mutliple Family | 1 | 20345Condos | 75 | $1,188.58 |
| 0218-396-21-0000 | Yes | Mutliple Family | 1 | 20345Condos | 76 | $1,188.58 |
| 0218-396-22-0000 | Yes | Mutliple Family | 1 | 20345Condos | 77 | $1,188.58 |
| 0218-396-23-0000 | Yes | Mutliple Family | 1 | 20345Condos | 78 | $1,188.58 |
| 0218-396-24-0000 | Yes | Mutliple Family | 1 | 20345Condos | 79 | $1,188.58 |
| 0218-396-25-0000 | Yes | Mutliple Family | 1 | 20345Condos | 80 | $1,188.58 |
| 0218-396-26-0000 | Yes | Mutliple Family | 1 | 20345Condos | 81 | $1,188.58 |
| 0218-396-27-0000 | Yes | Mutliple Family | 1 | 20345Condos | 82 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-396-28-0000 | Yes | Mutliple Family | 1 | 20345Condos | 83 | $1,188.58 |
| 0218-396-29-0000 | Yes | Mutliple Family | 1 | 20345Condos | 84 | $1,188.58 |
| 0218-396-30-0000 | No | | 0 | 20345Condos | CA7 | $0.00 |
| 0218-396-31-0000 | No | | 0 | 20081 | G | $0.00 |
| 0218-396-32-0000 | No | | 0 | 20345 | U | $0.00 |
| 0218-396-33-0000 | No | | 0 | 20081 | L | $0.00 |
| 0218-396-34-0000 | No | | 0 | 20345 | X | $0.00 |
| 0218-396-35-0000 | Yes | Mutliple Family | 1 | 20081Condos | 25 | $1,188.58 |
| 0218-396-36-0000 | Yes | Mutliple Family | 1 | 20081Condos | 26 | $1,188.58 |
| 0218-396-37-0000 | Yes | Mutliple Family | 1 | 20081Condos | 27 | $1,188.58 |
| 0218-396-38-0000 | Yes | Mutliple Family | 1 | 20081Condos | 28 | $1,188.58 |
| 0218-396-39-0000 | Yes | Mutliple Family | 1 | 20081Condos | 29 | $1,188.58 |
| 0218-396-40-0000 | Yes | Mutliple Family | 1 | 20081Condos | 30 | $1,188.58 |
| 0218-396-41-0000 | Yes | Mutliple Family | 1 | 20081Condos | 31 | $1,188.58 |
| 0218-396-42-0000 | Yes | Mutliple Family | 1 | 20081Condos | 32 | $1,188.58 |
| 0218-396-43-0000 | Yes | Mutliple Family | 1 | 20081Condos | 33 | $1,188.58 |
| 0218-396-44-0000 | Yes | Mutliple Family | 1 | 20081Condos | 34 | $1,188.58 |
| 0218-396-45-0000 | Yes | Mutliple Family | 1 | 20081Condos | 35 | $1,188.58 |
| 0218-396-46-0000 | Yes | Mutliple Family | 1 | 20081Condos | 36 | $1,188.58 |
| 0218-396-48-0000 | Yes | Mutliple Family | 1 | 20081Condos | 1 | $1,188.58 |
| 0218-396-49-0000 | Yes | Mutliple Family | 1 | 20081Condos | 2 | $1,188.58 |
| 0218-396-50-0000 | Yes | Mutliple Family | 1 | 20081Condos | 3 | $1,188.58 |
| 0218-396-51-0000 | Yes | Mutliple Family | 1 | 20081Condos | 4 | $1,188.58 |
| 0218-396-52-0000 | Yes | Mutliple Family | 1 | 20081Condos | 5 | $1,188.58 |
| 0218-396-53-0000 | Yes | Mutliple Family | 1 | 20081Condos | 6 | $1,188.58 |
| 0218-396-54-0000 | Yes | Mutliple Family | 1 | 20081Condos | 7 | $1,188.58 |
| 0218-396-55-0000 | Yes | Mutliple Family | 1 | 20081Condos | 8 | $1,188.58 |
| 0218-396-56-0000 | Yes | Mutliple Family | 1 | 20081Condos | 9 | $1,188.58 |
| 0218-396-57-0000 | Yes | Mutliple Family | 1 | 20081Condos | 10 | $1,188.58 |
| 0218-396-58-0000 | Yes | Mutliple Family | 1 | 20081Condos | 11 | $1,188.58 |
| 0218-396-59-0000 | Yes | Mutliple Family | 1 | 20081Condos | 12 | $1,188.58 |
| 0218-396-60-0000 | Yes | Mutliple Family | 1 | 20081Condos | 13 | $1,188.58 |
| 0218-396-61-0000 | Yes | Mutliple Family | 1 | 20081Condos | 14 | $1,188.58 |
| 0218-396-62-0000 | Yes | Mutliple Family | 1 | 20081Condos | 15 | $1,188.58 |
| 0218-396-63-0000 | Yes | Mutliple Family | 1 | 20081Condos | 16 | $1,188.58 |
| 0218-396-64-0000 | Yes | Mutliple Family | 1 | 20081Condos | 17 | $1,188.58 |
| 0218-396-65-0000 | Yes | Mutliple Family | 1 | 20081Condos | 18 | $1,188.58 |
| 0218-396-66-0000 | Yes | Mutliple Family | 1 | 20081Condos | 19 | $1,188.58 |
| 0218-396-67-0000 | Yes | Mutliple Family | 1 | 20081Condos | 20 | $1,188.58 |
| 0218-396-68-0000 | Yes | Mutliple Family | 1 | 20081Condos | 21 | $1,188.58 |
| 0218-396-69-0000 | Yes | Mutliple Family | 1 | 20081Condos | 22 | $1,188.58 |
| 0218-396-70-0000 | Yes | Mutliple Family | 1 | 20081Condos | 23 | $1,188.58 |
| 0218-396-71-0000 | Yes | Mutliple Family | 1 | 20081Condos | 24 | $1,188.58 |
| 0218-396-72-0000 | No | | 0 | 20081 | M | $0.00 |
| 0218-396-73-0000 | No | | 0 | 20081 | AA | $0.00 |
| 0218-396-74-0000 | No | | 0 | 20081 | AB | $0.00 |
| 0218-396-75-0000 | No | | 0 | 20081 | AC | $0.00 |
| 0218-396-76-0000 | No | | 0 | 20081Condos | CA1 | $0.00 |
| 0218-396-77-0000 | No | | 0 | 20081Condos | CA4 | $0.00 |
| 0218-396-78-0000 | No | | 0 | 20081Condos | CA7 | $0.00 |
| 0218-397-02-0000 | No | | 0 | 20081 | AT | $0.00 |
| 0218-397-03-0000 | No | | 0 | 20081 | D | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-397-04-0000 | Yes | Mutliple Family | 1 | 20345Condos | 85 | $1,188.58 |
| 0218-397-05-0000 | Yes | Mutliple Family | 1 | 20345Condos | 86 | $1,188.58 |
| 0218-397-06-0000 | Yes | Mutliple Family | 1 | 20345Condos | 87 | $1,188.58 |
| 0218-397-07-0000 | Yes | Mutliple Family | 1 | 20345Condos | 88 | $1,188.58 |
| 0218-397-08-0000 | Yes | Mutliple Family | 1 | 20345Condos | 89 | $1,188.58 |
| 0218-397-09-0000 | Yes | Mutliple Family | 1 | 20345Condos | 90 | $1,188.58 |
| 0218-397-10-0000 | Yes | Mutliple Family | 1 | 20345Condos | 91 | $1,188.58 |
| 0218-397-11-0000 | Yes | Mutliple Family | 1 | 20345Condos | 92 | $1,188.58 |
| 0218-397-12-0000 | Yes | Mutliple Family | 1 | 20345Condos | 93 | $1,188.58 |
| 0218-397-13-0000 | Yes | Mutliple Family | 1 | 20345Condos | 94 | $1,188.58 |
| 0218-397-14-0000 | Yes | Mutliple Family | 1 | 20345Condos | 95 | $1,188.58 |
| 0218-397-15-0000 | Yes | Mutliple Family | 1 | 20345Condos | 96 | $1,188.58 |
| 0218-397-16-0000 | Yes | Mutliple Family | 1 | 20345Condos | 97 | $1,188.58 |
| 0218-397-17-0000 | Yes | Mutliple Family | 1 | 20345Condos | 98 | $1,188.58 |
| 0218-397-18-0000 | No | | 0 | 20345Condos | CA11 | $0.00 |
| 0218-398-02-0000 | Yes | Single Family | 1 | 20345 | 2 | $1,371.52 |
| 0218-398-03-0000 | Yes | Single Family | 1 | 20345 | 3 | $1,371.52 |
| 0218-398-04-0000 | Yes | Single Family | 1 | 20345 | 4 | $1,371.52 |
| 0218-398-05-0000 | Yes | Single Family | 1 | 20345 | 5 | $1,371.52 |
| 0218-398-06-0000 | Yes | Single Family | 1 | 20345 | 6 | $1,371.52 |
| 0218-398-07-0000 | Yes | Single Family | 1 | 20345 | 7 | $1,371.52 |
| 0218-398-08-0000 | Yes | Single Family | 1 | 20345 | 8 | $1,371.52 |
| 0218-398-09-0000 | Yes | Single Family | 1 | 20345 | 9 | $1,371.52 |
| 0218-398-10-0000 | Yes | Single Family | 1 | 20345 | 10 | $1,371.52 |
| 0218-398-11-0000 | Yes | Single Family | 1 | 20345 | 11 | $1,371.52 |
| 0218-398-12-0000 | Yes | Single Family | 1 | 20345 | 12 | $1,371.52 |
| 0218-398-13-0000 | Yes | Single Family | 1 | 20345 | 13 | $1,371.52 |
| 0218-398-14-0000 | Yes | Single Family | 1 | 20345 | 14 | $1,371.52 |
| 0218-398-15-0000 | Yes | Single Family | 1 | 20345 | 15 | $1,371.52 |
| 0218-398-16-0000 | Yes | Single Family | 1 | 20345 | 16 | $1,371.52 |
| 0218-398-17-0000 | Yes | Single Family | 1 | 20345 | 17 | $1,371.52 |
| 0218-398-18-0000 | Yes | Single Family | 1 | 20345 | 18 | $1,371.52 |
| 0218-398-19-0000 | Yes | Single Family | 1 | 20345 | 19 | $1,371.52 |
| 0218-398-20-0000 | Yes | Single Family | 1 | 20345 | 20 | $1,371.52 |
| 0218-398-21-0000 | Yes | Single Family | 1 | 20345 | 21 | $1,371.52 |
| 0218-398-22-0000 | Yes | Single Family | 1 | 20345 | 22 | $1,371.52 |
| 0218-398-23-0000 | Yes | Single Family | 1 | 20345 | 23 | $1,371.52 |
| 0218-398-24-0000 | Yes | Single Family | 1 | 20345 | 24 | $1,371.52 |
| 0218-398-25-0000 | Yes | Single Family | 1 | 20345 | 25 | $1,371.52 |
| 0218-398-26-0000 | Yes | Single Family | 1 | 20345 | 26 | $1,371.52 |
| 0218-398-27-0000 | Yes | Single Family | 1 | 20345 | 27 | $1,371.52 |
| 0218-398-28-0000 | No | | 0 | 20081 | A | $0.00 |
| 0218-398-29-0000 | No | | 0 | 20345 | B | $0.00 |
| 0218-398-31-0000 | No | | 0 | 20345 | D | $0.00 |
| 0218-398-32-0000 | No | | 0 | 20345 | E | $0.00 |
| 0218-398-33-0000 | No | | 0 | 20345 | F | $0.00 |
| 0218-398-34-0000 | No | | 0 | 20345 | G | $0.00 |
| 0218-398-35-0000 | No | | 0 | 20345 | H | $0.00 |
| 0218-398-40-0000 | No | | 0 | 20345 | M | $0.00 |
| 0218-398-41-0000 | No | | 0 | 20345 | N | $0.00 |
| 0218-398-42-0000 | No | | 0 | 20345 | O | $0.00 |
| 0218-398-43-0000 | No | | 0 | 20345 | P | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-398-44-0000 | No | | 0 | 20345 | Q | $0.00 |
| 0218-398-45-0000 | No | | 0 | 20345 | R | $0.00 |
| 0218-398-46-0000 | No | | 0 | 20345 | S | $0.00 |
| 0218-398-47-0000 | No | | 0 | 20345 | T | $0.00 |
| 0218-398-49-0000 | No | | 0 | 20345 | C | $0.00 |
| 0218-398-50-0000 | Yes | Mutliple Family | 1 | 20345Condos | 169 | $1,188.58 |
| 0218-398-51-0000 | Yes | Mutliple Family | 1 | 20345Condos | 170 | $1,188.58 |
| 0218-398-52-0000 | Yes | Mutliple Family | 1 | 20345Condos | 171 | $1,188.58 |
| 0218-398-53-0000 | Yes | Mutliple Family | 1 | 20345Condos | 172 | $1,188.58 |
| 0218-398-54-0000 | Yes | Mutliple Family | 1 | 20345Condos | 173 | $1,188.58 |
| 0218-398-55-0000 | Yes | Mutliple Family | 1 | 20345Condos | 174 | $1,188.58 |
| 0218-398-56-0000 | Yes | Mutliple Family | 1 | 20345Condos | 175 | $1,188.58 |
| 0218-398-57-0000 | Yes | Mutliple Family | 1 | 20345Condos | 176 | $1,188.58 |
| 0218-398-58-0000 | Yes | Mutliple Family | 1 | 20345Condos | 177 | $1,188.58 |
| 0218-398-59-0000 | Yes | Mutliple Family | 1 | 20345Condos | 178 | $1,188.58 |
| 0218-398-60-0000 | Yes | Mutliple Family | 1 | 20345Condos | 179 | $1,188.58 |
| 0218-398-61-0000 | Yes | Mutliple Family | 1 | 20345Condos | 180 | $1,188.58 |
| 0218-398-62-0000 | Yes | Mutliple Family | 1 | 20345Condos | 181 | $1,188.58 |
| 0218-398-63-0000 | Yes | Mutliple Family | 1 | 20345Condos | 182 | $1,188.58 |
| 0218-398-65-0000 | Yes | Mutliple Family | 1 | 20345Condos | 183 | $1,188.58 |
| 0218-398-66-0000 | Yes | Mutliple Family | 1 | 20345Condos | 184 | $1,188.58 |
| 0218-398-67-0000 | Yes | Mutliple Family | 1 | 20345Condos | 185 | $1,188.58 |
| 0218-398-68-0000 | Yes | Mutliple Family | 1 | 20345Condos | 186 | $1,188.58 |
| 0218-398-69-0000 | Yes | Mutliple Family | 1 | 20345Condos | 187 | $1,188.58 |
| 0218-398-70-0000 | Yes | Mutliple Family | 1 | 20345Condos | 188 | $1,188.58 |
| 0218-398-71-0000 | Yes | Mutliple Family | 1 | 20345Condos | 189 | $1,188.58 |
| 0218-398-72-0000 | Yes | Mutliple Family | 1 | 20345Condos | 190 | $1,188.58 |
| 0218-398-73-0000 | Yes | Mutliple Family | 1 | 20345Condos | 191 | $1,188.58 |
| 0218-398-74-0000 | Yes | Mutliple Family | 1 | 20345Condos | 192 | $1,188.58 |
| 0218-398-75-0000 | Yes | Mutliple Family | 1 | 20345Condos | 193 | $1,188.58 |
| 0218-398-76-0000 | Yes | Mutliple Family | 1 | 20345Condos | 194 | $1,188.58 |
| 0218-398-77-0000 | Yes | Mutliple Family | 1 | 20345Condos | 195 | $1,188.58 |
| 0218-398-78-0000 | Yes | Mutliple Family | 1 | 20345Condos | 196 | $1,188.58 |
| 0218-398-79-0000 | No | | 0 | 20345Condos | CA13 | $0.00 |
| 0218-398-80-0000 | No | | 0 | 20345Condos | CA12 | $0.00 |
| 0218-399-01-0000 | Yes | Mutliple Family | 1 | 20345Condos | 197 | $1,188.58 |
| 0218-399-02-0000 | Yes | Mutliple Family | 1 | 20345Condos | 198 | $1,188.58 |
| 0218-399-03-0000 | Yes | Mutliple Family | 1 | 20345Condos | 199 | $1,188.58 |
| 0218-399-04-0000 | Yes | Mutliple Family | 1 | 20345Condos | 200 | $1,188.58 |
| 0218-399-05-0000 | Yes | Mutliple Family | 1 | 20345Condos | 201 | $1,188.58 |
| 0218-399-06-0000 | Yes | Mutliple Family | 1 | 20345Condos | 202 | $1,188.58 |
| 0218-399-07-0000 | Yes | Mutliple Family | 1 | 20345Condos | 203 | $1,188.58 |
| 0218-399-08-0000 | Yes | Mutliple Family | 1 | 20345Condos | 204 | $1,188.58 |
| 0218-399-09-0000 | Yes | Mutliple Family | 1 | 20345Condos | 205 | $1,188.58 |
| 0218-399-10-0000 | Yes | Mutliple Family | 1 | 20345Condos | 206 | $1,188.58 |
| 0218-399-11-0000 | Yes | Mutliple Family | 1 | 20345Condos | 207 | $1,188.58 |
| 0218-399-12-0000 | Yes | Mutliple Family | 1 | 20345Condos | 208 | $1,188.58 |
| 0218-399-13-0000 | Yes | Mutliple Family | 1 | 20345Condos | 209 | $1,188.58 |
| 0218-399-14-0000 | Yes | Mutliple Family | 1 | 20345Condos | 210 | $1,188.58 |
| 0218-399-15-0000 | No | | 0 | 20345Condos | CA14 | $0.00 |
| 0218-399-16-0000 | Yes | Mutliple Family | 1 | 20345Condos | 211 | $1,188.58 |
| 0218-399-17-0000 | Yes | Mutliple Family | 1 | 20345Condos | 212 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-399-18-0000 | Yes | Mutliple Family | 1 | 20345Condos | 213 | $1,188.58 |
| 0218-399-19-0000 | Yes | Mutliple Family | 1 | 20345Condos | 214 | $1,188.58 |
| 0218-399-20-0000 | Yes | Mutliple Family | 1 | 20345Condos | 215 | $1,188.58 |
| 0218-399-21-0000 | Yes | Mutliple Family | 1 | 20345Condos | 216 | $1,188.58 |
| 0218-399-22-0000 | Yes | Mutliple Family | 1 | 20345Condos | 217 | $1,188.58 |
| 0218-399-23-0000 | No | | 0 | 20345Condos | CA15 | $0.00 |
| 0218-399-25-0000 | No | | 0 | 20081 | B | $0.00 |
| 0218-399-26-0000 | No | | 0 | 20081 | C | $0.00 |
| 0218-399-27-0000 | No | | 0 | 20345 | I | $0.00 |
| 0218-399-28-0000 | No | | 0 | 20345 | J | $0.00 |
| 0218-399-29-0000 | No | | 0 | 20345 | K | $0.00 |
| 0218-399-30-0000 | No | | 0 | 20345 | L | $0.00 |
| 0218-399-31-0000 | Yes | Mutliple Family | 1 | 20345Condos | 218 | $1,188.58 |
| 0218-399-32-0000 | Yes | Mutliple Family | 1 | 20345Condos | 219 | $1,188.58 |
| 0218-399-33-0000 | Yes | Mutliple Family | 1 | 20345Condos | 220 | $1,188.58 |
| 0218-399-34-0000 | Yes | Mutliple Family | 1 | 20345Condos | 221 | $1,188.58 |
| 0218-399-35-0000 | Yes | Mutliple Family | 1 | 20345Condos | 222 | $1,188.58 |
| 0218-399-36-0000 | Yes | Mutliple Family | 1 | 20345Condos | 223 | $1,188.58 |
| 0218-399-37-0000 | Yes | Mutliple Family | 1 | 20345Condos | 224 | $1,188.58 |
| 0218-399-38-0000 | Yes | Mutliple Family | 1 | 20345Condos | 225 | $1,188.58 |
| 0218-399-39-0000 | Yes | Mutliple Family | 1 | 20345Condos | 226 | $1,188.58 |
| 0218-399-40-0000 | Yes | Mutliple Family | 1 | 20345Condos | 227 | $1,188.58 |
| 0218-399-41-0000 | Yes | Mutliple Family | 1 | 20345Condos | 228 | $1,188.58 |
| 0218-399-42-0000 | Yes | Mutliple Family | 1 | 20345Condos | 229 | $1,188.58 |
| 0218-399-43-0000 | Yes | Mutliple Family | 1 | 20345Condos | 230 | $1,188.58 |
| 0218-399-44-0000 | Yes | Mutliple Family | 1 | 20345Condos | 231 | $1,188.58 |
| 0218-399-45-0000 | No | | 0 | 20345Condos | CA16 | $0.00 |
| 0218-399-46-0000 | Yes | Mutliple Family | 1 | 20345Condos | 232 | $1,188.58 |
| 0218-399-47-0000 | Yes | Mutliple Family | 1 | 20345Condos | 233 | $1,188.58 |
| 0218-399-48-0000 | Yes | Mutliple Family | 1 | 20345Condos | 234 | $1,188.58 |
| 0218-399-49-0000 | Yes | Mutliple Family | 1 | 20345Condos | 235 | $1,188.58 |
| 0218-399-50-0000 | Yes | Mutliple Family | 1 | 20345Condos | 236 | $1,188.58 |
| 0218-399-51-0000 | Yes | Mutliple Family | 1 | 20345Condos | 237 | $1,188.58 |
| 0218-399-52-0000 | Yes | Mutliple Family | 1 | 20345Condos | 238 | $1,188.58 |
| 0218-399-53-0000 | Yes | Mutliple Family | 1 | 20345Condos | 239 | $1,188.58 |
| 0218-399-54-0000 | Yes | Mutliple Family | 1 | 20345Condos | 240 | $1,188.58 |
| 0218-399-55-0000 | Yes | Mutliple Family | 1 | 20345Condos | 241 | $1,188.58 |
| 0218-399-56-0000 | Yes | Mutliple Family | 1 | 20345Condos | 242 | $1,188.58 |
| 0218-399-57-0000 | Yes | Mutliple Family | 1 | 20345Condos | 243 | $1,188.58 |
| 0218-399-58-0000 | Yes | Mutliple Family | 1 | 20345Condos | 244 | $1,188.58 |
| 0218-399-59-0000 | Yes | Mutliple Family | 1 | 20345Condos | 245 | $1,188.58 |
| 0218-399-60-0000 | No | | 0 | 20345Condos | CA17 | $0.00 |
| 0218-402-04-0000 | No | | 0 | 18922_1 | G | $0.00 |
| 0218-402-05-0000 | No | | 0 | 18922_1 | H | $0.00 |
| 0218-402-06-0000 | No | | 0 | 18922_1 | K | $0.00 |
| 0218-402-16-0000 | No | | 0 | 18922_2 | A | $0.00 |
| 0218-402-17-0000 | No | | 0 | 18922_2 | B | $0.00 |
| 0218-402-18-0000 | No | | 0 | 18922_3 | C | $0.00 |
| 0218-402-19-0000 | No | | 0 | 18922_2 | D | $0.00 |
| 0218-402-20-0000 | No | | 0 | 18922_2 | E | $0.00 |
| 0218-402-21-0000 | No | | 0 | 18922_2 | F | $0.00 |
| 0218-402-22-0000 | No | | 0 | 18922_2 | G | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-402-28-0000 | No | | 0 | 18922_3 | A | $0.00 |
| 0218-402-29-0000 | No | | 0 | 18922_3 | B | $0.00 |
| 0218-402-31-0000 | No | | 0 | 18922_2 | P8 | $0.00 |
| 0218-402-33-0000 | No | | 0 | 18922_1 | B | $0.00 |
| 0218-402-34-0000 | No | | 0 | 18922_1 | C | $0.00 |
| 0218-402-35-0000 | No | | 0 | 18922_1 | D | $0.00 |
| 0218-402-36-0000 | No | | 0 | 18922_1 | A | $0.00 |
| 0218-402-37-0000 | No | | 0 | 18922_1 | I | $0.00 |
| 0218-402-38-0000 | No | | 0 | 18922_1 | E | $0.00 |
| 0218-402-39-0000 | No | | 0 | 18922_1 | J | $0.00 |
| 0218-402-40-0000 | No | | 0 | 18922_1 | F | $0.00 |
| 0218-402-41-0000 | No | | 0 | 18922_4 | A | $0.00 |
| 0218-402-42-0000 | No | | 0 | 18922_4 | B | $0.00 |
| 0218-402-44-0000 | Yes | n-Residential Prope | 8930 | 19978 | 1 | $2,295.88 |
| 0218-402-45-0000 | Yes | n-Residential Prope | 45204 | 19978 | 2 | $11,621.85 |
| 0218-402-46-0000 | Yes | n-Residential Prope | 9444 | 19978 | 3 | $2,428.03 |
| 0218-402-47-0000 | Yes | n-Residential Prope | 7411 | 19978 | 4 | $1,905.35 |
| 0218-402-48-0000 | Yes | n-Residential Prope | 13886 | 19978 | 5 | $3,570.06 |
| 0218-402-49-0000 | Yes | n-Residential Prope | 2999 | 19978 | 6 | $771.04 |
| 0218-402-50-0000 | Yes | n-Residential Prope | 3172 | 19978 | 7 | $815.51 |
| 0218-402-51-0000 | Yes | n-Residential Prope | 4554 | 19978 | 8 | $1,170.82 |
| 0218-434-06-0000 | No | | 0 | 20061 | B | $0.00 |
| 0218-434-07-0000 | No | | 0 | 20061 | C | $0.00 |
| 0218-434-08-0000 | No | | 0 | 20061 | D | $0.00 |
| 0218-434-18-0000 | No | | 0 | 20061 | N | $0.00 |
| 0218-434-19-0000 | No | | 0 | 20061 | O | $0.00 |
| 0218-434-20-0000 | No | | 0 | 20061 | P | $0.00 |
| 0218-434-21-0000 | No | | 0 | 20061 | Q | $0.00 |
| 0218-434-22-0000 | No | | 0 | 20061 | R | $0.00 |
| 0218-434-23-0000 | No | | 0 | 20061 | S | $0.00 |
| 0218-434-26-0000 | No | | 0 | 20061 | W | $0.00 |
| 0218-434-27-0000 | No | | 0 | 20061 | X | $0.00 |
| 0218-434-29-0000 | Yes | Mutliple Family | 1 | 20061Condos | 218 | $1,188.58 |
| 0218-434-30-0000 | Yes | Mutliple Family | 1 | 20061Condos | 219 | $1,188.58 |
| 0218-434-31-0000 | Yes | Mutliple Family | 1 | 20061Condos | 220 | $1,188.58 |
| 0218-434-32-0000 | Yes | Mutliple Family | 1 | 20061Condos | 221 | $1,188.58 |
| 0218-434-33-0000 | Yes | Mutliple Family | 1 | 20061Condos | 222 | $1,188.58 |
| 0218-434-34-0000 | Yes | Mutliple Family | 1 | 20061Condos | 223 | $1,188.58 |
| 0218-434-35-0000 | Yes | Mutliple Family | 1 | 20061Condos | 224 | $1,188.58 |
| 0218-434-36-0000 | Yes | Mutliple Family | 1 | 20061Condos | 225 | $1,188.58 |
| 0218-434-37-0000 | Yes | Mutliple Family | 1 | 20061Condos | 226 | $1,188.58 |
| 0218-434-38-0000 | Yes | Mutliple Family | 1 | 20061Condos | 227 | $1,188.58 |
| 0218-434-39-0000 | Yes | Mutliple Family | 1 | 20061Condos | 228 | $1,188.58 |
| 0218-434-40-0000 | Yes | Mutliple Family | 1 | 20061Condos | 229 | $1,188.58 |
| 0218-434-41-0000 | Yes | Mutliple Family | 1 | 20061Condos | 230 | $1,188.58 |
| 0218-434-42-0000 | Yes | Mutliple Family | 1 | 20061Condos | 231 | $1,188.58 |
| 0218-434-43-0000 | Yes | Mutliple Family | 1 | 20061Condos | 232 | $1,188.58 |
| 0218-434-44-0000 | Yes | Mutliple Family | 1 | 20061Condos | 233 | $1,188.58 |
| 0218-434-45-0000 | Yes | Mutliple Family | 1 | 20061Condos | 234 | $1,188.58 |
| 0218-434-46-0000 | Yes | Mutliple Family | 1 | 20061Condos | 235 | $1,188.58 |
| 0218-434-47-0000 | Yes | Mutliple Family | 1 | 20061Condos | 236 | $1,188.58 |
| 0218-434-48-0000 | Yes | Mutliple Family | 1 | 20061Condos | 237 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-434-49-0000 | Yes | Mutliple Family | 1 | 20061Condos | 238 | $1,188.58 |
| 0218-434-50-0000 | Yes | Mutliple Family | 1 | 20061Condos | 239 | $1,188.58 |
| 0218-434-51-0000 | Yes | Mutliple Family | 1 | 20061Condos | 240 | $1,188.58 |
| 0218-434-52-0000 | Yes | Mutliple Family | 1 | 20061Condos | 241 | $1,188.58 |
| 0218-434-53-0000 | Yes | Mutliple Family | 1 | 20061Condos | 242 | $1,188.58 |
| 0218-434-54-0000 | Yes | Mutliple Family | 1 | 20061Condos | 243 | $1,188.58 |
| 0218-434-55-0000 | Yes | Mutliple Family | 1 | 20061Condos | 244 | $1,188.58 |
| 0218-434-56-0000 | Yes | Mutliple Family | 1 | 20061Condos | 245 | $1,188.58 |
| 0218-434-57-0000 | Yes | Mutliple Family | 1 | 20061Condos | 246 | $1,188.58 |
| 0218-434-58-0000 | Yes | Mutliple Family | 1 | 20061Condos | 247 | $1,188.58 |
| 0218-434-59-0000 | Yes | Mutliple Family | 1 | 20061Condos | 248 | $1,188.58 |
| 0218-434-60-0000 | Yes | Mutliple Family | 1 | 20061Condos | 249 | $1,188.58 |
| 0218-434-61-0000 | Yes | Mutliple Family | 1 | 20061Condos | 250 | $1,188.58 |
| 0218-434-62-0000 | Yes | Mutliple Family | 1 | 20061Condos | 251 | $1,188.58 |
| 0218-434-63-0000 | Yes | Mutliple Family | 1 | 20061Condos | 252 | $1,188.58 |
| 0218-434-64-0000 | Yes | Mutliple Family | 1 | 20061Condos | 253 | $1,188.58 |
| 0218-434-65-0000 | Yes | Mutliple Family | 1 | 20061Condos | 254 | $1,188.58 |
| 0218-434-66-0000 | Yes | Mutliple Family | 1 | 20061Condos | 255 | $1,188.58 |
| 0218-434-67-0000 | Yes | Mutliple Family | 1 | 20061Condos | 256 | $1,188.58 |
| 0218-434-68-0000 | Yes | Mutliple Family | 1 | 20061Condos | 257 | $1,188.58 |
| 0218-434-69-0000 | Yes | Mutliple Family | 1 | 20061Condos | 258 | $1,188.58 |
| 0218-434-70-0000 | Yes | Mutliple Family | 1 | 20061Condos | 259 | $1,188.58 |
| 0218-434-72-0000 | Yes | Mutliple Family | 1 | 20061Condos | 85 | $1,188.58 |
| 0218-434-73-0000 | Yes | Mutliple Family | 1 | 20061Condos | 86 | $1,188.58 |
| 0218-434-74-0000 | Yes | Mutliple Family | 1 | 20061Condos | 87 | $1,188.58 |
| 0218-434-75-0000 | Yes | Mutliple Family | 1 | 20061Condos | 88 | $1,188.58 |
| 0218-434-76-0000 | Yes | Mutliple Family | 1 | 20061Condos | 89 | $1,188.58 |
| 0218-434-77-0000 | Yes | Mutliple Family | 1 | 20061Condos | 90 | $1,188.58 |
| 0218-434-78-0000 | Yes | Mutliple Family | 1 | 20061Condos | 91 | $1,188.58 |
| 0218-434-79-0000 | Yes | Mutliple Family | 1 | 20061Condos | 92 | $1,188.58 |
| 0218-434-80-0000 | Yes | Mutliple Family | 1 | 20061Condos | 93 | $1,188.58 |
| 0218-434-81-0000 | No | | 0 | 20061Condos | CA14 | $0.00 |
| 0218-434-82-0000 | No | | 0 | 20061Condos | CA17 | $0.00 |
| 0218-434-83-0000 | No | | 0 | 20061Condos | CA18 | $0.00 |
| 0218-434-84-0000 | No | | 0 | 20061Condos | CA19 | $0.00 |
| 0218-435-01-0000 | Yes | Mutliple Family | 1 | 20061Condos | 190 | $1,188.58 |
| 0218-435-02-0000 | Yes | Mutliple Family | 1 | 20061Condos | 191 | $1,188.58 |
| 0218-435-03-0000 | Yes | Mutliple Family | 1 | 20061Condos | 192 | $1,188.58 |
| 0218-435-04-0000 | Yes | Mutliple Family | 1 | 20061Condos | 193 | $1,188.58 |
| 0218-435-05-0000 | Yes | Mutliple Family | 1 | 20061Condos | 194 | $1,188.58 |
| 0218-435-06-0000 | Yes | Mutliple Family | 1 | 20061Condos | 195 | $1,188.58 |
| 0218-435-07-0000 | Yes | Mutliple Family | 1 | 20061Condos | 196 | $1,188.58 |
| 0218-435-08-0000 | Yes | Mutliple Family | 1 | 20061Condos | 197 | $1,188.58 |
| 0218-435-09-0000 | Yes | Mutliple Family | 1 | 20061Condos | 198 | $1,188.58 |
| 0218-435-10-0000 | Yes | Mutliple Family | 1 | 20061Condos | 199 | $1,188.58 |
| 0218-435-11-0000 | Yes | Mutliple Family | 1 | 20061Condos | 200 | $1,188.58 |
| 0218-435-12-0000 | Yes | Mutliple Family | 1 | 20061Condos | 201 | $1,188.58 |
| 0218-435-13-0000 | Yes | Mutliple Family | 1 | 20061Condos | 202 | $1,188.58 |
| 0218-435-14-0000 | Yes | Mutliple Family | 1 | 20061Condos | 203 | $1,188.58 |
| 0218-435-15-0000 | Yes | Mutliple Family | 1 | 20061Condos | 204 | $1,188.58 |
| 0218-435-16-0000 | Yes | Mutliple Family | 1 | 20061Condos | 205 | $1,188.58 |
| 0218-435-17-0000 | Yes | Mutliple Family | 1 | 20061Condos | 206 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-435-18-0000 | Yes | Mutliple Family | 1 | 20061Condos | 207 | $1,188.58 |
| 0218-435-19-0000 | Yes | Mutliple Family | 1 | 20061Condos | 208 | $1,188.58 |
| 0218-435-20-0000 | Yes | Mutliple Family | 1 | 20061Condos | 209 | $1,188.58 |
| 0218-435-21-0000 | Yes | Mutliple Family | 1 | 20061Condos | 210 | $1,188.58 |
| 0218-435-22-0000 | Yes | Mutliple Family | 1 | 20061Condos | 211 | $1,188.58 |
| 0218-435-23-0000 | Yes | Mutliple Family | 1 | 20061Condos | 212 | $1,188.58 |
| 0218-435-24-0000 | Yes | Mutliple Family | 1 | 20061Condos | 213 | $1,188.58 |
| 0218-435-25-0000 | Yes | Mutliple Family | 1 | 20061Condos | 214 | $1,188.58 |
| 0218-435-26-0000 | Yes | Mutliple Family | 1 | 20061Condos | 215 | $1,188.58 |
| 0218-435-27-0000 | Yes | Mutliple Family | 1 | 20061Condos | 216 | $1,188.58 |
| 0218-435-28-0000 | Yes | Mutliple Family | 1 | 20061Condos | 217 | $1,188.58 |
| 0218-435-29-0000 | No | | 0 | 20061Condos | CA15_3 | $0.00 |
| 0218-435-31-0000 | No | | 0 | 20061 | A | $0.00 |
| 0218-435-32-0000 | No | | 0 | 20061 | K | $0.00 |
| 0218-435-33-0000 | No | | 0 | 20061 | L | $0.00 |
| 0218-435-34-0000 | No | | 0 | 20061 | M | $0.00 |
| 0218-435-35-0000 | No | | 0 | 20061 | U | $0.00 |
| 0218-435-36-0000 | No | | 0 | 20061Condos | CA16 | $0.00 |
| 0218-435-37-0000 | Yes | Mutliple Family | 1 | 20061Condos | 1 | $1,188.58 |
| 0218-435-38-0000 | Yes | Mutliple Family | 1 | 20061Condos | 2 | $1,188.58 |
| 0218-435-39-0000 | Yes | Mutliple Family | 1 | 20061Condos | 3 | $1,188.58 |
| 0218-435-40-0000 | Yes | Mutliple Family | 1 | 20061Condos | 4 | $1,188.58 |
| 0218-435-41-0000 | Yes | Mutliple Family | 1 | 20061Condos | 5 | $1,188.58 |
| 0218-435-42-0000 | Yes | Mutliple Family | 1 | 20061Condos | 6 | $1,188.58 |
| 0218-435-44-0000 | No | | 0 | 20061Condos | CA1 | $0.00 |
| 0218-435-45-0000 | Yes | Mutliple Family | 1 | 20061Condos | 7 | $1,188.58 |
| 0218-435-46-0000 | Yes | Mutliple Family | 1 | 20061Condos | 8 | $1,188.58 |
| 0218-435-47-0000 | Yes | Mutliple Family | 1 | 20061Condos | 9 | $1,188.58 |
| 0218-435-48-0000 | Yes | Mutliple Family | 1 | 20061Condos | 10 | $1,188.58 |
| 0218-435-49-0000 | Yes | Mutliple Family | 1 | 20061Condos | 11 | $1,188.58 |
| 0218-435-50-0000 | Yes | Mutliple Family | 1 | 20061Condos | 12 | $1,188.58 |
| 0218-435-51-0000 | No | | 0 | 20061Condos | CA15_2 | $0.00 |
| 0218-436-01-0000 | Yes | Mutliple Family | 1 | 20061Condos | 13 | $1,188.58 |
| 0218-436-02-0000 | Yes | Mutliple Family | 1 | 20061Condos | 14 | $1,188.58 |
| 0218-436-03-0000 | Yes | Mutliple Family | 1 | 20061Condos | 15 | $1,188.58 |
| 0218-436-04-0000 | Yes | Mutliple Family | 1 | 20061Condos | 16 | $1,188.58 |
| 0218-436-05-0000 | Yes | Mutliple Family | 1 | 20061Condos | 17 | $1,188.58 |
| 0218-436-06-0000 | Yes | Mutliple Family | 1 | 20061Condos | 18 | $1,188.58 |
| 0218-436-07-0000 | Yes | Mutliple Family | 1 | 20061Condos | 19 | $1,188.58 |
| 0218-436-08-0000 | Yes | Mutliple Family | 1 | 20061Condos | 20 | $1,188.58 |
| 0218-436-09-0000 | Yes | Mutliple Family | 1 | 20061Condos | 21 | $1,188.58 |
| 0218-436-10-0000 | Yes | Mutliple Family | 1 | 20061Condos | 22 | $1,188.58 |
| 0218-436-11-0000 | Yes | Mutliple Family | 1 | 20061Condos | 23 | $1,188.58 |
| 0218-436-12-0000 | Yes | Mutliple Family | 1 | 20061Condos | 24 | $1,188.58 |
| 0218-436-14-0000 | No | | 0 | 18922_4 | D | $0.00 |
| 0218-436-15-0000 | No | | 0 | 20061 | E | $0.00 |
| 0218-436-16-0000 | No | | 0 | 20061 | F | $0.00 |
| 0218-436-17-0000 | No | | 0 | 20061 | G | $0.00 |
| 0218-436-18-0000 | No | | 0 | 20061 | H | $0.00 |
| 0218-436-19-0000 | No | | 0 | 20061 | I | $0.00 |
| 0218-436-20-0000 | No | | 0 | 20061 | J | $0.00 |
| 0218-436-21-0000 | No | | 0 | 20061 | T | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-436-22-0000 | No | | 0 | 20061Condos | CA2 | $0.00 |
| 0218-436-23-0000 | No | | 0 | 20061Condos | CA3 | $0.00 |
| 0218-436-24-0000 | Yes | Mutliple Family | 1 | 20061Condos | 25 | $1,188.58 |
| 0218-436-25-0000 | Yes | Mutliple Family | 1 | 20061Condos | 26 | $1,188.58 |
| 0218-436-26-0000 | Yes | Mutliple Family | 1 | 20061Condos | 27 | $1,188.58 |
| 0218-436-27-0000 | Yes | Mutliple Family | 1 | 20061Condos | 28 | $1,188.58 |
| 0218-436-28-0000 | Yes | Mutliple Family | 1 | 20061Condos | 29 | $1,188.58 |
| 0218-436-29-0000 | Yes | Mutliple Family | 1 | 20061Condos | 30 | $1,188.58 |
| 0218-436-30-0000 | Yes | Mutliple Family | 1 | 20061Condos | 31 | $1,188.58 |
| 0218-436-31-0000 | Yes | Mutliple Family | 1 | 20061Condos | 32 | $1,188.58 |
| 0218-436-32-0000 | Yes | Mutliple Family | 1 | 20061Condos | 33 | $1,188.58 |
| 0218-436-33-0000 | Yes | Mutliple Family | 1 | 20061Condos | 34 | $1,188.58 |
| 0218-436-34-0000 | Yes | Mutliple Family | 1 | 20061Condos | 35 | $1,188.58 |
| 0218-436-35-0000 | Yes | Mutliple Family | 1 | 20061Condos | 36 | $1,188.58 |
| 0218-436-37-0000 | No | | 0 | 20061Condos | CA5 | $0.00 |
| 0218-436-38-0000 | Yes | Mutliple Family | 1 | 20061Condos | 37 | $1,188.58 |
| 0218-436-39-0000 | Yes | Mutliple Family | 1 | 20061Condos | 38 | $1,188.58 |
| 0218-436-40-0000 | Yes | Mutliple Family | 1 | 20061Condos | 39 | $1,188.58 |
| 0218-436-41-0000 | Yes | Mutliple Family | 1 | 20061Condos | 40 | $1,188.58 |
| 0218-436-42-0000 | Yes | Mutliple Family | 1 | 20061Condos | 41 | $1,188.58 |
| 0218-436-43-0000 | Yes | Mutliple Family | 1 | 20061Condos | 42 | $1,188.58 |
| 0218-436-44-0000 | Yes | Mutliple Family | 1 | 20061Condos | 43 | $1,188.58 |
| 0218-436-45-0000 | Yes | Mutliple Family | 1 | 20061Condos | 44 | $1,188.58 |
| 0218-436-46-0000 | Yes | Mutliple Family | 1 | 20061Condos | 45 | $1,188.58 |
| 0218-436-47-0000 | Yes | Mutliple Family | 1 | 20061Condos | 46 | $1,188.58 |
| 0218-436-48-0000 | Yes | Mutliple Family | 1 | 20061Condos | 47 | $1,188.58 |
| 0218-436-49-0000 | Yes | Mutliple Family | 1 | 20061Condos | 48 | $1,188.58 |
| 0218-436-50-0000 | Yes | Mutliple Family | 1 | 20061Condos | 49 | $1,188.58 |
| 0218-436-51-0000 | Yes | Mutliple Family | 1 | 20061Condos | 50 | $1,188.58 |
| 0218-436-52-0000 | Yes | Mutliple Family | 1 | 20061Condos | 51 | $1,188.58 |
| 0218-436-53-0000 | Yes | Mutliple Family | 1 | 20061Condos | 52 | $1,188.58 |
| 0218-436-54-0000 | Yes | Mutliple Family | 1 | 20061Condos | 53 | $1,188.58 |
| 0218-436-55-0000 | Yes | Mutliple Family | 1 | 20061Condos | 54 | $1,188.58 |
| 0218-436-56-0000 | Yes | Mutliple Family | 1 | 20061Condos | 55 | $1,188.58 |
| 0218-436-57-0000 | Yes | Mutliple Family | 1 | 20061Condos | 56 | $1,188.58 |
| 0218-436-58-0000 | Yes | Mutliple Family | 1 | 20061Condos | 57 | $1,188.58 |
| 0218-436-59-0000 | Yes | Mutliple Family | 1 | 20061Condos | 58 | $1,188.58 |
| 0218-436-60-0000 | Yes | Mutliple Family | 1 | 20061Condos | 59 | $1,188.58 |
| 0218-436-61-0000 | Yes | Mutliple Family | 1 | 20061Condos | 60 | $1,188.58 |
| 0218-436-63-0000 | No | | 0 | 20061Condos | CA4 | $0.00 |
| 0218-436-64-0000 | Yes | Mutliple Family | 1 | 20061Condos | 61 | $1,188.58 |
| 0218-436-65-0000 | Yes | Mutliple Family | 1 | 20061Condos | 62 | $1,188.58 |
| 0218-436-66-0000 | Yes | Mutliple Family | 1 | 20061Condos | 63 | $1,188.58 |
| 0218-436-67-0000 | Yes | Mutliple Family | 1 | 20061Condos | 64 | $1,188.58 |
| 0218-436-68-0000 | Yes | Mutliple Family | 1 | 20061Condos | 65 | $1,188.58 |
| 0218-436-69-0000 | Yes | Mutliple Family | 1 | 20061Condos | 66 | $1,188.58 |
| 0218-436-70-0000 | Yes | Mutliple Family | 1 | 20061Condos | 67 | $1,188.58 |
| 0218-436-71-0000 | Yes | Mutliple Family | 1 | 20061Condos | 68 | $1,188.58 |
| 0218-436-72-0000 | Yes | Mutliple Family | 1 | 20061Condos | 69 | $1,188.58 |
| 0218-436-73-0000 | Yes | Mutliple Family | 1 | 20061Condos | 70 | $1,188.58 |
| 0218-436-74-0000 | Yes | Mutliple Family | 1 | 20061Condos | 71 | $1,188.58 |
| 0218-436-75-0000 | Yes | Mutliple Family | 1 | 20061Condos | 72 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-436-77-0000 | No | | 0 | 20061Condos | CA7 | $0.00 |
| 0218-436-78-0000 | No | | 0 | 20061Condos | CA6 | $0.00 |
| 0218-436-79-0000 | No | | 0 | 20061Condos | CA8 | $0.00 |
| 0218-436-80-0000 | No | | 0 | 20061Condos | CA9 | $0.00 |
| 0218-436-81-0000 | Yes | Mutliple Family | 1 | 20061Condos | 73 | $1,188.58 |
| 0218-436-82-0000 | Yes | Mutliple Family | 1 | 20061Condos | 74 | $1,188.58 |
| 0218-436-83-0000 | Yes | Mutliple Family | 1 | 20061Condos | 75 | $1,188.58 |
| 0218-436-84-0000 | Yes | Mutliple Family | 1 | 20061Condos | 76 | $1,188.58 |
| 0218-436-85-0000 | Yes | Mutliple Family | 1 | 20061Condos | 77 | $1,188.58 |
| 0218-436-86-0000 | Yes | Mutliple Family | 1 | 20061Condos | 78 | $1,188.58 |
| 0218-436-88-0000 | No | | 0 | 20061Condos | CA10 | $0.00 |
| 0218-436-89-0000 | Yes | Mutliple Family | 1 | 20061Condos | 79 | $1,188.58 |
| 0218-436-90-0000 | Yes | Mutliple Family | 1 | 20061Condos | 80 | $1,188.58 |
| 0218-436-91-0000 | Yes | Mutliple Family | 1 | 20061Condos | 81 | $1,188.58 |
| 0218-436-92-0000 | Yes | Mutliple Family | 1 | 20061Condos | 82 | $1,188.58 |
| 0218-436-93-0000 | Yes | Mutliple Family | 1 | 20061Condos | 83 | $1,188.58 |
| 0218-436-94-0000 | Yes | Mutliple Family | 1 | 20061Condos | 84 | $1,188.58 |
| 0218-436-95-0000 | No | | 0 | 20061Condos | CA13 | $0.00 |
| 0218-436-96-0000 | No | | 0 | 20061Condos | CA11 | $0.00 |
| 0218-436-97-0000 | No | | 0 | 20061Condos | CA12 | $0.00 |
| 0218-442-01-0000 | Yes | Single Family | 1 | 18992 | 25 | $1,371.52 |
| 0218-442-02-0000 | Yes | Single Family | 1 | 18992 | 26 | $1,371.52 |
| 0218-442-03-0000 | Yes | Single Family | 1 | 18992 | 27 | $1,371.52 |
| 0218-442-04-0000 | Yes | Single Family | 1 | 18992 | 28 | $1,371.52 |
| 0218-442-05-0000 | Yes | Single Family | 1 | 18992 | 29 | $1,371.52 |
| 0218-442-06-0000 | Yes | Single Family | 1 | 18992 | 30 | $1,371.52 |
| 0218-442-07-0000 | Yes | Single Family | 1 | 18992 | 31 | $1,371.52 |
| 0218-442-08-0000 | Yes | Single Family | 1 | 18992 | 32 | $1,371.52 |
| 0218-442-09-0000 | Yes | Single Family | 1 | 18992 | 33 | $1,371.52 |
| 0218-442-10-0000 | Yes | Single Family | 1 | 18992 | 34 | $1,371.52 |
| 0218-442-11-0000 | Yes | Single Family | 1 | 18992 | 35 | $1,371.52 |
| 0218-442-12-0000 | Yes | Single Family | 1 | 18992 | 36 | $1,371.52 |
| 0218-442-13-0000 | Yes | Single Family | 1 | 18992 | 37 | $1,371.52 |
| 0218-442-14-0000 | Yes | Single Family | 1 | 18992 | 38 | $1,371.52 |
| 0218-442-15-0000 | Yes | Single Family | 1 | 18992 | 39 | $1,371.52 |
| 0218-442-16-0000 | Yes | Single Family | 1 | 18992 | 40 | $1,371.52 |
| 0218-442-17-0000 | Yes | Single Family | 1 | 18992 | 41 | $1,371.52 |
| 0218-442-18-0000 | Yes | Single Family | 1 | 18992 | 42 | $1,371.52 |
| 0218-442-19-0000 | Yes | Single Family | 1 | 18992 | 43 | $1,371.52 |
| 0218-442-20-0000 | Yes | Single Family | 1 | 18992 | 44 | $1,371.52 |
| 0218-442-21-0000 | Yes | Single Family | 1 | 18992 | 45 | $1,371.52 |
| 0218-442-22-0000 | Yes | Single Family | 1 | 18992 | 46 | $1,371.52 |
| 0218-442-23-0000 | Yes | Single Family | 1 | 18992 | 47 | $1,371.52 |
| 0218-442-24-0000 | Yes | Single Family | 1 | 18992 | 48 | $1,371.52 |
| 0218-442-25-0000 | Yes | Single Family | 1 | 18992 | 49 | $1,371.52 |
| 0218-442-26-0000 | Yes | Single Family | 1 | 18992 | 50 | $1,371.52 |
| 0218-442-27-0000 | Yes | Single Family | 1 | 18992 | 51 | $1,371.52 |
| 0218-442-28-0000 | Yes | Single Family | 1 | 18992 | 52 | $1,371.52 |
| 0218-442-29-0000 | Yes | Single Family | 1 | 18992 | 53 | $1,371.52 |
| 0218-442-30-0000 | Yes | Single Family | 1 | 18992 | 54 | $1,371.52 |
| 0218-442-31-0000 | Yes | Single Family | 1 | 18992 | 55 | $1,371.52 |
| 0218-442-32-0000 | Yes | Single Family | 1 | 18992 | 56 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-442-33-0000 | Yes | Single Family | 1 | 18992 | 57 | $1,371.52 |
| 0218-442-34-0000 | Yes | Single Family | 1 | 18992 | 58 | $1,371.52 |
| 0218-442-35-0000 | Yes | Single Family | 1 | 18992 | 59 | $1,371.52 |
| 0218-442-36-0000 | Yes | Single Family | 1 | 18992 | 60 | $1,371.52 |
| 0218-442-37-0000 | Yes | Single Family | 1 | 18992 | 61 | $1,371.52 |
| 0218-442-38-0000 | Yes | Single Family | 1 | 18992 | 62 | $1,371.52 |
| 0218-442-39-0000 | Yes | Single Family | 1 | 18992 | 63 | $1,371.52 |
| 0218-442-40-0000 | Yes | Single Family | 1 | 18992 | 64 | $1,371.52 |
| 0218-442-41-0000 | Yes | Single Family | 1 | 18992 | 65 | $1,371.52 |
| 0218-442-42-0000 | Yes | Single Family | 1 | 18992 | 66 | $1,371.52 |
| 0218-442-43-0000 | Yes | Single Family | 1 | 18992 | 67 | $1,371.52 |
| 0218-442-44-0000 | Yes | Single Family | 1 | 18992 | 68 | $1,371.52 |
| 0218-442-45-0000 | Yes | Single Family | 1 | 18992 | 69 | $1,371.52 |
| 0218-442-46-0000 | Yes | Single Family | 1 | 18992 | 70 | $1,371.52 |
| 0218-442-47-0000 | Yes | Single Family | 1 | 18992 | 71 | $1,371.52 |
| 0218-442-48-0000 | Yes | Single Family | 1 | 18992 | 72 | $1,371.52 |
| 0218-442-49-0000 | Yes | Single Family | 1 | 18992 | 73 | $1,371.52 |
| 0218-442-50-0000 | Yes | Single Family | 1 | 18992 | 74 | $1,371.52 |
| 0218-442-51-0000 | Yes | Single Family | 1 | 18992 | 75 | $1,371.52 |
| 0218-442-52-0000 | Yes | Single Family | 1 | 18992 | 76 | $1,371.52 |
| 0218-442-53-0000 | Yes | Single Family | 1 | 18992 | 77 | $1,371.52 |
| 0218-442-54-0000 | Yes | Single Family | 1 | 18992 | 78 | $1,371.52 |
| 0218-442-55-0000 | Yes | Single Family | 1 | 18992 | 79 | $1,371.52 |
| 0218-442-56-0000 | Yes | Single Family | 1 | 18992 | 80 | $1,371.52 |
| 0218-442-57-0000 | Yes | Single Family | 1 | 18992 | 81 | $1,371.52 |
| 0218-442-58-0000 | Yes | Single Family | 1 | 18992 | 82 | $1,371.52 |
| 0218-442-59-0000 | Yes | Single Family | 1 | 18992 | 83 | $1,371.52 |
| 0218-442-60-0000 | Yes | Single Family | 1 | 18992 | 84 | $1,371.52 |
| 0218-442-61-0000 | Yes | Single Family | 1 | 18992 | 85 | $1,371.52 |
| 0218-442-62-0000 | Yes | Single Family | 1 | 18992 | 86 | $1,371.52 |
| 0218-442-63-0000 | Yes | Single Family | 1 | 18992 | 87 | $1,371.52 |
| 0218-442-64-0000 | Yes | Single Family | 1 | 18992 | 88 | $1,371.52 |
| 0218-442-65-0000 | Yes | Single Family | 1 | 18992 | 89 | $1,371.52 |
| 0218-442-66-0000 | Yes | Single Family | 1 | 18992 | 90 | $1,371.52 |
| 0218-442-67-0000 | Yes | Single Family | 1 | 18992 | 91 | $1,371.52 |
| 0218-442-68-0000 | Yes | Single Family | 1 | 18992 | 92 | $1,371.52 |
| 0218-442-69-0000 | Yes | Single Family | 1 | 18992 | 93 | $1,371.52 |
| 0218-442-70-0000 | Yes | Single Family | 1 | 18992 | 94 | $1,371.52 |
| 0218-442-71-0000 | No | | 0 | 18992 | E | $0.00 |
| 0218-442-72-0000 | No | | 0 | 18992 | F | $0.00 |
| 0218-442-73-0000 | No | | 0 | 18992 | G | $0.00 |
| 0218-442-74-0000 | No | | 0 | 18992 | H | $0.00 |
| 0218-442-75-0000 | No | | 0 | 18992 | I | $0.00 |
| 0218-442-76-0000 | No | | 0 | 18992 | J | $0.00 |
| 0218-442-77-0000 | No | | 0 | 18992 | K | $0.00 |
| 0218-442-78-0000 | No | | 0 | 18992 | L | $0.00 |
| 0218-442-79-0000 | No | | 0 | 18992 | M | $0.00 |
| 0218-442-80-0000 | No | | 0 | 18992 | N | $0.00 |
| 0218-442-81-0000 | No | | 0 | 18992 | T | $0.00 |
| 0218-442-82-0000 | No | | 0 | 18992 | U | $0.00 |
| 0218-442-83-0000 | No | | 0 | 18992 | V | $0.00 |
| 0218-442-84-0000 | No | | 0 | 18992 | Y | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-443-01-0000 | Yes | Single Family | 1 | 18992 | 110 | $1,371.52 |
| 0218-443-02-0000 | Yes | Single Family | 1 | 18992 | 111 | $1,371.52 |
| 0218-443-03-0000 | Yes | Single Family | 1 | 18992 | 112 | $1,371.52 |
| 0218-443-04-0000 | Yes | Single Family | 1 | 18992 | 113 | $1,371.52 |
| 0218-443-05-0000 | Yes | Single Family | 1 | 18992 | 114 | $1,371.52 |
| 0218-443-06-0000 | Yes | Single Family | 1 | 18992 | 115 | $1,371.52 |
| 0218-443-07-0000 | Yes | Single Family | 1 | 18992 | 116 | $1,371.52 |
| 0218-443-08-0000 | Yes | Single Family | 1 | 18992 | 117 | $1,371.52 |
| 0218-443-09-0000 | Yes | Single Family | 1 | 18992 | 118 | $1,371.52 |
| 0218-443-10-0000 | Yes | Single Family | 1 | 18992 | 119 | $1,371.52 |
| 0218-443-11-0000 | Yes | Single Family | 1 | 18992 | 120 | $1,371.52 |
| 0218-443-12-0000 | Yes | Single Family | 1 | 18992 | 121 | $1,371.52 |
| 0218-443-13-0000 | Yes | Single Family | 1 | 18992 | 122 | $1,371.52 |
| 0218-443-14-0000 | Yes | Single Family | 1 | 18992 | 123 | $1,371.52 |
| 0218-443-15-0000 | Yes | Single Family | 1 | 18992 | 124 | $1,371.52 |
| 0218-443-16-0000 | Yes | Single Family | 1 | 18992 | 125 | $1,371.52 |
| 0218-443-17-0000 | Yes | Single Family | 1 | 18992 | 126 | $1,371.52 |
| 0218-443-18-0000 | Yes | Single Family | 1 | 18992 | 127 | $1,371.52 |
| 0218-443-19-0000 | Yes | Single Family | 1 | 18992 | 128 | $1,371.52 |
| 0218-443-20-0000 | Yes | Single Family | 1 | 18992 | 129 | $1,371.52 |
| 0218-444-01-0000 | Yes | Single Family | 1 | 18992 | 16 | $1,371.52 |
| 0218-444-02-0000 | Yes | Single Family | 1 | 18992 | 17 | $1,371.52 |
| 0218-444-03-0000 | Yes | Single Family | 1 | 18992 | 18 | $1,371.52 |
| 0218-444-04-0000 | Yes | Single Family | 1 | 18992 | 19 | $1,371.52 |
| 0218-444-05-0000 | Yes | Single Family | 1 | 18992 | 20 | $1,371.52 |
| 0218-444-06-0000 | Yes | Single Family | 1 | 18992 | 21 | $1,371.52 |
| 0218-444-07-0000 | Yes | Single Family | 1 | 18992 | 22 | $1,371.52 |
| 0218-444-08-0000 | Yes | Single Family | 1 | 18992 | 23 | $1,371.52 |
| 0218-444-09-0000 | Yes | Single Family | 1 | 18992 | 24 | $1,371.52 |
| 0218-444-10-0000 | Yes | Single Family | 1 | 18992 | 130 | $1,371.52 |
| 0218-444-11-0000 | Yes | Single Family | 1 | 18992 | 131 | $1,371.52 |
| 0218-444-12-0000 | Yes | Single Family | 1 | 18992 | 132 | $1,371.52 |
| 0218-444-13-0000 | Yes | Single Family | 1 | 18992 | 133 | $1,371.52 |
| 0218-444-14-0000 | Yes | Single Family | 1 | 18992 | 144 | $1,371.52 |
| 0218-444-15-0000 | Yes | Single Family | 1 | 18992 | 145 | $1,371.52 |
| 0218-444-16-0000 | Yes | Single Family | 1 | 18992 | 146 | $1,371.52 |
| 0218-444-17-0000 | Yes | Single Family | 1 | 18992 | 147 | $1,371.52 |
| 0218-444-18-0000 | Yes | Single Family | 1 | 18992 | 153 | $1,371.52 |
| 0218-444-19-0000 | Yes | Single Family | 1 | 18992 | 154 | $1,371.52 |
| 0218-444-20-0000 | Yes | Single Family | 1 | 18992 | 155 | $1,371.52 |
| 0218-444-21-0000 | Yes | Single Family | 1 | 18992 | 156 | $1,371.52 |
| 0218-444-22-0000 | Yes | Single Family | 1 | 18992 | 157 | $1,371.52 |
| 0218-444-23-0000 | Yes | Single Family | 1 | 18992 | 158 | $1,371.52 |
| 0218-444-24-0000 | Yes | Single Family | 1 | 18992 | 159 | $1,371.52 |
| 0218-444-25-0000 | Yes | Single Family | 1 | 18992 | 173 | $1,371.52 |
| 0218-444-26-0000 | Yes | Single Family | 1 | 18992 | 174 | $1,371.52 |
| 0218-444-27-0000 | Yes | Single Family | 1 | 18992 | 175 | $1,371.52 |
| 0218-444-28-0000 | Yes | Single Family | 1 | 18992 | 176 | $1,371.52 |
| 0218-444-29-0000 | Yes | Single Family | 1 | 18992 | 177 | $1,371.52 |
| 0218-444-30-0000 | Yes | Single Family | 1 | 18992 | 178 | $1,371.52 |
| 0218-444-31-0000 | Yes | Single Family | 1 | 18992 | 179 | $1,371.52 |
| 0218-444-32-0000 | Yes | Single Family | 1 | 18992 | 180 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-444-33-0000 | Yes | Single Family | 1 | 18992 | 181 | $1,371.52 |
| 0218-444-34-0000 | Yes | Single Family | 1 | 18992 | 182 | $1,371.52 |
| 0218-444-35-0000 | Yes | Single Family | 1 | 18992 | 183 | $1,371.52 |
| 0218-444-36-0000 | Yes | Single Family | 1 | 18992 | 184 | $1,371.52 |
| 0218-444-37-0000 | Yes | Single Family | 1 | 18992 | 185 | $1,371.52 |
| 0218-444-38-0000 | Yes | Single Family | 1 | 18992 | 186 | $1,371.52 |
| 0218-444-39-0000 | Yes | Single Family | 1 | 18992 | 187 | $1,371.52 |
| 0218-444-40-0000 | Yes | Single Family | 1 | 18992 | 188 | $1,371.52 |
| 0218-444-41-0000 | Yes | Single Family | 1 | 18992 | 189 | $1,371.52 |
| 0218-444-42-0000 | No | | 0 | 18992 | D | $0.00 |
| 0218-444-43-0000 | No | | 0 | 18992 | Q | $0.00 |
| 0218-444-44-0000 | No | | 0 | 18992 | S | $0.00 |
| 0218-445-01-0000 | Yes | Single Family | 1 | 18992 | 95 | $1,371.52 |
| 0218-445-02-0000 | Yes | Single Family | 1 | 18992 | 96 | $1,371.52 |
| 0218-445-03-0000 | Yes | Single Family | 1 | 18992 | 97 | $1,371.52 |
| 0218-445-04-0000 | Yes | Single Family | 1 | 18992 | 98 | $1,371.52 |
| 0218-445-05-0000 | Yes | Single Family | 1 | 18992 | 99 | $1,371.52 |
| 0218-445-06-0000 | Yes | Single Family | 1 | 18992 | 100 | $1,371.52 |
| 0218-445-07-0000 | Yes | Single Family | 1 | 18992 | 101 | $1,371.52 |
| 0218-445-08-0000 | Yes | Single Family | 1 | 18992 | 102 | $1,371.52 |
| 0218-445-09-0000 | Yes | Single Family | 1 | 18992 | 103 | $1,371.52 |
| 0218-445-10-0000 | Yes | Single Family | 1 | 18992 | 104 | $1,371.52 |
| 0218-445-11-0000 | Yes | Single Family | 1 | 18992 | 105 | $1,371.52 |
| 0218-445-12-0000 | Yes | Single Family | 1 | 18992 | 106 | $1,371.52 |
| 0218-445-13-0000 | Yes | Single Family | 1 | 18992 | 107 | $1,371.52 |
| 0218-445-14-0000 | Yes | Single Family | 1 | 18992 | 108 | $1,371.52 |
| 0218-445-15-0000 | Yes | Single Family | 1 | 18992 | 109 | $1,371.52 |
| 0218-445-16-0000 | No | | 0 | 18992 | O | $0.00 |
| 0218-445-17-0000 | No | | 0 | 18992 | P | $0.00 |
| 0218-452-01-0000 | Yes | Single Family | 1 | 18991 | 1 | $1,371.52 |
| 0218-452-02-0000 | Yes | Single Family | 1 | 18991 | 2 | $1,371.52 |
| 0218-452-03-0000 | Yes | Single Family | 1 | 18991 | 3 | $1,371.52 |
| 0218-452-04-0000 | Yes | Single Family | 1 | 18991 | 4 | $1,371.52 |
| 0218-452-05-0000 | Yes | Single Family | 1 | 18991 | 5 | $1,371.52 |
| 0218-452-06-0000 | Yes | Single Family | 1 | 18991 | 6 | $1,371.52 |
| 0218-452-07-0000 | Yes | Single Family | 1 | 18991 | 7 | $1,371.52 |
| 0218-452-08-0000 | Yes | Single Family | 1 | 18991 | 8 | $1,371.52 |
| 0218-452-09-0000 | Yes | Single Family | 1 | 18991 | 9 | $1,371.52 |
| 0218-452-12-0000 | Yes | Single Family | 1 | 18991 | 12 | $1,371.52 |
| 0218-452-13-0000 | Yes | Single Family | 1 | 18991 | 13 | $1,371.52 |
| 0218-452-14-0000 | Yes | Single Family | 1 | 18991 | 14 | $1,371.52 |
| 0218-452-18-0000 | No | | 0 | 18991 | A | $0.00 |
| 0218-452-19-0000 | No | | 0 | 18991 | B | $0.00 |
| 0218-452-20-0000 | No | | 0 | 18991 | C | $0.00 |
| 0218-452-21-0000 | No | | 0 | 18991 | D | $0.00 |
| 0218-452-23-0000 | Yes | Single Family | 1 | 18991 | 10 | $1,371.52 |
| 0218-452-24-0000 | Yes | Single Family | 1 | 18991 | 11 | $1,371.52 |
| 0218-452-25-0000 | Yes | Single Family | 1 | 20025 | 1 | $1,371.52 |
| 0218-452-26-0000 | Yes | Single Family | 1 | 20025 | 2 | $1,371.52 |
| 0218-452-27-0000 | Yes | Single Family | 1 | 20025 | 3 | $1,371.52 |
| 0218-452-28-0000 | Yes | Single Family | 1 | 20025 | 4 | $1,371.52 |
| 0218-452-29-0000 | Yes | Single Family | 1 | 20025 | 5 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-452-30-0000 | Yes | Single Family | 1 | 20025 | 6 | $1,371.52 |
| 0218-452-31-0000 | No | | 0 | 20025 | A | $0.00 |
| 0218-462-01-0000 | Yes | Single Family | 1 | 18992 | 1 | $1,371.52 |
| 0218-462-02-0000 | Yes | Single Family | 1 | 18992 | 2 | $1,371.52 |
| 0218-462-03-0000 | Yes | Single Family | 1 | 18992 | 3 | $1,371.52 |
| 0218-462-04-0000 | Yes | Single Family | 1 | 18992 | 4 | $1,371.52 |
| 0218-462-05-0000 | Yes | Single Family | 1 | 18992 | 5 | $1,371.52 |
| 0218-462-06-0000 | Yes | Single Family | 1 | 18992 | 6 | $1,371.52 |
| 0218-462-07-0000 | Yes | Single Family | 1 | 18992 | 7 | $1,371.52 |
| 0218-462-08-0000 | Yes | Single Family | 1 | 18992 | 8 | $1,371.52 |
| 0218-462-09-0000 | Yes | Single Family | 1 | 18992 | 9 | $1,371.52 |
| 0218-462-10-0000 | Yes | Single Family | 1 | 18992 | 10 | $1,371.52 |
| 0218-462-11-0000 | Yes | Single Family | 1 | 18992 | 11 | $1,371.52 |
| 0218-462-12-0000 | Yes | Single Family | 1 | 18992 | 12 | $1,371.52 |
| 0218-462-13-0000 | Yes | Single Family | 1 | 18992 | 13 | $1,371.52 |
| 0218-462-14-0000 | Yes | Single Family | 1 | 18992 | 14 | $1,371.52 |
| 0218-462-15-0000 | Yes | Single Family | 1 | 18992 | 15 | $1,371.52 |
| 0218-462-16-0000 | Yes | Single Family | 1 | 18992 | 134 | $1,371.52 |
| 0218-462-17-0000 | Yes | Single Family | 1 | 18992 | 135 | $1,371.52 |
| 0218-462-18-0000 | Yes | Single Family | 1 | 18992 | 136 | $1,371.52 |
| 0218-462-19-0000 | Yes | Single Family | 1 | 18992 | 137 | $1,371.52 |
| 0218-462-20-0000 | Yes | Single Family | 1 | 18992 | 138 | $1,371.52 |
| 0218-462-21-0000 | Yes | Single Family | 1 | 18992 | 139 | $1,371.52 |
| 0218-462-22-0000 | Yes | Single Family | 1 | 18992 | 140 | $1,371.52 |
| 0218-462-23-0000 | Yes | Single Family | 1 | 18992 | 141 | $1,371.52 |
| 0218-462-24-0000 | Yes | Single Family | 1 | 18992 | 142 | $1,371.52 |
| 0218-462-25-0000 | Yes | Single Family | 1 | 18992 | 143 | $1,371.52 |
| 0218-462-26-0000 | Yes | Single Family | 1 | 18992 | 148 | $1,371.52 |
| 0218-462-27-0000 | Yes | Single Family | 1 | 18992 | 149 | $1,371.52 |
| 0218-462-28-0000 | Yes | Single Family | 1 | 18992 | 150 | $1,371.52 |
| 0218-462-29-0000 | Yes | Single Family | 1 | 18992 | 151 | $1,371.52 |
| 0218-462-30-0000 | Yes | Single Family | 1 | 18992 | 152 | $1,371.52 |
| 0218-462-31-0000 | Yes | Single Family | 1 | 18992 | 160 | $1,371.52 |
| 0218-462-32-0000 | Yes | Single Family | 1 | 18992 | 161 | $1,371.52 |
| 0218-462-33-0000 | Yes | Single Family | 1 | 18992 | 162 | $1,371.52 |
| 0218-462-34-0000 | Yes | Single Family | 1 | 18992 | 163 | $1,371.52 |
| 0218-462-35-0000 | Yes | Single Family | 1 | 18992 | 164 | $1,371.52 |
| 0218-462-36-0000 | Yes | Single Family | 1 | 18992 | 165 | $1,371.52 |
| 0218-462-37-0000 | Yes | Single Family | 1 | 18992 | 166 | $1,371.52 |
| 0218-462-38-0000 | Yes | Single Family | 1 | 18992 | 167 | $1,371.52 |
| 0218-462-39-0000 | Yes | Single Family | 1 | 18992 | 168 | $1,371.52 |
| 0218-462-40-0000 | Yes | Single Family | 1 | 18992 | 169 | $1,371.52 |
| 0218-462-41-0000 | Yes | Single Family | 1 | 18992 | 170 | $1,371.52 |
| 0218-462-42-0000 | Yes | Single Family | 1 | 18992 | 171 | $1,371.52 |
| 0218-462-43-0000 | Yes | Single Family | 1 | 18992 | 172 | $1,371.52 |
| 0218-462-44-0000 | Yes | Single Family | 1 | 18992 | 190 | $1,371.52 |
| 0218-462-45-0000 | Yes | Single Family | 1 | 18992 | 191 | $1,371.52 |
| 0218-462-46-0000 | Yes | Single Family | 1 | 18992 | 192 | $1,371.52 |
| 0218-462-47-0000 | Yes | Single Family | 1 | 18992 | 193 | $1,371.52 |
| 0218-462-48-0000 | Yes | Single Family | 1 | 18992 | 194 | $1,371.52 |
| 0218-462-49-0000 | Yes | Single Family | 1 | 18992 | 195 | $1,371.52 |
| 0218-462-50-0000 | Yes | Single Family | 1 | 18992 | 196 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-462-51-0000 | Yes | Single Family | 1 | 18992 | 197 | $1,371.52 |
| 0218-462-52-0000 | Yes | Single Family | 1 | 18992 | 198 | $1,371.52 |
| 0218-462-53-0000 | Yes | Single Family | 1 | 18992 | 199 | $1,371.52 |
| 0218-462-54-0000 | Yes | Single Family | 1 | 18992 | 200 | $1,371.52 |
| 0218-462-55-0000 | Yes | Single Family | 1 | 18992 | 201 | $1,371.52 |
| 0218-462-56-0000 | Yes | Single Family | 1 | 18992 | 202 | $1,371.52 |
| 0218-462-57-0000 | Yes | Single Family | 1 | 18992 | 203 | $1,371.52 |
| 0218-462-58-0000 | Yes | Single Family | 1 | 18992 | 204 | $1,371.52 |
| 0218-462-59-0000 | Yes | Single Family | 1 | 18992 | 205 | $1,371.52 |
| 0218-462-60-0000 | Yes | Single Family | 1 | 18992 | 206 | $1,371.52 |
| 0218-462-61-0000 | Yes | Single Family | 1 | 18992 | 207 | $1,371.52 |
| 0218-462-62-0000 | Yes | Single Family | 1 | 18992 | 208 | $1,371.52 |
| 0218-462-63-0000 | Yes | Single Family | 1 | 18992 | 209 | $1,371.52 |
| 0218-462-64-0000 | Yes | Single Family | 1 | 18992 | 210 | $1,371.52 |
| 0218-462-65-0000 | Yes | Single Family | 1 | 18992 | 211 | $1,371.52 |
| 0218-462-66-0000 | Yes | Single Family | 1 | 18992 | 212 | $1,371.52 |
| 0218-462-67-0000 | Yes | Single Family | 1 | 18992 | 213 | $1,371.52 |
| 0218-462-68-0000 | Yes | Single Family | 1 | 18992 | 214 | $1,371.52 |
| 0218-462-69-0000 | Yes | Single Family | 1 | 18992 | 215 | $1,371.52 |
| 0218-462-70-0000 | Yes | Single Family | 1 | 18992 | 216 | $1,371.52 |
| 0218-462-71-0000 | Yes | Single Family | 1 | 18992 | 217 | $1,371.52 |
| 0218-462-72-0000 | Yes | Single Family | 1 | 18992 | 218 | $1,371.52 |
| 0218-462-73-0000 | Yes | Single Family | 1 | 18992 | 219 | $1,371.52 |
| 0218-462-74-0000 | Yes | Single Family | 1 | 18992 | 220 | $1,371.52 |
| 0218-462-75-0000 | Yes | Single Family | 1 | 18992 | 221 | $1,371.52 |
| 0218-462-76-0000 | Yes | Single Family | 1 | 18992 | 222 | $1,371.52 |
| 0218-462-77-0000 | Yes | Single Family | 1 | 18992 | 223 | $1,371.52 |
| 0218-462-78-0000 | Yes | Single Family | 1 | 18992 | 224 | $1,371.52 |
| 0218-462-79-0000 | Yes | Single Family | 1 | 18992 | 225 | $1,371.52 |
| 0218-462-82-0000 | No | | 0 | 18992 | A | $0.00 |
| 0218-462-83-0000 | No | | 0 | 18992 | B | $0.00 |
| 0218-462-84-0000 | No | | 0 | 18992 | C | $0.00 |
| 0218-462-85-0000 | No | | 0 | 18992 | R | $0.00 |
| 0218-462-86-0000 | No | | 0 | 18992 | W | $0.00 |
| 0218-462-87-0000 | No | | 0 | 18992 | X | $0.00 |
| 0218-463-01-0000 | Yes | Mutliple Family | 1 | 18995Condos | 15 | $1,188.58 |
| 0218-463-02-0000 | Yes | Mutliple Family | 1 | 18995Condos | 16 | $1,188.58 |
| 0218-463-03-0000 | Yes | Mutliple Family | 1 | 18995Condos | 17 | $1,188.58 |
| 0218-463-04-0000 | Yes | Mutliple Family | 1 | 18995Condos | 18 | $1,188.58 |
| 0218-463-05-0000 | Yes | Mutliple Family | 1 | 18995Condos | 19 | $1,188.58 |
| 0218-463-06-0000 | Yes | Mutliple Family | 1 | 18995Condos | 20 | $1,188.58 |
| 0218-463-07-0000 | Yes | Mutliple Family | 1 | 18995Condos | 21 | $1,188.58 |
| 0218-463-08-0000 | Yes | Mutliple Family | 1 | 18995Condos | 22 | $1,188.58 |
| 0218-463-09-0000 | Yes | Mutliple Family | 1 | 18995Condos | 23 | $1,188.58 |
| 0218-463-10-0000 | Yes | Mutliple Family | 1 | 18995Condos | 24 | $1,188.58 |
| 0218-463-11-0000 | Yes | Mutliple Family | 1 | 18995Condos | 25 | $1,188.58 |
| 0218-463-12-0000 | Yes | Mutliple Family | 1 | 18995Condos | 26 | $1,188.58 |
| 0218-463-13-0000 | Yes | Mutliple Family | 1 | 18995Condos | 27 | $1,188.58 |
| 0218-463-14-0000 | Yes | Mutliple Family | 1 | 18995Condos | 28 | $1,188.58 |
| 0218-463-15-0000 | No | | 0 | 18995Condos | CA2 | $0.00 |
| 0218-463-16-0000 | Yes | Mutliple Family | 1 | 18995Condos | 29 | $1,188.58 |
| 0218-463-17-0000 | Yes | Mutliple Family | 1 | 18995Condos | 30 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-463-18-0000 | Yes | Mutliple Family | 1 | 18995Condos | 31 | $1,188.58 |
| 0218-463-19-0000 | Yes | Mutliple Family | 1 | 18995Condos | 32 | $1,188.58 |
| 0218-463-20-0000 | Yes | Mutliple Family | 1 | 18995Condos | 33 | $1,188.58 |
| 0218-463-21-0000 | Yes | Mutliple Family | 1 | 18995Condos | 34 | $1,188.58 |
| 0218-463-22-0000 | Yes | Mutliple Family | 1 | 18995Condos | 35 | $1,188.58 |
| 0218-463-23-0000 | Yes | Mutliple Family | 1 | 18995Condos | 36 | $1,188.58 |
| 0218-463-24-0000 | Yes | Mutliple Family | 1 | 18995Condos | 37 | $1,188.58 |
| 0218-463-25-0000 | Yes | Mutliple Family | 1 | 18995Condos | 38 | $1,188.58 |
| 0218-463-26-0000 | Yes | Mutliple Family | 1 | 18995Condos | 39 | $1,188.58 |
| 0218-463-27-0000 | Yes | Mutliple Family | 1 | 18995Condos | 40 | $1,188.58 |
| 0218-463-28-0000 | Yes | Mutliple Family | 1 | 18995Condos | 41 | $1,188.58 |
| 0218-463-29-0000 | Yes | Mutliple Family | 1 | 18995Condos | 42 | $1,188.58 |
| 0218-463-30-0000 | No | | 0 | 18995Condos | CA3 | $0.00 |
| 0218-463-31-0000 | Yes | Mutliple Family | 1 | 18995Condos | 43 | $1,188.58 |
| 0218-463-32-0000 | Yes | Mutliple Family | 1 | 18995Condos | 44 | $1,188.58 |
| 0218-463-33-0000 | Yes | Mutliple Family | 1 | 18995Condos | 45 | $1,188.58 |
| 0218-463-34-0000 | Yes | Mutliple Family | 1 | 18995Condos | 46 | $1,188.58 |
| 0218-463-35-0000 | Yes | Mutliple Family | 1 | 18995Condos | 47 | $1,188.58 |
| 0218-463-36-0000 | Yes | Mutliple Family | 1 | 18995Condos | 48 | $1,188.58 |
| 0218-463-37-0000 | Yes | Mutliple Family | 1 | 18995Condos | 49 | $1,188.58 |
| 0218-463-38-0000 | Yes | Mutliple Family | 1 | 18995Condos | 50 | $1,188.58 |
| 0218-463-39-0000 | Yes | Mutliple Family | 1 | 18995Condos | 51 | $1,188.58 |
| 0218-463-40-0000 | Yes | Mutliple Family | 1 | 18995Condos | 52 | $1,188.58 |
| 0218-463-41-0000 | Yes | Mutliple Family | 1 | 18995Condos | 53 | $1,188.58 |
| 0218-463-42-0000 | Yes | Mutliple Family | 1 | 18995Condos | 54 | $1,188.58 |
| 0218-463-43-0000 | Yes | Mutliple Family | 1 | 18995Condos | 55 | $1,188.58 |
| 0218-463-44-0000 | Yes | Mutliple Family | 1 | 18995Condos | 56 | $1,188.58 |
| 0218-463-45-0000 | No | | 0 | 18995Condos | CA4 | $0.00 |
| 0218-463-46-0000 | No | | 0 | 18995Condos | E | $0.00 |
| 0218-463-47-0000 | No | | 0 | 18995Condos | F | $0.00 |
| 0218-463-48-0000 | No | | 0 | 18995Condos | G | $0.00 |
| 0218-464-02-0000 | No | | 0 | 18996Condos | A | $0.00 |
| 0218-464-03-0000 | No | | 0 | 18996Condos | B | $0.00 |
| 0218-464-04-0000 | No | | 0 | 18996Condos | C | $0.00 |
| 0218-464-05-0000 | Yes | Mutliple Family | 1 | 18996Condos | 155 | $1,188.58 |
| 0218-464-06-0000 | Yes | Mutliple Family | 1 | 18996Condos | 156 | $1,188.58 |
| 0218-464-07-0000 | Yes | Mutliple Family | 1 | 18996Condos | 157 | $1,188.58 |
| 0218-464-08-0000 | Yes | Mutliple Family | 1 | 18996Condos | 158 | $1,188.58 |
| 0218-464-09-0000 | Yes | Mutliple Family | 1 | 18996Condos | 159 | $1,188.58 |
| 0218-464-10-0000 | Yes | Mutliple Family | 1 | 18996Condos | 160 | $1,188.58 |
| 0218-464-11-0000 | Yes | Mutliple Family | 1 | 18996Condos | 161 | $1,188.58 |
| 0218-464-12-0000 | Yes | Mutliple Family | 1 | 18996Condos | 162 | $1,188.58 |
| 0218-464-13-0000 | Yes | Mutliple Family | 1 | 18996Condos | 163 | $1,188.58 |
| 0218-464-14-0000 | Yes | Mutliple Family | 1 | 18996Condos | 164 | $1,188.58 |
| 0218-464-15-0000 | Yes | Mutliple Family | 1 | 18996Condos | 165 | $1,188.58 |
| 0218-464-16-0000 | Yes | Mutliple Family | 1 | 18996Condos | 166 | $1,188.58 |
| 0218-464-17-0000 | Yes | Mutliple Family | 1 | 18996Condos | 167 | $1,188.58 |
| 0218-464-18-0000 | Yes | Mutliple Family | 1 | 18996Condos | 168 | $1,188.58 |
| 0218-464-19-0000 | Yes | Mutliple Family | 1 | 18996Condos | 169 | $1,188.58 |
| 0218-464-20-0000 | Yes | Mutliple Family | 1 | 18996Condos | 170 | $1,188.58 |
| 0218-464-21-0000 | Yes | Mutliple Family | 1 | 18996Condos | 171 | $1,188.58 |
| 0218-464-22-0000 | Yes | Mutliple Family | 1 | 18996Condos | 172 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-464-23-0000 | Yes | Mutliple Family | 1 | 18996Condos | 173 | $1,188.58 |
| 0218-464-24-0000 | Yes | Mutliple Family | 1 | 18996Condos | 174 | $1,188.58 |
| 0218-464-25-0000 | Yes | Mutliple Family | 1 | 18996Condos | 175 | $1,188.58 |
| 0218-464-26-0000 | Yes | Mutliple Family | 1 | 18996Condos | 176 | $1,188.58 |
| 0218-464-27-0000 | Yes | Mutliple Family | 1 | 18996Condos | 177 | $1,188.58 |
| 0218-464-28-0000 | Yes | Mutliple Family | 1 | 18996Condos | 178 | $1,188.58 |
| 0218-464-29-0000 | Yes | Mutliple Family | 1 | 18996Condos | 179 | $1,188.58 |
| 0218-464-30-0000 | Yes | Mutliple Family | 1 | 18996Condos | 180 | $1,188.58 |
| 0218-464-31-0000 | Yes | Mutliple Family | 1 | 18996Condos | 181 | $1,188.58 |
| 0218-464-32-0000 | Yes | Mutliple Family | 1 | 18996Condos | 182 | $1,188.58 |
| 0218-464-33-0000 | Yes | Mutliple Family | 1 | 18996Condos | 183 | $1,188.58 |
| 0218-464-34-0000 | Yes | Mutliple Family | 1 | 18996Condos | 184 | $1,188.58 |
| 0218-464-35-0000 | Yes | Mutliple Family | 1 | 18996Condos | 185 | $1,188.58 |
| 0218-464-36-0000 | Yes | Mutliple Family | 1 | 18996Condos | 186 | $1,188.58 |
| 0218-464-37-0000 | Yes | Mutliple Family | 1 | 18996Condos | 187 | $1,188.58 |
| 0218-464-38-0000 | Yes | Mutliple Family | 1 | 18996Condos | 188 | $1,188.58 |
| 0218-464-39-0000 | Yes | Mutliple Family | 1 | 18996Condos | 189 | $1,188.58 |
| 0218-464-40-0000 | No | | 0 | 18996Condos | CA13 | $0.00 |
| 0218-464-41-0000 | No | | 0 | 18996Condos | CA12 | $0.00 |
| 0218-464-42-0000 | No | | 0 | 18996Condos | CA14 | $0.00 |
| 0218-472-01-0000 | Yes | Single Family | 1 | 18993 | 1 | $1,371.52 |
| 0218-472-02-0000 | Yes | Single Family | 1 | 18993 | 2 | $1,371.52 |
| 0218-472-03-0000 | Yes | Single Family | 1 | 18993 | 3 | $1,371.52 |
| 0218-472-04-0000 | Yes | Single Family | 1 | 18993 | 4 | $1,371.52 |
| 0218-472-05-0000 | Yes | Single Family | 1 | 18993 | 5 | $1,371.52 |
| 0218-472-06-0000 | Yes | Single Family | 1 | 18993 | 6 | $1,371.52 |
| 0218-472-07-0000 | Yes | Single Family | 1 | 18993 | 7 | $1,371.52 |
| 0218-472-08-0000 | Yes | Single Family | 1 | 18993 | 8 | $1,371.52 |
| 0218-472-09-0000 | Yes | Single Family | 1 | 18993 | 9 | $1,371.52 |
| 0218-472-10-0000 | Yes | Single Family | 1 | 18993 | 10 | $1,371.52 |
| 0218-472-11-0000 | Yes | Single Family | 1 | 18993 | 11 | $1,371.52 |
| 0218-472-12-0000 | Yes | Single Family | 1 | 18993 | 12 | $1,371.52 |
| 0218-472-13-0000 | Yes | Single Family | 1 | 18993 | 13 | $1,371.52 |
| 0218-472-14-0000 | Yes | Single Family | 1 | 18993 | 14 | $1,371.52 |
| 0218-472-15-0000 | Yes | Single Family | 1 | 18993 | 15 | $1,371.52 |
| 0218-472-16-0000 | Yes | Single Family | 1 | 18993 | 16 | $1,371.52 |
| 0218-472-17-0000 | Yes | Single Family | 1 | 18993 | 17 | $1,371.52 |
| 0218-472-18-0000 | Yes | Single Family | 1 | 18993 | 18 | $1,371.52 |
| 0218-472-19-0000 | Yes | Single Family | 1 | 18993 | 19 | $1,371.52 |
| 0218-472-20-0000 | Yes | Single Family | 1 | 18993 | 20 | $1,371.52 |
| 0218-472-21-0000 | Yes | Single Family | 1 | 18993 | 21 | $1,371.52 |
| 0218-472-22-0000 | Yes | Single Family | 1 | 18993 | 22 | $1,371.52 |
| 0218-472-23-0000 | Yes | Single Family | 1 | 18993 | 23 | $1,371.52 |
| 0218-472-24-0000 | Yes | Single Family | 1 | 18993 | 24 | $1,371.52 |
| 0218-472-25-0000 | Yes | Single Family | 1 | 18993 | 25 | $1,371.52 |
| 0218-472-26-0000 | Yes | Single Family | 1 | 18993 | 26 | $1,371.52 |
| 0218-472-27-0000 | Yes | Single Family | 1 | 18993 | 27 | $1,371.52 |
| 0218-472-28-0000 | Yes | Single Family | 1 | 18993 | 28 | $1,371.52 |
| 0218-472-29-0000 | Yes | Single Family | 1 | 18993 | 29 | $1,371.52 |
| 0218-472-30-0000 | Yes | Single Family | 1 | 18993 | 30 | $1,371.52 |
| 0218-472-31-0000 | Yes | Single Family | 1 | 18993 | 31 | $1,371.52 |
| 0218-472-32-0000 | Yes | Single Family | 1 | 18993 | 32 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-472-33-0000 | Yes | Single Family | 1 | 18993 | 33 | $1,371.52 |
| 0218-472-34-0000 | Yes | Single Family | 1 | 18993 | 34 | $1,371.52 |
| 0218-472-35-0000 | Yes | Single Family | 1 | 18993 | 35 | $1,371.52 |
| 0218-472-36-0000 | Yes | Single Family | 1 | 18993 | 36 | $1,371.52 |
| 0218-472-37-0000 | Yes | Single Family | 1 | 18993 | 37 | $1,371.52 |
| 0218-472-38-0000 | Yes | Single Family | 1 | 18993 | 38 | $1,371.52 |
| 0218-472-39-0000 | Yes | Single Family | 1 | 18993 | 39 | $1,371.52 |
| 0218-472-40-0000 | Yes | Single Family | 1 | 18993 | 40 | $1,371.52 |
| 0218-472-41-0000 | Yes | Single Family | 1 | 18993 | 41 | $1,371.52 |
| 0218-472-42-0000 | Yes | Single Family | 1 | 18993 | 42 | $1,371.52 |
| 0218-472-43-0000 | Yes | Single Family | 1 | 18993 | 43 | $1,371.52 |
| 0218-472-44-0000 | Yes | Single Family | 1 | 18993 | 44 | $1,371.52 |
| 0218-472-45-0000 | Yes | Single Family | 1 | 18993 | 45 | $1,371.52 |
| 0218-472-46-0000 | Yes | Single Family | 1 | 18993 | 46 | $1,371.52 |
| 0218-472-47-0000 | Yes | Single Family | 1 | 18993 | 47 | $1,371.52 |
| 0218-472-48-0000 | Yes | Single Family | 1 | 18993 | 48 | $1,371.52 |
| 0218-472-49-0000 | Yes | Single Family | 1 | 18993 | 49 | $1,371.52 |
| 0218-472-50-0000 | Yes | Single Family | 1 | 18993 | 50 | $1,371.52 |
| 0218-472-51-0000 | Yes | Single Family | 1 | 18993 | 51 | $1,371.52 |
| 0218-472-52-0000 | Yes | Single Family | 1 | 18993 | 52 | $1,371.52 |
| 0218-472-53-0000 | Yes | Single Family | 1 | 18993 | 53 | $1,371.52 |
| 0218-472-54-0000 | Yes | Single Family | 1 | 18993 | 54 | $1,371.52 |
| 0218-472-55-0000 | Yes | Single Family | 1 | 18993 | 55 | $1,371.52 |
| 0218-472-56-0000 | Yes | Single Family | 1 | 18993 | 56 | $1,371.52 |
| 0218-472-57-0000 | Yes | Single Family | 1 | 18993 | 57 | $1,371.52 |
| 0218-472-58-0000 | Yes | Single Family | 1 | 18993 | 58 | $1,371.52 |
| 0218-472-59-0000 | Yes | Single Family | 1 | 18993 | 59 | $1,371.52 |
| 0218-472-60-0000 | Yes | Single Family | 1 | 18993 | 60 | $1,371.52 |
| 0218-472-61-0000 | Yes | Single Family | 1 | 18993 | 61 | $1,371.52 |
| 0218-472-62-0000 | Yes | Single Family | 1 | 18993 | 62 | $1,371.52 |
| 0218-472-63-0000 | Yes | Single Family | 1 | 18993 | 63 | $1,371.52 |
| 0218-472-64-0000 | Yes | Single Family | 1 | 18993 | 64 | $1,371.52 |
| 0218-472-65-0000 | No | | 0 | 18993 | A | $0.00 |
| 0218-472-66-0000 | No | | 0 | 18993 | B | $0.00 |
| 0218-472-67-0000 | No | | 0 | 18993 | C | $0.00 |
| 0218-472-68-0000 | No | | 0 | 18993 | D | $0.00 |
| 0218-472-69-0000 | No | | 0 | 18993 | E | $0.00 |
| 0218-472-70-0000 | No | | 0 | 18993 | F | $0.00 |
| 0218-472-71-0000 | No | | 0 | 18993 | G | $0.00 |
| 0218-472-72-0000 | No | | 0 | 18993 | H | $0.00 |
| 0218-472-73-0000 | No | | 0 | 18993 | I | $0.00 |
| 0218-472-74-0000 | No | | 0 | 18993 | R | $0.00 |
| 0218-473-01-0000 | Yes | Single Family | 1 | 18993 | 161 | $1,371.52 |
| 0218-473-02-0000 | Yes | Single Family | 1 | 18993 | 162 | $1,371.52 |
| 0218-473-03-0000 | Yes | Single Family | 1 | 18993 | 163 | $1,371.52 |
| 0218-473-04-0000 | Yes | Single Family | 1 | 18993 | 164 | $1,371.52 |
| 0218-473-05-0000 | Yes | Single Family | 1 | 18993 | 165 | $1,371.52 |
| 0218-473-06-0000 | Yes | Single Family | 1 | 18993 | 166 | $1,371.52 |
| 0218-473-07-0000 | Yes | Single Family | 1 | 18993 | 167 | $1,371.52 |
| 0218-473-08-0000 | Yes | Single Family | 1 | 18993 | 168 | $1,371.52 |
| 0218-473-09-0000 | Yes | Single Family | 1 | 18993 | 169 | $1,371.52 |
| 0218-473-10-0000 | Yes | Single Family | 1 | 18993 | 170 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-473-11-0000 | Yes | Single Family | 1 | 18993 | 171 | $1,371.52 |
| 0218-473-12-0000 | Yes | Single Family | 1 | 18993 | 172 | $1,371.52 |
| 0218-473-13-0000 | Yes | Single Family | 1 | 18993 | 173 | $1,371.52 |
| 0218-473-14-0000 | Yes | Single Family | 1 | 18993 | 174 | $1,371.52 |
| 0218-473-15-0000 | Yes | Single Family | 1 | 18993 | 175 | $1,371.52 |
| 0218-473-16-0000 | Yes | Single Family | 1 | 18993 | 176 | $1,371.52 |
| 0218-473-17-0000 | Yes | Single Family | 1 | 18993 | 177 | $1,371.52 |
| 0218-473-18-0000 | Yes | Single Family | 1 | 18993 | 178 | $1,371.52 |
| 0218-473-19-0000 | Yes | Single Family | 1 | 18993 | 179 | $1,371.52 |
| 0218-473-20-0000 | Yes | Single Family | 1 | 18993 | 180 | $1,371.52 |
| 0218-473-21-0000 | Yes | Single Family | 1 | 18993 | 181 | $1,371.52 |
| 0218-473-22-0000 | Yes | Single Family | 1 | 18993 | 182 | $1,371.52 |
| 0218-473-23-0000 | Yes | Single Family | 1 | 18993 | 183 | $1,371.52 |
| 0218-473-24-0000 | Yes | Single Family | 1 | 18993 | 184 | $1,371.52 |
| 0218-473-25-0000 | Yes | Single Family | 1 | 18993 | 185 | $1,371.52 |
| 0218-473-26-0000 | Yes | Single Family | 1 | 18993 | 186 | $1,371.52 |
| 0218-473-27-0000 | Yes | Single Family | 1 | 18993 | 187 | $1,371.52 |
| 0218-473-28-0000 | Yes | Single Family | 1 | 18993 | 188 | $1,371.52 |
| 0218-473-29-0000 | Yes | Single Family | 1 | 18993 | 189 | $1,371.52 |
| 0218-473-30-0000 | Yes | Single Family | 1 | 18993 | 190 | $1,371.52 |
| 0218-482-01-0000 | Yes | Single Family | 1 | 18993 | 65 | $1,371.52 |
| 0218-482-02-0000 | Yes | Single Family | 1 | 18993 | 66 | $1,371.52 |
| 0218-482-03-0000 | Yes | Single Family | 1 | 18993 | 67 | $1,371.52 |
| 0218-482-04-0000 | Yes | Single Family | 1 | 18993 | 68 | $1,371.52 |
| 0218-482-05-0000 | Yes | Single Family | 1 | 18993 | 69 | $1,371.52 |
| 0218-482-06-0000 | Yes | Single Family | 1 | 18993 | 70 | $1,371.52 |
| 0218-482-07-0000 | Yes | Single Family | 1 | 18993 | 71 | $1,371.52 |
| 0218-482-08-0000 | Yes | Single Family | 1 | 18993 | 72 | $1,371.52 |
| 0218-482-09-0000 | Yes | Single Family | 1 | 18993 | 73 | $1,371.52 |
| 0218-482-10-0000 | Yes | Single Family | 1 | 18993 | 74 | $1,371.52 |
| 0218-482-11-0000 | Yes | Single Family | 1 | 18993 | 75 | $1,371.52 |
| 0218-482-12-0000 | Yes | Single Family | 1 | 18993 | 76 | $1,371.52 |
| 0218-482-13-0000 | Yes | Single Family | 1 | 18993 | 77 | $1,371.52 |
| 0218-482-14-0000 | Yes | Single Family | 1 | 18993 | 78 | $1,371.52 |
| 0218-482-15-0000 | Yes | Single Family | 1 | 18993 | 79 | $1,371.52 |
| 0218-482-16-0000 | Yes | Single Family | 1 | 18993 | 80 | $1,371.52 |
| 0218-482-17-0000 | Yes | Single Family | 1 | 18993 | 81 | $1,371.52 |
| 0218-482-18-0000 | Yes | Single Family | 1 | 18993 | 82 | $1,371.52 |
| 0218-482-19-0000 | Yes | Single Family | 1 | 18993 | 83 | $1,371.52 |
| 0218-482-20-0000 | Yes | Single Family | 1 | 18993 | 84 | $1,371.52 |
| 0218-482-21-0000 | Yes | Single Family | 1 | 18993 | 85 | $1,371.52 |
| 0218-482-22-0000 | Yes | Single Family | 1 | 18993 | 86 | $1,371.52 |
| 0218-482-23-0000 | Yes | Single Family | 1 | 18993 | 87 | $1,371.52 |
| 0218-482-24-0000 | Yes | Single Family | 1 | 18993 | 88 | $1,371.52 |
| 0218-482-25-0000 | Yes | Single Family | 1 | 18993 | 89 | $1,371.52 |
| 0218-482-26-0000 | Yes | Single Family | 1 | 18993 | 90 | $1,371.52 |
| 0218-482-27-0000 | Yes | Single Family | 1 | 18993 | 91 | $1,371.52 |
| 0218-482-28-0000 | Yes | Single Family | 1 | 18993 | 92 | $1,371.52 |
| 0218-482-29-0000 | Yes | Single Family | 1 | 18993 | 93 | $1,371.52 |
| 0218-482-30-0000 | Yes | Single Family | 1 | 18993 | 94 | $1,371.52 |
| 0218-482-31-0000 | Yes | Single Family | 1 | 18993 | 95 | $1,371.52 |
| 0218-482-32-0000 | Yes | Single Family | 1 | 18993 | 96 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-482-33-0000 | Yes | Single Family | 1 | 18993 | 97 | $1,371.52 |
| 0218-482-34-0000 | Yes | Single Family | 1 | 18993 | 98 | $1,371.52 |
| 0218-482-35-0000 | Yes | Single Family | 1 | 18993 | 99 | $1,371.52 |
| 0218-482-36-0000 | Yes | Single Family | 1 | 18993 | 100 | $1,371.52 |
| 0218-482-37-0000 | Yes | Single Family | 1 | 18993 | 101 | $1,371.52 |
| 0218-482-38-0000 | Yes | Single Family | 1 | 18993 | 102 | $1,371.52 |
| 0218-482-39-0000 | Yes | Single Family | 1 | 18993 | 103 | $1,371.52 |
| 0218-482-40-0000 | Yes | Single Family | 1 | 18993 | 104 | $1,371.52 |
| 0218-482-41-0000 | Yes | Single Family | 1 | 18993 | 105 | $1,371.52 |
| 0218-482-42-0000 | Yes | Single Family | 1 | 18993 | 106 | $1,371.52 |
| 0218-482-43-0000 | Yes | Single Family | 1 | 18993 | 107 | $1,371.52 |
| 0218-482-44-0000 | Yes | Single Family | 1 | 18993 | 108 | $1,371.52 |
| 0218-482-45-0000 | Yes | Single Family | 1 | 18993 | 109 | $1,371.52 |
| 0218-482-46-0000 | Yes | Single Family | 1 | 18993 | 110 | $1,371.52 |
| 0218-482-47-0000 | Yes | Single Family | 1 | 18993 | 111 | $1,371.52 |
| 0218-482-48-0000 | Yes | Single Family | 1 | 18993 | 112 | $1,371.52 |
| 0218-482-49-0000 | No | | 0 | 18993 | J | $0.00 |
| 0218-482-50-0000 | No | | 0 | 18993 | K | $0.00 |
| 0218-482-51-0000 | No | | 0 | 18993 | L | $0.00 |
| 0218-482-52-0000 | No | | 0 | 18993 | M | $0.00 |
| 0218-482-53-0000 | No | | 0 | 18993 | N | $0.00 |
| 0218-482-54-0000 | No | | 0 | 18993 | O | $0.00 |
| 0218-482-55-0000 | No | | 0 | 18993 | P | $0.00 |
| 0218-483-01-0000 | Yes | Single Family | 1 | 18993 | 113 | $1,371.52 |
| 0218-483-02-0000 | Yes | Single Family | 1 | 18993 | 114 | $1,371.52 |
| 0218-483-03-0000 | Yes | Single Family | 1 | 18993 | 115 | $1,371.52 |
| 0218-483-04-0000 | Yes | Single Family | 1 | 18993 | 116 | $1,371.52 |
| 0218-483-05-0000 | Yes | Single Family | 1 | 18993 | 117 | $1,371.52 |
| 0218-483-06-0000 | Yes | Single Family | 1 | 18993 | 118 | $1,371.52 |
| 0218-483-07-0000 | Yes | Single Family | 1 | 18993 | 119 | $1,371.52 |
| 0218-483-08-0000 | Yes | Single Family | 1 | 18993 | 120 | $1,371.52 |
| 0218-483-09-0000 | Yes | Single Family | 1 | 18993 | 121 | $1,371.52 |
| 0218-483-10-0000 | Yes | Single Family | 1 | 18993 | 122 | $1,371.52 |
| 0218-483-11-0000 | Yes | Single Family | 1 | 18993 | 123 | $1,371.52 |
| 0218-483-12-0000 | Yes | Single Family | 1 | 18993 | 124 | $1,371.52 |
| 0218-483-13-0000 | Yes | Single Family | 1 | 18993 | 125 | $1,371.52 |
| 0218-483-14-0000 | Yes | Single Family | 1 | 18993 | 126 | $1,371.52 |
| 0218-483-15-0000 | Yes | Single Family | 1 | 18993 | 127 | $1,371.52 |
| 0218-483-16-0000 | Yes | Single Family | 1 | 18993 | 128 | $1,371.52 |
| 0218-483-17-0000 | Yes | Single Family | 1 | 18993 | 129 | $1,371.52 |
| 0218-483-18-0000 | Yes | Single Family | 1 | 18993 | 130 | $1,371.52 |
| 0218-483-19-0000 | Yes | Single Family | 1 | 18993 | 131 | $1,371.52 |
| 0218-483-20-0000 | Yes | Single Family | 1 | 18993 | 132 | $1,371.52 |
| 0218-483-21-0000 | Yes | Single Family | 1 | 18993 | 133 | $1,371.52 |
| 0218-483-22-0000 | Yes | Single Family | 1 | 18993 | 134 | $1,371.52 |
| 0218-483-23-0000 | Yes | Single Family | 1 | 18993 | 135 | $1,371.52 |
| 0218-483-24-0000 | Yes | Single Family | 1 | 18993 | 136 | $1,371.52 |
| 0218-483-25-0000 | Yes | Single Family | 1 | 18993 | 137 | $1,371.52 |
| 0218-483-26-0000 | Yes | Single Family | 1 | 18993 | 138 | $1,371.52 |
| 0218-483-27-0000 | Yes | Single Family | 1 | 18993 | 139 | $1,371.52 |
| 0218-483-28-0000 | Yes | Single Family | 1 | 18993 | 140 | $1,371.52 |
| 0218-483-29-0000 | Yes | Single Family | 1 | 18993 | 141 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-483-30-0000 | Yes | Single Family | 1 | 18993 | 142 | $1,371.52 |
| 0218-483-31-0000 | Yes | Single Family | 1 | 18993 | 143 | $1,371.52 |
| 0218-483-32-0000 | Yes | Single Family | 1 | 18993 | 144 | $1,371.52 |
| 0218-483-33-0000 | Yes | Single Family | 1 | 18993 | 145 | $1,371.52 |
| 0218-483-34-0000 | Yes | Single Family | 1 | 18993 | 146 | $1,371.52 |
| 0218-483-35-0000 | Yes | Single Family | 1 | 18993 | 147 | $1,371.52 |
| 0218-483-36-0000 | Yes | Single Family | 1 | 18993 | 148 | $1,371.52 |
| 0218-483-37-0000 | Yes | Single Family | 1 | 18993 | 149 | $1,371.52 |
| 0218-483-38-0000 | Yes | Single Family | 1 | 18993 | 150 | $1,371.52 |
| 0218-483-39-0000 | Yes | Single Family | 1 | 18993 | 151 | $1,371.52 |
| 0218-483-40-0000 | Yes | Single Family | 1 | 18993 | 152 | $1,371.52 |
| 0218-483-41-0000 | Yes | Single Family | 1 | 18993 | 153 | $1,371.52 |
| 0218-483-42-0000 | Yes | Single Family | 1 | 18993 | 154 | $1,371.52 |
| 0218-483-43-0000 | Yes | Single Family | 1 | 18993 | 155 | $1,371.52 |
| 0218-483-44-0000 | Yes | Single Family | 1 | 18993 | 156 | $1,371.52 |
| 0218-483-45-0000 | Yes | Single Family | 1 | 18993 | 157 | $1,371.52 |
| 0218-483-46-0000 | Yes | Single Family | 1 | 18993 | 158 | $1,371.52 |
| 0218-483-47-0000 | Yes | Single Family | 1 | 18993 | 159 | $1,371.52 |
| 0218-483-48-0000 | Yes | Single Family | 1 | 18993 | 160 | $1,371.52 |
| 0218-492-01-0000 | Yes | Single Family | 1 | 18993 | 191 | $1,371.52 |
| 0218-492-02-0000 | Yes | Single Family | 1 | 18993 | 192 | $1,371.52 |
| 0218-492-03-0000 | Yes | Single Family | 1 | 18993 | 193 | $1,371.52 |
| 0218-492-04-0000 | Yes | Single Family | 1 | 18993 | 194 | $1,371.52 |
| 0218-492-05-0000 | Yes | Single Family | 1 | 18993 | 195 | $1,371.52 |
| 0218-492-06-0000 | Yes | Single Family | 1 | 18993 | 196 | $1,371.52 |
| 0218-492-07-0000 | Yes | Single Family | 1 | 18993 | 197 | $1,371.52 |
| 0218-492-08-0000 | Yes | Single Family | 1 | 18993 | 198 | $1,371.52 |
| 0218-492-09-0000 | Yes | Single Family | 1 | 18993 | 199 | $1,371.52 |
| 0218-492-10-0000 | Yes | Single Family | 1 | 18993 | 200 | $1,371.52 |
| 0218-492-11-0000 | Yes | Single Family | 1 | 18993 | 201 | $1,371.52 |
| 0218-492-12-0000 | Yes | Single Family | 1 | 18993 | 202 | $1,371.52 |
| 0218-492-13-0000 | Yes | Single Family | 1 | 18993 | 203 | $1,371.52 |
| 0218-492-14-0000 | Yes | Single Family | 1 | 18993 | 204 | $1,371.52 |
| 0218-492-15-0000 | Yes | Single Family | 1 | 18993 | 205 | $1,371.52 |
| 0218-492-16-0000 | Yes | Single Family | 1 | 18993 | 206 | $1,371.52 |
| 0218-492-17-0000 | Yes | Single Family | 1 | 18993 | 207 | $1,371.52 |
| 0218-492-18-0000 | Yes | Single Family | 1 | 18993 | 208 | $1,371.52 |
| 0218-492-19-0000 | Yes | Single Family | 1 | 18993 | 209 | $1,371.52 |
| 0218-492-20-0000 | Yes | Single Family | 1 | 18993 | 210 | $1,371.52 |
| 0218-492-21-0000 | No | | 0 | 18993 | T | $0.00 |
| 0218-492-22-0000 | No | | 0 | 18993 | Q | $0.00 |
| 0218-492-23-0000 | No | | 0 | 18993 | S | $0.00 |
| 0218-502-01-0000 | Yes | Single Family | 1 | 18994 | 1 | $1,371.52 |
| 0218-502-02-0000 | Yes | Single Family | 1 | 18994 | 2 | $1,371.52 |
| 0218-502-03-0000 | Yes | Single Family | 1 | 18994 | 3 | $1,371.52 |
| 0218-502-04-0000 | Yes | Single Family | 1 | 18994 | 4 | $1,371.52 |
| 0218-502-05-0000 | Yes | Single Family | 1 | 18994 | 5 | $1,371.52 |
| 0218-502-06-0000 | Yes | Single Family | 1 | 18994 | 6 | $1,371.52 |
| 0218-502-07-0000 | Yes | Single Family | 1 | 18994 | 7 | $1,371.52 |
| 0218-502-08-0000 | Yes | Single Family | 1 | 18994 | 8 | $1,371.52 |
| 0218-502-09-0000 | Yes | Single Family | 1 | 18994 | 9 | $1,371.52 |
| 0218-502-10-0000 | Yes | Single Family | 1 | 18994 | 10 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-502-11-0000 | Yes | Single Family | 1 | 18994 | 11 | $1,371.52 |
| 0218-502-12-0000 | Yes | Single Family | 1 | 18994 | 12 | $1,371.52 |
| 0218-502-13-0000 | Yes | Single Family | 1 | 18994 | 13 | $1,371.52 |
| 0218-502-14-0000 | Yes | Single Family | 1 | 18994 | 14 | $1,371.52 |
| 0218-502-15-0000 | Yes | Single Family | 1 | 18994 | 15 | $1,371.52 |
| 0218-502-16-0000 | Yes | Single Family | 1 | 18994 | 16 | $1,371.52 |
| 0218-502-17-0000 | Yes | Single Family | 1 | 18994 | 17 | $1,371.52 |
| 0218-502-18-0000 | Yes | Single Family | 1 | 18994 | 18 | $1,371.52 |
| 0218-502-19-0000 | Yes | Single Family | 1 | 18994 | 19 | $1,371.52 |
| 0218-502-20-0000 | Yes | Single Family | 1 | 18994 | 20 | $1,371.52 |
| 0218-502-21-0000 | Yes | Single Family | 1 | 18994 | 21 | $1,371.52 |
| 0218-502-22-0000 | Yes | Single Family | 1 | 18994 | 22 | $1,371.52 |
| 0218-502-23-0000 | Yes | Single Family | 1 | 18994 | 23 | $1,371.52 |
| 0218-502-24-0000 | Yes | Single Family | 1 | 18994 | 24 | $1,371.52 |
| 0218-502-25-0000 | Yes | Single Family | 1 | 18994 | 25 | $1,371.52 |
| 0218-502-26-0000 | Yes | Single Family | 1 | 18994 | 26 | $1,371.52 |
| 0218-502-27-0000 | Yes | Single Family | 1 | 18994 | 27 | $1,371.52 |
| 0218-502-28-0000 | Yes | Single Family | 1 | 18994 | 28 | $1,371.52 |
| 0218-502-29-0000 | Yes | Single Family | 1 | 18994 | 29 | $1,371.52 |
| 0218-502-30-0000 | Yes | Single Family | 1 | 18994 | 30 | $1,371.52 |
| 0218-502-31-0000 | Yes | Single Family | 1 | 18994 | 31 | $1,371.52 |
| 0218-502-32-0000 | Yes | Single Family | 1 | 18994 | 32 | $1,371.52 |
| 0218-502-33-0000 | Yes | Single Family | 1 | 18994 | 33 | $1,371.52 |
| 0218-502-34-0000 | Yes | Single Family | 1 | 18994 | 34 | $1,371.52 |
| 0218-502-35-0000 | Yes | Single Family | 1 | 18994 | 35 | $1,371.52 |
| 0218-502-36-0000 | Yes | Single Family | 1 | 18994 | 36 | $1,371.52 |
| 0218-502-37-0000 | Yes | Single Family | 1 | 18994 | 37 | $1,371.52 |
| 0218-502-38-0000 | Yes | Single Family | 1 | 18994 | 38 | $1,371.52 |
| 0218-502-39-0000 | Yes | Single Family | 1 | 18994 | 39 | $1,371.52 |
| 0218-502-40-0000 | Yes | Single Family | 1 | 18994 | 40 | $1,371.52 |
| 0218-502-41-0000 | Yes | Single Family | 1 | 18994 | 41 | $1,371.52 |
| 0218-502-42-0000 | Yes | Single Family | 1 | 18994 | 42 | $1,371.52 |
| 0218-502-43-0000 | Yes | Single Family | 1 | 18994 | 43 | $1,371.52 |
| 0218-502-44-0000 | Yes | Single Family | 1 | 18994 | 44 | $1,371.52 |
| 0218-502-45-0000 | Yes | Single Family | 1 | 18994 | 45 | $1,371.52 |
| 0218-502-46-0000 | Yes | Single Family | 1 | 18994 | 46 | $1,371.52 |
| 0218-502-47-0000 | Yes | Single Family | 1 | 18994 | 47 | $1,371.52 |
| 0218-502-48-0000 | Yes | Single Family | 1 | 18994 | 48 | $1,371.52 |
| 0218-502-49-0000 | Yes | Single Family | 1 | 18994 | 49 | $1,371.52 |
| 0218-502-50-0000 | Yes | Single Family | 1 | 18994 | 50 | $1,371.52 |
| 0218-502-51-0000 | Yes | Single Family | 1 | 18994 | 51 | $1,371.52 |
| 0218-502-52-0000 | Yes | Single Family | 1 | 18994 | 52 | $1,371.52 |
| 0218-502-53-0000 | Yes | Single Family | 1 | 18994 | 53 | $1,371.52 |
| 0218-502-54-0000 | Yes | Single Family | 1 | 18994 | 54 | $1,371.52 |
| 0218-502-55-0000 | Yes | Single Family | 1 | 18994 | 55 | $1,371.52 |
| 0218-502-56-0000 | Yes | Single Family | 1 | 18994 | 56 | $1,371.52 |
| 0218-502-57-0000 | Yes | Single Family | 1 | 18994 | 57 | $1,371.52 |
| 0218-502-58-0000 | Yes | Single Family | 1 | 18994 | 58 | $1,371.52 |
| 0218-502-59-0000 | Yes | Single Family | 1 | 18994 | 59 | $1,371.52 |
| 0218-502-60-0000 | Yes | Single Family | 1 | 18994 | 60 | $1,371.52 |
| 0218-502-61-0000 | Yes | Single Family | 1 | 18994 | 61 | $1,371.52 |
| 0218-502-62-0000 | Yes | Single Family | 1 | 18994 | 62 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-502-63-0000 | Yes | Single Family | 1 | 18994 | 63 | $1,371.52 |
| 0218-502-64-0000 | Yes | Single Family | 1 | 18994 | 64 | $1,371.52 |
| 0218-502-65-0000 | Yes | Single Family | 1 | 18994 | 65 | $1,371.52 |
| 0218-502-66-0000 | Yes | Single Family | 1 | 18994 | 66 | $1,371.52 |
| 0218-502-67-0000 | Yes | Single Family | 1 | 18994 | 67 | $1,371.52 |
| 0218-502-68-0000 | Yes | Single Family | 1 | 18994 | 68 | $1,371.52 |
| 0218-502-69-0000 | Yes | Single Family | 1 | 18994 | 69 | $1,371.52 |
| 0218-502-70-0000 | Yes | Single Family | 1 | 18994 | 70 | $1,371.52 |
| 0218-502-71-0000 | No | | 0 | 18994 | A | $0.00 |
| 0218-502-72-0000 | No | | 0 | 18994 | B | $0.00 |
| 0218-502-73-0000 | No | | 0 | 18994 | C | $0.00 |
| 0218-502-74-0000 | No | | 0 | 18994 | D | $0.00 |
| 0218-502-75-0000 | No | | 0 | 18994 | E | $0.00 |
| 0218-502-76-0000 | No | | 0 | 18994 | F | $0.00 |
| 0218-502-77-0000 | No | | 0 | 18994 | G | $0.00 |
| 0218-502-78-0000 | No | | 0 | 18994 | J | $0.00 |
| 0218-502-79-0000 | No | | 0 | 18994 | K | $0.00 |
| 0218-502-80-0000 | No | | 0 | 18994 | L | $0.00 |
| 0218-503-01-0000 | Yes | Single Family | 1 | 18994 | 71 | $1,371.52 |
| 0218-503-02-0000 | Yes | Single Family | 1 | 18994 | 72 | $1,371.52 |
| 0218-503-03-0000 | Yes | Single Family | 1 | 18994 | 73 | $1,371.52 |
| 0218-503-04-0000 | Yes | Single Family | 1 | 18994 | 74 | $1,371.52 |
| 0218-503-05-0000 | Yes | Single Family | 1 | 18994 | 75 | $1,371.52 |
| 0218-503-06-0000 | Yes | Single Family | 1 | 18994 | 76 | $1,371.52 |
| 0218-503-07-0000 | Yes | Single Family | 1 | 18994 | 77 | $1,371.52 |
| 0218-503-08-0000 | Yes | Single Family | 1 | 18994 | 78 | $1,371.52 |
| 0218-503-09-0000 | Yes | Single Family | 1 | 18994 | 79 | $1,371.52 |
| 0218-503-10-0000 | Yes | Single Family | 1 | 18994 | 80 | $1,371.52 |
| 0218-503-11-0000 | Yes | Single Family | 1 | 18994 | 81 | $1,371.52 |
| 0218-503-12-0000 | Yes | Single Family | 1 | 18994 | 82 | $1,371.52 |
| 0218-503-13-0000 | Yes | Single Family | 1 | 18994 | 83 | $1,371.52 |
| 0218-503-14-0000 | Yes | Single Family | 1 | 18994 | 84 | $1,371.52 |
| 0218-503-15-0000 | Yes | Single Family | 1 | 18994 | 85 | $1,371.52 |
| 0218-503-16-0000 | Yes | Single Family | 1 | 18994 | 86 | $1,371.52 |
| 0218-503-17-0000 | Yes | Single Family | 1 | 18994 | 87 | $1,371.52 |
| 0218-503-18-0000 | Yes | Single Family | 1 | 18994 | 88 | $1,371.52 |
| 0218-503-19-0000 | Yes | Single Family | 1 | 18994 | 89 | $1,371.52 |
| 0218-503-20-0000 | Yes | Single Family | 1 | 18994 | 90 | $1,371.52 |
| 0218-503-21-0000 | Yes | Single Family | 1 | 18994 | 91 | $1,371.52 |
| 0218-503-22-0000 | Yes | Single Family | 1 | 18994 | 92 | $1,371.52 |
| 0218-503-23-0000 | Yes | Single Family | 1 | 18994 | 93 | $1,371.52 |
| 0218-503-24-0000 | Yes | Single Family | 1 | 18994 | 94 | $1,371.52 |
| 0218-503-25-0000 | Yes | Single Family | 1 | 18994 | 95 | $1,371.52 |
| 0218-503-26-0000 | Yes | Single Family | 1 | 18994 | 96 | $1,371.52 |
| 0218-503-27-0000 | Yes | Single Family | 1 | 18994 | 97 | $1,371.52 |
| 0218-503-28-0000 | Yes | Single Family | 1 | 18994 | 98 | $1,371.52 |
| 0218-503-29-0000 | Yes | Single Family | 1 | 18994 | 99 | $1,371.52 |
| 0218-503-30-0000 | Yes | Single Family | 1 | 18994 | 100 | $1,371.52 |
| 0218-503-31-0000 | Yes | Single Family | 1 | 18994 | 101 | $1,371.52 |
| 0218-503-32-0000 | Yes | Single Family | 1 | 18994 | 102 | $1,371.52 |
| 0218-503-33-0000 | Yes | Single Family | 1 | 18994 | 103 | $1,371.52 |
| 0218-503-34-0000 | Yes | Single Family | 1 | 18994 | 104 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-503-35-0000 | Yes | Single Family | 1 | 18994 | 105 | $1,371.52 |
| 0218-503-36-0000 | Yes | Single Family | 1 | 18994 | 106 | $1,371.52 |
| 0218-503-37-0000 | No | | 0 | 18994 | 107 | $0.00 |
| 0218-503-38-0000 | No | | 0 | 18994 | 108 | $0.00 |
| 0218-503-39-0000 | Yes | Single Family | 1 | 18994 | 109 | $1,371.52 |
| 0218-503-40-0000 | Yes | Single Family | 1 | 18994 | 110 | $1,371.52 |
| 0218-503-41-0000 | Yes | Single Family | 1 | 18994 | 111 | $1,371.52 |
| 0218-503-42-0000 | Yes | Single Family | 1 | 18994 | 112 | $1,371.52 |
| 0218-503-43-0000 | Yes | Single Family | 1 | 18994 | 113 | $1,371.52 |
| 0218-503-44-0000 | Yes | Single Family | 1 | 18994 | 114 | $1,371.52 |
| 0218-513-01-0000 | Yes | Single Family | 1 | 18994 | 115 | $1,371.52 |
| 0218-513-02-0000 | Yes | Single Family | 1 | 18994 | 116 | $1,371.52 |
| 0218-513-03-0000 | Yes | Single Family | 1 | 18994 | 117 | $1,371.52 |
| 0218-513-04-0000 | Yes | Single Family | 1 | 18994 | 118 | $1,371.52 |
| 0218-513-05-0000 | Yes | Single Family | 1 | 18994 | 119 | $1,371.52 |
| 0218-513-06-0000 | Yes | Single Family | 1 | 18994 | 120 | $1,371.52 |
| 0218-513-07-0000 | Yes | Single Family | 1 | 18994 | 121 | $1,371.52 |
| 0218-513-08-0000 | Yes | Single Family | 1 | 18994 | 122 | $1,371.52 |
| 0218-513-09-0000 | Yes | Single Family | 1 | 18994 | 123 | $1,371.52 |
| 0218-513-10-0000 | Yes | Single Family | 1 | 18994 | 124 | $1,371.52 |
| 0218-513-11-0000 | Yes | Single Family | 1 | 18994 | 125 | $1,371.52 |
| 0218-513-12-0000 | Yes | Single Family | 1 | 18994 | 126 | $1,371.52 |
| 0218-513-13-0000 | Yes | Single Family | 1 | 18994 | 127 | $1,371.52 |
| 0218-513-14-0000 | Yes | Single Family | 1 | 18994 | 128 | $1,371.52 |
| 0218-513-15-0000 | Yes | Single Family | 1 | 18994 | 129 | $1,371.52 |
| 0218-513-16-0000 | Yes | Single Family | 1 | 18994 | 130 | $1,371.52 |
| 0218-513-17-0000 | Yes | Single Family | 1 | 18994 | 131 | $1,371.52 |
| 0218-513-18-0000 | Yes | Single Family | 1 | 18994 | 132 | $1,371.52 |
| 0218-513-19-0000 | Yes | Single Family | 1 | 18994 | 133 | $1,371.52 |
| 0218-513-20-0000 | Yes | Single Family | 1 | 18994 | 134 | $1,371.52 |
| 0218-513-21-0000 | Yes | Single Family | 1 | 18994 | 135 | $1,371.52 |
| 0218-513-22-0000 | Yes | Single Family | 1 | 18994 | 136 | $1,371.52 |
| 0218-513-25-0000 | No | | 0 | 18994 | H | $0.00 |
| 0218-513-26-0000 | No | | 0 | 18994 | I | $0.00 |
| 0218-513-29-0000 | No | | 0 | 18995Condos | A | $0.00 |
| 0218-513-30-0000 | No | | 0 | 18995Condos | B | $0.00 |
| 0218-513-31-0000 | No | | 0 | 18995Condos | C | $0.00 |
| 0218-513-32-0000 | No | | 0 | 18995Condos | D | $0.00 |
| 0218-513-33-0000 | Yes | Mutliple Family | 1 | 18995Condos | 1 | $1,188.58 |
| 0218-513-34-0000 | Yes | Mutliple Family | 1 | 18995Condos | 2 | $1,188.58 |
| 0218-513-35-0000 | Yes | Mutliple Family | 1 | 18995Condos | 3 | $1,188.58 |
| 0218-513-36-0000 | Yes | Mutliple Family | 1 | 18995Condos | 4 | $1,188.58 |
| 0218-513-37-0000 | Yes | Mutliple Family | 1 | 18995Condos | 5 | $1,188.58 |
| 0218-513-38-0000 | Yes | Mutliple Family | 1 | 18995Condos | 6 | $1,188.58 |
| 0218-513-39-0000 | Yes | Mutliple Family | 1 | 18995Condos | 7 | $1,188.58 |
| 0218-513-40-0000 | Yes | Mutliple Family | 1 | 18995Condos | 8 | $1,188.58 |
| 0218-513-41-0000 | Yes | Mutliple Family | 1 | 18995Condos | 9 | $1,188.58 |
| 0218-513-42-0000 | Yes | Mutliple Family | 1 | 18995Condos | 10 | $1,188.58 |
| 0218-513-43-0000 | Yes | Mutliple Family | 1 | 18995Condos | 11 | $1,188.58 |
| 0218-513-44-0000 | Yes | Mutliple Family | 1 | 18995Condos | 12 | $1,188.58 |
| 0218-513-45-0000 | Yes | Mutliple Family | 1 | 18995Condos | 13 | $1,188.58 |
| 0218-513-46-0000 | Yes | Mutliple Family | 1 | 18995Condos | 14 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-513-47-0000 | No | | 0 | 18995Condos | CA1 | $0.00 |
| 0218-513-48-0000 | Yes | Mutliple Family | 1 | 18995Condos | 57 | $1,188.58 |
| 0218-513-49-0000 | Yes | Mutliple Family | 1 | 18995Condos | 58 | $1,188.58 |
| 0218-513-50-0000 | Yes | Mutliple Family | 1 | 18995Condos | 59 | $1,188.58 |
| 0218-513-51-0000 | Yes | Mutliple Family | 1 | 18995Condos | 60 | $1,188.58 |
| 0218-513-52-0000 | Yes | Mutliple Family | 1 | 18995Condos | 61 | $1,188.58 |
| 0218-513-53-0000 | Yes | Mutliple Family | 1 | 18995Condos | 62 | $1,188.58 |
| 0218-513-54-0000 | Yes | Mutliple Family | 1 | 18995Condos | 63 | $1,188.58 |
| 0218-513-55-0000 | Yes | Mutliple Family | 1 | 18995Condos | 64 | $1,188.58 |
| 0218-513-56-0000 | Yes | Mutliple Family | 1 | 18995Condos | 65 | $1,188.58 |
| 0218-513-57-0000 | Yes | Mutliple Family | 1 | 18995Condos | 66 | $1,188.58 |
| 0218-513-58-0000 | Yes | Mutliple Family | 1 | 18995Condos | 67 | $1,188.58 |
| 0218-513-59-0000 | Yes | Mutliple Family | 1 | 18995Condos | 68 | $1,188.58 |
| 0218-513-60-0000 | Yes | Mutliple Family | 1 | 18995Condos | 69 | $1,188.58 |
| 0218-513-61-0000 | Yes | Mutliple Family | 1 | 18995Condos | 70 | $1,188.58 |
| 0218-513-62-0000 | Yes | Mutliple Family | 1 | 18995Condos | 71 | $1,188.58 |
| 0218-513-63-0000 | Yes | Mutliple Family | 1 | 18995Condos | 72 | $1,188.58 |
| 0218-513-64-0000 | Yes | Mutliple Family | 1 | 18995Condos | 73 | $1,188.58 |
| 0218-513-65-0000 | Yes | Mutliple Family | 1 | 18995Condos | 74 | $1,188.58 |
| 0218-513-66-0000 | Yes | Mutliple Family | 1 | 18995Condos | 75 | $1,188.58 |
| 0218-513-67-0000 | Yes | Mutliple Family | 1 | 18995Condos | 76 | $1,188.58 |
| 0218-513-68-0000 | Yes | Mutliple Family | 1 | 18995Condos | 77 | $1,188.58 |
| 0218-513-69-0000 | Yes | Mutliple Family | 1 | 18995Condos | 78 | $1,188.58 |
| 0218-513-70-0000 | Yes | Mutliple Family | 1 | 18995Condos | 79 | $1,188.58 |
| 0218-513-71-0000 | Yes | Mutliple Family | 1 | 18995Condos | 80 | $1,188.58 |
| 0218-513-72-0000 | Yes | Mutliple Family | 1 | 18995Condos | 81 | $1,188.58 |
| 0218-513-73-0000 | Yes | Mutliple Family | 1 | 18995Condos | 82 | $1,188.58 |
| 0218-513-74-0000 | Yes | Mutliple Family | 1 | 18995Condos | 83 | $1,188.58 |
| 0218-513-75-0000 | Yes | Mutliple Family | 1 | 18995Condos | 84 | $1,188.58 |
| 0218-513-76-0000 | Yes | Mutliple Family | 1 | 18995Condos | 85 | $1,188.58 |
| 0218-513-77-0000 | Yes | Mutliple Family | 1 | 18995Condos | 86 | $1,188.58 |
| 0218-513-78-0000 | Yes | Mutliple Family | 1 | 18995Condos | 87 | $1,188.58 |
| 0218-513-79-0000 | Yes | Mutliple Family | 1 | 18995Condos | 88 | $1,188.58 |
| 0218-513-80-0000 | Yes | Mutliple Family | 1 | 18995Condos | 89 | $1,188.58 |
| 0218-513-81-0000 | Yes | Mutliple Family | 1 | 18995Condos | 90 | $1,188.58 |
| 0218-513-82-0000 | Yes | Mutliple Family | 1 | 18995Condos | 91 | $1,188.58 |
| 0218-513-83-0000 | Yes | Mutliple Family | 1 | 18995Condos | 98 | $1,188.58 |
| 0218-513-84-0000 | Yes | Mutliple Family | 1 | 18995Condos | 97 | $1,188.58 |
| 0218-513-85-0000 | Yes | Mutliple Family | 1 | 18995Condos | 96 | $1,188.58 |
| 0218-513-86-0000 | Yes | Mutliple Family | 1 | 18995Condos | 95 | $1,188.58 |
| 0218-513-87-0000 | Yes | Mutliple Family | 1 | 18995Condos | 94 | $1,188.58 |
| 0218-513-88-0000 | Yes | Mutliple Family | 1 | 18995Condos | 93 | $1,188.58 |
| 0218-513-89-0000 | Yes | Mutliple Family | 1 | 18995Condos | 92 | $1,188.58 |
| 0218-513-90-0000 | No | | 0 | 18995Condos | CA7 | $0.00 |
| 0218-513-91-0000 | No | | 0 | 18995Condos | CA5 | $0.00 |
| 0218-513-92-0000 | No | | 0 | 18995Condos | CA6 | $0.00 |
| 0218-514-02-0000 | No | | 0 | 18996 | A | $0.00 |
| 0218-514-03-0000 | No | | 0 | 18996 | B | $0.00 |
| 0218-514-04-0000 | No | | 0 | 18996 | C | $0.00 |
| 0218-514-05-0000 | No | | 0 | 18996Condos | D | $0.00 |
| 0218-514-06-0000 | Yes | Mutliple Family | 1 | 18996Condos | 99 | $1,188.58 |
| 0218-514-07-0000 | Yes | Mutliple Family | 1 | 18996Condos | 100 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-514-08-0000 | Yes | Mutliple Family | 1 | 18996Condos | 101 | $1,188.58 |
| 0218-514-09-0000 | Yes | Mutliple Family | 1 | 18996Condos | 102 | $1,188.58 |
| 0218-514-10-0000 | Yes | Mutliple Family | 1 | 18996Condos | 103 | $1,188.58 |
| 0218-514-11-0000 | Yes | Mutliple Family | 1 | 18996Condos | 104 | $1,188.58 |
| 0218-514-12-0000 | Yes | Mutliple Family | 1 | 18996Condos | 105 | $1,188.58 |
| 0218-514-13-0000 | Yes | Mutliple Family | 1 | 18996Condos | 106 | $1,188.58 |
| 0218-514-14-0000 | Yes | Mutliple Family | 1 | 18996Condos | 107 | $1,188.58 |
| 0218-514-15-0000 | Yes | Mutliple Family | 1 | 18996Condos | 108 | $1,188.58 |
| 0218-514-16-0000 | Yes | Mutliple Family | 1 | 18996Condos | 109 | $1,188.58 |
| 0218-514-17-0000 | Yes | Mutliple Family | 1 | 18996Condos | 110 | $1,188.58 |
| 0218-514-18-0000 | Yes | Mutliple Family | 1 | 18996Condos | 111 | $1,188.58 |
| 0218-514-19-0000 | Yes | Mutliple Family | 1 | 18996Condos | 112 | $1,188.58 |
| 0218-514-20-0000 | Yes | Mutliple Family | 1 | 18996Condos | 113 | $1,188.58 |
| 0218-514-21-0000 | Yes | Mutliple Family | 1 | 18996Condos | 114 | $1,188.58 |
| 0218-514-22-0000 | Yes | Mutliple Family | 1 | 18996Condos | 115 | $1,188.58 |
| 0218-514-23-0000 | Yes | Mutliple Family | 1 | 18996Condos | 116 | $1,188.58 |
| 0218-514-24-0000 | Yes | Mutliple Family | 1 | 18996Condos | 117 | $1,188.58 |
| 0218-514-25-0000 | Yes | Mutliple Family | 1 | 18996Condos | 118 | $1,188.58 |
| 0218-514-26-0000 | Yes | Mutliple Family | 1 | 18996Condos | 119 | $1,188.58 |
| 0218-514-27-0000 | Yes | Mutliple Family | 1 | 18996Condos | 120 | $1,188.58 |
| 0218-514-28-0000 | Yes | Mutliple Family | 1 | 18996Condos | 121 | $1,188.58 |
| 0218-514-29-0000 | Yes | Mutliple Family | 1 | 18996Condos | 122 | $1,188.58 |
| 0218-514-30-0000 | Yes | Mutliple Family | 1 | 18996Condos | 123 | $1,188.58 |
| 0218-514-31-0000 | Yes | Mutliple Family | 1 | 18996Condos | 124 | $1,188.58 |
| 0218-514-32-0000 | Yes | Mutliple Family | 1 | 18996Condos | 125 | $1,188.58 |
| 0218-514-33-0000 | Yes | Mutliple Family | 1 | 18996Condos | 126 | $1,188.58 |
| 0218-514-34-0000 | Yes | Mutliple Family | 1 | 18996Condos | 127 | $1,188.58 |
| 0218-514-35-0000 | Yes | Mutliple Family | 1 | 18996Condos | 128 | $1,188.58 |
| 0218-514-36-0000 | Yes | Mutliple Family | 1 | 18996Condos | 129 | $1,188.58 |
| 0218-514-37-0000 | Yes | Mutliple Family | 1 | 18996Condos | 130 | $1,188.58 |
| 0218-514-38-0000 | Yes | Mutliple Family | 1 | 18996Condos | 131 | $1,188.58 |
| 0218-514-39-0000 | Yes | Mutliple Family | 1 | 18996Condos | 132 | $1,188.58 |
| 0218-514-40-0000 | Yes | Mutliple Family | 1 | 18996Condos | 133 | $1,188.58 |
| 0218-514-41-0000 | Yes | Mutliple Family | 1 | 18996Condos | 134 | $1,188.58 |
| 0218-514-42-0000 | Yes | Mutliple Family | 1 | 18996Condos | 135 | $1,188.58 |
| 0218-514-43-0000 | Yes | Mutliple Family | 1 | 18996Condos | 136 | $1,188.58 |
| 0218-514-44-0000 | Yes | Mutliple Family | 1 | 18996Condos | 137 | $1,188.58 |
| 0218-514-45-0000 | Yes | Mutliple Family | 1 | 18996Condos | 138 | $1,188.58 |
| 0218-514-46-0000 | Yes | Mutliple Family | 1 | 18996Condos | 139 | $1,188.58 |
| 0218-514-47-0000 | Yes | Mutliple Family | 1 | 18996Condos | 140 | $1,188.58 |
| 0218-514-49-0000 | No | | 0 | 18996Condos | CA8 | $0.00 |
| 0218-514-50-0000 | No | | 0 | 18996Condos | CA9 | $0.00 |
| 0218-514-51-0000 | No | | 0 | 18996Condos | CA10 | $0.00 |
| 0218-514-52-0000 | Yes | Mutliple Family | 1 | 18996Condos | 141 | $1,188.58 |
| 0218-514-53-0000 | Yes | Mutliple Family | 1 | 18996Condos | 142 | $1,188.58 |
| 0218-514-54-0000 | Yes | Mutliple Family | 1 | 18996Condos | 143 | $1,188.58 |
| 0218-514-55-0000 | Yes | Mutliple Family | 1 | 18996Condos | 144 | $1,188.58 |
| 0218-514-56-0000 | Yes | Mutliple Family | 1 | 18996Condos | 145 | $1,188.58 |
| 0218-514-57-0000 | Yes | Mutliple Family | 1 | 18996Condos | 146 | $1,188.58 |
| 0218-514-58-0000 | Yes | Mutliple Family | 1 | 18996Condos | 147 | $1,188.58 |
| 0218-514-59-0000 | Yes | Mutliple Family | 1 | 18996Condos | 148 | $1,188.58 |
| 0218-514-60-0000 | Yes | Mutliple Family | 1 | 18996Condos | 149 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-514-61-0000 | Yes | Mutliple Family | 1 | 18996Condos | 150 | $1,188.58 |
| 0218-514-62-0000 | Yes | Mutliple Family | 1 | 18996Condos | 151 | $1,188.58 |
| 0218-514-63-0000 | Yes | Mutliple Family | 1 | 18996Condos | 152 | $1,188.58 |
| 0218-514-64-0000 | Yes | Mutliple Family | 1 | 18996Condos | 153 | $1,188.58 |
| 0218-514-65-0000 | Yes | Mutliple Family | 1 | 18996Condos | 154 | $1,188.58 |
| 0218-514-66-0000 | No | | 0 | 18996Condos | CA1 | $0.00 |
| 0218-575-01-0000 | Yes | Single Family | 1 | 20449 | 1 | $1,371.52 |
| 0218-575-02-0000 | Yes | Single Family | 1 | 20449 | 2 | $1,371.52 |
| 0218-575-03-0000 | Yes | Single Family | 1 | 20449 | 3 | $1,371.52 |
| 0218-575-04-0000 | Yes | Single Family | 1 | 20449 | 4 | $1,371.52 |
| 0218-575-05-0000 | Yes | Single Family | 1 | 20449 | 5 | $1,371.52 |
| 0218-575-06-0000 | Yes | Single Family | 1 | 20449 | 6 | $1,371.52 |
| 0218-575-07-0000 | Yes | Single Family | 1 | 20449 | 7 | $1,371.52 |
| 0218-575-08-0000 | Yes | Single Family | 1 | 20449 | 8 | $1,371.52 |
| 0218-575-09-0000 | Yes | Single Family | 1 | 20449 | 9 | $1,371.52 |
| 0218-575-10-0000 | Yes | Single Family | 1 | 20449 | 10 | $1,371.52 |
| 0218-575-11-0000 | Yes | Single Family | 1 | 20449 | 11 | $1,371.52 |
| 0218-575-12-0000 | Yes | Single Family | 1 | 20449 | 12 | $1,371.52 |
| 0218-575-13-0000 | Yes | Single Family | 1 | 20449 | 13 | $1,371.52 |
| 0218-575-14-0000 | Yes | Single Family | 1 | 20449 | 14 | $1,371.52 |
| 0218-575-15-0000 | Yes | Single Family | 1 | 20449 | 15 | $1,371.52 |
| 0218-575-16-0000 | Yes | Single Family | 1 | 20449 | 16 | $1,371.52 |
| 0218-575-17-0000 | Yes | Single Family | 1 | 20449 | 17 | $1,371.52 |
| 0218-575-18-0000 | Yes | Single Family | 1 | 20449 | 18 | $1,371.52 |
| 0218-575-19-0000 | Yes | Single Family | 1 | 20449 | 19 | $1,371.52 |
| 0218-575-20-0000 | Yes | Single Family | 1 | 20449 | 20 | $1,371.52 |
| 0218-575-21-0000 | Yes | Single Family | 1 | 20449 | 21 | $1,371.52 |
| 0218-575-22-0000 | Yes | Single Family | 1 | 20449 | 22 | $1,371.52 |
| 0218-575-23-0000 | Yes | Single Family | 1 | 20449 | 23 | $1,371.52 |
| 0218-575-24-0000 | Yes | Single Family | 1 | 20449 | 24 | $1,371.52 |
| 0218-575-25-0000 | Yes | Single Family | 1 | 20449 | 25 | $1,371.52 |
| 0218-575-26-0000 | Yes | Single Family | 1 | 20449 | 26 | $1,371.52 |
| 0218-575-27-0000 | Yes | Single Family | 1 | 20449 | 27 | $1,371.52 |
| 0218-575-28-0000 | Yes | Single Family | 1 | 20449 | 28 | $1,371.52 |
| 0218-575-29-0000 | Yes | Single Family | 1 | 20449 | 29 | $1,371.52 |
| 0218-575-30-0000 | Yes | Single Family | 1 | 20449 | 30 | $1,371.52 |
| 0218-575-31-0000 | Yes | Single Family | 1 | 20449 | 31 | $1,371.52 |
| 0218-575-32-0000 | Yes | Single Family | 1 | 20449 | 32 | $1,371.52 |
| 0218-575-33-0000 | Yes | Single Family | 1 | 20449 | 33 | $1,371.52 |
| 0218-575-34-0000 | Yes | Single Family | 1 | 20449 | 34 | $1,371.52 |
| 0218-575-35-0000 | Yes | Single Family | 1 | 20449 | 35 | $1,371.52 |
| 0218-575-36-0000 | Yes | Single Family | 1 | 20449 | 36 | $1,371.52 |
| 0218-575-37-0000 | Yes | Single Family | 1 | 20449 | 37 | $1,371.52 |
| 0218-575-38-0000 | Yes | Single Family | 1 | 20449 | 38 | $1,371.52 |
| 0218-575-39-0000 | Yes | Single Family | 1 | 20449 | 39 | $1,371.52 |
| 0218-575-40-0000 | Yes | Single Family | 1 | 20449 | 40 | $1,371.52 |
| 0218-575-41-0000 | Yes | Single Family | 1 | 20449 | 41 | $1,371.52 |
| 0218-575-42-0000 | Yes | Single Family | 1 | 20449 | 42 | $1,371.52 |
| 0218-575-43-0000 | Yes | Single Family | 1 | 20449 | 43 | $1,371.52 |
| 0218-575-44-0000 | Yes | Single Family | 1 | 20449 | 44 | $1,371.52 |
| 0218-575-45-0000 | Yes | Single Family | 1 | 20449 | 45 | $1,371.52 |
| 0218-575-46-0000 | Yes | Single Family | 1 | 20449 | 46 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-575-47-0000 | Yes | Single Family | 1 | 20449 | 47 | $1,371.52 |
| 0218-575-48-0000 | Yes | Single Family | 1 | 20449 | 48 | $1,371.52 |
| 0218-575-49-0000 | Yes | Single Family | 1 | 20449 | 49 | $1,371.52 |
| 0218-575-50-0000 | Yes | Single Family | 1 | 20449 | 50 | $1,371.52 |
| 0218-575-51-0000 | Yes | Single Family | 1 | 20449 | 51 | $1,371.52 |
| 0218-575-52-0000 | Yes | Single Family | 1 | 20449 | 52 | $1,371.52 |
| 0218-575-53-0000 | Yes | Single Family | 1 | 20449 | 53 | $1,371.52 |
| 0218-575-54-0000 | Yes | Single Family | 1 | 20449 | 54 | $1,371.52 |
| 0218-575-55-0000 | Yes | Single Family | 1 | 20449 | 55 | $1,371.52 |
| 0218-575-56-0000 | No | | 0 | 20449 | A | $0.00 |
| 0218-575-57-0000 | No | | 0 | 20449 | B | $0.00 |
| 0218-575-58-0000 | No | | 0 | 20449 | C | $0.00 |
| 0218-575-59-0000 | No | | 0 | 20449 | D | $0.00 |
| 0218-575-60-0000 | No | | 0 | 20449 | E | $0.00 |
| 0218-575-61-0000 | No | | 0 | 20449 | F | $0.00 |
| 0218-575-62-0000 | No | | 0 | 20449 | G | $0.00 |
| 0218-575-63-0000 | No | | 0 | 20449 | H | $0.00 |
| 0218-575-64-0000 | No | | 0 | 20449 | I | $0.00 |
| 0218-575-65-0000 | No | | 0 | 20449 | J | $0.00 |
| 0218-575-66-0000 | No | | 0 | 20449 | K | $0.00 |
| 0218-575-67-0000 | No | | 0 | 20449 | L | $0.00 |
| 0218-575-68-0000 | No | | 0 | 20449 | M | $0.00 |
| 0218-576-01-0000 | Yes | Single Family | 1 | 20449 | 56 | $1,371.52 |
| 0218-576-02-0000 | Yes | Single Family | 1 | 20449 | 57 | $1,371.52 |
| 0218-576-03-0000 | Yes | Single Family | 1 | 20449 | 58 | $1,371.52 |
| 0218-576-04-0000 | Yes | Single Family | 1 | 20449 | 59 | $1,371.52 |
| 0218-576-05-0000 | Yes | Single Family | 1 | 20449 | 60 | $1,371.52 |
| 0218-576-06-0000 | Yes | Single Family | 1 | 20449 | 61 | $1,371.52 |
| 0218-576-07-0000 | Yes | Single Family | 1 | 20449 | 62 | $1,371.52 |
| 0218-576-08-0000 | Yes | Single Family | 1 | 20449 | 63 | $1,371.52 |
| 0218-576-09-0000 | Yes | Single Family | 1 | 20449 | 64 | $1,371.52 |
| 0218-576-10-0000 | Yes | Single Family | 1 | 20449 | 65 | $1,371.52 |
| 0218-576-11-0000 | Yes | Single Family | 1 | 20449 | 66 | $1,371.52 |
| 0218-576-12-0000 | Yes | Single Family | 1 | 20449 | 67 | $1,371.52 |
| 0218-576-13-0000 | Yes | Single Family | 1 | 20449 | 68 | $1,371.52 |
| 0218-576-14-0000 | Yes | Single Family | 1 | 20449 | 69 | $1,371.52 |
| 0218-576-15-0000 | Yes | Single Family | 1 | 20449 | 70 | $1,371.52 |
| 0218-576-16-0000 | Yes | Single Family | 1 | 20449 | 71 | $1,371.52 |
| 0218-576-17-0000 | Yes | Single Family | 1 | 20449 | 72 | $1,371.52 |
| 0218-576-18-0000 | Yes | Single Family | 1 | 20449 | 73 | $1,371.52 |
| 0218-576-19-0000 | Yes | Single Family | 1 | 20449 | 74 | $1,371.52 |
| 0218-576-20-0000 | Yes | Single Family | 1 | 20449 | 75 | $1,371.52 |
| 0218-576-21-0000 | Yes | Single Family | 1 | 20449 | 76 | $1,371.52 |
| 0218-576-22-0000 | Yes | Single Family | 1 | 20449 | 77 | $1,371.52 |
| 0218-576-23-0000 | Yes | Single Family | 1 | 20449 | 78 | $1,371.52 |
| 0218-576-24-0000 | Yes | Single Family | 1 | 20449 | 79 | $1,371.52 |
| 0218-576-25-0000 | Yes | Single Family | 1 | 20449 | 80 | $1,371.52 |
| 0218-576-26-0000 | Yes | Single Family | 1 | 20449 | 81 | $1,371.52 |
| 0218-576-27-0000 | Yes | Single Family | 1 | 20449 | 82 | $1,371.52 |
| 0218-576-28-0000 | Yes | Single Family | 1 | 20449 | 83 | $1,371.52 |
| 0218-576-29-0000 | Yes | Single Family | 1 | 20449 | 84 | $1,371.52 |
| 0218-576-30-0000 | Yes | Single Family | 1 | 20449 | 85 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-576-31-0000 | Yes | Single Family | 1 | 20449 | 86 | $1,371.52 |
| 0218-576-32-0000 | Yes | Single Family | 1 | 20449 | 87 | $1,371.52 |
| 0218-576-33-0000 | Yes | Single Family | 1 | 20449 | 88 | $1,371.52 |
| 0218-576-34-0000 | No | | 0 | 20449 | N | $0.00 |
| 0218-576-35-0000 | No | | 0 | 20449 | O | $0.00 |
| 0218-576-36-0000 | No | | 0 | 20449 | P | $0.00 |
| 0218-576-37-0000 | No | | 0 | 20449 | Q | $0.00 |
| 0218-576-38-0000 | No | | 0 | 20449 | R | $0.00 |
| 0218-576-39-0000 | No | | 0 | 20449 | S | $0.00 |
| 0218-576-40-0000 | No | | 0 | 20449 | T | $0.00 |
| 0218-576-41-0000 | No | | 0 | 20449 | U | $0.00 |
| 0218-576-42-0000 | No | | 0 | 20449 | V | $0.00 |
| 0218-576-43-0000 | No | | 0 | 20449 | W | $0.00 |
| 0218-576-44-0000 | No | | 0 | 20449 | X | $0.00 |
| 0218-576-45-0000 | No | | 0 | 20449 | Y | $0.00 |
| 0218-577-02-0000 | No | | 0 | 20449 | AA | $0.00 |
| 0218-577-03-0000 | No | | 0 | 20449 | AB | $0.00 |
| 0218-577-04-0000 | No | | 0 | 20449 | AC | $0.00 |
| 0218-577-05-0000 | No | | 0 | 20449 | AD | $0.00 |
| 0218-577-08-0000 | No | | 0 | 20449 | AH | $0.00 |
| 0218-577-09-0000 | No | | 0 | 20449 | AJ | $0.00 |
| 0218-577-12-0000 | Yes | Mutliple Family | 1 | 20449Condos | 169 | $1,188.58 |
| 0218-577-13-0000 | Yes | Mutliple Family | 1 | 20449Condos | 170 | $1,188.58 |
| 0218-577-14-0000 | Yes | Mutliple Family | 1 | 20449Condos | 171 | $1,188.58 |
| 0218-577-15-0000 | Yes | Mutliple Family | 1 | 20449Condos | 172 | $1,188.58 |
| 0218-577-16-0000 | Yes | Mutliple Family | 1 | 20449Condos | 173 | $1,188.58 |
| 0218-577-17-0000 | Yes | Mutliple Family | 1 | 20449Condos | 174 | $1,188.58 |
| 0218-577-18-0000 | Yes | Mutliple Family | 1 | 20449Condos | 175 | $1,188.58 |
| 0218-577-19-0000 | Yes | Mutliple Family | 1 | 20449Condos | 176 | $1,188.58 |
| 0218-577-20-0000 | Yes | Mutliple Family | 1 | 20449Condos | 177 | $1,188.58 |
| 0218-577-21-0000 | Yes | Mutliple Family | 1 | 20449Condos | 178 | $1,188.58 |
| 0218-577-22-0000 | Yes | Mutliple Family | 1 | 20449Condos | 179 | $1,188.58 |
| 0218-577-23-0000 | Yes | Mutliple Family | 1 | 20449Condos | 180 | $1,188.58 |
| 0218-577-24-0000 | Yes | Mutliple Family | 1 | 20449Condos | 181 | $1,188.58 |
| 0218-577-25-0000 | Yes | Mutliple Family | 1 | 20449Condos | 182 | $1,188.58 |
| 0218-577-26-0000 | No | | 0 | 20449Condos | CA1 | $0.00 |
| 0218-577-28-0000 | Yes | Mutliple Family | 1 | 20449Condos | 155 | $1,188.58 |
| 0218-577-29-0000 | Yes | Mutliple Family | 1 | 20449Condos | 156 | $1,188.58 |
| 0218-577-30-0000 | Yes | Mutliple Family | 1 | 20449Condos | 157 | $1,188.58 |
| 0218-577-31-0000 | Yes | Mutliple Family | 1 | 20449Condos | 158 | $1,188.58 |
| 0218-577-32-0000 | Yes | Mutliple Family | 1 | 20449Condos | 159 | $1,188.58 |
| 0218-577-33-0000 | Yes | Mutliple Family | 1 | 20449Condos | 160 | $1,188.58 |
| 0218-577-34-0000 | Yes | Mutliple Family | 1 | 20449Condos | 161 | $1,188.58 |
| 0218-577-35-0000 | Yes | Mutliple Family | 1 | 20449Condos | 162 | $1,188.58 |
| 0218-577-36-0000 | Yes | Mutliple Family | 1 | 20449Condos | 163 | $1,188.58 |
| 0218-577-37-0000 | Yes | Mutliple Family | 1 | 20449Condos | 164 | $1,188.58 |
| 0218-577-38-0000 | Yes | Mutliple Family | 1 | 20449Condos | 165 | $1,188.58 |
| 0218-577-39-0000 | Yes | Mutliple Family | 1 | 20449Condos | 166 | $1,188.58 |
| 0218-577-40-0000 | Yes | Mutliple Family | 1 | 20449Condos | 167 | $1,188.58 |
| 0218-577-41-0000 | Yes | Mutliple Family | 1 | 20449Condos | 168 | $1,188.58 |
| 0218-577-42-0000 | No | | 0 | 20449Condos | CA5 | $0.00 |
| 0218-577-43-0000 | Yes | Mutliple Family | 1 | 20449Condos | 197 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-577-44-0000 | Yes | Mutliple Family | 1 | 20449Condos | 198 | $1,188.58 |
| 0218-577-45-0000 | Yes | Mutliple Family | 1 | 20449Condos | 199 | $1,188.58 |
| 0218-577-46-0000 | Yes | Mutliple Family | 1 | 20449Condos | 200 | $1,188.58 |
| 0218-577-47-0000 | Yes | Mutliple Family | 1 | 20449Condos | 201 | $1,188.58 |
| 0218-577-48-0000 | Yes | Mutliple Family | 1 | 20449Condos | 202 | $1,188.58 |
| 0218-577-49-0000 | Yes | Mutliple Family | 1 | 20449Condos | 203 | $1,188.58 |
| 0218-577-50-0000 | Yes | Mutliple Family | 1 | 20449Condos | 204 | $1,188.58 |
| 0218-577-51-0000 | Yes | Mutliple Family | 1 | 20449Condos | 205 | $1,188.58 |
| 0218-577-52-0000 | Yes | Mutliple Family | 1 | 20449Condos | 206 | $1,188.58 |
| 0218-577-53-0000 | Yes | Mutliple Family | 1 | 20449Condos | 207 | $1,188.58 |
| 0218-577-54-0000 | Yes | Mutliple Family | 1 | 20449Condos | 208 | $1,188.58 |
| 0218-577-55-0000 | Yes | Mutliple Family | 1 | 20449Condos | 209 | $1,188.58 |
| 0218-577-56-0000 | Yes | Mutliple Family | 1 | 20449Condos | 210 | $1,188.58 |
| 0218-577-57-0000 | No | | 0 | 20449Condos | CA6 | $0.00 |
| 0218-577-59-0000 | Yes | Mutliple Family | 1 | 20449Condos | 183 | $1,188.58 |
| 0218-577-60-0000 | Yes | Mutliple Family | 1 | 20449Condos | 184 | $1,188.58 |
| 0218-577-61-0000 | Yes | Mutliple Family | 1 | 20449Condos | 185 | $1,188.58 |
| 0218-577-62-0000 | Yes | Mutliple Family | 1 | 20449Condos | 186 | $1,188.58 |
| 0218-577-63-0000 | Yes | Mutliple Family | 1 | 20449Condos | 187 | $1,188.58 |
| 0218-577-64-0000 | Yes | Mutliple Family | 1 | 20449Condos | 188 | $1,188.58 |
| 0218-577-65-0000 | Yes | Mutliple Family | 1 | 20449Condos | 189 | $1,188.58 |
| 0218-577-66-0000 | Yes | Mutliple Family | 1 | 20449Condos | 190 | $1,188.58 |
| 0218-577-67-0000 | Yes | Mutliple Family | 1 | 20449Condos | 191 | $1,188.58 |
| 0218-577-68-0000 | Yes | Mutliple Family | 1 | 20449Condos | 192 | $1,188.58 |
| 0218-577-69-0000 | Yes | Mutliple Family | 1 | 20449Condos | 193 | $1,188.58 |
| 0218-577-70-0000 | Yes | Mutliple Family | 1 | 20449Condos | 194 | $1,188.58 |
| 0218-577-71-0000 | Yes | Mutliple Family | 1 | 20449Condos | 195 | $1,188.58 |
| 0218-577-72-0000 | Yes | Mutliple Family | 1 | 20449Condos | 196 | $1,188.58 |
| 0218-577-73-0000 | No | | 0 | 20449Condos | CA15 | $0.00 |
| 0218-578-01-0000 | No | | 0 | 20449Condos | 127 | $0.00 |
| 0218-578-02-0000 | No | | 0 | 20449Condos | 128 | $0.00 |
| 0218-578-03-0000 | No | | 0 | 20449Condos | 129 | $0.00 |
| 0218-578-04-0000 | No | | 0 | 20449Condos | 130 | $0.00 |
| 0218-578-05-0000 | No | | 0 | 20449Condos | 131 | $0.00 |
| 0218-578-06-0000 | No | | 0 | 20449Condos | 132 | $0.00 |
| 0218-578-07-0000 | No | | 0 | 20449Condos | 133 | $0.00 |
| 0218-578-08-0000 | No | | 0 | 20449Condos | 134 | $0.00 |
| 0218-578-09-0000 | No | | 0 | 20449Condos | 135 | $0.00 |
| 0218-578-10-0000 | No | | 0 | 20449Condos | 136 | $0.00 |
| 0218-578-11-0000 | No | | 0 | 20449Condos | 137 | $0.00 |
| 0218-578-12-0000 | No | | 0 | 20449Condos | 138 | $0.00 |
| 0218-578-13-0000 | No | | 0 | 20449Condos | 139 | $0.00 |
| 0218-578-14-0000 | No | | 0 | 20449Condos | 140 | $0.00 |
| 0218-578-15-0000 | No | | 0 | 20449Condos | CA14 | $0.00 |
| 0218-578-16-0000 | No | | 0 | 20449Condos | 141 | $0.00 |
| 0218-578-17-0000 | No | | 0 | 20449Condos | 142 | $0.00 |
| 0218-578-18-0000 | No | | 0 | 20449Condos | 143 | $0.00 |
| 0218-578-19-0000 | No | | 0 | 20449Condos | 144 | $0.00 |
| 0218-578-20-0000 | No | | 0 | 20449Condos | 145 | $0.00 |
| 0218-578-21-0000 | No | | 0 | 20449Condos | 146 | $0.00 |
| 0218-578-22-0000 | No | | 0 | 20449Condos | 147 | $0.00 |
| 0218-578-23-0000 | No | | 0 | 20449Condos | 148 | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-578-24-0000 | No | | 0 | 20449Condos | 149 | $0.00 |
| 0218-578-25-0000 | No | | 0 | 20449Condos | 150 | $0.00 |
| 0218-578-26-0000 | No | | 0 | 20449Condos | 151 | $0.00 |
| 0218-578-27-0000 | No | | 0 | 20449Condos | 152 | $0.00 |
| 0218-578-28-0000 | No | | 0 | 20449Condos | 153 | $0.00 |
| 0218-578-29-0000 | No | | 0 | 20449Condos | 154 | $0.00 |
| 0218-578-30-0000 | No | | 0 | 20449Condos | CA12 | $0.00 |
| 0218-578-31-0000 | No | | 0 | 20449 | AE | $0.00 |
| 0218-578-32-0000 | No | | 0 | 20449 | AF | $0.00 |
| 0218-578-33-0000 | No | | 0 | 20449 | AL | $0.00 |
| 0218-578-34-0000 | No | | 0 | 20449 | AN | $0.00 |
| 0218-623-01-0000 | No | | 0 | 20449 | 92 | $0.00 |
| 0218-623-02-0000 | No | | 0 | 20449 | Z | $0.00 |
| 0218-623-03-0000 | No | | 0 | 20449 | AAB | $0.00 |
| 0218-623-04-0000 | No | | 0 | 20449 | AAC | $0.00 |
| 0218-693-01-0000 | Yes | Single Family | 1 | 20076 | 22 | $1,371.52 |
| 0218-693-02-0000 | Yes | Single Family | 1 | 20076 | 23 | $1,371.52 |
| 0218-693-03-0000 | Yes | Single Family | 1 | 20076 | 24 | $1,371.52 |
| 0218-693-04-0000 | Yes | Single Family | 1 | 20076 | 25 | $1,371.52 |
| 0218-693-05-0000 | Yes | Single Family | 1 | 20076 | 26 | $1,371.52 |
| 0218-693-06-0000 | Yes | Single Family | 1 | 20076 | 27 | $1,371.52 |
| 0218-693-07-0000 | Yes | Single Family | 1 | 20076 | 28 | $1,371.52 |
| 0218-693-08-0000 | Yes | Single Family | 1 | 20076 | 29 | $1,371.52 |
| 0218-693-09-0000 | Yes | Single Family | 1 | 20076 | 30 | $1,371.52 |
| 0218-693-10-0000 | Yes | Single Family | 1 | 20076 | 31 | $1,371.52 |
| 0218-693-11-0000 | Yes | Single Family | 1 | 20076 | 32 | $1,371.52 |
| 0218-693-12-0000 | Yes | Single Family | 1 | 20076 | 33 | $1,371.52 |
| 0218-693-13-0000 | Yes | Single Family | 1 | 20076 | 34 | $1,371.52 |
| 0218-693-14-0000 | Yes | Single Family | 1 | 20076 | 35 | $1,371.52 |
| 0218-693-15-0000 | Yes | Single Family | 1 | 20076 | 36 | $1,371.52 |
| 0218-693-16-0000 | Yes | Single Family | 1 | 20076 | 37 | $1,371.52 |
| 0218-693-17-0000 | Yes | Single Family | 1 | 20076 | 38 | $1,371.52 |
| 0218-693-18-0000 | Yes | Single Family | 1 | 20076 | 39 | $1,371.52 |
| 0218-693-19-0000 | Yes | Single Family | 1 | 20076 | 40 | $1,371.52 |
| 0218-693-20-0000 | Yes | Single Family | 1 | 20076 | 41 | $1,371.52 |
| 0218-693-21-0000 | Yes | Single Family | 1 | 20076 | 42 | $1,371.52 |
| 0218-693-22-0000 | Yes | Single Family | 1 | 20076 | 43 | $1,371.52 |
| 0218-693-23-0000 | Yes | Single Family | 1 | 20076 | 44 | $1,371.52 |
| 0218-693-24-0000 | Yes | Single Family | 1 | 20076 | 45 | $1,371.52 |
| 0218-693-25-0000 | Yes | Single Family | 1 | 20076 | 46 | $1,371.52 |
| 0218-693-26-0000 | Yes | Single Family | 1 | 20076 | 47 | $1,371.52 |
| 0218-693-27-0000 | Yes | Single Family | 1 | 20076 | 48 | $1,371.52 |
| 0218-693-28-0000 | Yes | Single Family | 1 | 20076 | 49 | $1,371.52 |
| 0218-693-29-0000 | Yes | Single Family | 1 | 20076 | 50 | $1,371.52 |
| 0218-693-30-0000 | Yes | Single Family | 1 | 20076 | 51 | $1,371.52 |
| 0218-693-31-0000 | Yes | Single Family | 1 | 20076 | 52 | $1,371.52 |
| 0218-693-32-0000 | Yes | Single Family | 1 | 20076 | 53 | $1,371.52 |
| 0218-693-33-0000 | Yes | Single Family | 1 | 20076 | 54 | $1,371.52 |
| 0218-693-34-0000 | Yes | Single Family | 1 | 20076 | 55 | $1,371.52 |
| 0218-693-35-0000 | Yes | Single Family | 1 | 20076 | 56 | $1,371.52 |
| 0218-693-36-0000 | Yes | Single Family | 1 | 20076 | 57 | $1,371.52 |
| 0218-693-37-0000 | Yes | Single Family | 1 | 20076 | 58 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-693-38-0000 | Yes | Single Family | 1 | 20076 | 59 | $1,371.52 |
| 0218-693-39-0000 | Yes | Single Family | 1 | 20076 | 60 | $1,371.52 |
| 0218-693-40-0000 | Yes | Single Family | 1 | 20076 | 61 | $1,371.52 |
| 0218-693-41-0000 | Yes | Single Family | 1 | 20076 | 62 | $1,371.52 |
| 0218-693-42-0000 | No | | 0 | 20076 | A | $0.00 |
| 0218-693-43-0000 | No | | 0 | 20076 | B | $0.00 |
| 0218-693-44-0000 | No | | 0 | 20076 | C | $0.00 |
| 0218-693-45-0000 | No | | 0 | 20076 | D | $0.00 |
| 0218-693-46-0000 | No | | 0 | 20076 | E | $0.00 |
| 0218-693-47-0000 | No | | 0 | 20076 | J | $0.00 |
| 0218-693-48-0000 | No | | 0 | 20076 | K | $0.00 |
| 0218-693-49-0000 | No | | 0 | 20076 | L | $0.00 |
| 0218-693-50-0000 | No | | 0 | 20076 | M | $0.00 |
| 0218-693-51-0000 | No | | 0 | 20076 | N | $0.00 |
| 0218-693-52-0000 | No | | 0 | 20076 | O | $0.00 |
| 0218-693-53-0000 | No | | 0 | 20076 | P | $0.00 |
| 0218-693-54-0000 | No | | 0 | 20076 | Q | $0.00 |
| 0218-693-55-0000 | No | | 0 | 20076 | T | $0.00 |
| 0218-693-56-0000 | No | | 0 | 20076 | U | $0.00 |
| 0218-693-57-0000 | No | | 0 | 20076 | V | $0.00 |
| 0218-693-58-0000 | No | | 0 | 20076 | W | $0.00 |
| 0218-693-59-0000 | No | | 0 | 20076 | AA | $0.00 |
| 0218-693-60-0000 | No | | 0 | 20076 | BB | $0.00 |
| 0218-693-61-0000 | No | | 0 | 20076 | CC | $0.00 |
| 0218-693-62-0000 | No | | 0 | 18922_4 | C | $0.00 |
| 0218-694-01-0000 | Yes | Single Family | 1 | 20076 | 1 | $1,371.52 |
| 0218-694-02-0000 | Yes | Single Family | 1 | 20076 | 2 | $1,371.52 |
| 0218-694-03-0000 | Yes | Single Family | 1 | 20076 | 3 | $1,371.52 |
| 0218-694-04-0000 | Yes | Single Family | 1 | 20076 | 4 | $1,371.52 |
| 0218-694-05-0000 | Yes | Single Family | 1 | 20076 | 5 | $1,371.52 |
| 0218-694-06-0000 | Yes | Single Family | 1 | 20076 | 6 | $1,371.52 |
| 0218-694-07-0000 | Yes | Single Family | 1 | 20076 | 7 | $1,371.52 |
| 0218-694-08-0000 | Yes | Single Family | 1 | 20076 | 8 | $1,371.52 |
| 0218-694-09-0000 | Yes | Single Family | 1 | 20076 | 9 | $1,371.52 |
| 0218-694-10-0000 | Yes | Single Family | 1 | 20076 | 10 | $1,371.52 |
| 0218-694-11-0000 | Yes | Single Family | 1 | 20076 | 11 | $1,371.52 |
| 0218-694-12-0000 | Yes | Single Family | 1 | 20076 | 12 | $1,371.52 |
| 0218-694-13-0000 | Yes | Single Family | 1 | 20076 | 13 | $1,371.52 |
| 0218-694-14-0000 | Yes | Single Family | 1 | 20076 | 14 | $1,371.52 |
| 0218-694-15-0000 | Yes | Single Family | 1 | 20076 | 15 | $1,371.52 |
| 0218-694-16-0000 | Yes | Single Family | 1 | 20076 | 16 | $1,371.52 |
| 0218-694-17-0000 | Yes | Single Family | 1 | 20076 | 17 | $1,371.52 |
| 0218-694-18-0000 | Yes | Single Family | 1 | 20076 | 18 | $1,371.52 |
| 0218-694-19-0000 | Yes | Single Family | 1 | 20076 | 19 | $1,371.52 |
| 0218-694-20-0000 | Yes | Single Family | 1 | 20076 | 20 | $1,371.52 |
| 0218-694-21-0000 | Yes | Single Family | 1 | 20076 | 21 | $1,371.52 |
| 0218-694-22-0000 | No | | 0 | 20076 | F | $0.00 |
| 0218-694-23-0000 | No | | 0 | 20076 | G | $0.00 |
| 0218-694-24-0000 | No | | 0 | 20076 | H | $0.00 |
| 0218-694-25-0000 | No | | 0 | 20076 | I | $0.00 |
| 0218-694-26-0000 | No | | 0 | 20076 | R | $0.00 |
| 0218-694-27-0000 | No | | 0 | 20076 | S | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-694-28-0000 | No | | 0 | 20076 | X | $0.00 |
| 0218-694-29-0000 | No | | 0 | 20076 | Y | $0.00 |
| 0218-694-30-0000 | No | | 0 | 20076 | Z | $0.00 |
| 0218-695-03-0000 | No | | 0 | 20449 | AG | $0.00 |
| 0218-695-04-0000 | No | | 0 | 20449 | AI | $0.00 |
| 0218-695-05-0000 | No | | 0 | 20449 | AK | $0.00 |
| 0218-695-07-0000 | No | | 0 | 20449 | AO | $0.00 |
| 0218-695-08-0000 | No | | 0 | 20449 | AP | $0.00 |
| 0218-695-11-0000 | No | | 0 | 20449 | AS | $0.00 |
| 0218-695-13-0000 | No | | 0 | 20449 | AU | $0.00 |
| 0218-695-20-0000 | Yes | Mutliple Family | 1 | 20449Condos | 71 | $1,188.58 |
| 0218-695-21-0000 | Yes | Mutliple Family | 1 | 20449Condos | 72 | $1,188.58 |
| 0218-695-22-0000 | Yes | Mutliple Family | 1 | 20449Condos | 73 | $1,188.58 |
| 0218-695-23-0000 | Yes | Mutliple Family | 1 | 20449Condos | 74 | $1,188.58 |
| 0218-695-24-0000 | Yes | Mutliple Family | 1 | 20449Condos | 75 | $1,188.58 |
| 0218-695-25-0000 | Yes | Mutliple Family | 1 | 20449Condos | 76 | $1,188.58 |
| 0218-695-26-0000 | Yes | Mutliple Family | 1 | 20449Condos | 77 | $1,188.58 |
| 0218-695-27-0000 | Yes | Mutliple Family | 1 | 20449Condos | 78 | $1,188.58 |
| 0218-695-28-0000 | Yes | Mutliple Family | 1 | 20449Condos | 79 | $1,188.58 |
| 0218-695-29-0000 | Yes | Mutliple Family | 1 | 20449Condos | 80 | $1,188.58 |
| 0218-695-30-0000 | Yes | Mutliple Family | 1 | 20449Condos | 81 | $1,188.58 |
| 0218-695-31-0000 | Yes | Mutliple Family | 1 | 20449Condos | 82 | $1,188.58 |
| 0218-695-32-0000 | Yes | Mutliple Family | 1 | 20449Condos | 83 | $1,188.58 |
| 0218-695-33-0000 | Yes | Mutliple Family | 1 | 20449Condos | 84 | $1,188.58 |
| 0218-695-34-0000 | No | | 0 | 20449Condos | CA3 | $0.00 |
| 0218-695-36-0000 | Yes | Mutliple Family | 1 | 20449Condos | 85 | $1,188.58 |
| 0218-695-37-0000 | Yes | Mutliple Family | 1 | 20449Condos | 86 | $1,188.58 |
| 0218-695-38-0000 | Yes | Mutliple Family | 1 | 20449Condos | 87 | $1,188.58 |
| 0218-695-39-0000 | Yes | Mutliple Family | 1 | 20449Condos | 88 | $1,188.58 |
| 0218-695-40-0000 | Yes | Mutliple Family | 1 | 20449Condos | 89 | $1,188.58 |
| 0218-695-41-0000 | Yes | Mutliple Family | 1 | 20449Condos | 90 | $1,188.58 |
| 0218-695-42-0000 | Yes | Mutliple Family | 1 | 20449Condos | 91 | $1,188.58 |
| 0218-695-43-0000 | Yes | Mutliple Family | 1 | 20449Condos | 92 | $1,188.58 |
| 0218-695-44-0000 | Yes | Mutliple Family | 1 | 20449Condos | 93 | $1,188.58 |
| 0218-695-45-0000 | Yes | Mutliple Family | 1 | 20449Condos | 94 | $1,188.58 |
| 0218-695-46-0000 | Yes | Mutliple Family | 1 | 20449Condos | 95 | $1,188.58 |
| 0218-695-47-0000 | Yes | Mutliple Family | 1 | 20449Condos | 96 | $1,188.58 |
| 0218-695-48-0000 | Yes | Mutliple Family | 1 | 20449Condos | 97 | $1,188.58 |
| 0218-695-49-0000 | Yes | Mutliple Family | 1 | 20449Condos | 98 | $1,188.58 |
| 0218-695-50-0000 | No | | 0 | 20449Condos | CA4 | $0.00 |
| 0218-695-52-0000 | Yes | Mutliple Family | 1 | 20449Condos | 57 | $1,188.58 |
| 0218-695-53-0000 | Yes | Mutliple Family | 1 | 20449Condos | 58 | $1,188.58 |
| 0218-695-54-0000 | Yes | Mutliple Family | 1 | 20449Condos | 59 | $1,188.58 |
| 0218-695-55-0000 | Yes | Mutliple Family | 1 | 20449Condos | 60 | $1,188.58 |
| 0218-695-56-0000 | Yes | Mutliple Family | 1 | 20449Condos | 61 | $1,188.58 |
| 0218-695-57-0000 | Yes | Mutliple Family | 1 | 20449Condos | 62 | $1,188.58 |
| 0218-695-58-0000 | Yes | Mutliple Family | 1 | 20449Condos | 63 | $1,188.58 |
| 0218-695-59-0000 | Yes | Mutliple Family | 1 | 20449Condos | 64 | $1,188.58 |
| 0218-695-60-0000 | Yes | Mutliple Family | 1 | 20449Condos | 65 | $1,188.58 |
| 0218-695-61-0000 | Yes | Mutliple Family | 1 | 20449Condos | 66 | $1,188.58 |
| 0218-695-62-0000 | Yes | Mutliple Family | 1 | 20449Condos | 67 | $1,188.58 |
| 0218-695-63-0000 | Yes | Mutliple Family | 1 | 20449Condos | 68 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-695-64-0000 | Yes | Mutliple Family | 1 | 20449Condos | 69 | $1,188.58 |
| 0218-695-65-0000 | Yes | Mutliple Family | 1 | 20449Condos | 70 | $1,188.58 |
| 0218-695-66-0000 | No | | 0 | 20449Condos | CA8 | $0.00 |
| 0218-695-67-0000 | Yes | Mutliple Family | 1 | 20449Condos | 99 | $1,188.58 |
| 0218-695-68-0000 | Yes | Mutliple Family | 1 | 20449Condos | 100 | $1,188.58 |
| 0218-695-69-0000 | Yes | Mutliple Family | 1 | 20449Condos | 101 | $1,188.58 |
| 0218-695-70-0000 | Yes | Mutliple Family | 1 | 20449Condos | 102 | $1,188.58 |
| 0218-695-71-0000 | Yes | Mutliple Family | 1 | 20449Condos | 103 | $1,188.58 |
| 0218-695-72-0000 | Yes | Mutliple Family | 1 | 20449Condos | 104 | $1,188.58 |
| 0218-695-73-0000 | Yes | Mutliple Family | 1 | 20449Condos | 105 | $1,188.58 |
| 0218-695-74-0000 | Yes | Mutliple Family | 1 | 20449Condos | 106 | $1,188.58 |
| 0218-695-75-0000 | Yes | Mutliple Family | 1 | 20449Condos | 107 | $1,188.58 |
| 0218-695-76-0000 | Yes | Mutliple Family | 1 | 20449Condos | 108 | $1,188.58 |
| 0218-695-77-0000 | Yes | Mutliple Family | 1 | 20449Condos | 109 | $1,188.58 |
| 0218-695-78-0000 | Yes | Mutliple Family | 1 | 20449Condos | 110 | $1,188.58 |
| 0218-695-79-0000 | Yes | Mutliple Family | 1 | 20449Condos | 111 | $1,188.58 |
| 0218-695-80-0000 | Yes | Mutliple Family | 1 | 20449Condos | 112 | $1,188.58 |
| 0218-695-81-0000 | No | | 0 | 20449Condos | CA11 | $0.00 |
| 0218-696-01-0000 | Yes | Mutliple Family | 1 | 20449Condos | 1 | $1,188.58 |
| 0218-696-02-0000 | Yes | Mutliple Family | 1 | 20449Condos | 2 | $1,188.58 |
| 0218-696-03-0000 | Yes | Mutliple Family | 1 | 20449Condos | 3 | $1,188.58 |
| 0218-696-04-0000 | Yes | Mutliple Family | 1 | 20449Condos | 4 | $1,188.58 |
| 0218-696-05-0000 | Yes | Mutliple Family | 1 | 20449Condos | 5 | $1,188.58 |
| 0218-696-06-0000 | Yes | Mutliple Family | 1 | 20449Condos | 6 | $1,188.58 |
| 0218-696-07-0000 | Yes | Mutliple Family | 1 | 20449Condos | 7 | $1,188.58 |
| 0218-696-08-0000 | Yes | Mutliple Family | 1 | 20449Condos | 8 | $1,188.58 |
| 0218-696-09-0000 | Yes | Mutliple Family | 1 | 20449Condos | 9 | $1,188.58 |
| 0218-696-10-0000 | Yes | Mutliple Family | 1 | 20449Condos | 10 | $1,188.58 |
| 0218-696-11-0000 | Yes | Mutliple Family | 1 | 20449Condos | 11 | $1,188.58 |
| 0218-696-12-0000 | Yes | Mutliple Family | 1 | 20449Condos | 12 | $1,188.58 |
| 0218-696-13-0000 | Yes | Mutliple Family | 1 | 20449Condos | 13 | $1,188.58 |
| 0218-696-14-0000 | Yes | Mutliple Family | 1 | 20449Condos | 14 | $1,188.58 |
| 0218-696-15-0000 | No | | 0 | 20449Condos | CA2 | $0.00 |
| 0218-696-17-0000 | No | | 0 | 20449 | AR | $0.00 |
| 0218-696-18-0000 | No | | 0 | 20449 | AT | $0.00 |
| 0218-696-19-0000 | No | | 0 | 20449 | AV | $0.00 |
| 0218-696-20-0000 | No | | 0 | 20449 | AX | $0.00 |
| 0218-696-21-0000 | No | | 0 | 20449 | AZ | $0.00 |
| 0218-696-22-0000 | No | | 0 | 20449 | AAA | $0.00 |
| 0218-696-23-0000 | Yes | Mutliple Family | 1 | 20449Condos | 15 | $1,188.58 |
| 0218-696-24-0000 | Yes | Mutliple Family | 1 | 20449Condos | 16 | $1,188.58 |
| 0218-696-25-0000 | Yes | Mutliple Family | 1 | 20449Condos | 17 | $1,188.58 |
| 0218-696-26-0000 | Yes | Mutliple Family | 1 | 20449Condos | 18 | $1,188.58 |
| 0218-696-27-0000 | Yes | Mutliple Family | 1 | 20449Condos | 19 | $1,188.58 |
| 0218-696-28-0000 | Yes | Mutliple Family | 1 | 20449Condos | 20 | $1,188.58 |
| 0218-696-29-0000 | Yes | Mutliple Family | 1 | 20449Condos | 21 | $1,188.58 |
| 0218-696-30-0000 | Yes | Mutliple Family | 1 | 20449Condos | 22 | $1,188.58 |
| 0218-696-31-0000 | Yes | Mutliple Family | 1 | 20449Condos | 23 | $1,188.58 |
| 0218-696-32-0000 | Yes | Mutliple Family | 1 | 20449Condos | 24 | $1,188.58 |
| 0218-696-33-0000 | Yes | Mutliple Family | 1 | 20449Condos | 25 | $1,188.58 |
| 0218-696-34-0000 | Yes | Mutliple Family | 1 | 20449Condos | 26 | $1,188.58 |
| 0218-696-35-0000 | Yes | Mutliple Family | 1 | 20449Condos | 27 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-696-36-0000 | Yes | Mutliple Family | 1 | 20449Condos | 28 | $1,188.58 |
| 0218-696-37-0000 | No | | 0 | 20449Condos | CA7 | $0.00 |
| 0218-696-38-0000 | Yes | Mutliple Family | 1 | 20449Condos | 29 | $1,188.58 |
| 0218-696-39-0000 | Yes | Mutliple Family | 1 | 20449Condos | 30 | $1,188.58 |
| 0218-696-40-0000 | Yes | Mutliple Family | 1 | 20449Condos | 31 | $1,188.58 |
| 0218-696-41-0000 | Yes | Mutliple Family | 1 | 20449Condos | 32 | $1,188.58 |
| 0218-696-42-0000 | Yes | Mutliple Family | 1 | 20449Condos | 33 | $1,188.58 |
| 0218-696-43-0000 | Yes | Mutliple Family | 1 | 20449Condos | 34 | $1,188.58 |
| 0218-696-44-0000 | Yes | Mutliple Family | 1 | 20449Condos | 35 | $1,188.58 |
| 0218-696-45-0000 | Yes | Mutliple Family | 1 | 20449Condos | 36 | $1,188.58 |
| 0218-696-46-0000 | Yes | Mutliple Family | 1 | 20449Condos | 37 | $1,188.58 |
| 0218-696-47-0000 | Yes | Mutliple Family | 1 | 20449Condos | 38 | $1,188.58 |
| 0218-696-48-0000 | Yes | Mutliple Family | 1 | 20449Condos | 39 | $1,188.58 |
| 0218-696-49-0000 | Yes | Mutliple Family | 1 | 20449Condos | 40 | $1,188.58 |
| 0218-696-50-0000 | Yes | Mutliple Family | 1 | 20449Condos | 41 | $1,188.58 |
| 0218-696-51-0000 | Yes | Mutliple Family | 1 | 20449Condos | 42 | $1,188.58 |
| 0218-696-52-0000 | No | | 0 | 20449Condos | CA9 | $0.00 |
| 0218-697-01-0000 | Yes | Mutliple Family | 1 | 20449Condos | 43 | $1,188.58 |
| 0218-697-02-0000 | Yes | Mutliple Family | 1 | 20449Condos | 44 | $1,188.58 |
| 0218-697-03-0000 | Yes | Mutliple Family | 1 | 20449Condos | 45 | $1,188.58 |
| 0218-697-04-0000 | Yes | Mutliple Family | 1 | 20449Condos | 46 | $1,188.58 |
| 0218-697-05-0000 | Yes | Mutliple Family | 1 | 20449Condos | 47 | $1,188.58 |
| 0218-697-06-0000 | Yes | Mutliple Family | 1 | 20449Condos | 48 | $1,188.58 |
| 0218-697-07-0000 | Yes | Mutliple Family | 1 | 20449Condos | 49 | $1,188.58 |
| 0218-697-08-0000 | Yes | Mutliple Family | 1 | 20449Condos | 50 | $1,188.58 |
| 0218-697-09-0000 | Yes | Mutliple Family | 1 | 20449Condos | 51 | $1,188.58 |
| 0218-697-10-0000 | Yes | Mutliple Family | 1 | 20449Condos | 52 | $1,188.58 |
| 0218-697-11-0000 | Yes | Mutliple Family | 1 | 20449Condos | 53 | $1,188.58 |
| 0218-697-12-0000 | Yes | Mutliple Family | 1 | 20449Condos | 54 | $1,188.58 |
| 0218-697-13-0000 | Yes | Mutliple Family | 1 | 20449Condos | 55 | $1,188.58 |
| 0218-697-14-0000 | Yes | Mutliple Family | 1 | 20449Condos | 56 | $1,188.58 |
| 0218-697-15-0000 | No | | 0 | 20449Condos | CA10 | $0.00 |
| 0218-697-16-0000 | No | | 0 | 20449Condos | 113 | $0.00 |
| 0218-697-17-0000 | No | | 0 | 20449Condos | 114 | $0.00 |
| 0218-697-18-0000 | No | | 0 | 20449Condos | 115 | $0.00 |
| 0218-697-19-0000 | No | | 0 | 20449Condos | 116 | $0.00 |
| 0218-697-20-0000 | No | | 0 | 20449Condos | 117 | $0.00 |
| 0218-697-21-0000 | No | | 0 | 20449Condos | 118 | $0.00 |
| 0218-697-22-0000 | No | | 0 | 20449Condos | 119 | $0.00 |
| 0218-697-23-0000 | No | | 0 | 20449Condos | 120 | $0.00 |
| 0218-697-24-0000 | No | | 0 | 20449Condos | 121 | $0.00 |
| 0218-697-25-0000 | No | | 0 | 20449Condos | 122 | $0.00 |
| 0218-697-26-0000 | No | | 0 | 20449Condos | 123 | $0.00 |
| 0218-697-27-0000 | No | | 0 | 20449Condos | 124 | $0.00 |
| 0218-697-28-0000 | No | | 0 | 20449Condos | 125 | $0.00 |
| 0218-697-29-0000 | No | | 0 | 20449Condos | 126 | $0.00 |
| 0218-697-30-0000 | No | | 0 | 20449Condos | CA13 | $0.00 |
| 0218-697-31-0000 | No | | 0 | 20449 | AW | $0.00 |
| 0218-697-32-0000 | No | | 0 | 20449 | AM | $0.00 |
| 0218-697-33-0000 | No | | 0 | 20449 | AQ | $0.00 |
| 0218-697-34-0000 | No | | 0 | 20449 | AY | $0.00 |
| 0218-972-01-0000 | Yes | Single Family | 1 | 18937 | 1 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-972-02-0000 | Yes | Single Family | 1 | 18937 | 2 | $1,371.52 |
| 0218-972-03-0000 | Yes | Single Family | 1 | 18937 | 3 | $1,371.52 |
| 0218-972-04-0000 | Yes | Single Family | 1 | 18937 | 4 | $1,371.52 |
| 0218-972-05-0000 | Yes | Single Family | 1 | 18937 | 5 | $1,371.52 |
| 0218-972-06-0000 | Yes | Single Family | 1 | 18937 | 6 | $1,371.52 |
| 0218-972-07-0000 | Yes | Single Family | 1 | 18937 | 7 | $1,371.52 |
| 0218-972-08-0000 | Yes | Single Family | 1 | 18937 | 8 | $1,371.52 |
| 0218-972-09-0000 | Yes | Single Family | 1 | 18937 | 9 | $1,371.52 |
| 0218-972-10-0000 | Yes | Single Family | 1 | 18937 | 10 | $1,371.52 |
| 0218-972-11-0000 | Yes | Single Family | 1 | 18937 | 11 | $1,371.52 |
| 0218-972-12-0000 | Yes | Single Family | 1 | 18937 | 12 | $1,371.52 |
| 0218-972-13-0000 | Yes | Single Family | 1 | 18937 | 13 | $1,371.52 |
| 0218-972-14-0000 | Yes | Single Family | 1 | 18937 | 14 | $1,371.52 |
| 0218-972-15-0000 | Yes | Single Family | 1 | 18937 | 15 | $1,371.52 |
| 0218-972-16-0000 | Yes | Single Family | 1 | 18937 | 16 | $1,371.52 |
| 0218-972-17-0000 | Yes | Single Family | 1 | 18937 | 17 | $1,371.52 |
| 0218-972-18-0000 | Yes | Single Family | 1 | 18937 | 18 | $1,371.52 |
| 0218-972-19-0000 | Yes | Single Family | 1 | 18937 | 19 | $1,371.52 |
| 0218-972-20-0000 | Yes | Single Family | 1 | 18937 | 20 | $1,371.52 |
| 0218-972-21-0000 | Yes | Single Family | 1 | 18937 | 21 | $1,371.52 |
| 0218-972-22-0000 | Yes | Single Family | 1 | 18937 | 22 | $1,371.52 |
| 0218-972-23-0000 | Yes | Single Family | 1 | 18937 | 23 | $1,371.52 |
| 0218-972-24-0000 | Yes | Single Family | 1 | 18937 | 24 | $1,371.52 |
| 0218-972-25-0000 | Yes | Single Family | 1 | 18937 | 25 | $1,371.52 |
| 0218-972-26-0000 | Yes | Single Family | 1 | 18937 | 26 | $1,371.52 |
| 0218-972-27-0000 | Yes | Single Family | 1 | 18937 | 27 | $1,371.52 |
| 0218-972-28-0000 | Yes | Single Family | 1 | 18937 | 28 | $1,371.52 |
| 0218-972-29-0000 | Yes | Single Family | 1 | 18937 | 29 | $1,371.52 |
| 0218-972-30-0000 | Yes | Single Family | 1 | 18937 | 30 | $1,371.52 |
| 0218-972-31-0000 | Yes | Single Family | 1 | 18937 | 31 | $1,371.52 |
| 0218-972-32-0000 | Yes | Single Family | 1 | 18937 | 32 | $1,371.52 |
| 0218-972-33-0000 | Yes | Single Family | 1 | 18937 | 33 | $1,371.52 |
| 0218-972-34-0000 | Yes | Single Family | 1 | 18937 | 34 | $1,371.52 |
| 0218-972-35-0000 | Yes | Single Family | 1 | 18937 | 35 | $1,371.52 |
| 0218-972-36-0000 | Yes | Single Family | 1 | 18937 | 36 | $1,371.52 |
| 0218-972-37-0000 | Yes | Single Family | 1 | 18937 | 37 | $1,371.52 |
| 0218-972-38-0000 | Yes | Single Family | 1 | 18937 | 38 | $1,371.52 |
| 0218-972-39-0000 | Yes | Single Family | 1 | 18937 | 39 | $1,371.52 |
| 0218-972-40-0000 | Yes | Single Family | 1 | 18937 | 40 | $1,371.52 |
| 0218-972-41-0000 | Yes | Single Family | 1 | 18937 | 41 | $1,371.52 |
| 0218-972-42-0000 | Yes | Single Family | 1 | 18937 | 42 | $1,371.52 |
| 0218-972-43-0000 | Yes | Single Family | 1 | 18937 | 43 | $1,371.52 |
| 0218-972-44-0000 | Yes | Single Family | 1 | 18937 | 44 | $1,371.52 |
| 0218-972-45-0000 | Yes | Single Family | 1 | 18937 | 45 | $1,371.52 |
| 0218-972-46-0000 | Yes | Single Family | 1 | 18937 | 46 | $1,371.52 |
| 0218-972-47-0000 | Yes | Single Family | 1 | 18937 | 47 | $1,371.52 |
| 0218-972-48-0000 | Yes | Single Family | 1 | 18937 | 48 | $1,371.52 |
| 0218-972-61-0000 | No | | 0 | 18937 | M | $0.00 |
| 0218-972-66-0000 | No | | 0 | 18937 | S | $0.00 |
| 0218-972-67-0000 | No | | 0 | 18937 | T | $0.00 |
| 0218-972-68-0000 | No | | 0 | 18937 | U | $0.00 |
| 0218-972-69-0000 | No | | 0 | 18937 | V | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-972-70-0000 | No | | 0 | 18937 | W | $0.00 |
| 0218-972-71-0000 | No | | 0 | 18937 | X | $0.00 |
| 0218-972-72-0000 | No | | 0 | 18937 | Y | $0.00 |
| 0218-972-73-0000 | No | | 0 | 18937 | Z | $0.00 |
| 0218-972-74-0000 | No | | 0 | 18937 | KK | $0.00 |
| 0218-972-75-0000 | No | | 0 | 18937 | LL | $0.00 |
| 0218-972-76-0000 | No | | 0 | 18937 | MM | $0.00 |
| 0218-972-77-0000 | No | | 0 | 18937 | NN | $0.00 |
| 0218-972-78-0000 | No | | 0 | 18937 | OO | $0.00 |
| 0218-972-79-0000 | No | | 0 | 18937 | PP | $0.00 |
| 0218-973-03-0000 | No | | 0 | 18937 | N | $0.00 |
| 0218-973-04-0000 | No | | 0 | 18937 | AA | $0.00 |
| 0218-973-05-0000 | No | | 0 | 18937 | BB | $0.00 |
| 0218-973-06-0000 | No | | 0 | 18937 | CC | $0.00 |
| 0218-973-07-0000 | No | | 0 | 18937 | DD | $0.00 |
| 0218-973-08-0000 | No | | 0 | 18937 | EE | $0.00 |
| 0218-973-09-0000 | No | | 0 | 18937 | FF | $0.00 |
| 0218-973-10-0000 | No | | 0 | 18937 | GG | $0.00 |
| 0218-973-11-0000 | No | | 0 | 18937 | HH | $0.00 |
| 0218-973-12-0000 | No | | 0 | 18937 | II | $0.00 |
| 0218-973-13-0000 | No | | 0 | 18937 | JJ | $0.00 |
| 0218-973-14-0000 | No | | 0 | 18937 | SS | $0.00 |
| 0218-973-15-0000 | No | | 0 | 18937 | TT | $0.00 |
| 0218-973-16-0000 | No | | 0 | 18937 | UU | $0.00 |
| 0218-973-18-0000 | Yes | Mutliple Family | 1 | 18937Condos | 71 | $1,188.58 |
| 0218-973-19-0000 | Yes | Mutliple Family | 1 | 18937Condos | 72 | $1,188.58 |
| 0218-973-20-0000 | Yes | Mutliple Family | 1 | 18937Condos | 73 | $1,188.58 |
| 0218-973-21-0000 | Yes | Mutliple Family | 1 | 18937Condos | 74 | $1,188.58 |
| 0218-973-22-0000 | Yes | Mutliple Family | 1 | 18937Condos | 75 | $1,188.58 |
| 0218-973-23-0000 | Yes | Mutliple Family | 1 | 18937Condos | 76 | $1,188.58 |
| 0218-973-24-0000 | Yes | Mutliple Family | 1 | 18937Condos | 77 | $1,188.58 |
| 0218-973-25-0000 | Yes | Mutliple Family | 1 | 18937Condos | 78 | $1,188.58 |
| 0218-973-26-0000 | Yes | Mutliple Family | 1 | 18937Condos | 79 | $1,188.58 |
| 0218-973-27-0000 | Yes | Mutliple Family | 1 | 18937Condos | 80 | $1,188.58 |
| 0218-973-28-0000 | Yes | Mutliple Family | 1 | 18937Condos | 81 | $1,188.58 |
| 0218-973-29-0000 | Yes | Mutliple Family | 1 | 18937Condos | 82 | $1,188.58 |
| 0218-973-30-0000 | Yes | Mutliple Family | 1 | 18937Condos | 83 | $1,188.58 |
| 0218-973-31-0000 | Yes | Mutliple Family | 1 | 18937Condos | 84 | $1,188.58 |
| 0218-973-32-0000 | Yes | Mutliple Family | 1 | 18937Condos | 85 | $1,188.58 |
| 0218-973-33-0000 | Yes | Mutliple Family | 1 | 18937Condos | 86 | $1,188.58 |
| 0218-973-34-0000 | Yes | Mutliple Family | 1 | 18937Condos | 87 | $1,188.58 |
| 0218-973-35-0000 | Yes | Mutliple Family | 1 | 18937Condos | 88 | $1,188.58 |
| 0218-973-36-0000 | Yes | Mutliple Family | 1 | 18937Condos | 89 | $1,188.58 |
| 0218-973-37-0000 | Yes | Mutliple Family | 1 | 18937Condos | 90 | $1,188.58 |
| 0218-973-38-0000 | Yes | Mutliple Family | 1 | 18937Condos | 91 | $1,188.58 |
| 0218-973-39-0000 | No | | 0 | 18937Condos | CA6 | $0.00 |
| 0218-973-40-0000 | No | | 0 | 18937Condos | CA7 | $0.00 |
| 0218-974-01-0000 | Yes | Mutliple Family | 1 | 18937Condos | 1 | $1,188.58 |
| 0218-974-02-0000 | Yes | Mutliple Family | 1 | 18937Condos | 2 | $1,188.58 |
| 0218-974-03-0000 | Yes | Mutliple Family | 1 | 18937Condos | 3 | $1,188.58 |
| 0218-974-04-0000 | Yes | Mutliple Family | 1 | 18937Condos | 4 | $1,188.58 |
| 0218-974-05-0000 | Yes | Mutliple Family | 1 | 18937Condos | 5 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-974-06-0000 | Yes | Mutliple Family | 1 | 18937Condos | 6 | $1,188.58 |
| 0218-974-07-0000 | Yes | Mutliple Family | 1 | 18937Condos | 7 | $1,188.58 |
| 0218-974-08-0000 | Yes | Mutliple Family | 1 | 18937Condos | 8 | $1,188.58 |
| 0218-974-09-0000 | Yes | Mutliple Family | 1 | 18937Condos | 9 | $1,188.58 |
| 0218-974-10-0000 | Yes | Mutliple Family | 1 | 18937Condos | 10 | $1,188.58 |
| 0218-974-11-0000 | Yes | Mutliple Family | 1 | 18937Condos | 11 | $1,188.58 |
| 0218-974-12-0000 | Yes | Mutliple Family | 1 | 18937Condos | 12 | $1,188.58 |
| 0218-974-13-0000 | Yes | Mutliple Family | 1 | 18937Condos | 13 | $1,188.58 |
| 0218-974-14-0000 | Yes | Mutliple Family | 1 | 18937Condos | 14 | $1,188.58 |
| 0218-974-15-0000 | Yes | Mutliple Family | 1 | 18937Condos | 15 | $1,188.58 |
| 0218-974-16-0000 | Yes | Mutliple Family | 1 | 18937Condos | 16 | $1,188.58 |
| 0218-974-17-0000 | Yes | Mutliple Family | 1 | 18937Condos | 17 | $1,188.58 |
| 0218-974-18-0000 | Yes | Mutliple Family | 1 | 18937Condos | 18 | $1,188.58 |
| 0218-974-19-0000 | Yes | Mutliple Family | 1 | 18937Condos | 19 | $1,188.58 |
| 0218-974-20-0000 | Yes | Mutliple Family | 1 | 18937Condos | 20 | $1,188.58 |
| 0218-974-21-0000 | Yes | Mutliple Family | 1 | 18937Condos | 21 | $1,188.58 |
| 0218-974-22-0000 | Yes | Mutliple Family | 1 | 18937Condos | 22 | $1,188.58 |
| 0218-974-23-0000 | Yes | Mutliple Family | 1 | 18937Condos | 23 | $1,188.58 |
| 0218-974-24-0000 | Yes | Mutliple Family | 1 | 18937Condos | 24 | $1,188.58 |
| 0218-974-25-0000 | Yes | Mutliple Family | 1 | 18937Condos | 25 | $1,188.58 |
| 0218-974-26-0000 | Yes | Mutliple Family | 1 | 18937Condos | 26 | $1,188.58 |
| 0218-974-27-0000 | Yes | Mutliple Family | 1 | 18937Condos | 27 | $1,188.58 |
| 0218-974-28-0000 | Yes | Mutliple Family | 1 | 18937Condos | 28 | $1,188.58 |
| 0218-974-29-0000 | Yes | Mutliple Family | 1 | 18937Condos | 29 | $1,188.58 |
| 0218-974-30-0000 | Yes | Mutliple Family | 1 | 18937Condos | 30 | $1,188.58 |
| 0218-974-31-0000 | Yes | Mutliple Family | 1 | 18937Condos | 31 | $1,188.58 |
| 0218-974-32-0000 | Yes | Mutliple Family | 1 | 18937Condos | 32 | $1,188.58 |
| 0218-974-33-0000 | Yes | Mutliple Family | 1 | 18937Condos | 33 | $1,188.58 |
| 0218-974-34-0000 | Yes | Mutliple Family | 1 | 18937Condos | 34 | $1,188.58 |
| 0218-974-35-0000 | Yes | Mutliple Family | 1 | 18937Condos | 35 | $1,188.58 |
| 0218-974-36-0000 | Yes | Mutliple Family | 1 | 18937Condos | 36 | $1,188.58 |
| 0218-974-37-0000 | Yes | Mutliple Family | 1 | 18937Condos | 37 | $1,188.58 |
| 0218-974-38-0000 | Yes | Mutliple Family | 1 | 18937Condos | 38 | $1,188.58 |
| 0218-974-39-0000 | Yes | Mutliple Family | 1 | 18937Condos | 39 | $1,188.58 |
| 0218-974-40-0000 | Yes | Mutliple Family | 1 | 18937Condos | 40 | $1,188.58 |
| 0218-974-41-0000 | Yes | Mutliple Family | 1 | 18937Condos | 41 | $1,188.58 |
| 0218-974-42-0000 | Yes | Mutliple Family | 1 | 18937Condos | 42 | $1,188.58 |
| 0218-974-43-0000 | Yes | Mutliple Family | 1 | 18937Condos | 43 | $1,188.58 |
| 0218-974-44-0000 | Yes | Mutliple Family | 1 | 18937Condos | 44 | $1,188.58 |
| 0218-974-45-0000 | Yes | Mutliple Family | 1 | 18937Condos | 45 | $1,188.58 |
| 0218-974-46-0000 | Yes | Mutliple Family | 1 | 18937Condos | 46 | $1,188.58 |
| 0218-974-47-0000 | Yes | Mutliple Family | 1 | 18937Condos | 47 | $1,188.58 |
| 0218-974-48-0000 | Yes | Mutliple Family | 1 | 18937Condos | 48 | $1,188.58 |
| 0218-974-49-0000 | Yes | Mutliple Family | 1 | 18937Condos | 49 | $1,188.58 |
| 0218-974-50-0000 | Yes | Mutliple Family | 1 | 18937Condos | 50 | $1,188.58 |
| 0218-974-51-0000 | Yes | Mutliple Family | 1 | 18937Condos | 51 | $1,188.58 |
| 0218-974-52-0000 | Yes | Mutliple Family | 1 | 18937Condos | 52 | $1,188.58 |
| 0218-974-53-0000 | Yes | Mutliple Family | 1 | 18937Condos | 53 | $1,188.58 |
| 0218-974-54-0000 | Yes | Mutliple Family | 1 | 18937Condos | 54 | $1,188.58 |
| 0218-974-55-0000 | Yes | Mutliple Family | 1 | 18937Condos | 55 | $1,188.58 |
| 0218-974-56-0000 | Yes | Mutliple Family | 1 | 18937Condos | 56 | $1,188.58 |
| 0218-974-57-0000 | Yes | Mutliple Family | 1 | 18937Condos | 57 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-974-58-0000 | Yes | Mutliple Family | 1 | 18937Condos | 58 | $1,188.58 |
| 0218-974-59-0000 | Yes | Mutliple Family | 1 | 18937Condos | 59 | $1,188.58 |
| 0218-974-60-0000 | Yes | Mutliple Family | 1 | 18937Condos | 60 | $1,188.58 |
| 0218-974-61-0000 | Yes | Mutliple Family | 1 | 18937Condos | 61 | $1,188.58 |
| 0218-974-62-0000 | Yes | Mutliple Family | 1 | 18937Condos | 62 | $1,188.58 |
| 0218-974-63-0000 | Yes | Mutliple Family | 1 | 18937Condos | 63 | $1,188.58 |
| 0218-974-64-0000 | Yes | Mutliple Family | 1 | 18937Condos | 64 | $1,188.58 |
| 0218-974-65-0000 | Yes | Mutliple Family | 1 | 18937Condos | 65 | $1,188.58 |
| 0218-974-66-0000 | Yes | Mutliple Family | 1 | 18937Condos | 66 | $1,188.58 |
| 0218-974-67-0000 | Yes | Mutliple Family | 1 | 18937Condos | 67 | $1,188.58 |
| 0218-974-68-0000 | Yes | Mutliple Family | 1 | 18937Condos | 68 | $1,188.58 |
| 0218-974-69-0000 | Yes | Mutliple Family | 1 | 18937Condos | 69 | $1,188.58 |
| 0218-974-70-0000 | Yes | Mutliple Family | 1 | 18937Condos | 70 | $1,188.58 |
| 0218-974-92-0000 | No | | 0 | 18937Condos | CA54 | $0.00 |
| 0218-974-93-0000 | No | | 0 | 18937Condos | CA55 | $0.00 |
| 0218-974-94-0000 | No | | 0 | 18937Condos | CA3 | $0.00 |
| 0218-974-95-0000 | No | | 0 | 18937Condos | CA1 | $0.00 |
| 0218-974-96-0000 | No | | 0 | 18937Condos | CA2 | $0.00 |
| 0218-974-97-0000 | No | | 0 | 18937Condos | CA5 | $0.00 |
| 0218-974-98-0000 | No | | 0 | 18937Condos | CA4 | $0.00 |
| 0218-975-01-0000 | Yes | Mutliple Family | 1 | 18937Condos | 128 | $1,188.58 |
| 0218-975-02-0000 | Yes | Mutliple Family | 1 | 18937Condos | 129 | $1,188.58 |
| 0218-975-03-0000 | Yes | Mutliple Family | 1 | 18937Condos | 130 | $1,188.58 |
| 0218-975-04-0000 | Yes | Mutliple Family | 1 | 18937Condos | 131 | $1,188.58 |
| 0218-975-05-0000 | Yes | Mutliple Family | 1 | 18937Condos | 132 | $1,188.58 |
| 0218-975-06-0000 | Yes | Mutliple Family | 1 | 18937Condos | 133 | $1,188.58 |
| 0218-975-07-0000 | Yes | Mutliple Family | 1 | 18937Condos | 134 | $1,188.58 |
| 0218-975-08-0000 | Yes | Mutliple Family | 1 | 18937Condos | 135 | $1,188.58 |
| 0218-975-09-0000 | Yes | Mutliple Family | 1 | 18937Condos | 136 | $1,188.58 |
| 0218-975-10-0000 | Yes | Mutliple Family | 1 | 18937Condos | 137 | $1,188.58 |
| 0218-975-11-0000 | Yes | Mutliple Family | 1 | 18937Condos | 138 | $1,188.58 |
| 0218-975-12-0000 | Yes | Mutliple Family | 1 | 18937Condos | 139 | $1,188.58 |
| 0218-975-13-0000 | Yes | Mutliple Family | 1 | 18937Condos | 140 | $1,188.58 |
| 0218-975-14-0000 | Yes | Mutliple Family | 1 | 18937Condos | 141 | $1,188.58 |
| 0218-975-15-0000 | Yes | Mutliple Family | 1 | 18937Condos | 142 | $1,188.58 |
| 0218-975-16-0000 | Yes | Mutliple Family | 1 | 18937Condos | 143 | $1,188.58 |
| 0218-975-17-0000 | Yes | Mutliple Family | 1 | 18937Condos | 144 | $1,188.58 |
| 0218-975-18-0000 | Yes | Mutliple Family | 1 | 18937Condos | 145 | $1,188.58 |
| 0218-975-19-0000 | Yes | Mutliple Family | 1 | 18937Condos | 146 | $1,188.58 |
| 0218-975-20-0000 | Yes | Mutliple Family | 1 | 18937Condos | 147 | $1,188.58 |
| 0218-975-21-0000 | Yes | Mutliple Family | 1 | 18937Condos | 148 | $1,188.58 |
| 0218-975-22-0000 | Yes | Mutliple Family | 1 | 18937Condos | 149 | $1,188.58 |
| 0218-975-23-0000 | Yes | Mutliple Family | 1 | 18937Condos | 150 | $1,188.58 |
| 0218-975-24-0000 | Yes | Mutliple Family | 1 | 18937Condos | 151 | $1,188.58 |
| 0218-975-25-0000 | Yes | Mutliple Family | 1 | 18937Condos | 152 | $1,188.58 |
| 0218-975-26-0000 | Yes | Mutliple Family | 1 | 18937Condos | 153 | $1,188.58 |
| 0218-975-27-0000 | Yes | Mutliple Family | 1 | 18937Condos | 154 | $1,188.58 |
| 0218-975-28-0000 | Yes | Mutliple Family | 1 | 18937Condos | 167 | $1,188.58 |
| 0218-975-29-0000 | Yes | Mutliple Family | 1 | 18937Condos | 168 | $1,188.58 |
| 0218-975-30-0000 | Yes | Mutliple Family | 1 | 18937Condos | 169 | $1,188.58 |
| 0218-975-31-0000 | Yes | Mutliple Family | 1 | 18937Condos | 170 | $1,188.58 |
| 0218-975-32-0000 | Yes | Mutliple Family | 1 | 18937Condos | 171 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-975-33-0000 | Yes | Mutliple Family | 1 | 18937Condos | 172 | $1,188.58 |
| 0218-975-34-0000 | Yes | Mutliple Family | 1 | 18937Condos | 155 | $1,188.58 |
| 0218-975-35-0000 | Yes | Mutliple Family | 1 | 18937Condos | 156 | $1,188.58 |
| 0218-975-36-0000 | Yes | Mutliple Family | 1 | 18937Condos | 157 | $1,188.58 |
| 0218-975-37-0000 | Yes | Mutliple Family | 1 | 18937Condos | 158 | $1,188.58 |
| 0218-975-38-0000 | Yes | Mutliple Family | 1 | 18937Condos | 159 | $1,188.58 |
| 0218-975-39-0000 | Yes | Mutliple Family | 1 | 18937Condos | 160 | $1,188.58 |
| 0218-975-40-0000 | Yes | Mutliple Family | 1 | 18937Condos | 161 | $1,188.58 |
| 0218-975-41-0000 | Yes | Mutliple Family | 1 | 18937Condos | 162 | $1,188.58 |
| 0218-975-42-0000 | Yes | Mutliple Family | 1 | 18937Condos | 163 | $1,188.58 |
| 0218-975-43-0000 | Yes | Mutliple Family | 1 | 18937Condos | 164 | $1,188.58 |
| 0218-975-44-0000 | Yes | Mutliple Family | 1 | 18937Condos | 165 | $1,188.58 |
| 0218-975-45-0000 | Yes | Mutliple Family | 1 | 18937Condos | 166 | $1,188.58 |
| 0218-975-46-0000 | No | | 0 | 18937Condos | CA51 | $0.00 |
| 0218-975-47-0000 | No | | 0 | 18937Condos | CA52 | $0.00 |
| 0218-975-48-0000 | No | | 0 | 18937 | F | $0.00 |
| 0218-975-49-0000 | No | | 0 | 18937 | H | $0.00 |
| 0218-975-50-0000 | No | | 0 | 18937 | O | $0.00 |
| 0218-975-51-0000 | No | | 0 | 18937 | P | $0.00 |
| 0218-975-52-0000 | No | | 0 | 18937 | QQ | $0.00 |
| 0218-975-53-0000 | No | | 0 | 18937Condos | CA1NW | $0.00 |
| 0218-975-54-0000 | No | | 0 | 18937Condos | CA2NW | $0.00 |
| 0218-975-55-0000 | No | | 0 | 18937Condos | CA4NW | $0.00 |
| 0218-975-56-0000 | No | | 0 | 18937Condos | CA3NW | $0.00 |
| 0218-976-01-0000 | Yes | Mutliple Family | 1 | 18937Condos | 179 | $1,188.58 |
| 0218-976-02-0000 | Yes | Mutliple Family | 1 | 18937Condos | 180 | $1,188.58 |
| 0218-976-03-0000 | Yes | Mutliple Family | 1 | 18937Condos | 181 | $1,188.58 |
| 0218-976-04-0000 | Yes | Mutliple Family | 1 | 18937Condos | 182 | $1,188.58 |
| 0218-976-05-0000 | Yes | Mutliple Family | 1 | 18937Condos | 183 | $1,188.58 |
| 0218-976-06-0000 | Yes | Mutliple Family | 1 | 18937Condos | 184 | $1,188.58 |
| 0218-976-07-0000 | Yes | Mutliple Family | 1 | 18937Condos | 185 | $1,188.58 |
| 0218-976-08-0000 | Yes | Mutliple Family | 1 | 18937Condos | 186 | $1,188.58 |
| 0218-976-09-0000 | Yes | Mutliple Family | 1 | 18937Condos | 187 | $1,188.58 |
| 0218-976-10-0000 | Yes | Mutliple Family | 1 | 18937Condos | 188 | $1,188.58 |
| 0218-976-11-0000 | Yes | Mutliple Family | 1 | 18937Condos | 189 | $1,188.58 |
| 0218-976-12-0000 | Yes | Mutliple Family | 1 | 18937Condos | 190 | $1,188.58 |
| 0218-976-15-0000 | No | | 0 | 18937 | G | $0.00 |
| 0218-976-16-0000 | No | | 0 | 18937 | I | $0.00 |
| 0218-976-17-0000 | No | | 0 | 18937 | Q | $0.00 |
| 0218-976-18-0000 | No | | 0 | 18937 | R | $0.00 |
| 0218-976-19-0000 | No | | 0 | 18937Condos | CA50 | $0.00 |
| 0218-976-20-0000 | Yes | Mutliple Family | 1 | 18937Condos | 173 | $1,188.58 |
| 0218-976-21-0000 | Yes | Mutliple Family | 1 | 18937Condos | 174 | $1,188.58 |
| 0218-976-22-0000 | Yes | Mutliple Family | 1 | 18937Condos | 175 | $1,188.58 |
| 0218-976-23-0000 | Yes | Mutliple Family | 1 | 18937Condos | 176 | $1,188.58 |
| 0218-976-24-0000 | Yes | Mutliple Family | 1 | 18937Condos | 177 | $1,188.58 |
| 0218-976-25-0000 | Yes | Mutliple Family | 1 | 18937Condos | 178 | $1,188.58 |
| 0218-976-26-0000 | Yes | Mutliple Family | 1 | 18937Condos | 191 | $1,188.58 |
| 0218-976-27-0000 | Yes | Mutliple Family | 1 | 18937Condos | 192 | $1,188.58 |
| 0218-976-28-0000 | Yes | Mutliple Family | 1 | 18937Condos | 193 | $1,188.58 |
| 0218-976-29-0000 | Yes | Mutliple Family | 1 | 18937Condos | 194 | $1,188.58 |
| 0218-976-30-0000 | Yes | Mutliple Family | 1 | 18937Condos | 195 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-976-31-0000 | Yes | Mutliple Family | 1 | 18937Condos | 196 | $1,188.58 |
| 0218-976-32-0000 | Yes | Mutliple Family | 1 | 18937Condos | 197 | $1,188.58 |
| 0218-976-33-0000 | Yes | Mutliple Family | 1 | 18937Condos | 198 | $1,188.58 |
| 0218-976-34-0000 | Yes | Mutliple Family | 1 | 18937Condos | 199 | $1,188.58 |
| 0218-976-35-0000 | Yes | Mutliple Family | 1 | 18937Condos | 200 | $1,188.58 |
| 0218-976-36-0000 | Yes | Mutliple Family | 1 | 18937Condos | 201 | $1,188.58 |
| 0218-976-37-0000 | Yes | Mutliple Family | 1 | 18937Condos | 202 | $1,188.58 |
| 0218-976-38-0000 | Yes | Mutliple Family | 1 | 18937Condos | 203 | $1,188.58 |
| 0218-976-39-0000 | Yes | Mutliple Family | 1 | 18937Condos | 204 | $1,188.58 |
| 0218-976-40-0000 | Yes | Mutliple Family | 1 | 18937Condos | 205 | $1,188.58 |
| 0218-976-41-0000 | No | | 0 | 18937Condos | CA49 | $0.00 |
| 0218-976-42-0000 | Yes | Mutliple Family | 1 | 18937Condos | 206 | $1,188.58 |
| 0218-976-43-0000 | Yes | Mutliple Family | 1 | 18937Condos | 207 | $1,188.58 |
| 0218-976-44-0000 | Yes | Mutliple Family | 1 | 18937Condos | 208 | $1,188.58 |
| 0218-976-45-0000 | Yes | Mutliple Family | 1 | 18937Condos | 209 | $1,188.58 |
| 0218-976-46-0000 | Yes | Mutliple Family | 1 | 18937Condos | 210 | $1,188.58 |
| 0218-976-47-0000 | Yes | Mutliple Family | 1 | 18937Condos | 211 | $1,188.58 |
| 0218-976-48-0000 | Yes | Mutliple Family | 1 | 18937Condos | 212 | $1,188.58 |
| 0218-976-49-0000 | Yes | Mutliple Family | 1 | 18937Condos | 213 | $1,188.58 |
| 0218-976-50-0000 | Yes | Mutliple Family | 1 | 18937Condos | 214 | $1,188.58 |
| 0218-976-51-0000 | Yes | Mutliple Family | 1 | 18937Condos | 215 | $1,188.58 |
| 0218-976-52-0000 | Yes | Mutliple Family | 1 | 18937Condos | 216 | $1,188.58 |
| 0218-976-53-0000 | Yes | Mutliple Family | 1 | 18937Condos | 217 | $1,188.58 |
| 0218-976-54-0000 | No | | 0 | 18937Condos | CA50NE | $0.00 |
| 0218-976-55-0000 | No | | 0 | 18937Condos | CA6NE | $0.00 |
| 0218-976-56-0000 | No | | 0 | 18937Condos | CA7NE | $0.00 |
| 0218-977-01-0000 | Yes | Mutliple Family | 1 | 18937Condos | 92 | $1,188.58 |
| 0218-977-02-0000 | Yes | Mutliple Family | 1 | 18937Condos | 93 | $1,188.58 |
| 0218-977-03-0000 | Yes | Mutliple Family | 1 | 18937Condos | 94 | $1,188.58 |
| 0218-977-04-0000 | Yes | Mutliple Family | 1 | 18937Condos | 95 | $1,188.58 |
| 0218-977-05-0000 | Yes | Mutliple Family | 1 | 18937Condos | 96 | $1,188.58 |
| 0218-977-06-0000 | Yes | Mutliple Family | 1 | 18937Condos | 97 | $1,188.58 |
| 0218-977-07-0000 | Yes | Mutliple Family | 1 | 18937Condos | 98 | $1,188.58 |
| 0218-977-08-0000 | Yes | Mutliple Family | 1 | 18937Condos | 99 | $1,188.58 |
| 0218-977-09-0000 | Yes | Mutliple Family | 1 | 18937Condos | 100 | $1,188.58 |
| 0218-977-10-0000 | Yes | Mutliple Family | 1 | 18937Condos | 101 | $1,188.58 |
| 0218-977-11-0000 | Yes | Mutliple Family | 1 | 18937Condos | 102 | $1,188.58 |
| 0218-977-12-0000 | Yes | Mutliple Family | 1 | 18937Condos | 103 | $1,188.58 |
| 0218-977-13-0000 | Yes | Mutliple Family | 1 | 18937Condos | 104 | $1,188.58 |
| 0218-977-14-0000 | Yes | Mutliple Family | 1 | 18937Condos | 105 | $1,188.58 |
| 0218-977-15-0000 | Yes | Mutliple Family | 1 | 18937Condos | 106 | $1,188.58 |
| 0218-977-16-0000 | Yes | Mutliple Family | 1 | 18937Condos | 107 | $1,188.58 |
| 0218-977-17-0000 | Yes | Mutliple Family | 1 | 18937Condos | 108 | $1,188.58 |
| 0218-977-18-0000 | Yes | Mutliple Family | 1 | 18937Condos | 109 | $1,188.58 |
| 0218-977-19-0000 | Yes | Mutliple Family | 1 | 18937Condos | 110 | $1,188.58 |
| 0218-977-20-0000 | Yes | Mutliple Family | 1 | 18937Condos | 111 | $1,188.58 |
| 0218-977-21-0000 | Yes | Mutliple Family | 1 | 18937Condos | 112 | $1,188.58 |
| 0218-977-22-0000 | Yes | Mutliple Family | 1 | 18937Condos | 113 | $1,188.58 |
| 0218-977-23-0000 | Yes | Mutliple Family | 1 | 18937Condos | 114 | $1,188.58 |
| 0218-977-24-0000 | Yes | Mutliple Family | 1 | 18937Condos | 115 | $1,188.58 |
| 0218-977-25-0000 | Yes | Mutliple Family | 1 | 18937Condos | 116 | $1,188.58 |
| 0218-977-26-0000 | Yes | Mutliple Family | 1 | 18937Condos | 117 | $1,188.58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-977-27-0000 | Yes | Mutliple Family | 1 | 18937Condos | 118 | $1,188.58 |
| 0218-977-28-0000 | Yes | Mutliple Family | 1 | 18937Condos | 119 | $1,188.58 |
| 0218-977-29-0000 | Yes | Mutliple Family | 1 | 18937Condos | 120 | $1,188.58 |
| 0218-977-30-0000 | Yes | Mutliple Family | 1 | 18937Condos | 121 | $1,188.58 |
| 0218-977-31-0000 | Yes | Mutliple Family | 1 | 18937Condos | 122 | $1,188.58 |
| 0218-977-32-0000 | Yes | Mutliple Family | 1 | 18937Condos | 123 | $1,188.58 |
| 0218-977-33-0000 | Yes | Mutliple Family | 1 | 18937Condos | 124 | $1,188.58 |
| 0218-977-34-0000 | Yes | Mutliple Family | 1 | 18937Condos | 125 | $1,188.58 |
| 0218-977-35-0000 | Yes | Mutliple Family | 1 | 18937Condos | 126 | $1,188.58 |
| 0218-977-36-0000 | Yes | Mutliple Family | 1 | 18937Condos | 127 | $1,188.58 |
| 0218-977-37-0000 | No | | 0 | 18937Condos | CA53 | $0.00 |
| 0218-977-38-0000 | No | | 0 | 18937 | J | $0.00 |
| 0218-977-39-0000 | No | | 0 | 18937 | RR | $0.00 |
| 0218-977-40-0000 | No | | 0 | 18937 | K | $0.00 |
| 0218-977-41-0000 | No | | 0 | 18937 | L | $0.00 |
| 0218-977-42-0000 | No | | 0 | 18937Condos | CA9 | $0.00 |
| 0218-977-43-0000 | No | | 0 | 18937Condos | CA11 | $0.00 |
| 0218-977-44-0000 | No | | 0 | 18937Condos | CA10 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$2,901,760.82** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 32**
**(Archibald/Schaefer - Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-633-01-0000 | Yes | Single Family Detached | 1 | 18419 | 26 | $1,371.52 |
| 0218-633-02-0000 | Yes | Single Family Detached | 1 | 18419 | 27 | $1,371.52 |
| 0218-633-03-0000 | Yes | Single Family Detached | 1 | 18419 | 28 | $1,371.52 |
| 0218-633-04-0000 | Yes | Single Family Detached | 1 | 18419 | 29 | $1,371.52 |
| 0218-633-05-0000 | Yes | Single Family Detached | 1 | 18419 | 30 | $1,371.52 |
| 0218-633-06-0000 | Yes | Single Family Detached | 1 | 18419 | 31 | $1,371.52 |
| 0218-633-07-0000 | Yes | Single Family Detached | 1 | 18419 | 32 | $1,371.52 |
| 0218-633-08-0000 | Yes | Single Family Detached | 1 | 18419 | 33 | $1,371.52 |
| 0218-633-09-0000 | Yes | Single Family Detached | 1 | 18419 | 34 | $1,371.52 |
| 0218-633-10-0000 | Yes | Single Family Detached | 1 | 18419 | 35 | $1,371.52 |
| 0218-633-11-0000 | Yes | Single Family Detached | 1 | 18419 | 36 | $1,371.52 |
| 0218-633-12-0000 | Yes | Single Family Detached | 1 | 18419 | 37 | $1,371.52 |
| 0218-633-13-0000 | Yes | Single Family Detached | 1 | 18419 | 46 | $1,371.52 |
| 0218-633-14-0000 | Yes | Single Family Detached | 1 | 18419 | 47 | $1,371.52 |
| 0218-633-15-0000 | Yes | Single Family Detached | 1 | 18419 | 48 | $1,371.52 |
| 0218-633-16-0000 | Yes | Single Family Detached | 1 | 18419 | 49 | $1,371.52 |
| 0218-633-17-0000 | Yes | Single Family Detached | 1 | 18419 | 50 | $1,371.52 |
| 0218-633-18-0000 | Yes | Single Family Detached | 1 | 18419 | 51 | $1,371.52 |
| 0218-633-19-0000 | Yes | Single Family Detached | 1 | 18419 | 52 | $1,371.52 |
| 0218-633-20-0000 | Yes | Single Family Detached | 1 | 18419 | 53 | $1,371.52 |
| 0218-633-21-0000 | Yes | Single Family Detached | 1 | 18419 | 54 | $1,371.52 |
| 0218-633-22-0000 | Yes | Single Family Detached | 1 | 18419 | 55 | $1,371.52 |
| 0218-633-23-0000 | Yes | Single Family Detached | 1 | 18419 | 56 | $1,371.52 |
| 0218-633-24-0000 | Yes | Single Family Detached | 1 | 18419 | 57 | $1,371.52 |
| 0218-633-25-0000 | Yes | Single Family Detached | 1 | 18419 | 58 | $1,371.52 |
| 0218-633-26-0000 | Yes | Single Family Detached | 1 | 18419 | 59 | $1,371.52 |
| 0218-633-27-0000 | Yes | Single Family Detached | 1 | 18419 | 60 | $1,371.52 |
| 0218-633-28-0000 | Yes | Single Family Detached | 1 | 18419 | 61 | $1,371.52 |
| 0218-633-29-0000 | Yes | Single Family Detached | 1 | 18419 | 62 | $1,371.52 |
| 0218-633-30-0000 | Yes | Single Family Detached | 1 | 18419 | 63 | $1,371.52 |
| 0218-633-31-0000 | Yes | Single Family Detached | 1 | 18419 | 64 | $1,371.52 |
| 0218-633-32-0000 | Yes | Single Family Detached | 1 | 18419 | 65 | $1,371.52 |
| 0218-633-33-0000 | Yes | Single Family Detached | 1 | 18419 | 66 | $1,371.52 |
| 0218-633-34-0000 | Yes | Single Family Detached | 1 | 18419 | 67 | $1,371.52 |
| 0218-633-35-0000 | Yes | Single Family Detached | 1 | 18419 | 68 | $1,371.52 |
| 0218-633-36-0000 | Yes | Single Family Detached | 1 | 18419 | 69 | $1,371.52 |
| 0218-633-37-0000 | Yes | Single Family Detached | 1 | 18419 | 70 | $1,371.52 |
| 0218-633-38-0000 | Yes | Single Family Detached | 1 | 18419 | 71 | $1,371.52 |
| 0218-633-39-0000 | Yes | Single Family Detached | 1 | 18419 | 72 | $1,371.52 |
| 0218-633-40-0000 | Yes | Single Family Detached | 1 | 18419 | 73 | $1,371.52 |
| 0218-633-41-0000 | Yes | Single Family Detached | 1 | 18419 | 74 | $1,371.52 |
| 0218-633-42-0000 | Yes | Single Family Detached | 1 | 18419 | 75 | $1,371.52 |
| 0218-633-43-0000 | Yes | Single Family Detached | 1 | 18419 | 76 | $1,371.52 |
| 0218-633-44-0000 | Yes | Single Family Detached | 1 | 18419 | 77 | $1,371.52 |
| 0218-633-45-0000 | Yes | Single Family Detached | 1 | 18419 | 78 | $1,371.52 |
| 0218-633-46-0000 | Yes | Single Family Detached | 1 | 18419 | 79 | $1,371.52 |
| 0218-633-47-0000 | Yes | Single Family Detached | 1 | 18419 | 80 | $1,371.52 |
| 0218-633-48-0000 | No | | 0 | 18419 | A | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-633-49-0000 | No | | 0 | 18419 | B | $0.00 |
| 0218-633-50-0000 | No | | 0 | 18419 | R | $0.00 |
| 0218-633-51-0000 | No | | 0 | 18419 | AA | $0.00 |
| 0218-633-52-0000 | No | | 0 | 18419 | BB | $0.00 |
| 0218-633-53-0000 | No | | 0 | 18419 | CC | $0.00 |
| 0218-634-01-0000 | Yes | Single Family Detached | 1 | 18419 | 86 | $1,371.52 |
| 0218-634-02-0000 | Yes | Single Family Detached | 1 | 18419 | 87 | $1,371.52 |
| 0218-634-03-0000 | Yes | Single Family Detached | 1 | 18419 | 88 | $1,371.52 |
| 0218-634-04-0000 | Yes | Single Family Detached | 1 | 18419 | 89 | $1,371.52 |
| 0218-634-05-0000 | Yes | Single Family Detached | 1 | 18419 | 90 | $1,371.52 |
| 0218-634-06-0000 | Yes | Single Family Detached | 1 | 18419 | 91 | $1,371.52 |
| 0218-634-07-0000 | Yes | Single Family Detached | 1 | 18419 | 92 | $1,371.52 |
| 0218-634-08-0000 | Yes | Single Family Detached | 1 | 18419 | 93 | $1,371.52 |
| 0218-634-09-0000 | Yes | Single Family Detached | 1 | 18419 | 94 | $1,371.52 |
| 0218-634-10-0000 | Yes | Single Family Detached | 1 | 18419 | 95 | $1,371.52 |
| 0218-634-11-0000 | Yes | Single Family Detached | 1 | 18419 | 96 | $1,371.52 |
| 0218-634-12-0000 | Yes | Single Family Detached | 1 | 18419 | 97 | $1,371.52 |
| 0218-634-13-0000 | Yes | Single Family Detached | 1 | 18419 | 98 | $1,371.52 |
| 0218-634-14-0000 | Yes | Single Family Detached | 1 | 18419 | 99 | $1,371.52 |
| 0218-634-15-0000 | Yes | Single Family Detached | 1 | 18419 | 100 | $1,371.52 |
| 0218-634-16-0000 | Yes | Single Family Detached | 1 | 18419 | 101 | $1,371.52 |
| 0218-634-17-0000 | Yes | Single Family Detached | 1 | 18419 | 102 | $1,371.52 |
| 0218-634-18-0000 | Yes | Single Family Detached | 1 | 18419 | 103 | $1,371.52 |
| 0218-634-19-0000 | Yes | Single Family Detached | 1 | 18419 | 104 | $1,371.52 |
| 0218-634-20-0000 | Yes | Single Family Detached | 1 | 18419 | 105 | $1,371.52 |
| 0218-634-21-0000 | Yes | Single Family Detached | 1 | 18419 | 106 | $1,371.52 |
| 0218-634-22-0000 | Yes | Single Family Detached | 1 | 18419 | 107 | $1,371.52 |
| 0218-634-23-0000 | Yes | Single Family Detached | 1 | 18419 | 108 | $1,371.52 |
| 0218-634-24-0000 | Yes | Single Family Detached | 1 | 18419 | 109 | $1,371.52 |
| 0218-634-25-0000 | Yes | Single Family Detached | 1 | 18419 | 110 | $1,371.52 |
| 0218-634-26-0000 | Yes | Single Family Detached | 1 | 18419 | 111 | $1,371.52 |
| 0218-634-27-0000 | Yes | Single Family Detached | 1 | 18419 | 112 | $1,371.52 |
| 0218-634-28-0000 | Yes | Single Family Detached | 1 | 18419 | 113 | $1,371.52 |
| 0218-634-29-0000 | Yes | Single Family Detached | 1 | 18419 | 114 | $1,371.52 |
| 0218-634-30-0000 | Yes | Single Family Detached | 1 | 18419 | 115 | $1,371.52 |
| 0218-634-31-0000 | Yes | Single Family Detached | 1 | 18419 | 116 | $1,371.52 |
| 0218-634-32-0000 | Yes | Single Family Detached | 1 | 18419 | 117 | $1,371.52 |
| 0218-634-33-0000 | Yes | Single Family Detached | 1 | 18419 | 118 | $1,371.52 |
| 0218-634-34-0000 | Yes | Single Family Detached | 1 | 18419 | 119 | $1,371.52 |
| 0218-634-35-0000 | Yes | Single Family Detached | 1 | 18419 | 120 | $1,371.52 |
| 0218-634-36-0000 | Yes | Single Family Detached | 1 | 18419 | 121 | $1,371.52 |
| 0218-634-37-0000 | Yes | Single Family Detached | 1 | 18419 | 122 | $1,371.52 |
| 0218-634-38-0000 | Yes | Single Family Detached | 1 | 18419 | 123 | $1,371.52 |
| 0218-634-39-0000 | Yes | Single Family Detached | 1 | 18419 | 124 | $1,371.52 |
| 0218-634-40-0000 | Yes | Single Family Detached | 1 | 18419 | 125 | $1,371.52 |
| 0218-634-41-0000 | Yes | Single Family Detached | 1 | 18419 | 126 | $1,371.52 |
| 0218-634-42-0000 | Yes | Single Family Detached | 1 | 18419 | 127 | $1,371.52 |
| 0218-634-43-0000 | Yes | Single Family Detached | 1 | 18419 | 128 | $1,371.52 |
| 0218-634-44-0000 | Yes | Single Family Detached | 1 | 18419 | 129 | $1,371.52 |
| 0218-634-45-0000 | Yes | Single Family Detached | 1 | 18419 | 130 | $1,371.52 |
| 0218-634-46-0000 | Yes | Single Family Detached | 1 | 18419 | 131 | $1,371.52 |
| 0218-634-47-0000 | Yes | Single Family Detached | 1 | 18419 | 132 | $1,371.52 |
| 0218-634-48-0000 | Yes | Single Family Detached | 1 | 18419 | 133 | $1,371.52 |
| 0218-634-49-0000 | Yes | Single Family Detached | 1 | 18419 | 134 | $1,371.52 |
| 0218-634-50-0000 | Yes | Single Family Detached | 1 | 18419 | 135 | $1,371.52 |
| 0218-634-51-0000 | Yes | Single Family Detached | 1 | 18419 | 136 | $1,371.52 |
| 0218-634-52-0000 | Yes | Single Family Detached | 1 | 18419 | 137 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-634-53-0000 | Yes | Single Family Detached | 1 | 18419 | 138 | $1,371.52 |
| 0218-634-54-0000 | Yes | Single Family Detached | 1 | 18419 | 139 | $1,371.52 |
| 0218-634-55-0000 | Yes | Single Family Detached | 1 | 18419 | 140 | $1,371.52 |
| 0218-634-56-0000 | Yes | Single Family Detached | 1 | 18419 | 141 | $1,371.52 |
| 0218-634-57-0000 | Yes | Single Family Detached | 1 | 18419 | 142 | $1,371.52 |
| 0218-634-58-0000 | Yes | Single Family Detached | 1 | 18419 | 143 | $1,371.52 |
| 0218-634-59-0000 | Yes | Single Family Detached | 1 | 18419 | 144 | $1,371.52 |
| 0218-634-60-0000 | Yes | Single Family Detached | 1 | 18419 | 145 | $1,371.52 |
| 0218-634-61-0000 | Yes | Single Family Detached | 1 | 18419 | 146 | $1,371.52 |
| 0218-634-62-0000 | Yes | Single Family Detached | 1 | 18419 | 147 | $1,371.52 |
| 0218-634-63-0000 | Yes | Single Family Detached | 1 | 18419 | 148 | $1,371.52 |
| 0218-634-64-0000 | Yes | Single Family Detached | 1 | 18419 | 149 | $1,371.52 |
| 0218-634-65-0000 | No | | 0 | 18419 | P | $0.00 |
| 0218-634-66-0000 | No | | 0 | 18419 | Q | $0.00 |
| 0218-642-01-0000 | Yes | Single Family Detached | 1 | 18419 | 150 | $1,371.52 |
| 0218-642-02-0000 | Yes | Single Family Detached | 1 | 18419 | 151 | $1,371.52 |
| 0218-642-03-0000 | Yes | Single Family Detached | 1 | 18419 | 152 | $1,371.52 |
| 0218-642-04-0000 | Yes | Single Family Detached | 1 | 18419 | 153 | $1,371.52 |
| 0218-642-05-0000 | Yes | Single Family Detached | 1 | 18419 | 154 | $1,371.52 |
| 0218-642-06-0000 | Yes | Single Family Detached | 1 | 18419 | 155 | $1,371.52 |
| 0218-642-07-0000 | Yes | Single Family Detached | 1 | 18419 | 156 | $1,371.52 |
| 0218-642-08-0000 | Yes | Single Family Detached | 1 | 18419 | 157 | $1,371.52 |
| 0218-642-09-0000 | Yes | Single Family Detached | 1 | 18419 | 158 | $1,371.52 |
| 0218-642-10-0000 | Yes | Single Family Detached | 1 | 18419 | 159 | $1,371.52 |
| 0218-642-11-0000 | Yes | Single Family Detached | 1 | 18419 | 160 | $1,371.52 |
| 0218-642-12-0000 | Yes | Single Family Detached | 1 | 18419 | 161 | $1,371.52 |
| 0218-642-13-0000 | Yes | Single Family Detached | 1 | 18419 | 162 | $1,371.52 |
| 0218-642-14-0000 | Yes | Single Family Detached | 1 | 18419 | 163 | $1,371.52 |
| 0218-642-15-0000 | Yes | Single Family Detached | 1 | 18419 | 164 | $1,371.52 |
| 0218-642-16-0000 | Yes | Single Family Detached | 1 | 18419 | 165 | $1,371.52 |
| 0218-642-17-0000 | Yes | Single Family Detached | 1 | 18419 | 166 | $1,371.52 |
| 0218-642-18-0000 | Yes | Single Family Detached | 1 | 18419 | 167 | $1,371.52 |
| 0218-642-19-0000 | Yes | Single Family Detached | 1 | 18419 | 168 | $1,371.52 |
| 0218-642-20-0000 | Yes | Single Family Detached | 1 | 18419 | 169 | $1,371.52 |
| 0218-642-21-0000 | Yes | Single Family Detached | 1 | 18419 | 170 | $1,371.52 |
| 0218-642-22-0000 | Yes | Single Family Detached | 1 | 18419 | 171 | $1,371.52 |
| 0218-642-23-0000 | Yes | Single Family Detached | 1 | 18419 | 172 | $1,371.52 |
| 0218-642-24-0000 | Yes | Single Family Detached | 1 | 18419 | 173 | $1,371.52 |
| 0218-642-25-0000 | Yes | Single Family Detached | 1 | 18419 | 174 | $1,371.52 |
| 0218-642-26-0000 | Yes | Single Family Detached | 1 | 18419 | 175 | $1,371.52 |
| 0218-642-27-0000 | Yes | Single Family Detached | 1 | 18419 | 176 | $1,371.52 |
| 0218-642-28-0000 | Yes | Single Family Detached | 1 | 18419 | 177 | $1,371.52 |
| 0218-642-29-0000 | Yes | Single Family Detached | 1 | 18419 | 178 | $1,371.52 |
| 0218-642-30-0000 | Yes | Single Family Detached | 1 | 18419 | 179 | $1,371.52 |
| 0218-642-31-0000 | Yes | Single Family Detached | 1 | 18419 | 180 | $1,371.52 |
| 0218-642-32-0000 | Yes | Single Family Detached | 1 | 18419 | 181 | $1,371.52 |
| 0218-642-33-0000 | No | | 0 | 18419 | I | $0.00 |
| 0218-642-34-0000 | No | | 0 | 18419 | J | $0.00 |
| 0218-642-35-0000 | No | | 0 | 18419 | K | $0.00 |
| 0218-642-36-0000 | No | | 0 | 18419 | L | $0.00 |
| 0218-642-37-0000 | No | | 0 | 18419 | M | $0.00 |
| 0218-642-38-0000 | No | | 0 | 18419 | N | $0.00 |
| 0218-642-39-0000 | No | | 0 | 18419 | O | $0.00 |
| 0218-642-40-0000 | No | | 0 | 18419 | W | $0.00 |
| 0218-642-41-0000 | No | | 0 | 18419 | X | $0.00 |
| 0218-642-42-0000 | No | | 0 | 18419 | Y | $0.00 |
| 0218-643-01-0000 | Yes | Single Family Detached | 1 | 18419 | 38 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-643-02-0000 | Yes | Single Family Detached | 1 | 18419 | 39 | $1,371.52 |
| 0218-643-03-0000 | Yes | Single Family Detached | 1 | 18419 | 40 | $1,371.52 |
| 0218-643-04-0000 | Yes | Single Family Detached | 1 | 18419 | 41 | $1,371.52 |
| 0218-643-05-0000 | Yes | Single Family Detached | 1 | 18419 | 42 | $1,371.52 |
| 0218-643-06-0000 | Yes | Single Family Detached | 1 | 18419 | 43 | $1,371.52 |
| 0218-643-07-0000 | Yes | Single Family Detached | 1 | 18419 | 44 | $1,371.52 |
| 0218-643-08-0000 | Yes | Single Family Detached | 1 | 18419 | 45 | $1,371.52 |
| 0218-643-09-0000 | Yes | Single Family Detached | 1 | 18419 | 81 | $1,371.52 |
| 0218-643-10-0000 | Yes | Single Family Detached | 1 | 18419 | 82 | $1,371.52 |
| 0218-643-11-0000 | Yes | Single Family Detached | 1 | 18419 | 83 | $1,371.52 |
| 0218-643-12-0000 | Yes | Single Family Detached | 1 | 18419 | 84 | $1,371.52 |
| 0218-643-13-0000 | Yes | Single Family Detached | 1 | 18419 | 85 | $1,371.52 |
| 0218-643-14-0000 | Yes | Single Family Detached | 1 | 18419 | 182 | $1,371.52 |
| 0218-643-15-0000 | Yes | Single Family Detached | 1 | 18419 | 183 | $1,371.52 |
| 0218-643-16-0000 | Yes | Single Family Detached | 1 | 18419 | 184 | $1,371.52 |
| 0218-643-17-0000 | Yes | Single Family Detached | 1 | 18419 | 185 | $1,371.52 |
| 0218-643-18-0000 | Yes | Single Family Detached | 1 | 18419 | 186 | $1,371.52 |
| 0218-643-19-0000 | Yes | Single Family Detached | 1 | 18419 | 187 | $1,371.52 |
| 0218-643-20-0000 | Yes | Single Family Detached | 1 | 18419 | 188 | $1,371.52 |
| 0218-643-21-0000 | Yes | Single Family Detached | 1 | 18419 | 189 | $1,371.52 |
| 0218-643-22-0000 | Yes | Single Family Detached | 1 | 18419 | 190 | $1,371.52 |
| 0218-643-23-0000 | Yes | Single Family Detached | 1 | 18419 | 191 | $1,371.52 |
| 0218-643-24-0000 | Yes | Single Family Detached | 1 | 18419 | 192 | $1,371.52 |
| 0218-643-25-0000 | Yes | Single Family Detached | 1 | 18419 | 193 | $1,371.52 |
| 0218-643-26-0000 | Yes | Single Family Detached | 1 | 18419 | 194 | $1,371.52 |
| 0218-643-27-0000 | Yes | Single Family Detached | 1 | 18419 | 195 | $1,371.52 |
| 0218-643-28-0000 | Yes | Single Family Detached | 1 | 18419 | 196 | $1,371.52 |
| 0218-643-29-0000 | Yes | Single Family Detached | 1 | 18419 | 197 | $1,371.52 |
| 0218-643-30-0000 | Yes | Single Family Detached | 1 | 18419 | 198 | $1,371.52 |
| 0218-643-31-0000 | Yes | Single Family Detached | 1 | 18419 | 199 | $1,371.52 |
| 0218-643-32-0000 | Yes | Single Family Detached | 1 | 18419 | 200 | $1,371.52 |
| 0218-643-33-0000 | Yes | Single Family Detached | 1 | 18419 | 201 | $1,371.52 |
| 0218-643-34-0000 | Yes | Single Family Detached | 1 | 18419 | 202 | $1,371.52 |
| 0218-643-35-0000 | Yes | Single Family Detached | 1 | 18419 | 203 | $1,371.52 |
| 0218-643-36-0000 | Yes | Single Family Detached | 1 | 18419 | 204 | $1,371.52 |
| 0218-643-37-0000 | Yes | Single Family Detached | 1 | 18419 | 205 | $1,371.52 |
| 0218-643-38-0000 | Yes | Single Family Detached | 1 | 18419 | 206 | $1,371.52 |
| 0218-643-39-0000 | Yes | Single Family Detached | 1 | 18419 | 207 | $1,371.52 |
| 0218-643-40-0000 | Yes | Single Family Detached | 1 | 18419 | 208 | $1,371.52 |
| 0218-643-41-0000 | Yes | Single Family Detached | 1 | 18419 | 209 | $1,371.52 |
| 0218-643-42-0000 | Yes | Single Family Detached | 1 | 18419 | 210 | $1,371.52 |
| 0218-643-43-0000 | Yes | Single Family Detached | 1 | 18419 | 211 | $1,371.52 |
| 0218-643-44-0000 | Yes | Single Family Detached | 1 | 18419 | 212 | $1,371.52 |
| 0218-643-45-0000 | Yes | Single Family Detached | 1 | 18419 | 213 | $1,371.52 |
| 0218-643-46-0000 | Yes | Single Family Detached | 1 | 18419 | 214 | $1,371.52 |
| 0218-643-47-0000 | Yes | Single Family Detached | 1 | 18419 | 215 | $1,371.52 |
| 0218-643-48-0000 | Yes | Single Family Detached | 1 | 18419 | 216 | $1,371.52 |
| 0218-643-49-0000 | Yes | Single Family Detached | 1 | 18419 | 217 | $1,371.52 |
| 0218-643-50-0000 | Yes | Single Family Detached | 1 | 18419 | 218 | $1,371.52 |
| 0218-643-51-0000 | Yes | Single Family Detached | 1 | 18419 | 219 | $1,371.52 |
| 0218-643-52-0000 | Yes | Single Family Detached | 1 | 18419 | 220 | $1,371.52 |
| 0218-643-53-0000 | Yes | Single Family Detached | 1 | 18419 | 221 | $1,371.52 |
| 0218-643-54-0000 | Yes | Single Family Detached | 1 | 18419 | 222 | $1,371.52 |
| 0218-643-55-0000 | Yes | Single Family Detached | 1 | 18419 | 223 | $1,371.52 |
| 0218-643-56-0000 | Yes | Single Family Detached | 1 | 18419 | 224 | $1,371.52 |
| 0218-643-57-0000 | Yes | Single Family Detached | 1 | 18419 | 225 | $1,371.52 |
| 0218-643-58-0000 | Yes | Single Family Detached | 1 | 18419 | 226 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-643-59-0000 | Yes | Single Family Detached | 1 | 18419 | 227 | $1,371.52 |
| 0218-643-60-0000 | Yes | Single Family Detached | 1 | 18419 | 228 | $1,371.52 |
| 0218-643-61-0000 | Yes | Single Family Detached | 1 | 18419 | 229 | $1,371.52 |
| 0218-643-62-0000 | No | | 0 | 18419 | C | $0.00 |
| 0218-643-63-0000 | No | | 0 | 18419 | D | $0.00 |
| 0218-643-64-0000 | No | | 0 | 18419 | E | $0.00 |
| 0218-643-65-0000 | No | | 0 | 18419 | F | $0.00 |
| 0218-643-66-0000 | No | | 0 | 18419 | G | $0.00 |
| 0218-643-67-0000 | No | | 0 | 18419 | H | $0.00 |
| 0218-643-68-0000 | No | | 0 | 18419 | T | $0.00 |
| 0218-643-69-0000 | No | | 0 | 18419 | U | $0.00 |
| 0218-643-70-0000 | No | | 0 | 18419 | V | $0.00 |
| 0218-643-71-0000 | No | | 0 | 18419 | DD | $0.00 |
| 0218-652-01-0000 | Yes | Single Family Detached | 1 | 18419 | 1 | $1,371.52 |
| 0218-652-02-0000 | Yes | Single Family Detached | 1 | 18419 | 2 | $1,371.52 |
| 0218-652-03-0000 | Yes | Single Family Detached | 1 | 18419 | 3 | $1,371.52 |
| 0218-652-04-0000 | Yes | Single Family Detached | 1 | 18419 | 4 | $1,371.52 |
| 0218-652-05-0000 | Yes | Single Family Detached | 1 | 18419 | 5 | $1,371.52 |
| 0218-652-06-0000 | Yes | Single Family Detached | 1 | 18419 | 6 | $1,371.52 |
| 0218-652-07-0000 | Yes | Single Family Detached | 1 | 18419 | 7 | $1,371.52 |
| 0218-652-08-0000 | Yes | Single Family Detached | 1 | 18419 | 8 | $1,371.52 |
| 0218-652-09-0000 | Yes | Single Family Detached | 1 | 18419 | 9 | $1,371.52 |
| 0218-652-10-0000 | Yes | Single Family Detached | 1 | 18419 | 10 | $1,371.52 |
| 0218-652-11-0000 | Yes | Single Family Detached | 1 | 18419 | 11 | $1,371.52 |
| 0218-652-12-0000 | Yes | Single Family Detached | 1 | 18419 | 12 | $1,371.52 |
| 0218-652-13-0000 | Yes | Single Family Detached | 1 | 18419 | 13 | $1,371.52 |
| 0218-652-14-0000 | Yes | Single Family Detached | 1 | 18419 | 14 | $1,371.52 |
| 0218-652-15-0000 | Yes | Single Family Detached | 1 | 18419 | 15 | $1,371.52 |
| 0218-652-16-0000 | Yes | Single Family Detached | 1 | 18419 | 16 | $1,371.52 |
| 0218-652-17-0000 | Yes | Single Family Detached | 1 | 18419 | 17 | $1,371.52 |
| 0218-652-18-0000 | Yes | Single Family Detached | 1 | 18419 | 18 | $1,371.52 |
| 0218-652-19-0000 | Yes | Single Family Detached | 1 | 18419 | 19 | $1,371.52 |
| 0218-652-20-0000 | Yes | Single Family Detached | 1 | 18419 | 20 | $1,371.52 |
| 0218-652-21-0000 | Yes | Single Family Detached | 1 | 18419 | 21 | $1,371.52 |
| 0218-652-22-0000 | Yes | Single Family Detached | 1 | 18419 | 22 | $1,371.52 |
| 0218-652-23-0000 | Yes | Single Family Detached | 1 | 18419 | 23 | $1,371.52 |
| 0218-652-24-0000 | Yes | Single Family Detached | 1 | 18419 | 24 | $1,371.52 |
| 0218-652-25-0000 | Yes | Single Family Detached | 1 | 18419 | 25 | $1,371.52 |
| 0218-652-26-0000 | No | | 0 | 18419 | S | $0.00 |
| 0218-653-01-0000 | Yes | Single Family Detached | 1 | 20298 | 1 | $1,371.52 |
| 0218-653-02-0000 | Yes | Single Family Detached | 1 | 20298 | 2 | $1,371.52 |
| 0218-653-03-0000 | Yes | Single Family Detached | 1 | 20298 | 3 | $1,371.52 |
| 0218-653-04-0000 | Yes | Single Family Detached | 1 | 20298 | 4 | $1,371.52 |
| 0218-653-05-0000 | Yes | Single Family Detached | 1 | 20298 | 5 | $1,371.52 |
| 0218-653-06-0000 | Yes | Single Family Detached | 1 | 20298 | 6 | $1,371.52 |
| 0218-653-07-0000 | Yes | Single Family Detached | 1 | 20298 | 7 | $1,371.52 |
| 0218-653-08-0000 | Yes | Single Family Detached | 1 | 20298 | 8 | $1,371.52 |
| 0218-653-09-0000 | Yes | Single Family Detached | 1 | 20298 | 9 | $1,371.52 |
| 0218-653-10-0000 | Yes | Single Family Detached | 1 | 20298 | 10 | $1,371.52 |
| 0218-653-11-0000 | Yes | Single Family Detached | 1 | 20298 | 11 | $1,371.52 |
| 0218-653-12-0000 | Yes | Single Family Detached | 1 | 20298 | 12 | $1,371.52 |
| 0218-653-13-0000 | Yes | Single Family Detached | 1 | 20298 | 13 | $1,371.52 |
| 0218-653-14-0000 | Yes | Single Family Detached | 1 | 20298 | 14 | $1,371.52 |
| 0218-653-15-0000 | Yes | Single Family Detached | 1 | 20298 | 15 | $1,371.52 |
| 0218-653-16-0000 | Yes | Single Family Detached | 1 | 20298 | 16 | $1,371.52 |
| 0218-653-17-0000 | Yes | Single Family Detached | 1 | 20298 | 17 | $1,371.52 |
| 0218-653-18-0000 | Yes | Single Family Detached | 1 | 20298 | 18 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-653-19-0000 | Yes | Single Family Detached | 1 | 20298 | 19 | $1,371.52 |
| 0218-653-20-0000 | Yes | Single Family Detached | 1 | 20298 | 20 | $1,371.52 |
| 0218-653-21-0000 | Yes | Single Family Detached | 1 | 20298 | 21 | $1,371.52 |
| 0218-653-22-0000 | Yes | Single Family Detached | 1 | 20298 | 22 | $1,371.52 |
| 0218-653-23-0000 | Yes | Single Family Detached | 1 | 20298 | 23 | $1,371.52 |
| 0218-653-24-0000 | Yes | Single Family Detached | 1 | 20298 | 24 | $1,371.52 |
| 0218-653-25-0000 | Yes | Single Family Detached | 1 | 20298 | 25 | $1,371.52 |
| 0218-653-26-0000 | Yes | Single Family Detached | 1 | 20298 | 26 | $1,371.52 |
| 0218-653-27-0000 | Yes | Single Family Detached | 1 | 20298 | 27 | $1,371.52 |
| 0218-653-28-0000 | Yes | Single Family Detached | 1 | 20298 | 28 | $1,371.52 |
| 0218-653-29-0000 | Yes | Single Family Detached | 1 | 20298 | 29 | $1,371.52 |
| 0218-653-30-0000 | Yes | Single Family Detached | 1 | 20298 | 30 | $1,371.52 |
| 0218-653-31-0000 | Yes | Single Family Detached | 1 | 20298 | 31 | $1,371.52 |
| 0218-653-32-0000 | Yes | Single Family Detached | 1 | 20298 | 32 | $1,371.52 |
| 0218-653-33-0000 | Yes | Single Family Detached | 1 | 20298 | 33 | $1,371.52 |
| 0218-653-34-0000 | Yes | Single Family Detached | 1 | 20298 | 34 | $1,371.52 |
| 0218-653-35-0000 | Yes | Single Family Detached | 1 | 20298 | 35 | $1,371.52 |
| 0218-653-36-0000 | Yes | Single Family Detached | 1 | 20298 | 36 | $1,371.52 |
| 0218-653-37-0000 | Yes | Single Family Detached | 1 | 20298 | 37 | $1,371.52 |
| 0218-653-38-0000 | Yes | Single Family Detached | 1 | 20298 | 38 | $1,371.52 |
| 0218-653-39-0000 | Yes | Single Family Detached | 1 | 20298 | 39 | $1,371.52 |
| 0218-653-40-0000 | Yes | Single Family Detached | 1 | 20298 | 40 | $1,371.52 |
| 0218-653-41-0000 | Yes | Single Family Detached | 1 | 20298 | 41 | $1,371.52 |
| 0218-653-42-0000 | Yes | Single Family Detached | 1 | 20298 | 42 | $1,371.52 |
| 0218-653-43-0000 | Yes | Single Family Detached | 1 | 20298 | 43 | $1,371.52 |
| 0218-653-44-0000 | Yes | Single Family Detached | 1 | 20298 | 44 | $1,371.52 |
| 0218-653-45-0000 | Yes | Single Family Detached | 1 | 20298 | 45 | $1,371.52 |
| 0218-653-46-0000 | Yes | Single Family Detached | 1 | 20298 | 46 | $1,371.52 |
| 0218-653-47-0000 | Yes | Single Family Detached | 1 | 20298 | 47 | $1,371.52 |
| 0218-653-48-0000 | Yes | Single Family Detached | 1 | 20298 | 48 | $1,371.52 |
| 0218-653-49-0000 | Yes | Single Family Detached | 1 | 20298 | 49 | $1,371.52 |
| 0218-653-50-0000 | Yes | Single Family Detached | 1 | 20298 | 50 | $1,371.52 |
| 0218-653-51-0000 | Yes | Single Family Detached | 1 | 20298 | 51 | $1,371.52 |
| 0218-653-52-0000 | Yes | Single Family Detached | 1 | 20298 | 52 | $1,371.52 |
| 0218-653-53-0000 | Yes | Single Family Detached | 1 | 20298 | 53 | $1,371.52 |
| 0218-653-54-0000 | Yes | Single Family Detached | 1 | 20298 | 54 | $1,371.52 |
| 0218-653-55-0000 | Yes | Single Family Detached | 1 | 20298 | 55 | $1,371.52 |
| 0218-653-56-0000 | Yes | Single Family Detached | 1 | 20298 | 56 | $1,371.52 |
| 0218-653-57-0000 | Yes | Single Family Detached | 1 | 20298 | 57 | $1,371.52 |
| 0218-653-58-0000 | No | | 0 | 20298 | A | $0.00 |
| 0218-653-59-0000 | No | | 0 | 20298 | B | $0.00 |
| 0218-653-60-0000 | No | | 0 | 20298 | C | $0.00 |
| 0218-653-61-0000 | No | | 0 | 20298 | D | $0.00 |
| 0218-653-62-0000 | No | | 0 | 20298 | N | $0.00 |
| 0218-653-63-0000 | No | | 0 | 20298 | O | $0.00 |
| 0218-653-64-0000 | No | | 0 | 20298 | R | $0.00 |
| 0218-653-65-0000 | No | | 0 | 20298 | S | $0.00 |
| 0218-654-01-0000 | Yes | Single Family Detached | 1 | 20298 | 58 | $1,371.52 |
| 0218-654-02-0000 | Yes | Single Family Detached | 1 | 20298 | 59 | $1,371.52 |
| 0218-654-03-0000 | Yes | Single Family Detached | 1 | 20298 | 60 | $1,371.52 |
| 0218-654-04-0000 | Yes | Single Family Detached | 1 | 20298 | 61 | $1,371.52 |
| 0218-654-05-0000 | Yes | Single Family Detached | 1 | 20298 | 62 | $1,371.52 |
| 0218-654-06-0000 | Yes | Single Family Detached | 1 | 20298 | 63 | $1,371.52 |
| 0218-654-07-0000 | Yes | Single Family Detached | 1 | 20298 | 64 | $1,371.52 |
| 0218-654-08-0000 | Yes | Single Family Detached | 1 | 20298 | 65 | $1,371.52 |
| 0218-654-09-0000 | Yes | Single Family Detached | 1 | 20298 | 66 | $1,371.52 |
| 0218-654-10-0000 | Yes | Single Family Detached | 1 | 20298 | 67 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-654-11-0000 | Yes | Single Family Detached | 1 | 20298 | 68 | $1,371.52 |
| 0218-654-12-0000 | Yes | Single Family Detached | 1 | 20298 | 69 | $1,371.52 |
| 0218-654-13-0000 | Yes | Single Family Detached | 1 | 20298 | 70 | $1,371.52 |
| 0218-654-14-0000 | Yes | Single Family Detached | 1 | 20298 | 71 | $1,371.52 |
| 0218-654-15-0000 | Yes | Single Family Detached | 1 | 20298 | 72 | $1,371.52 |
| 0218-654-16-0000 | Yes | Single Family Detached | 1 | 20298 | 73 | $1,371.52 |
| 0218-654-17-0000 | Yes | Single Family Detached | 1 | 20298 | 74 | $1,371.52 |
| 0218-654-18-0000 | Yes | Single Family Detached | 1 | 20298 | 75 | $1,371.52 |
| 0218-654-19-0000 | Yes | Single Family Detached | 1 | 20298 | 76 | $1,371.52 |
| 0218-654-20-0000 | Yes | Single Family Detached | 1 | 20298 | 77 | $1,371.52 |
| 0218-654-21-0000 | Yes | Single Family Detached | 1 | 20298 | 78 | $1,371.52 |
| 0218-654-22-0000 | Yes | Single Family Detached | 1 | 20298 | 79 | $1,371.52 |
| 0218-654-23-0000 | Yes | Single Family Detached | 1 | 20298 | 80 | $1,371.52 |
| 0218-654-24-0000 | Yes | Single Family Detached | 1 | 20298 | 81 | $1,371.52 |
| 0218-654-25-0000 | Yes | Single Family Detached | 1 | 20298 | 82 | $1,371.52 |
| 0218-654-26-0000 | Yes | Single Family Detached | 1 | 20298 | 83 | $1,371.52 |
| 0218-654-27-0000 | Yes | Single Family Detached | 1 | 20298 | 84 | $1,371.52 |
| 0218-654-28-0000 | Yes | Single Family Detached | 1 | 20298 | 85 | $1,371.52 |
| 0218-654-29-0000 | Yes | Single Family Detached | 1 | 20298 | 86 | $1,371.52 |
| 0218-654-30-0000 | Yes | Single Family Detached | 1 | 20298 | 87 | $1,371.52 |
| 0218-654-31-0000 | Yes | Single Family Detached | 1 | 20298 | 88 | $1,371.52 |
| 0218-654-32-0000 | Yes | Single Family Detached | 1 | 20298 | 89 | $1,371.52 |
| 0218-654-33-0000 | Yes | Single Family Detached | 1 | 20298 | 90 | $1,371.52 |
| 0218-654-34-0000 | Yes | Single Family Detached | 1 | 20298 | 91 | $1,371.52 |
| 0218-654-35-0000 | Yes | Single Family Detached | 1 | 20298 | 92 | $1,371.52 |
| 0218-654-36-0000 | Yes | Single Family Detached | 1 | 20298 | 93 | $1,371.52 |
| 0218-654-37-0000 | Yes | Single Family Detached | 1 | 20298 | 94 | $1,371.52 |
| 0218-654-38-0000 | Yes | Single Family Detached | 1 | 20298 | 95 | $1,371.52 |
| 0218-654-39-0000 | Yes | Single Family Detached | 1 | 20298 | 96 | $1,371.52 |
| 0218-654-40-0000 | Yes | Single Family Detached | 1 | 20298 | 97 | $1,371.52 |
| 0218-654-41-0000 | Yes | Single Family Detached | 1 | 20298 | 98 | $1,371.52 |
| 0218-654-42-0000 | Yes | Single Family Detached | 1 | 20298 | 99 | $1,371.52 |
| 0218-654-43-0000 | Yes | Single Family Detached | 1 | 20298 | 100 | $1,371.52 |
| 0218-654-44-0000 | Yes | Single Family Detached | 1 | 20298 | 101 | $1,371.52 |
| 0218-654-45-0000 | Yes | Single Family Detached | 1 | 20298 | 102 | $1,371.52 |
| 0218-654-46-0000 | Yes | Single Family Detached | 1 | 20298 | 103 | $1,371.52 |
| 0218-654-47-0000 | Yes | Single Family Detached | 1 | 20298 | 104 | $1,371.52 |
| 0218-654-48-0000 | Yes | Single Family Detached | 1 | 20298 | 105 | $1,371.52 |
| 0218-654-49-0000 | Yes | Single Family Detached | 1 | 20298 | 106 | $1,371.52 |
| 0218-654-50-0000 | No | | 0 | 20298 | E | $0.00 |
| 0218-654-51-0000 | No | | 0 | 20298 | F | $0.00 |
| 0218-654-52-0000 | No | | 0 | 20298 | G | $0.00 |
| 0218-654-53-0000 | No | | 0 | 20298 | H | $0.00 |
| 0218-654-54-0000 | No | | 0 | 20298 | I | $0.00 |
| 0218-654-55-0000 | No | | 0 | 20298 | J | $0.00 |
| 0218-654-56-0000 | No | | 0 | 20298 | K | $0.00 |
| 0218-654-57-0000 | No | | 0 | 20298 | L | $0.00 |
| 0218-654-58-0000 | No | | 0 | 20298 | M | $0.00 |
| 0218-654-59-0000 | No | | 0 | 20298 | P | $0.00 |
| 0218-654-60-0000 | No | | 0 | 20298 | Q | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$459,459.20** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 37**
**(Park & Turner NE Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-241-36-0000 | No | | 0 | 1009 | P5 | $0.00 |
| 0218-241-39-0000 | No | | 0 | 1009 | P8 | $0.00 |
| 0218-602-01-0000 | Yes | Single Family Detached | 1 | 18662 | 1 | $1,371.52 |
| 0218-602-02-0000 | Yes | Single Family Detached | 1 | 18662 | 2 | $1,371.52 |
| 0218-602-03-0000 | Yes | Single Family Detached | 1 | 18662 | 3 | $1,371.52 |
| 0218-602-04-0000 | Yes | Single Family Detached | 1 | 18662 | 4 | $1,371.52 |
| 0218-602-05-0000 | Yes | Single Family Detached | 1 | 18662 | 5 | $1,371.52 |
| 0218-602-06-0000 | Yes | Single Family Detached | 1 | 18662 | 6 | $1,371.52 |
| 0218-602-07-0000 | Yes | Single Family Detached | 1 | 18662 | 7 | $1,371.52 |
| 0218-602-08-0000 | Yes | Single Family Detached | 1 | 18662 | 8 | $1,371.52 |
| 0218-602-09-0000 | Yes | Single Family Detached | 1 | 18662 | 9 | $1,371.52 |
| 0218-602-10-0000 | Yes | Single Family Detached | 1 | 18662 | 10 | $1,371.52 |
| 0218-602-11-0000 | Yes | Single Family Detached | 1 | 18662 | 11 | $1,371.52 |
| 0218-602-12-0000 | Yes | Single Family Detached | 1 | 18662 | 12 | $1,371.52 |
| 0218-602-13-0000 | Yes | Single Family Detached | 1 | 18662 | 13 | $1,371.52 |
| 0218-602-14-0000 | Yes | Single Family Detached | 1 | 18662 | 14 | $1,371.52 |
| 0218-602-15-0000 | Yes | Single Family Detached | 1 | 18662 | 328 | $1,371.52 |
| 0218-602-16-0000 | Yes | Single Family Detached | 1 | 18662 | 329 | $1,371.52 |
| 0218-602-17-0000 | Yes | Single Family Detached | 1 | 18662 | 330 | $1,371.52 |
| 0218-602-18-0000 | No | | 0 | 18662 | G | $0.00 |
| 0218-602-19-0000 | No | | 0 | 18662 | H | $0.00 |
| 0218-602-20-0000 | No | | 0 | 18662 | AA | $0.00 |
| 0218-602-21-0000 | No | | 0 | 18662 | BB | $0.00 |
| 0218-602-22-0000 | No | | 0 | 18662 | CC | $0.00 |
| 0218-603-01-0000 | Yes | Single Family Detached | 1 | 18662 | 15 | $1,371.52 |
| 0218-603-02-0000 | Yes | Single Family Detached | 1 | 18662 | 16 | $1,371.52 |
| 0218-603-03-0000 | Yes | Single Family Detached | 1 | 18662 | 17 | $1,371.52 |
| 0218-603-04-0000 | Yes | Single Family Detached | 1 | 18662 | 18 | $1,371.52 |
| 0218-603-05-0000 | Yes | Single Family Detached | 1 | 18662 | 19 | $1,371.52 |
| 0218-603-06-0000 | Yes | Single Family Detached | 1 | 18662 | 20 | $1,371.52 |
| 0218-603-07-0000 | Yes | Single Family Detached | 1 | 18662 | 21 | $1,371.52 |
| 0218-603-08-0000 | Yes | Single Family Detached | 1 | 18662 | 22 | $1,371.52 |
| 0218-603-09-0000 | Yes | Single Family Detached | 1 | 18662 | 23 | $1,371.52 |
| 0218-603-10-0000 | Yes | Single Family Detached | 1 | 18662 | 24 | $1,371.52 |
| 0218-603-11-0000 | Yes | Single Family Detached | 1 | 18662 | 25 | $1,371.52 |
| 0218-603-12-0000 | Yes | Single Family Detached | 1 | 18662 | 26 | $1,371.52 |
| 0218-603-13-0000 | Yes | Single Family Detached | 1 | 18662 | 27 | $1,371.52 |
| 0218-603-14-0000 | Yes | Single Family Detached | 1 | 18662 | 28 | $1,371.52 |
| 0218-603-15-0000 | Yes | Single Family Detached | 1 | 18662 | 29 | $1,371.52 |
| 0218-603-16-0000 | Yes | Single Family Detached | 1 | 18662 | 30 | $1,371.52 |
| 0218-603-17-0000 | Yes | Single Family Detached | 1 | 18662 | 31 | $1,371.52 |
| 0218-603-18-0000 | Yes | Single Family Detached | 1 | 18662 | 32 | $1,371.52 |
| 0218-603-19-0000 | Yes | Single Family Detached | 1 | 18662 | 33 | $1,371.52 |
| 0218-603-20-0000 | Yes | Single Family Detached | 1 | 18662 | 34 | $1,371.52 |
| 0218-603-21-0000 | Yes | Single Family Detached | 1 | 18662 | 35 | $1,371.52 |
| 0218-603-22-0000 | Yes | Single Family Detached | 1 | 18662 | 36 | $1,371.52 |
| 0218-603-23-0000 | Yes | Single Family Detached | 1 | 18662 | 37 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-603-24-0000 | Yes | Single Family Detached | 1 | 18662 | 38 | $1,371.52 |
| 0218-603-25-0000 | Yes | Single Family Detached | 1 | 18662 | 39 | $1,371.52 |
| 0218-603-26-0000 | Yes | Single Family Detached | 1 | 18662 | 40 | $1,371.52 |
| 0218-603-27-0000 | Yes | Single Family Detached | 1 | 18662 | 41 | $1,371.52 |
| 0218-603-28-0000 | Yes | Single Family Detached | 1 | 18662 | 42 | $1,371.52 |
| 0218-603-29-0000 | Yes | Single Family Detached | 1 | 18662 | 43 | $1,371.52 |
| 0218-603-30-0000 | Yes | Single Family Detached | 1 | 18662 | 44 | $1,371.52 |
| 0218-603-31-0000 | Yes | Single Family Detached | 1 | 18662 | 45 | $1,371.52 |
| 0218-603-32-0000 | Yes | Single Family Detached | 1 | 18662 | 46 | $1,371.52 |
| 0218-603-33-0000 | Yes | Single Family Detached | 1 | 18662 | 47 | $1,371.52 |
| 0218-603-34-0000 | Yes | Single Family Detached | 1 | 18662 | 48 | $1,371.52 |
| 0218-603-35-0000 | Yes | Single Family Detached | 1 | 18662 | 49 | $1,371.52 |
| 0218-603-36-0000 | Yes | Single Family Detached | 1 | 18662 | 50 | $1,371.52 |
| 0218-603-37-0000 | Yes | Single Family Detached | 1 | 18662 | 51 | $1,371.52 |
| 0218-603-38-0000 | Yes | Single Family Detached | 1 | 18662 | 52 | $1,371.52 |
| 0218-603-39-0000 | Yes | Single Family Detached | 1 | 18662 | 53 | $1,371.52 |
| 0218-603-40-0000 | Yes | Single Family Detached | 1 | 18662 | 54 | $1,371.52 |
| 0218-603-41-0000 | Yes | Single Family Detached | 1 | 18662 | 55 | $1,371.52 |
| 0218-603-42-0000 | Yes | Single Family Detached | 1 | 18662 | 56 | $1,371.52 |
| 0218-603-43-0000 | Yes | Single Family Detached | 1 | 18662 | 57 | $1,371.52 |
| 0218-603-44-0000 | Yes | Single Family Detached | 1 | 18662 | 58 | $1,371.52 |
| 0218-603-45-0000 | Yes | Single Family Detached | 1 | 18662 | 59 | $1,371.52 |
| 0218-603-46-0000 | Yes | Single Family Detached | 1 | 18662 | 60 | $1,371.52 |
| 0218-603-47-0000 | Yes | Single Family Detached | 1 | 18662 | 61 | $1,371.52 |
| 0218-603-48-0000 | Yes | Single Family Detached | 1 | 18662 | 62 | $1,371.52 |
| 0218-603-49-0000 | Yes | Single Family Detached | 1 | 18662 | 63 | $1,371.52 |
| 0218-603-50-0000 | Yes | Single Family Detached | 1 | 18662 | 64 | $1,371.52 |
| 0218-603-51-0000 | Yes | Single Family Detached | 1 | 18662 | 65 | $1,371.52 |
| 0218-603-52-0000 | Yes | Single Family Detached | 1 | 18662 | 66 | $1,371.52 |
| 0218-603-53-0000 | Yes | Single Family Detached | 1 | 18662 | 67 | $1,371.52 |
| 0218-603-54-0000 | Yes | Single Family Detached | 1 | 18662 | 68 | $1,371.52 |
| 0218-603-55-0000 | Yes | Single Family Detached | 1 | 18662 | 69 | $1,371.52 |
| 0218-603-56-0000 | Yes | Single Family Detached | 1 | 18662 | 70 | $1,371.52 |
| 0218-603-57-0000 | Yes | Single Family Detached | 1 | 18662 | 71 | $1,371.52 |
| 0218-603-58-0000 | Yes | Single Family Detached | 1 | 18662 | 72 | $1,371.52 |
| 0218-603-59-0000 | Yes | Single Family Detached | 1 | 18662 | 73 | $1,371.52 |
| 0218-603-60-0000 | Yes | Single Family Detached | 1 | 18662 | 74 | $1,371.52 |
| 0218-603-61-0000 | Yes | Single Family Detached | 1 | 18662 | 75 | $1,371.52 |
| 0218-603-62-0000 | Yes | Single Family Detached | 1 | 18662 | 76 | $1,371.52 |
| 0218-603-63-0000 | Yes | Single Family Detached | 1 | 18662 | 77 | $1,371.52 |
| 0218-603-64-0000 | Yes | Single Family Detached | 1 | 18662 | 78 | $1,371.52 |
| 0218-603-65-0000 | Yes | Single Family Detached | 1 | 18662 | 79 | $1,371.52 |
| 0218-603-66-0000 | Yes | Single Family Detached | 1 | 18662 | 80 | $1,371.52 |
| 0218-603-67-0000 | Yes | Single Family Detached | 1 | 18662 | 81 | $1,371.52 |
| 0218-603-68-0000 | Yes | Single Family Detached | 1 | 18662 | 82 | $1,371.52 |
| 0218-603-69-0000 | Yes | Single Family Detached | 1 | 18662 | 83 | $1,371.52 |
| 0218-603-70-0000 | Yes | Single Family Detached | 1 | 18662 | 84 | $1,371.52 |
| 0218-603-71-0000 | Yes | Single Family Detached | 1 | 18662 | 85 | $1,371.52 |
| 0218-603-72-0000 | Yes | Single Family Detached | 1 | 18662 | 86 | $1,371.52 |
| 0218-603-73-0000 | Yes | Single Family Detached | 1 | 18662 | 219 | $1,371.52 |
| 0218-603-74-0000 | Yes | Single Family Detached | 1 | 18662 | 220 | $1,371.52 |
| 0218-603-75-0000 | Yes | Single Family Detached | 1 | 18662 | 221 | $1,371.52 |
| 0218-603-76-0000 | Yes | Single Family Detached | 1 | 18662 | 222 | $1,371.52 |
| 0218-603-77-0000 | Yes | Single Family Detached | 1 | 18662 | 223 | $1,371.52 |
| 0218-603-78-0000 | Yes | Single Family Detached | 1 | 18662 | 224 | $1,371.52 |
| 0218-603-79-0000 | Yes | Single Family Detached | 1 | 18662 | 225 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-603-80-0000 | Yes | Single Family Detached | 1 | 18662 | 226 | $1,371.52 |
| 0218-603-81-0000 | No | | 0 | 18662 | AI | $0.00 |
| 0218-603-82-0000 | No | | 0 | 18662 | AH | $0.00 |
| 0218-603-83-0000 | No | | 0 | 18662 | DD | $0.00 |
| 0218-603-84-0000 | No | | 0 | 18662 | EE | $0.00 |
| 0218-603-85-0000 | No | | 0 | 18662 | FF | $0.00 |
| 0218-603-86-0000 | No | | 0 | 18662 | GG | $0.00 |
| 0218-603-87-0000 | No | | 0 | 18662 | HH | $0.00 |
| 0218-603-88-0000 | No | | 0 | 18662 | II | $0.00 |
| 0218-603-89-0000 | No | | 0 | 18662 | JJ | $0.00 |
| 0218-603-90-0000 | No | | 0 | 18662 | KK | $0.00 |
| 0218-603-91-0000 | No | | 0 | 18662 | PP | $0.00 |
| 0218-603-92-0000 | No | | 0 | 18662 | QQ | $0.00 |
| 0218-603-93-0000 | No | | 0 | 18662 | T | $0.00 |
| 0218-604-01-0000 | Yes | Single Family Detached | 1 | 18662 | 87 | $1,371.52 |
| 0218-604-02-0000 | Yes | Single Family Detached | 1 | 18662 | 88 | $1,371.52 |
| 0218-604-03-0000 | Yes | Single Family Detached | 1 | 18662 | 89 | $1,371.52 |
| 0218-604-04-0000 | Yes | Single Family Detached | 1 | 18662 | 90 | $1,371.52 |
| 0218-604-05-0000 | Yes | Single Family Detached | 1 | 18662 | 91 | $1,371.52 |
| 0218-604-06-0000 | Yes | Single Family Detached | 1 | 18662 | 92 | $1,371.52 |
| 0218-604-07-0000 | Yes | Single Family Detached | 1 | 18662 | 93 | $1,371.52 |
| 0218-604-08-0000 | Yes | Single Family Detached | 1 | 18662 | 94 | $1,371.52 |
| 0218-604-09-0000 | Yes | Single Family Detached | 1 | 18662 | 95 | $1,371.52 |
| 0218-604-10-0000 | Yes | Single Family Detached | 1 | 18662 | 96 | $1,371.52 |
| 0218-604-11-0000 | Yes | Single Family Detached | 1 | 18662 | 97 | $1,371.52 |
| 0218-604-12-0000 | Yes | Single Family Detached | 1 | 18662 | 98 | $1,371.52 |
| 0218-604-13-0000 | Yes | Single Family Detached | 1 | 18662 | 99 | $1,371.52 |
| 0218-604-14-0000 | Yes | Single Family Detached | 1 | 18662 | 100 | $1,371.52 |
| 0218-604-15-0000 | Yes | Single Family Detached | 1 | 18662 | 101 | $1,371.52 |
| 0218-604-16-0000 | Yes | Single Family Detached | 1 | 18662 | 102 | $1,371.52 |
| 0218-604-17-0000 | Yes | Single Family Detached | 1 | 18662 | 103 | $1,371.52 |
| 0218-604-18-0000 | Yes | Single Family Detached | 1 | 18662 | 104 | $1,371.52 |
| 0218-604-19-0000 | Yes | Single Family Detached | 1 | 18662 | 105 | $1,371.52 |
| 0218-604-20-0000 | Yes | Single Family Detached | 1 | 18662 | 106 | $1,371.52 |
| 0218-604-21-0000 | Yes | Single Family Detached | 1 | 18662 | 107 | $1,371.52 |
| 0218-604-22-0000 | Yes | Single Family Detached | 1 | 18662 | 108 | $1,371.52 |
| 0218-604-23-0000 | Yes | Single Family Detached | 1 | 18662 | 109 | $1,371.52 |
| 0218-604-24-0000 | Yes | Single Family Detached | 1 | 18662 | 110 | $1,371.52 |
| 0218-604-25-0000 | Yes | Single Family Detached | 1 | 18662 | 111 | $1,371.52 |
| 0218-604-26-0000 | Yes | Single Family Detached | 1 | 18662 | 112 | $1,371.52 |
| 0218-604-27-0000 | Yes | Single Family Detached | 1 | 18662 | 113 | $1,371.52 |
| 0218-604-28-0000 | Yes | Single Family Detached | 1 | 18662 | 114 | $1,371.52 |
| 0218-604-29-0000 | Yes | Single Family Detached | 1 | 18662 | 115 | $1,371.52 |
| 0218-604-30-0000 | Yes | Single Family Detached | 1 | 18662 | 116 | $1,371.52 |
| 0218-604-31-0000 | Yes | Single Family Detached | 1 | 18662 | 117 | $1,371.52 |
| 0218-604-32-0000 | Yes | Single Family Detached | 1 | 18662 | 118 | $1,371.52 |
| 0218-604-33-0000 | Yes | Single Family Detached | 1 | 18662 | 119 | $1,371.52 |
| 0218-604-34-0000 | Yes | Single Family Detached | 1 | 18662 | 120 | $1,371.52 |
| 0218-604-35-0000 | Yes | Single Family Detached | 1 | 18662 | 121 | $1,371.52 |
| 0218-604-36-0000 | Yes | Single Family Detached | 1 | 18662 | 122 | $1,371.52 |
| 0218-604-37-0000 | Yes | Single Family Detached | 1 | 18662 | 123 | $1,371.52 |
| 0218-604-38-0000 | Yes | Single Family Detached | 1 | 18662 | 124 | $1,371.52 |
| 0218-604-39-0000 | Yes | Single Family Detached | 1 | 18662 | 125 | $1,371.52 |
| 0218-604-40-0000 | Yes | Single Family Detached | 1 | 18662 | 126 | $1,371.52 |
| 0218-604-41-0000 | Yes | Single Family Detached | 1 | 18662 | 127 | $1,371.52 |
| 0218-604-42-0000 | Yes | Single Family Detached | 1 | 18662 | 128 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-604-43-0000 | Yes | Single Family Detached | 1 | 18662 | 129 | $1,371.52 |
| 0218-604-44-0000 | Yes | Single Family Detached | 1 | 18662 | 130 | $1,371.52 |
| 0218-604-45-0000 | Yes | Single Family Detached | 1 | 18662 | 131 | $1,371.52 |
| 0218-604-46-0000 | Yes | Single Family Detached | 1 | 18662 | 132 | $1,371.52 |
| 0218-604-47-0000 | Yes | Single Family Detached | 1 | 18662 | 133 | $1,371.52 |
| 0218-604-48-0000 | Yes | Single Family Detached | 1 | 18662 | 134 | $1,371.52 |
| 0218-604-49-0000 | Yes | Single Family Detached | 1 | 18662 | 135 | $1,371.52 |
| 0218-604-50-0000 | Yes | Single Family Detached | 1 | 18662 | 136 | $1,371.52 |
| 0218-604-51-0000 | Yes | Single Family Detached | 1 | 18662 | 137 | $1,371.52 |
| 0218-604-52-0000 | Yes | Single Family Detached | 1 | 18662 | 138 | $1,371.52 |
| 0218-604-53-0000 | Yes | Single Family Detached | 1 | 18662 | 139 | $1,371.52 |
| 0218-604-54-0000 | Yes | Single Family Detached | 1 | 18662 | 140 | $1,371.52 |
| 0218-604-55-0000 | Yes | Single Family Detached | 1 | 18662 | 141 | $1,371.52 |
| 0218-604-56-0000 | Yes | Single Family Detached | 1 | 18662 | 142 | $1,371.52 |
| 0218-604-57-0000 | Yes | Single Family Detached | 1 | 18662 | 143 | $1,371.52 |
| 0218-604-58-0000 | Yes | Single Family Detached | 1 | 18662 | 144 | $1,371.52 |
| 0218-604-59-0000 | Yes | Single Family Detached | 1 | 18662 | 145 | $1,371.52 |
| 0218-604-60-0000 | Yes | Single Family Detached | 1 | 18662 | 146 | $1,371.52 |
| 0218-604-61-0000 | Yes | Single Family Detached | 1 | 18662 | 147 | $1,371.52 |
| 0218-604-62-0000 | Yes | Single Family Detached | 1 | 18662 | 148 | $1,371.52 |
| 0218-604-63-0000 | Yes | Single Family Detached | 1 | 18662 | 149 | $1,371.52 |
| 0218-604-64-0000 | Yes | Single Family Detached | 1 | 18662 | 150 | $1,371.52 |
| 0218-604-65-0000 | Yes | Single Family Detached | 1 | 18662 | 151 | $1,371.52 |
| 0218-604-66-0000 | Yes | Single Family Detached | 1 | 18662 | 152 | $1,371.52 |
| 0218-604-67-0000 | Yes | Single Family Detached | 1 | 18662 | 153 | $1,371.52 |
| 0218-604-68-0000 | Yes | Single Family Detached | 1 | 18662 | 154 | $1,371.52 |
| 0218-604-69-0000 | Yes | Single Family Detached | 1 | 18662 | 155 | $1,371.52 |
| 0218-604-70-0000 | Yes | Single Family Detached | 1 | 18662 | 156 | $1,371.52 |
| 0218-604-71-0000 | Yes | Single Family Detached | 1 | 18662 | 157 | $1,371.52 |
| 0218-604-72-0000 | Yes | Single Family Detached | 1 | 18662 | 158 | $1,371.52 |
| 0218-604-73-0000 | No | | 0 | 18662 | D | $0.00 |
| 0218-604-74-0000 | No | | 0 | 18662 | N | $0.00 |
| 0218-604-75-0000 | No | | 0 | 18662 | O | $0.00 |
| 0218-604-76-0000 | No | | 0 | 18662 | LL | $0.00 |
| 0218-604-77-0000 | No | | 0 | 18662 | MM | $0.00 |
| 0218-604-78-0000 | No | | 0 | 18662 | NN | $0.00 |
| 0218-604-79-0000 | No | | 0 | 18662 | OO | $0.00 |
| 0218-604-80-0000 | No | | 0 | 18662 | RR | $0.00 |
| 0218-604-81-0000 | No | | 0 | 18662 | SS | $0.00 |
| 0218-604-82-0000 | No | | 0 | 18662 | TT | $0.00 |
| 0218-604-83-0000 | No | | 0 | 18662 | UU | $0.00 |
| 0218-604-84-0000 | No | | 0 | 18662 | VV | $0.00 |
| 0218-605-01-0000 | Yes | Single Family Detached | 1 | 18662 | 159 | $1,371.52 |
| 0218-605-02-0000 | Yes | Single Family Detached | 1 | 18662 | 160 | $1,371.52 |
| 0218-605-03-0000 | Yes | Single Family Detached | 1 | 18662 | 161 | $1,371.52 |
| 0218-605-04-0000 | Yes | Single Family Detached | 1 | 18662 | 162 | $1,371.52 |
| 0218-605-05-0000 | Yes | Single Family Detached | 1 | 18662 | 163 | $1,371.52 |
| 0218-605-06-0000 | Yes | Single Family Detached | 1 | 18662 | 164 | $1,371.52 |
| 0218-605-07-0000 | Yes | Single Family Detached | 1 | 18662 | 165 | $1,371.52 |
| 0218-605-08-0000 | Yes | Single Family Detached | 1 | 18662 | 166 | $1,371.52 |
| 0218-605-09-0000 | Yes | Single Family Detached | 1 | 18662 | 167 | $1,371.52 |
| 0218-605-10-0000 | Yes | Single Family Detached | 1 | 18662 | 168 | $1,371.52 |
| 0218-605-11-0000 | Yes | Single Family Detached | 1 | 18662 | 169 | $1,371.52 |
| 0218-605-12-0000 | Yes | Single Family Detached | 1 | 18662 | 170 | $1,371.52 |
| 0218-605-13-0000 | Yes | Single Family Detached | 1 | 18662 | 171 | $1,371.52 |
| 0218-605-14-0000 | Yes | Single Family Detached | 1 | 18662 | 172 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-605-15-0000 | Yes | Single Family Detached | 1 | 18662 | 173 | $1,371.52 |
| 0218-605-16-0000 | Yes | Single Family Detached | 1 | 18662 | 174 | $1,371.52 |
| 0218-605-17-0000 | Yes | Single Family Detached | 1 | 18662 | 175 | $1,371.52 |
| 0218-605-18-0000 | Yes | Single Family Detached | 1 | 18662 | 176 | $1,371.52 |
| 0218-605-19-0000 | Yes | Single Family Detached | 1 | 18662 | 177 | $1,371.52 |
| 0218-605-20-0000 | Yes | Single Family Detached | 1 | 18662 | 178 | $1,371.52 |
| 0218-605-21-0000 | Yes | Single Family Detached | 1 | 18662 | 179 | $1,371.52 |
| 0218-605-22-0000 | Yes | Single Family Detached | 1 | 18662 | 180 | $1,371.52 |
| 0218-605-23-0000 | Yes | Single Family Detached | 1 | 18662 | 181 | $1,371.52 |
| 0218-605-24-0000 | Yes | Single Family Detached | 1 | 18662 | 182 | $1,371.52 |
| 0218-605-25-0000 | Yes | Single Family Detached | 1 | 18662 | 183 | $1,371.52 |
| 0218-605-26-0000 | Yes | Single Family Detached | 1 | 18662 | 184 | $1,371.52 |
| 0218-605-27-0000 | Yes | Single Family Detached | 1 | 18662 | 185 | $1,371.52 |
| 0218-605-28-0000 | Yes | Single Family Detached | 1 | 18662 | 186 | $1,371.52 |
| 0218-605-29-0000 | Yes | Single Family Detached | 1 | 18662 | 187 | $1,371.52 |
| 0218-605-30-0000 | Yes | Single Family Detached | 1 | 18662 | 188 | $1,371.52 |
| 0218-605-31-0000 | No | | 0 | 18662 | C | $0.00 |
| 0218-605-32-0000 | No | | 0 | 18662 | P | $0.00 |
| 0218-605-33-0000 | No | | 0 | 18662 | AB | $0.00 |
| 0218-605-34-0000 | No | | 0 | 18662 | WW | $0.00 |
| 0218-605-35-0000 | No | | 0 | 18662 | XX | $0.00 |
| 0218-605-36-0000 | No | | 0 | 18662 | YY | $0.00 |
| 0218-605-37-0000 | No | | 0 | 18662 | ZZ | $0.00 |
| 0218-613-01-0000 | Yes | Single Family Detached | 1 | 18662 | 189 | $1,371.52 |
| 0218-613-02-0000 | Yes | Single Family Detached | 1 | 18662 | 190 | $1,371.52 |
| 0218-613-03-0000 | Yes | Single Family Detached | 1 | 18662 | 191 | $1,371.52 |
| 0218-613-04-0000 | Yes | Single Family Detached | 1 | 18662 | 192 | $1,371.52 |
| 0218-613-05-0000 | Yes | Single Family Detached | 1 | 18662 | 193 | $1,371.52 |
| 0218-613-06-0000 | Yes | Single Family Detached | 1 | 18662 | 194 | $1,371.52 |
| 0218-613-07-0000 | Yes | Single Family Detached | 1 | 18662 | 195 | $1,371.52 |
| 0218-613-08-0000 | Yes | Single Family Detached | 1 | 18662 | 196 | $1,371.52 |
| 0218-613-09-0000 | Yes | Single Family Detached | 1 | 18662 | 197 | $1,371.52 |
| 0218-613-10-0000 | Yes | Single Family Detached | 1 | 18662 | 198 | $1,371.52 |
| 0218-613-11-0000 | Yes | Single Family Detached | 1 | 18662 | 199 | $1,371.52 |
| 0218-613-12-0000 | Yes | Single Family Detached | 1 | 18662 | 200 | $1,371.52 |
| 0218-613-13-0000 | Yes | Single Family Detached | 1 | 18662 | 201 | $1,371.52 |
| 0218-613-14-0000 | Yes | Single Family Detached | 1 | 18662 | 202 | $1,371.52 |
| 0218-613-15-0000 | Yes | Single Family Detached | 1 | 18662 | 203 | $1,371.52 |
| 0218-613-16-0000 | Yes | Single Family Detached | 1 | 18662 | 204 | $1,371.52 |
| 0218-613-17-0000 | Yes | Single Family Detached | 1 | 18662 | 205 | $1,371.52 |
| 0218-613-18-0000 | Yes | Single Family Detached | 1 | 18662 | 206 | $1,371.52 |
| 0218-613-19-0000 | Yes | Single Family Detached | 1 | 18662 | 207 | $1,371.52 |
| 0218-613-20-0000 | Yes | Single Family Detached | 1 | 18662 | 208 | $1,371.52 |
| 0218-613-21-0000 | Yes | Single Family Detached | 1 | 18662 | 209 | $1,371.52 |
| 0218-613-22-0000 | Yes | Single Family Detached | 1 | 18662 | 210 | $1,371.52 |
| 0218-613-23-0000 | Yes | Single Family Detached | 1 | 18662 | 211 | $1,371.52 |
| 0218-613-24-0000 | Yes | Single Family Detached | 1 | 18662 | 212 | $1,371.52 |
| 0218-613-25-0000 | Yes | Single Family Detached | 1 | 18662 | 213 | $1,371.52 |
| 0218-613-26-0000 | Yes | Single Family Detached | 1 | 18662 | 214 | $1,371.52 |
| 0218-613-27-0000 | Yes | Single Family Detached | 1 | 18662 | 215 | $1,371.52 |
| 0218-613-28-0000 | Yes | Single Family Detached | 1 | 18662 | 216 | $1,371.52 |
| 0218-613-29-0000 | Yes | Single Family Detached | 1 | 18662 | 217 | $1,371.52 |
| 0218-613-30-0000 | Yes | Single Family Detached | 1 | 18662 | 218 | $1,371.52 |
| 0218-613-31-0000 | No | | 0 | 18662 | AC | $0.00 |
| 0218-613-32-0000 | No | | 0 | 18662 | AD | $0.00 |
| 0218-613-33-0000 | No | | 0 | 18662 | AE | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-613-34-0000 | No | | 0 | 18662 | AF | $0.00 |
| 0218-613-35-0000 | No | | 0 | 18662 | AG | $0.00 |
| 0218-614-01-0000 | Yes | Single Family Detached | 1 | 18662 | 292 | $1,371.52 |
| 0218-614-02-0000 | Yes | Single Family Detached | 1 | 18662 | 293 | $1,371.52 |
| 0218-614-03-0000 | Yes | Single Family Detached | 1 | 18662 | 294 | $1,371.52 |
| 0218-614-04-0000 | Yes | Single Family Detached | 1 | 18662 | 295 | $1,371.52 |
| 0218-614-05-0000 | Yes | Single Family Detached | 1 | 18662 | 296 | $1,371.52 |
| 0218-614-06-0000 | Yes | Single Family Detached | 1 | 18662 | 297 | $1,371.52 |
| 0218-614-07-0000 | Yes | Single Family Detached | 1 | 18662 | 298 | $1,371.52 |
| 0218-614-08-0000 | Yes | Single Family Detached | 1 | 18662 | 299 | $1,371.52 |
| 0218-614-09-0000 | Yes | Single Family Detached | 1 | 18662 | 300 | $1,371.52 |
| 0218-614-10-0000 | Yes | Single Family Detached | 1 | 18662 | 301 | $1,371.52 |
| 0218-614-11-0000 | Yes | Single Family Detached | 1 | 18662 | 302 | $1,371.52 |
| 0218-614-12-0000 | Yes | Single Family Detached | 1 | 18662 | 303 | $1,371.52 |
| 0218-614-13-0000 | Yes | Single Family Detached | 1 | 18662 | 304 | $1,371.52 |
| 0218-614-14-0000 | Yes | Single Family Detached | 1 | 18662 | 305 | $1,371.52 |
| 0218-614-15-0000 | Yes | Single Family Detached | 1 | 18662 | 306 | $1,371.52 |
| 0218-614-16-0000 | Yes | Single Family Detached | 1 | 18662 | 307 | $1,371.52 |
| 0218-614-17-0000 | Yes | Single Family Detached | 1 | 18662 | 308 | $1,371.52 |
| 0218-614-18-0000 | Yes | Single Family Detached | 1 | 18662 | 309 | $1,371.52 |
| 0218-614-19-0000 | Yes | Single Family Detached | 1 | 18662 | 310 | $1,371.52 |
| 0218-614-20-0000 | Yes | Single Family Detached | 1 | 18662 | 311 | $1,371.52 |
| 0218-614-21-0000 | Yes | Single Family Detached | 1 | 18662 | 312 | $1,371.52 |
| 0218-614-22-0000 | Yes | Single Family Detached | 1 | 18662 | 313 | $1,371.52 |
| 0218-614-23-0000 | Yes | Single Family Detached | 1 | 18662 | 314 | $1,371.52 |
| 0218-614-24-0000 | Yes | Single Family Detached | 1 | 18662 | 315 | $1,371.52 |
| 0218-614-25-0000 | Yes | Single Family Detached | 1 | 18662 | 316 | $1,371.52 |
| 0218-614-26-0000 | Yes | Single Family Detached | 1 | 18662 | 317 | $1,371.52 |
| 0218-614-27-0000 | Yes | Single Family Detached | 1 | 18662 | 318 | $1,371.52 |
| 0218-614-28-0000 | Yes | Single Family Detached | 1 | 18662 | 319 | $1,371.52 |
| 0218-614-29-0000 | Yes | Single Family Detached | 1 | 18662 | 320 | $1,371.52 |
| 0218-614-30-0000 | Yes | Single Family Detached | 1 | 18662 | 321 | $1,371.52 |
| 0218-614-31-0000 | Yes | Single Family Detached | 1 | 18662 | 322 | $1,371.52 |
| 0218-614-32-0000 | Yes | Single Family Detached | 1 | 18662 | 323 | $1,371.52 |
| 0218-614-33-0000 | Yes | Single Family Detached | 1 | 18662 | 324 | $1,371.52 |
| 0218-614-34-0000 | Yes | Single Family Detached | 1 | 18662 | 325 | $1,371.52 |
| 0218-614-35-0000 | Yes | Single Family Detached | 1 | 18662 | 326 | $1,371.52 |
| 0218-614-36-0000 | Yes | Single Family Detached | 1 | 18662 | 327 | $1,371.52 |
| 0218-614-37-0000 | No | | 0 | 18662 | I | $0.00 |
| 0218-614-38-0000 | No | | 0 | 18662 | J | $0.00 |
| 0218-614-39-0000 | No | | 0 | 18662 | K | $0.00 |
| 0218-614-40-0000 | No | | 0 | 18662 | AM | $0.00 |
| 0218-614-41-0000 | No | | 0 | 18662 | AN | $0.00 |
| 0218-614-42-0000 | No | | 0 | 18662 | AO | $0.00 |
| 0218-615-01-0000 | Yes | Single Family Detached | 1 | 18662 | 264 | $1,371.52 |
| 0218-615-02-0000 | Yes | Single Family Detached | 1 | 18662 | 265 | $1,371.52 |
| 0218-615-03-0000 | Yes | Single Family Detached | 1 | 18662 | 266 | $1,371.52 |
| 0218-615-04-0000 | Yes | Single Family Detached | 1 | 18662 | 267 | $1,371.52 |
| 0218-615-05-0000 | Yes | Single Family Detached | 1 | 18662 | 268 | $1,371.52 |
| 0218-615-06-0000 | Yes | Single Family Detached | 1 | 18662 | 269 | $1,371.52 |
| 0218-615-07-0000 | Yes | Single Family Detached | 1 | 18662 | 270 | $1,371.52 |
| 0218-615-08-0000 | Yes | Single Family Detached | 1 | 18662 | 271 | $1,371.52 |
| 0218-615-09-0000 | Yes | Single Family Detached | 1 | 18662 | 272 | $1,371.52 |
| 0218-615-10-0000 | Yes | Single Family Detached | 1 | 18662 | 273 | $1,371.52 |
| 0218-615-11-0000 | Yes | Single Family Detached | 1 | 18662 | 274 | $1,371.52 |
| 0218-615-12-0000 | Yes | Single Family Detached | 1 | 18662 | 275 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-615-13-0000 | Yes | Single Family Detached | 1 | 18662 | 276 | $1,371.52 |
| 0218-615-14-0000 | Yes | Single Family Detached | 1 | 18662 | 277 | $1,371.52 |
| 0218-615-15-0000 | Yes | Single Family Detached | 1 | 18662 | 278 | $1,371.52 |
| 0218-615-16-0000 | Yes | Single Family Detached | 1 | 18662 | 279 | $1,371.52 |
| 0218-615-17-0000 | Yes | Single Family Detached | 1 | 18662 | 280 | $1,371.52 |
| 0218-615-18-0000 | Yes | Single Family Detached | 1 | 18662 | 281 | $1,371.52 |
| 0218-615-19-0000 | Yes | Single Family Detached | 1 | 18662 | 282 | $1,371.52 |
| 0218-615-20-0000 | Yes | Single Family Detached | 1 | 18662 | 283 | $1,371.52 |
| 0218-615-21-0000 | Yes | Single Family Detached | 1 | 18662 | 284 | $1,371.52 |
| 0218-615-22-0000 | Yes | Single Family Detached | 1 | 18662 | 285 | $1,371.52 |
| 0218-615-23-0000 | Yes | Single Family Detached | 1 | 18662 | 286 | $1,371.52 |
| 0218-615-24-0000 | Yes | Single Family Detached | 1 | 18662 | 287 | $1,371.52 |
| 0218-615-25-0000 | Yes | Single Family Detached | 1 | 18662 | 288 | $1,371.52 |
| 0218-615-26-0000 | Yes | Single Family Detached | 1 | 18662 | 289 | $1,371.52 |
| 0218-615-27-0000 | Yes | Single Family Detached | 1 | 18662 | 290 | $1,371.52 |
| 0218-615-28-0000 | Yes | Single Family Detached | 1 | 18662 | 291 | $1,371.52 |
| 0218-615-29-0000 | No | | 0 | 18662 | F | $0.00 |
| 0218-615-30-0000 | No | | 0 | 18662 | R | $0.00 |
| 0218-615-31-0000 | No | | 0 | 18662 | S | $0.00 |
| 0218-616-01-0000 | Yes | Single Family Detached | 1 | 18662 | 227 | $1,371.52 |
| 0218-616-02-0000 | Yes | Single Family Detached | 1 | 18662 | 228 | $1,371.52 |
| 0218-616-03-0000 | Yes | Single Family Detached | 1 | 18662 | 229 | $1,371.52 |
| 0218-616-04-0000 | Yes | Single Family Detached | 1 | 18662 | 230 | $1,371.52 |
| 0218-616-05-0000 | Yes | Single Family Detached | 1 | 18662 | 231 | $1,371.52 |
| 0218-616-06-0000 | Yes | Single Family Detached | 1 | 18662 | 232 | $1,371.52 |
| 0218-616-07-0000 | Yes | Single Family Detached | 1 | 18662 | 233 | $1,371.52 |
| 0218-616-08-0000 | Yes | Single Family Detached | 1 | 18662 | 234 | $1,371.52 |
| 0218-616-09-0000 | Yes | Single Family Detached | 1 | 18662 | 235 | $1,371.52 |
| 0218-616-10-0000 | Yes | Single Family Detached | 1 | 18662 | 236 | $1,371.52 |
| 0218-616-11-0000 | Yes | Single Family Detached | 1 | 18662 | 237 | $1,371.52 |
| 0218-616-12-0000 | Yes | Single Family Detached | 1 | 18662 | 238 | $1,371.52 |
| 0218-616-13-0000 | Yes | Single Family Detached | 1 | 18662 | 239 | $1,371.52 |
| 0218-616-14-0000 | Yes | Single Family Detached | 1 | 18662 | 240 | $1,371.52 |
| 0218-616-15-0000 | Yes | Single Family Detached | 1 | 18662 | 241 | $1,371.52 |
| 0218-616-16-0000 | Yes | Single Family Detached | 1 | 18662 | 242 | $1,371.52 |
| 0218-616-17-0000 | Yes | Single Family Detached | 1 | 18662 | 243 | $1,371.52 |
| 0218-616-18-0000 | Yes | Single Family Detached | 1 | 18662 | 244 | $1,371.52 |
| 0218-616-19-0000 | Yes | Single Family Detached | 1 | 18662 | 245 | $1,371.52 |
| 0218-616-20-0000 | Yes | Single Family Detached | 1 | 18662 | 246 | $1,371.52 |
| 0218-616-21-0000 | Yes | Single Family Detached | 1 | 18662 | 247 | $1,371.52 |
| 0218-616-22-0000 | Yes | Single Family Detached | 1 | 18662 | 248 | $1,371.52 |
| 0218-616-23-0000 | Yes | Single Family Detached | 1 | 18662 | 249 | $1,371.52 |
| 0218-616-24-0000 | Yes | Single Family Detached | 1 | 18662 | 250 | $1,371.52 |
| 0218-616-25-0000 | Yes | Single Family Detached | 1 | 18662 | 251 | $1,371.52 |
| 0218-616-26-0000 | Yes | Single Family Detached | 1 | 18662 | 252 | $1,371.52 |
| 0218-616-27-0000 | Yes | Single Family Detached | 1 | 18662 | 253 | $1,371.52 |
| 0218-616-28-0000 | Yes | Single Family Detached | 1 | 18662 | 254 | $1,371.52 |
| 0218-616-29-0000 | Yes | Single Family Detached | 1 | 18662 | 255 | $1,371.52 |
| 0218-616-30-0000 | Yes | Single Family Detached | 1 | 18662 | 256 | $1,371.52 |
| 0218-616-31-0000 | Yes | Single Family Detached | 1 | 18662 | 257 | $1,371.52 |
| 0218-616-32-0000 | Yes | Single Family Detached | 1 | 18662 | 258 | $1,371.52 |
| 0218-616-33-0000 | Yes | Single Family Detached | 1 | 18662 | 259 | $1,371.52 |
| 0218-616-34-0000 | Yes | Single Family Detached | 1 | 18662 | 260 | $1,371.52 |
| 0218-616-35-0000 | Yes | Single Family Detached | 1 | 18662 | 261 | $1,371.52 |
| 0218-616-36-0000 | Yes | Single Family Detached | 1 | 18662 | 262 | $1,371.52 |
| 0218-616-37-0000 | Yes | Single Family Detached | 1 | 18662 | 263 | $1,371.52 |

| | | | | | |
|---|---|---|---|---|---|
| 0218-616-38-0000 | No | 0 | 18662 | E | $0.00 |
| 0218-616-39-0000 | No | 0 | 18662 | L | $0.00 |
| 0218-616-40-0000 | No | 0 | 18662 | M | $0.00 |
| 0218-616-41-0000 | No | 0 | 18662 | Q | $0.00 |
| 0218-616-42-0000 | No | 0 | 18662 | AJ | $0.00 |
| 0218-616-43-0000 | No | 0 | 18662 | AK | $0.00 |
| 0218-616-44-0000 | No | 0 | 18662 | AL | $0.00 |
| 0218-616-45-0000 | No | 0 | 18662 | V | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$452,601.60** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 44**
**(Esperanza Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-101-04-0000 | No | | 0 | 18380 | H | $0.00 |
| 1073-101-05-0000 | No | | 0 | 18380 | 1 | $0.00 |
| 1073-101-06-0000 | No | | 0 | 18380 | A | $0.00 |
| 1073-141-01-0000 | Yes | Single Family Detached | 1 | 17933 | 1 | $1,371.52 |
| 1073-141-02-0000 | Yes | Single Family Detached | 1 | 17933 | 2 | $1,371.52 |
| 1073-141-03-0000 | Yes | Single Family Detached | 1 | 17933 | 3 | $1,371.52 |
| 1073-141-04-0000 | Yes | Single Family Detached | 1 | 17933 | 4 | $1,371.52 |
| 1073-141-05-0000 | Yes | Single Family Detached | 1 | 17933 | 5 | $1,371.52 |
| 1073-141-06-0000 | Yes | Single Family Detached | 1 | 17933 | 6 | $1,371.52 |
| 1073-141-07-0000 | Yes | Single Family Detached | 1 | 17933 | 7 | $1,371.52 |
| 1073-141-08-0000 | Yes | Single Family Detached | 1 | 17933 | 8 | $1,371.52 |
| 1073-141-09-0000 | Yes | Single Family Detached | 1 | 17933 | 9 | $1,371.52 |
| 1073-141-10-0000 | Yes | Single Family Detached | 1 | 17933 | 10 | $1,371.52 |
| 1073-141-11-0000 | Yes | Single Family Detached | 1 | 17933 | 11 | $1,371.52 |
| 1073-141-12-0000 | Yes | Single Family Detached | 1 | 17933 | 12 | $1,371.52 |
| 1073-141-13-0000 | Yes | Single Family Detached | 1 | 17933 | 13 | $1,371.52 |
| 1073-141-14-0000 | Yes | Single Family Detached | 1 | 17933 | 14 | $1,371.52 |
| 1073-141-15-0000 | Yes | Single Family Detached | 1 | 17933 | 15 | $1,371.52 |
| 1073-141-16-0000 | Yes | Single Family Detached | 1 | 17933 | 16 | $1,371.52 |
| 1073-141-17-0000 | Yes | Single Family Detached | 1 | 17933 | 17 | $1,371.52 |
| 1073-141-18-0000 | Yes | Single Family Detached | 1 | 17933 | 18 | $1,371.52 |
| 1073-141-19-0000 | Yes | Single Family Detached | 1 | 17933 | 19 | $1,371.52 |
| 1073-141-20-0000 | Yes | Single Family Detached | 1 | 17933 | 20 | $1,371.52 |
| 1073-141-21-0000 | Yes | Single Family Detached | 1 | 17933 | 21 | $1,371.52 |
| 1073-141-22-0000 | Yes | Single Family Detached | 1 | 17933 | 22 | $1,371.52 |
| 1073-141-23-0000 | Yes | Single Family Detached | 1 | 17933 | 23 | $1,371.52 |
| 1073-141-24-0000 | Yes | Single Family Detached | 1 | 17933 | 24 | $1,371.52 |
| 1073-141-25-0000 | Yes | Single Family Detached | 1 | 17933 | 25 | $1,371.52 |
| 1073-141-26-0000 | Yes | Single Family Detached | 1 | 17933 | 26 | $1,371.52 |
| 1073-141-27-0000 | Yes | Single Family Detached | 1 | 17933 | 27 | $1,371.52 |
| 1073-141-28-0000 | Yes | Single Family Detached | 1 | 17933 | 28 | $1,371.52 |
| 1073-141-29-0000 | Yes | Single Family Detached | 1 | 17933 | 29 | $1,371.52 |
| 1073-141-30-0000 | Yes | Single Family Detached | 1 | 17933 | 30 | $1,371.52 |
| 1073-141-31-0000 | Yes | Single Family Detached | 1 | 17933 | 31 | $1,371.52 |
| 1073-141-32-0000 | Yes | Single Family Detached | 1 | 17933 | 32 | $1,371.52 |
| 1073-141-33-0000 | Yes | Single Family Detached | 1 | 17933 | 33 | $1,371.52 |
| 1073-141-34-0000 | Yes | Single Family Detached | 1 | 17933 | 34 | $1,371.52 |
| 1073-141-35-0000 | Yes | Single Family Detached | 1 | 17933 | 35 | $1,371.52 |
| 1073-141-36-0000 | Yes | Single Family Detached | 1 | 17933 | 36 | $1,371.52 |
| 1073-141-37-0000 | Yes | Single Family Detached | 1 | 17933 | 37 | $1,371.52 |
| 1073-141-38-0000 | Yes | Single Family Detached | 1 | 17933 | 38 | $1,371.52 |
| 1073-141-39-0000 | Yes | Single Family Detached | 1 | 17933 | 39 | $1,371.52 |
| 1073-141-40-0000 | Yes | Single Family Detached | 1 | 17933 | 40 | $1,371.52 |
| 1073-141-41-0000 | Yes | Single Family Detached | 1 | 17933 | 41 | $1,371.52 |
| 1073-141-42-0000 | Yes | Single Family Detached | 1 | 17933 | 42 | $1,371.52 |
| 1073-141-43-0000 | Yes | Single Family Detached | 1 | 17933 | 43 | $1,371.52 |
| 1073-141-44-0000 | Yes | Single Family Detached | 1 | 17933 | 44 | $1,371.52 |
| 1073-141-45-0000 | Yes | Single Family Detached | 1 | 17933 | 45 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-141-46-0000 | Yes | Single Family Detached | 1 | 17933 | 46 | $1,371.52 |
| 1073-141-47-0000 | Yes | Single Family Detached | 1 | 17933 | 47 | $1,371.52 |
| 1073-141-48-0000 | Yes | Single Family Detached | 1 | 17933 | 48 | $1,371.52 |
| 1073-141-49-0000 | Yes | Single Family Detached | 1 | 17933 | 49 | $1,371.52 |
| 1073-141-50-0000 | Yes | Single Family Detached | 1 | 17933 | 50 | $1,371.52 |
| 1073-141-51-0000 | Yes | Single Family Detached | 1 | 17933 | 51 | $1,371.52 |
| 1073-141-52-0000 | Yes | Single Family Detached | 1 | 17933 | 52 | $1,371.52 |
| 1073-141-53-0000 | Yes | Single Family Detached | 1 | 17933 | 53 | $1,371.52 |
| 1073-141-54-0000 | Yes | Single Family Detached | 1 | 17933 | 54 | $1,371.52 |
| 1073-141-55-0000 | Yes | Single Family Detached | 1 | 17933 | 55 | $1,371.52 |
| 1073-141-56-0000 | Yes | Single Family Detached | 1 | 17933 | 56 | $1,371.52 |
| 1073-141-57-0000 | Yes | Single Family Detached | 1 | 17933 | 57 | $1,371.52 |
| 1073-141-58-0000 | No | | 0 | 17933 | A | $0.00 |
| 1073-141-59-0000 | No | | 0 | 17933 | C | $0.00 |
| 1073-141-60-0000 | No | | 0 | 17933 | D | $0.00 |
| 1073-141-61-0000 | No | | 0 | 18380 | F | $0.00 |
| 1073-142-01-0000 | Yes | Single Family Detached | 1 | 17933 | 58 | $1,371.52 |
| 1073-142-02-0000 | Yes | Single Family Detached | 1 | 17933 | 59 | $1,371.52 |
| 1073-142-03-0000 | Yes | Single Family Detached | 1 | 17933 | 60 | $1,371.52 |
| 1073-142-04-0000 | Yes | Single Family Detached | 1 | 17933 | 61 | $1,371.52 |
| 1073-142-05-0000 | Yes | Single Family Detached | 1 | 17933 | 62 | $1,371.52 |
| 1073-142-06-0000 | Yes | Single Family Detached | 1 | 17933 | 63 | $1,371.52 |
| 1073-142-07-0000 | Yes | Single Family Detached | 1 | 17933 | 64 | $1,371.52 |
| 1073-142-08-0000 | Yes | Single Family Detached | 1 | 17933 | 65 | $1,371.52 |
| 1073-142-09-0000 | Yes | Single Family Detached | 1 | 17933 | 66 | $1,371.52 |
| 1073-142-10-0000 | Yes | Single Family Detached | 1 | 17933 | 67 | $1,371.52 |
| 1073-142-11-0000 | Yes | Single Family Detached | 1 | 17933 | 68 | $1,371.52 |
| 1073-142-12-0000 | Yes | Single Family Detached | 1 | 17933 | 69 | $1,371.52 |
| 1073-142-13-0000 | Yes | Single Family Detached | 1 | 17933 | 70 | $1,371.52 |
| 1073-142-14-0000 | Yes | Single Family Detached | 1 | 17933 | 71 | $1,371.52 |
| 1073-142-15-0000 | Yes | Single Family Detached | 1 | 17933 | 72 | $1,371.52 |
| 1073-142-16-0000 | Yes | Single Family Detached | 1 | 17933 | 73 | $1,371.52 |
| 1073-142-17-0000 | Yes | Single Family Detached | 1 | 17933 | 74 | $1,371.52 |
| 1073-142-18-0000 | Yes | Single Family Detached | 1 | 17933 | 75 | $1,371.52 |
| 1073-142-19-0000 | Yes | Single Family Detached | 1 | 17933 | 76 | $1,371.52 |
| 1073-142-20-0000 | Yes | Single Family Detached | 1 | 17933 | 77 | $1,371.52 |
| 1073-142-21-0000 | Yes | Single Family Detached | 1 | 17933 | 78 | $1,371.52 |
| 1073-142-22-0000 | Yes | Single Family Detached | 1 | 17933 | 79 | $1,371.52 |
| 1073-142-23-0000 | Yes | Single Family Detached | 1 | 17933 | 80 | $1,371.52 |
| 1073-142-24-0000 | Yes | Single Family Detached | 1 | 17933 | 81 | $1,371.52 |
| 1073-142-25-0000 | Yes | Single Family Detached | 1 | 17933 | 82 | $1,371.52 |
| 1073-142-26-0000 | Yes | Single Family Detached | 1 | 17933 | 83 | $1,371.52 |
| 1073-142-27-0000 | Yes | Single Family Detached | 1 | 17933 | 84 | $1,371.52 |
| 1073-142-28-0000 | Yes | Single Family Detached | 1 | 17933 | 85 | $1,371.52 |
| 1073-142-29-0000 | Yes | Single Family Detached | 1 | 17933 | 86 | $1,371.52 |
| 1073-142-30-0000 | Yes | Single Family Detached | 1 | 17933 | 87 | $1,371.52 |
| 1073-142-31-0000 | Yes | Single Family Detached | 1 | 17933 | 88 | $1,371.52 |
| 1073-142-32-0000 | Yes | Single Family Detached | 1 | 17933 | 89 | $1,371.52 |
| 1073-142-33-0000 | Yes | Single Family Detached | 1 | 17933 | 90 | $1,371.52 |
| 1073-142-34-0000 | Yes | Single Family Detached | 1 | 17933 | 91 | $1,371.52 |
| 1073-142-35-0000 | Yes | Single Family Detached | 1 | 17933 | 92 | $1,371.52 |
| 1073-142-36-0000 | Yes | Single Family Detached | 1 | 17933 | 93 | $1,371.52 |
| 1073-142-37-0000 | Yes | Single Family Detached | 1 | 17933 | 94 | $1,371.52 |
| 1073-142-38-0000 | Yes | Single Family Detached | 1 | 17933 | 95 | $1,371.52 |
| 1073-142-39-0000 | Yes | Single Family Detached | 1 | 17933 | 96 | $1,371.52 |
| 1073-142-40-0000 | Yes | Single Family Detached | 1 | 17933 | 97 | $1,371.52 |
| 1073-142-41-0000 | Yes | Single Family Detached | 1 | 17933 | 98 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-142-42-0000 | Yes | Single Family Detached | 1 | 17933 | 99 | $1,371.52 |
| 1073-142-43-0000 | Yes | Single Family Detached | 1 | 17933 | 100 | $1,371.52 |
| 1073-142-44-0000 | Yes | Single Family Detached | 1 | 17933 | 101 | $1,371.52 |
| 1073-142-45-0000 | Yes | Single Family Detached | 1 | 17933 | 102 | $1,371.52 |
| 1073-142-46-0000 | Yes | Single Family Detached | 1 | 17933 | 103 | $1,371.52 |
| 1073-142-47-0000 | Yes | Single Family Detached | 1 | 17933 | 104 | $1,371.52 |
| 1073-142-48-0000 | Yes | Single Family Detached | 1 | 17933 | 105 | $1,371.52 |
| 1073-142-49-0000 | Yes | Single Family Detached | 1 | 17933 | 106 | $1,371.52 |
| 1073-142-50-0000 | Yes | Single Family Detached | 1 | 17933 | 107 | $1,371.52 |
| 1073-142-51-0000 | No | | 0 | 17933 | B | $0.00 |
| 1073-142-52-0000 | No | | 0 | 18380 | G | $0.00 |
| 1073-161-01-0000 | Yes | Single Family Detached | 1 | 17936 | 1 | $1,371.52 |
| 1073-161-02-0000 | Yes | Single Family Detached | 1 | 17936 | 2 | $1,371.52 |
| 1073-161-03-0000 | Yes | Single Family Detached | 1 | 17936 | 3 | $1,371.52 |
| 1073-161-04-0000 | Yes | Single Family Detached | 1 | 17936 | 4 | $1,371.52 |
| 1073-161-05-0000 | Yes | Single Family Detached | 1 | 17936 | 5 | $1,371.52 |
| 1073-161-06-0000 | Yes | Single Family Detached | 1 | 17936 | 6 | $1,371.52 |
| 1073-161-07-0000 | Yes | Single Family Detached | 1 | 17936 | 7 | $1,371.52 |
| 1073-161-08-0000 | Yes | Single Family Detached | 1 | 17936 | 8 | $1,371.52 |
| 1073-161-09-0000 | Yes | Single Family Detached | 1 | 17936 | 9 | $1,371.52 |
| 1073-161-10-0000 | Yes | Single Family Detached | 1 | 17936 | 10 | $1,371.52 |
| 1073-161-11-0000 | Yes | Single Family Detached | 1 | 17936 | 11 | $1,371.52 |
| 1073-161-12-0000 | Yes | Single Family Detached | 1 | 17936 | 12 | $1,371.52 |
| 1073-161-13-0000 | Yes | Single Family Detached | 1 | 17936 | 13 | $1,371.52 |
| 1073-161-14-0000 | Yes | Single Family Detached | 1 | 17936 | 14 | $1,371.52 |
| 1073-161-15-0000 | Yes | Single Family Detached | 1 | 17936 | 15 | $1,371.52 |
| 1073-161-16-0000 | Yes | Single Family Detached | 1 | 17936 | 16 | $1,371.52 |
| 1073-161-17-0000 | Yes | Single Family Detached | 1 | 17936 | 17 | $1,371.52 |
| 1073-161-18-0000 | Yes | Single Family Detached | 1 | 17936 | 18 | $1,371.52 |
| 1073-161-19-0000 | Yes | Single Family Detached | 1 | 17936 | 19 | $1,371.52 |
| 1073-161-20-0000 | Yes | Single Family Detached | 1 | 17936 | 20 | $1,371.52 |
| 1073-161-21-0000 | Yes | Single Family Detached | 1 | 17936 | 21 | $1,371.52 |
| 1073-161-22-0000 | Yes | Single Family Detached | 1 | 17936 | 22 | $1,371.52 |
| 1073-161-23-0000 | Yes | Single Family Detached | 1 | 17936 | 23 | $1,371.52 |
| 1073-161-24-0000 | Yes | Single Family Detached | 1 | 17936 | 24 | $1,371.52 |
| 1073-161-25-0000 | Yes | Single Family Detached | 1 | 17936 | 25 | $1,371.52 |
| 1073-161-26-0000 | Yes | Single Family Detached | 1 | 17936 | 26 | $1,371.52 |
| 1073-161-27-0000 | Yes | Single Family Detached | 1 | 17936 | 27 | $1,371.52 |
| 1073-161-28-0000 | No | | 0 | 17936 | A | $0.00 |
| 1073-161-29-0000 | No | | 0 | 17936 | B | $0.00 |
| 1073-161-30-0000 | No | | 0 | 17936 | C | $0.00 |
| 1073-162-01-0000 | Yes | Single Family Detached | 1 | 17936 | 28 | $1,371.52 |
| 1073-162-02-0000 | Yes | Single Family Detached | 1 | 17936 | 29 | $1,371.52 |
| 1073-162-03-0000 | Yes | Single Family Detached | 1 | 17936 | 30 | $1,371.52 |
| 1073-162-04-0000 | Yes | Single Family Detached | 1 | 17936 | 31 | $1,371.52 |
| 1073-162-05-0000 | Yes | Single Family Detached | 1 | 17936 | 32 | $1,371.52 |
| 1073-162-06-0000 | Yes | Single Family Detached | 1 | 17936 | 33 | $1,371.52 |
| 1073-162-07-0000 | Yes | Single Family Detached | 1 | 17936 | 34 | $1,371.52 |
| 1073-162-08-0000 | Yes | Single Family Detached | 1 | 17936 | 35 | $1,371.52 |
| 1073-162-09-0000 | Yes | Single Family Detached | 1 | 17936 | 36 | $1,371.52 |
| 1073-162-10-0000 | Yes | Single Family Detached | 1 | 17936 | 37 | $1,371.52 |
| 1073-162-11-0000 | Yes | Single Family Detached | 1 | 17936 | 38 | $1,371.52 |
| 1073-162-12-0000 | Yes | Single Family Detached | 1 | 17936 | 39 | $1,371.52 |
| 1073-162-13-0000 | Yes | Single Family Detached | 1 | 17936 | 40 | $1,371.52 |
| 1073-162-14-0000 | Yes | Single Family Detached | 1 | 17936 | 41 | $1,371.52 |
| 1073-162-15-0000 | Yes | Single Family Detached | 1 | 17936 | 42 | $1,371.52 |
| 1073-162-16-0000 | Yes | Single Family Detached | 1 | 17936 | 43 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-162-17-0000 | Yes | Single Family Detached | 1 | 17936 | 44 | $1,371.52 |
| 1073-162-18-0000 | Yes | Single Family Detached | 1 | 17936 | 45 | $1,371.52 |
| 1073-162-19-0000 | Yes | Single Family Detached | 1 | 17936 | 46 | $1,371.52 |
| 1073-162-20-0000 | Yes | Single Family Detached | 1 | 17936 | 47 | $1,371.52 |
| 1073-162-21-0000 | Yes | Single Family Detached | 1 | 17936 | 48 | $1,371.52 |
| 1073-162-22-0000 | Yes | Single Family Detached | 1 | 17936 | 49 | $1,371.52 |
| 1073-162-23-0000 | Yes | Single Family Detached | 1 | 17936 | 50 | $1,371.52 |
| 1073-162-24-0000 | Yes | Single Family Detached | 1 | 17936 | 51 | $1,371.52 |
| 1073-162-25-0000 | Yes | Single Family Detached | 1 | 17936 | 52 | $1,371.52 |
| 1073-162-26-0000 | Yes | Single Family Detached | 1 | 17936 | 53 | $1,371.52 |
| 1073-162-27-0000 | Yes | Single Family Detached | 1 | 17936 | 54 | $1,371.52 |
| 1073-162-28-0000 | Yes | Single Family Detached | 1 | 17936 | 55 | $1,371.52 |
| 1073-162-29-0000 | Yes | Single Family Detached | 1 | 17936 | 56 | $1,371.52 |
| 1073-162-30-0000 | Yes | Single Family Detached | 1 | 17936 | 57 | $1,371.52 |
| 1073-162-31-0000 | Yes | Single Family Detached | 1 | 17936 | 58 | $1,371.52 |
| 1073-162-32-0000 | Yes | Single Family Detached | 1 | 17936 | 59 | $1,371.52 |
| 1073-162-33-0000 | Yes | Single Family Detached | 1 | 17936 | 60 | $1,371.52 |
| 1073-162-34-0000 | Yes | Single Family Detached | 1 | 17936 | 61 | $1,371.52 |
| 1073-162-35-0000 | Yes | Single Family Detached | 1 | 17936 | 62 | $1,371.52 |
| 1073-162-36-0000 | Yes | Single Family Detached | 1 | 17936 | 63 | $1,371.52 |
| 1073-162-37-0000 | Yes | Single Family Detached | 1 | 17936 | 64 | $1,371.52 |
| 1073-162-38-0000 | Yes | Single Family Detached | 1 | 17936 | 65 | $1,371.52 |
| 1073-162-39-0000 | Yes | Single Family Detached | 1 | 17936 | 66 | $1,371.52 |
| 1073-162-40-0000 | Yes | Single Family Detached | 1 | 17936 | 67 | $1,371.52 |
| 1073-162-41-0000 | Yes | Single Family Detached | 1 | 17936 | 68 | $1,371.52 |
| 1073-162-42-0000 | Yes | Single Family Detached | 1 | 17936 | 69 | $1,371.52 |
| 1073-162-43-0000 | Yes | Single Family Detached | 1 | 17936 | 70 | $1,371.52 |
| 1073-162-44-0000 | Yes | Single Family Detached | 1 | 17936 | 71 | $1,371.52 |
| 1073-162-45-0000 | Yes | Single Family Detached | 1 | 17936 | 72 | $1,371.52 |
| 1073-162-46-0000 | Yes | Single Family Detached | 1 | 17936 | 73 | $1,371.52 |
| 1073-162-47-0000 | Yes | Single Family Detached | 1 | 17936 | 74 | $1,371.52 |
| 1073-162-48-0000 | Yes | Single Family Detached | 1 | 17936 | 75 | $1,371.52 |
| 1073-162-49-0000 | Yes | Single Family Detached | 1 | 17936 | 76 | $1,371.52 |
| 1073-162-50-0000 | Yes | Single Family Detached | 1 | 17936 | 77 | $1,371.52 |
| 1073-162-51-0000 | Yes | Single Family Detached | 1 | 17936 | 78 | $1,371.52 |
| 1073-162-52-0000 | Yes | Single Family Detached | 1 | 17936 | 79 | $1,371.52 |
| 1073-162-53-0000 | Yes | Single Family Detached | 1 | 17936 | 80 | $1,371.52 |
| 1073-162-54-0000 | Yes | Single Family Detached | 1 | 17936 | 81 | $1,371.52 |
| 1073-162-55-0000 | Yes | Single Family Detached | 1 | 17936 | 82 | $1,371.52 |
| 1073-162-56-0000 | Yes | Single Family Detached | 1 | 17936 | 83 | $1,371.52 |
| 1073-162-57-0000 | Yes | Single Family Detached | 1 | 17936 | 84 | $1,371.52 |
| 1073-162-58-0000 | Yes | Single Family Detached | 1 | 17936 | 85 | $1,371.52 |
| 1073-162-59-0000 | Yes | Single Family Detached | 1 | 17936 | 86 | $1,371.52 |
| 1073-162-60-0000 | Yes | Single Family Detached | 1 | 17936 | 87 | $1,371.52 |
| 1073-162-61-0000 | Yes | Single Family Detached | 1 | 17936 | 88 | $1,371.52 |
| 1073-162-62-0000 | Yes | Single Family Detached | 1 | 17936 | 89 | $1,371.52 |
| 1073-162-63-0000 | Yes | Single Family Detached | 1 | 17936 | 90 | $1,371.52 |
| 1073-162-64-0000 | Yes | Single Family Detached | 1 | 17936 | 91 | $1,371.52 |
| 1073-162-65-0000 | Yes | Single Family Detached | 1 | 17936 | 92 | $1,371.52 |
| 1073-162-66-0000 | Yes | Single Family Detached | 1 | 17936 | 93 | $1,371.52 |
| 1073-162-67-0000 | Yes | Single Family Detached | 1 | 17936 | 94 | $1,371.52 |
| 1073-162-68-0000 | Yes | Single Family Detached | 1 | 17936 | 95 | $1,371.52 |
| 1073-162-69-0000 | Yes | Single Family Detached | 1 | 17936 | 96 | $1,371.52 |
| 1073-162-70-0000 | Yes | Single Family Detached | 1 | 17936 | 97 | $1,371.52 |
| 1073-162-71-0000 | Yes | Single Family Detached | 1 | 17936 | 98 | $1,371.52 |
| 1073-162-72-0000 | Yes | Single Family Detached | 1 | 17936 | 99 | $1,371.52 |
| 1073-251-01-0000 | Yes | Single Family Detached | 1 | 18878 | 104 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-251-02-0000 | Yes | Single Family Detached | 1 | 18878 | 105 | $1,371.52 |
| 1073-251-03-0000 | Yes | Single Family Detached | 1 | 18878 | 106 | $1,371.52 |
| 1073-251-04-0000 | Yes | Single Family Detached | 1 | 18878 | 107 | $1,371.52 |
| 1073-251-05-0000 | Yes | Single Family Detached | 1 | 18878 | 108 | $1,371.52 |
| 1073-251-06-0000 | Yes | Single Family Detached | 1 | 18878 | 109 | $1,371.52 |
| 1073-251-07-0000 | Yes | Single Family Detached | 1 | 18878 | 110 | $1,371.52 |
| 1073-251-08-0000 | Yes | Single Family Detached | 1 | 18878 | 111 | $1,371.52 |
| 1073-251-09-0000 | Yes | Single Family Detached | 1 | 18878 | 112 | $1,371.52 |
| 1073-251-10-0000 | Yes | Single Family Detached | 1 | 18878 | 113 | $1,371.52 |
| 1073-251-11-0000 | Yes | Single Family Detached | 1 | 18878 | 114 | $1,371.52 |
| 1073-251-12-0000 | Yes | Single Family Detached | 1 | 18878 | 115 | $1,371.52 |
| 1073-251-13-0000 | Yes | Single Family Detached | 1 | 18878 | 116 | $1,371.52 |
| 1073-251-14-0000 | Yes | Single Family Detached | 1 | 18878 | 117 | $1,371.52 |
| 1073-251-15-0000 | Yes | Single Family Detached | 1 | 18878 | 118 | $1,371.52 |
| 1073-251-16-0000 | Yes | Single Family Detached | 1 | 18878 | 119 | $1,371.52 |
| 1073-251-17-0000 | Yes | Single Family Detached | 1 | 18878 | 120 | $1,371.52 |
| 1073-251-18-0000 | Yes | Single Family Detached | 1 | 18878 | 121 | $1,371.52 |
| 1073-251-19-0000 | Yes | Single Family Detached | 1 | 18878 | 122 | $1,371.52 |
| 1073-251-20-0000 | Yes | Single Family Detached | 1 | 18878 | 123 | $1,371.52 |
| 1073-251-21-0000 | Yes | Single Family Detached | 1 | 18878 | 124 | $1,371.52 |
| 1073-251-22-0000 | Yes | Single Family Detached | 1 | 18878 | 125 | $1,371.52 |
| 1073-251-23-0000 | No | | 0 | 18878 | A | $0.00 |
| 1073-251-24-0000 | No | | 0 | 18878 | B | $0.00 |
| 1073-251-25-0000 | No | | 0 | 18878 | C | $0.00 |
| 1073-251-26-0000 | No | | 0 | 18878 | D | $0.00 |
| 1073-251-27-0000 | No | | 0 | 18878 | E | $0.00 |
| 1073-251-28-0000 | No | | 0 | 18878 | F | $0.00 |
| 1073-251-29-0000 | No | | 0 | 18878 | G | $0.00 |
| 1073-251-30-0000 | No | | 0 | 18878 | W | $0.00 |
| 1073-251-31-0000 | No | | 0 | 20233 | C | $0.00 |
| 1073-252-01-0000 | Yes | Single Family Detached | 1 | 18878 | 50 | $1,371.52 |
| 1073-252-02-0000 | Yes | Single Family Detached | 1 | 18878 | 51 | $1,371.52 |
| 1073-252-03-0000 | Yes | Single Family Detached | 1 | 18878 | 52 | $1,371.52 |
| 1073-252-04-0000 | Yes | Single Family Detached | 1 | 18878 | 53 | $1,371.52 |
| 1073-252-05-0000 | Yes | Single Family Detached | 1 | 18878 | 54 | $1,371.52 |
| 1073-252-06-0000 | Yes | Single Family Detached | 1 | 18878 | 55 | $1,371.52 |
| 1073-252-07-0000 | Yes | Single Family Detached | 1 | 18878 | 56 | $1,371.52 |
| 1073-252-08-0000 | Yes | Single Family Detached | 1 | 18878 | 57 | $1,371.52 |
| 1073-252-09-0000 | Yes | Single Family Detached | 1 | 18878 | 58 | $1,371.52 |
| 1073-252-10-0000 | Yes | Single Family Detached | 1 | 18878 | 59 | $1,371.52 |
| 1073-252-11-0000 | Yes | Single Family Detached | 1 | 18878 | 60 | $1,371.52 |
| 1073-252-12-0000 | Yes | Single Family Detached | 1 | 18878 | 61 | $1,371.52 |
| 1073-252-13-0000 | Yes | Single Family Detached | 1 | 18878 | 62 | $1,371.52 |
| 1073-252-14-0000 | Yes | Single Family Detached | 1 | 18878 | 63 | $1,371.52 |
| 1073-252-15-0000 | Yes | Single Family Detached | 1 | 18878 | 64 | $1,371.52 |
| 1073-252-16-0000 | Yes | Single Family Detached | 1 | 18878 | 65 | $1,371.52 |
| 1073-252-17-0000 | Yes | Single Family Detached | 1 | 18878 | 66 | $1,371.52 |
| 1073-252-18-0000 | Yes | Single Family Detached | 1 | 18878 | 67 | $1,371.52 |
| 1073-252-19-0000 | Yes | Single Family Detached | 1 | 18878 | 68 | $1,371.52 |
| 1073-252-20-0000 | Yes | Single Family Detached | 1 | 18878 | 69 | $1,371.52 |
| 1073-252-21-0000 | Yes | Single Family Detached | 1 | 18878 | 70 | $1,371.52 |
| 1073-252-22-0000 | Yes | Single Family Detached | 1 | 18878 | 71 | $1,371.52 |
| 1073-252-23-0000 | Yes | Single Family Detached | 1 | 18878 | 72 | $1,371.52 |
| 1073-252-24-0000 | Yes | Single Family Detached | 1 | 18878 | 73 | $1,371.52 |
| 1073-252-25-0000 | Yes | Single Family Detached | 1 | 18878 | 74 | $1,371.52 |
| 1073-252-26-0000 | Yes | Single Family Detached | 1 | 18878 | 75 | $1,371.52 |
| 1073-252-27-0000 | Yes | Single Family Detached | 1 | 18878 | 76 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-252-28-0000 | Yes | Single Family Detached | 1 | 18878 | 77 | $1,371.52 |
| 1073-252-29-0000 | Yes | Single Family Detached | 1 | 18878 | 78 | $1,371.52 |
| 1073-252-30-0000 | Yes | Single Family Detached | 1 | 18878 | 79 | $1,371.52 |
| 1073-252-31-0000 | Yes | Single Family Detached | 1 | 18878 | 80 | $1,371.52 |
| 1073-252-32-0000 | Yes | Single Family Detached | 1 | 18878 | 81 | $1,371.52 |
| 1073-252-33-0000 | Yes | Single Family Detached | 1 | 18878 | 82 | $1,371.52 |
| 1073-252-34-0000 | Yes | Single Family Detached | 1 | 18878 | 83 | $1,371.52 |
| 1073-252-35-0000 | Yes | Single Family Detached | 1 | 18878 | 84 | $1,371.52 |
| 1073-252-36-0000 | Yes | Single Family Detached | 1 | 18878 | 85 | $1,371.52 |
| 1073-252-37-0000 | Yes | Single Family Detached | 1 | 18878 | 86 | $1,371.52 |
| 1073-252-38-0000 | Yes | Single Family Detached | 1 | 18878 | 87 | $1,371.52 |
| 1073-252-39-0000 | Yes | Single Family Detached | 1 | 18878 | 88 | $1,371.52 |
| 1073-252-40-0000 | Yes | Single Family Detached | 1 | 18878 | 89 | $1,371.52 |
| 1073-252-41-0000 | Yes | Single Family Detached | 1 | 18878 | 90 | $1,371.52 |
| 1073-252-42-0000 | Yes | Single Family Detached | 1 | 18878 | 91 | $1,371.52 |
| 1073-252-43-0000 | Yes | Single Family Detached | 1 | 18878 | 92 | $1,371.52 |
| 1073-252-44-0000 | Yes | Single Family Detached | 1 | 18878 | 93 | $1,371.52 |
| 1073-252-45-0000 | Yes | Single Family Detached | 1 | 18878 | 94 | $1,371.52 |
| 1073-252-46-0000 | Yes | Single Family Detached | 1 | 18878 | 95 | $1,371.52 |
| 1073-252-47-0000 | Yes | Single Family Detached | 1 | 18878 | 96 | $1,371.52 |
| 1073-252-48-0000 | Yes | Single Family Detached | 1 | 18878 | 97 | $1,371.52 |
| 1073-252-49-0000 | Yes | Single Family Detached | 1 | 18878 | 98 | $1,371.52 |
| 1073-252-50-0000 | Yes | Single Family Detached | 1 | 18878 | 99 | $1,371.52 |
| 1073-252-51-0000 | Yes | Single Family Detached | 1 | 18878 | 100 | $1,371.52 |
| 1073-252-52-0000 | Yes | Single Family Detached | 1 | 18878 | 101 | $1,371.52 |
| 1073-252-53-0000 | Yes | Single Family Detached | 1 | 18878 | 102 | $1,371.52 |
| 1073-252-54-0000 | Yes | Single Family Detached | 1 | 18878 | 103 | $1,371.52 |
| 1073-252-55-0000 | No | | 0 | 18878 | H | $0.00 |
| 1073-252-56-0000 | No | | 0 | 18878 | I | $0.00 |
| 1073-252-57-0000 | No | | 0 | 18878 | J | $0.00 |
| 1073-252-58-0000 | No | | 0 | 18878 | K | $0.00 |
| 1073-252-59-0000 | No | | 0 | 18878 | L | $0.00 |
| 1073-252-60-0000 | No | | 0 | 18878 | M | $0.00 |
| 1073-252-61-0000 | No | | 0 | 18878 | N | $0.00 |
| 1073-252-62-0000 | No | | 0 | 18878 | O | $0.00 |
| 1073-252-63-0000 | No | | 0 | 18878 | V | $0.00 |
| 1073-252-64-0000 | No | | 0 | 18878 | X | $0.00 |
| 1073-252-65-0000 | No | | 0 | 20233 | B | $0.00 |
| 1073-253-01-0000 | Yes | Single Family Detached | 1 | 18878 | 9 | $1,371.52 |
| 1073-253-02-0000 | Yes | Single Family Detached | 1 | 18878 | 10 | $1,371.52 |
| 1073-253-03-0000 | Yes | Single Family Detached | 1 | 18878 | 11 | $1,371.52 |
| 1073-253-04-0000 | Yes | Single Family Detached | 1 | 18878 | 12 | $1,371.52 |
| 1073-253-05-0000 | Yes | Single Family Detached | 1 | 18878 | 13 | $1,371.52 |
| 1073-253-06-0000 | Yes | Single Family Detached | 1 | 18878 | 14 | $1,371.52 |
| 1073-253-07-0000 | Yes | Single Family Detached | 1 | 18878 | 15 | $1,371.52 |
| 1073-253-08-0000 | Yes | Single Family Detached | 1 | 18878 | 16 | $1,371.52 |
| 1073-253-09-0000 | Yes | Single Family Detached | 1 | 18878 | 17 | $1,371.52 |
| 1073-253-10-0000 | Yes | Single Family Detached | 1 | 18878 | 18 | $1,371.52 |
| 1073-253-11-0000 | Yes | Single Family Detached | 1 | 18878 | 19 | $1,371.52 |
| 1073-253-12-0000 | Yes | Single Family Detached | 1 | 18878 | 20 | $1,371.52 |
| 1073-253-13-0000 | Yes | Single Family Detached | 1 | 18878 | 21 | $1,371.52 |
| 1073-253-14-0000 | Yes | Single Family Detached | 1 | 18878 | 22 | $1,371.52 |
| 1073-253-15-0000 | Yes | Single Family Detached | 1 | 18878 | 23 | $1,371.52 |
| 1073-253-16-0000 | Yes | Single Family Detached | 1 | 18878 | 24 | $1,371.52 |
| 1073-253-17-0000 | Yes | Single Family Detached | 1 | 18878 | 25 | $1,371.52 |
| 1073-253-18-0000 | Yes | Single Family Detached | 1 | 18878 | 26 | $1,371.52 |
| 1073-253-19-0000 | Yes | Single Family Detached | 1 | 18878 | 27 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-253-20-0000 | Yes | Single Family Detached | 1 | 18878 | 28 | $1,371.52 |
| 1073-253-21-0000 | Yes | Single Family Detached | 1 | 18878 | 29 | $1,371.52 |
| 1073-253-22-0000 | Yes | Single Family Detached | 1 | 18878 | 30 | $1,371.52 |
| 1073-253-23-0000 | Yes | Single Family Detached | 1 | 18878 | 31 | $1,371.52 |
| 1073-253-24-0000 | Yes | Single Family Detached | 1 | 18878 | 32 | $1,371.52 |
| 1073-253-25-0000 | Yes | Single Family Detached | 1 | 18878 | 33 | $1,371.52 |
| 1073-253-26-0000 | Yes | Single Family Detached | 1 | 18878 | 34 | $1,371.52 |
| 1073-253-27-0000 | Yes | Single Family Detached | 1 | 18878 | 35 | $1,371.52 |
| 1073-253-28-0000 | Yes | Single Family Detached | 1 | 18878 | 36 | $1,371.52 |
| 1073-253-29-0000 | Yes | Single Family Detached | 1 | 18878 | 37 | $1,371.52 |
| 1073-253-30-0000 | Yes | Single Family Detached | 1 | 18878 | 38 | $1,371.52 |
| 1073-253-31-0000 | Yes | Single Family Detached | 1 | 18878 | 39 | $1,371.52 |
| 1073-253-32-0000 | Yes | Single Family Detached | 1 | 18878 | 40 | $1,371.52 |
| 1073-253-33-0000 | Yes | Single Family Detached | 1 | 18878 | 41 | $1,371.52 |
| 1073-253-34-0000 | Yes | Single Family Detached | 1 | 18878 | 42 | $1,371.52 |
| 1073-253-35-0000 | Yes | Single Family Detached | 1 | 18878 | 43 | $1,371.52 |
| 1073-253-36-0000 | Yes | Single Family Detached | 1 | 18878 | 44 | $1,371.52 |
| 1073-253-37-0000 | Yes | Single Family Detached | 1 | 18878 | 45 | $1,371.52 |
| 1073-253-38-0000 | Yes | Single Family Detached | 1 | 18878 | 46 | $1,371.52 |
| 1073-253-39-0000 | Yes | Single Family Detached | 1 | 18878 | 47 | $1,371.52 |
| 1073-253-40-0000 | Yes | Single Family Detached | 1 | 18878 | 48 | $1,371.52 |
| 1073-253-41-0000 | Yes | Single Family Detached | 1 | 18878 | 49 | $1,371.52 |
| 1073-253-42-0000 | No | | 0 | 18878 | P | $0.00 |
| 1073-253-43-0000 | No | | 0 | 18878 | Q | $0.00 |
| 1073-253-44-0000 | No | | 0 | 18878 | R | $0.00 |
| 1073-253-45-0000 | No | | 0 | 18878 | S | $0.00 |
| 1073-253-46-0000 | No | | 0 | 18878 | T | $0.00 |
| 1073-254-01-0000 | Yes | Single Family Detached | 1 | 18878 | 1 | $1,371.52 |
| 1073-254-02-0000 | Yes | Single Family Detached | 1 | 18878 | 2 | $1,371.52 |
| 1073-254-03-0000 | Yes | Single Family Detached | 1 | 18878 | 3 | $1,371.52 |
| 1073-254-04-0000 | Yes | Single Family Detached | 1 | 18878 | 4 | $1,371.52 |
| 1073-254-05-0000 | Yes | Single Family Detached | 1 | 18878 | 5 | $1,371.52 |
| 1073-254-06-0000 | Yes | Single Family Detached | 1 | 18878 | 6 | $1,371.52 |
| 1073-254-07-0000 | Yes | Single Family Detached | 1 | 18878 | 7 | $1,371.52 |
| 1073-254-08-0000 | Yes | Single Family Detached | 1 | 18878 | 8 | $1,371.52 |
| 1073-254-09-0000 | No | | 0 | 18878 | U | $0.00 |
| 1073-254-10-0000 | No | | 0 | 18878 | Y | $0.00 |
| 1073-311-01-0000 | Yes | Single Family Detached | 1 | 17931 | 43 | $1,371.52 |
| 1073-311-02-0000 | Yes | Single Family Detached | 1 | 17931 | 44 | $1,371.52 |
| 1073-311-03-0000 | Yes | Single Family Detached | 1 | 17931 | 45 | $1,371.52 |
| 1073-311-04-0000 | Yes | Single Family Detached | 1 | 17931 | 46 | $1,371.52 |
| 1073-311-05-0000 | Yes | Single Family Detached | 1 | 17931 | 47 | $1,371.52 |
| 1073-311-06-0000 | Yes | Single Family Detached | 1 | 17931 | 48 | $1,371.52 |
| 1073-311-07-0000 | Yes | Single Family Detached | 1 | 17931 | 49 | $1,371.52 |
| 1073-311-08-0000 | Yes | Single Family Detached | 1 | 17931 | 50 | $1,371.52 |
| 1073-311-09-0000 | Yes | Single Family Detached | 1 | 17931 | 51 | $1,371.52 |
| 1073-311-10-0000 | Yes | Single Family Detached | 1 | 17931 | 52 | $1,371.52 |
| 1073-311-11-0000 | Yes | Single Family Detached | 1 | 17931 | 53 | $1,371.52 |
| 1073-311-12-0000 | Yes | Single Family Detached | 1 | 17931 | 54 | $1,371.52 |
| 1073-311-13-0000 | Yes | Single Family Detached | 1 | 17931 | 55 | $1,371.52 |
| 1073-311-14-0000 | Yes | Single Family Detached | 1 | 17931 | 56 | $1,371.52 |
| 1073-311-15-0000 | Yes | Single Family Detached | 1 | 17931 | 57 | $1,371.52 |
| 1073-311-16-0000 | Yes | Single Family Detached | 1 | 17931 | 58 | $1,371.52 |
| 1073-311-17-0000 | Yes | Single Family Detached | 1 | 17931 | 59 | $1,371.52 |
| 1073-311-18-0000 | Yes | Single Family Detached | 1 | 17931 | 60 | $1,371.52 |
| 1073-311-19-0000 | Yes | Single Family Detached | 1 | 17931 | 61 | $1,371.52 |
| 1073-311-20-0000 | Yes | Single Family Detached | 1 | 17931 | 62 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-311-21-0000 | Yes | Single Family Detached | 1 | 17931 | 63 | $1,371.52 |
| 1073-311-22-0000 | Yes | Single Family Detached | 1 | 17931 | 64 | $1,371.52 |
| 1073-311-23-0000 | Yes | Single Family Detached | 1 | 17931 | 65 | $1,371.52 |
| 1073-311-24-0000 | Yes | Single Family Detached | 1 | 17931 | 66 | $1,371.52 |
| 1073-311-25-0000 | Yes | Single Family Detached | 1 | 17931 | 67 | $1,371.52 |
| 1073-311-26-0000 | Yes | Single Family Detached | 1 | 17931 | 68 | $1,371.52 |
| 1073-311-27-0000 | Yes | Single Family Detached | 1 | 17931 | 69 | $1,371.52 |
| 1073-311-28-0000 | Yes | Single Family Detached | 1 | 17931 | 70 | $1,371.52 |
| 1073-311-29-0000 | Yes | Single Family Detached | 1 | 17931 | 71 | $1,371.52 |
| 1073-311-30-0000 | Yes | Single Family Detached | 1 | 17931 | 72 | $1,371.52 |
| 1073-311-31-0000 | Yes | Single Family Detached | 1 | 17931 | 73 | $1,371.52 |
| 1073-311-32-0000 | Yes | Single Family Detached | 1 | 17931 | 74 | $1,371.52 |
| 1073-311-33-0000 | Yes | Single Family Detached | 1 | 17931 | 75 | $1,371.52 |
| 1073-311-34-0000 | Yes | Single Family Detached | 1 | 17931 | 76 | $1,371.52 |
| 1073-311-35-0000 | Yes | Single Family Detached | 1 | 17931 | 77 | $1,371.52 |
| 1073-311-36-0000 | Yes | Single Family Detached | 1 | 17931 | 78 | $1,371.52 |
| 1073-311-37-0000 | Yes | Single Family Detached | 1 | 17931 | 79 | $1,371.52 |
| 1073-311-38-0000 | Yes | Single Family Detached | 1 | 17931 | 80 | $1,371.52 |
| 1073-311-39-0000 | Yes | Single Family Detached | 1 | 17931 | 81 | $1,371.52 |
| 1073-311-40-0000 | Yes | Single Family Detached | 1 | 17931 | 82 | $1,371.52 |
| 1073-311-41-0000 | Yes | Single Family Detached | 1 | 17931 | 83 | $1,371.52 |
| 1073-311-42-0000 | Yes | Single Family Detached | 1 | 17931 | 84 | $1,371.52 |
| 1073-311-43-0000 | Yes | Single Family Detached | 1 | 17931 | 85 | $1,371.52 |
| 1073-311-44-0000 | Yes | Single Family Detached | 1 | 17931 | 86 | $1,371.52 |
| 1073-311-45-0000 | Yes | Single Family Detached | 1 | 17931 | 87 | $1,371.52 |
| 1073-311-46-0000 | Yes | Single Family Detached | 1 | 17931 | 88 | $1,371.52 |
| 1073-311-47-0000 | Yes | Single Family Detached | 1 | 17931 | 89 | $1,371.52 |
| 1073-311-48-0000 | Yes | Single Family Detached | 1 | 17931 | 90 | $1,371.52 |
| 1073-311-49-0000 | Yes | Single Family Detached | 1 | 17931 | 91 | $1,371.52 |
| 1073-311-50-0000 | Yes | Single Family Detached | 1 | 17931 | 92 | $1,371.52 |
| 1073-311-51-0000 | Yes | Single Family Detached | 1 | 17931 | 93 | $1,371.52 |
| 1073-311-52-0000 | Yes | Single Family Detached | 1 | 17931 | 94 | $1,371.52 |
| 1073-311-53-0000 | Yes | Single Family Detached | 1 | 17931 | 95 | $1,371.52 |
| 1073-311-54-0000 | Yes | Single Family Detached | 1 | 17931 | 96 | $1,371.52 |
| 1073-311-55-0000 | Yes | Single Family Detached | 1 | 17931 | 97 | $1,371.52 |
| 1073-311-56-0000 | Yes | Single Family Detached | 1 | 17931 | 98 | $1,371.52 |
| 1073-311-57-0000 | Yes | Single Family Detached | 1 | 17931 | 99 | $1,371.52 |
| 1073-311-58-0000 | Yes | Single Family Detached | 1 | 17931 | 100 | $1,371.52 |
| 1073-311-59-0000 | No | | 0 | 17931 | A | $0.00 |
| 1073-311-60-0000 | No | | 0 | 17931 | B | $0.00 |
| 1073-311-61-0000 | No | | 0 | 18380 | B | $0.00 |
| 1073-312-01-0000 | Yes | Single Family Detached | 1 | 17931 | 1 | $1,371.52 |
| 1073-312-02-0000 | Yes | Single Family Detached | 1 | 17931 | 2 | $1,371.52 |
| 1073-312-03-0000 | Yes | Single Family Detached | 1 | 17931 | 3 | $1,371.52 |
| 1073-312-04-0000 | Yes | Single Family Detached | 1 | 17931 | 4 | $1,371.52 |
| 1073-312-05-0000 | Yes | Single Family Detached | 1 | 17931 | 5 | $1,371.52 |
| 1073-312-06-0000 | Yes | Single Family Detached | 1 | 17931 | 6 | $1,371.52 |
| 1073-312-07-0000 | Yes | Single Family Detached | 1 | 17931 | 7 | $1,371.52 |
| 1073-312-08-0000 | Yes | Single Family Detached | 1 | 17931 | 8 | $1,371.52 |
| 1073-312-09-0000 | Yes | Single Family Detached | 1 | 17931 | 9 | $1,371.52 |
| 1073-312-10-0000 | Yes | Single Family Detached | 1 | 17931 | 10 | $1,371.52 |
| 1073-312-11-0000 | Yes | Single Family Detached | 1 | 17931 | 11 | $1,371.52 |
| 1073-312-12-0000 | Yes | Single Family Detached | 1 | 17931 | 12 | $1,371.52 |
| 1073-312-13-0000 | Yes | Single Family Detached | 1 | 17931 | 13 | $1,371.52 |
| 1073-312-14-0000 | Yes | Single Family Detached | 1 | 17931 | 14 | $1,371.52 |
| 1073-312-15-0000 | Yes | Single Family Detached | 1 | 17931 | 15 | $1,371.52 |
| 1073-312-16-0000 | Yes | Single Family Detached | 1 | 17931 | 16 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-312-17-0000 | Yes | Single Family Detached | 1 | 17931 | 17 | $1,371.52 |
| 1073-312-18-0000 | Yes | Single Family Detached | 1 | 17931 | 18 | $1,371.52 |
| 1073-312-19-0000 | Yes | Single Family Detached | 1 | 17931 | 19 | $1,371.52 |
| 1073-312-20-0000 | Yes | Single Family Detached | 1 | 17931 | 20 | $1,371.52 |
| 1073-312-21-0000 | Yes | Single Family Detached | 1 | 17931 | 21 | $1,371.52 |
| 1073-312-22-0000 | Yes | Single Family Detached | 1 | 17931 | 22 | $1,371.52 |
| 1073-312-23-0000 | Yes | Single Family Detached | 1 | 17931 | 23 | $1,371.52 |
| 1073-312-24-0000 | Yes | Single Family Detached | 1 | 17931 | 24 | $1,371.52 |
| 1073-312-25-0000 | Yes | Single Family Detached | 1 | 17931 | 25 | $1,371.52 |
| 1073-312-26-0000 | Yes | Single Family Detached | 1 | 17931 | 26 | $1,371.52 |
| 1073-312-27-0000 | Yes | Single Family Detached | 1 | 17931 | 27 | $1,371.52 |
| 1073-312-28-0000 | Yes | Single Family Detached | 1 | 17931 | 28 | $1,371.52 |
| 1073-312-29-0000 | Yes | Single Family Detached | 1 | 17931 | 29 | $1,371.52 |
| 1073-312-30-0000 | Yes | Single Family Detached | 1 | 17931 | 30 | $1,371.52 |
| 1073-312-31-0000 | Yes | Single Family Detached | 1 | 17931 | 31 | $1,371.52 |
| 1073-312-32-0000 | Yes | Single Family Detached | 1 | 17931 | 32 | $1,371.52 |
| 1073-312-33-0000 | Yes | Single Family Detached | 1 | 17931 | 33 | $1,371.52 |
| 1073-312-34-0000 | Yes | Single Family Detached | 1 | 17931 | 34 | $1,371.52 |
| 1073-312-35-0000 | Yes | Single Family Detached | 1 | 17931 | 35 | $1,371.52 |
| 1073-312-36-0000 | Yes | Single Family Detached | 1 | 17931 | 36 | $1,371.52 |
| 1073-312-37-0000 | Yes | Single Family Detached | 1 | 17931 | 37 | $1,371.52 |
| 1073-312-38-0000 | Yes | Single Family Detached | 1 | 17931 | 38 | $1,371.52 |
| 1073-312-39-0000 | Yes | Single Family Detached | 1 | 17931 | 39 | $1,371.52 |
| 1073-312-40-0000 | Yes | Single Family Detached | 1 | 17931 | 40 | $1,371.52 |
| 1073-312-41-0000 | Yes | Single Family Detached | 1 | 17931 | 41 | $1,371.52 |
| 1073-312-42-0000 | Yes | Single Family Detached | 1 | 17931 | 42 | $1,371.52 |
| 1073-312-43-0000 | No | | 0 | 17931 | C | $0.00 |
| 1073-312-44-0000 | No | | 0 | 18380 | C | $0.00 |
| 1073-341-01-0000 | Yes | Single Family Detached | 1 | 17932 | 1 | $1,371.52 |
| 1073-341-02-0000 | Yes | Single Family Detached | 1 | 17932 | 2 | $1,371.52 |
| 1073-341-03-0000 | Yes | Single Family Detached | 1 | 17932 | 3 | $1,371.52 |
| 1073-341-04-0000 | Yes | Single Family Detached | 1 | 17932 | 4 | $1,371.52 |
| 1073-341-05-0000 | Yes | Single Family Detached | 1 | 17932 | 5 | $1,371.52 |
| 1073-341-06-0000 | Yes | Single Family Detached | 1 | 17932 | 6 | $1,371.52 |
| 1073-341-07-0000 | Yes | Single Family Detached | 1 | 17932 | 7 | $1,371.52 |
| 1073-341-08-0000 | Yes | Single Family Detached | 1 | 17932 | 8 | $1,371.52 |
| 1073-341-09-0000 | Yes | Single Family Detached | 1 | 17932 | 9 | $1,371.52 |
| 1073-341-10-0000 | Yes | Single Family Detached | 1 | 17932 | 10 | $1,371.52 |
| 1073-341-11-0000 | Yes | Single Family Detached | 1 | 17932 | 11 | $1,371.52 |
| 1073-341-12-0000 | Yes | Single Family Detached | 1 | 17932 | 12 | $1,371.52 |
| 1073-341-13-0000 | Yes | Single Family Detached | 1 | 17932 | 13 | $1,371.52 |
| 1073-341-14-0000 | Yes | Single Family Detached | 1 | 17932 | 14 | $1,371.52 |
| 1073-341-15-0000 | Yes | Single Family Detached | 1 | 17932 | 15 | $1,371.52 |
| 1073-341-16-0000 | Yes | Single Family Detached | 1 | 17932 | 16 | $1,371.52 |
| 1073-341-17-0000 | Yes | Single Family Detached | 1 | 17932 | 17 | $1,371.52 |
| 1073-341-18-0000 | Yes | Single Family Detached | 1 | 17932 | 18 | $1,371.52 |
| 1073-341-19-0000 | Yes | Single Family Detached | 1 | 17932 | 19 | $1,371.52 |
| 1073-341-20-0000 | Yes | Single Family Detached | 1 | 17932 | 20 | $1,371.52 |
| 1073-341-21-0000 | Yes | Single Family Detached | 1 | 17932 | 21 | $1,371.52 |
| 1073-341-22-0000 | Yes | Single Family Detached | 1 | 17932 | 22 | $1,371.52 |
| 1073-341-23-0000 | Yes | Single Family Detached | 1 | 17932 | 23 | $1,371.52 |
| 1073-341-24-0000 | Yes | Single Family Detached | 1 | 17932 | 24 | $1,371.52 |
| 1073-341-25-0000 | Yes | Single Family Detached | 1 | 17932 | 25 | $1,371.52 |
| 1073-341-26-0000 | Yes | Single Family Detached | 1 | 17932 | 26 | $1,371.52 |
| 1073-341-27-0000 | Yes | Single Family Detached | 1 | 17932 | 27 | $1,371.52 |
| 1073-341-28-0000 | Yes | Single Family Detached | 1 | 17932 | 28 | $1,371.52 |
| 1073-341-29-0000 | Yes | Single Family Detached | 1 | 17932 | 29 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-341-30-0000 | Yes | Single Family Detached | 1 | 17932 | 30 | $1,371.52 |
| 1073-341-31-0000 | Yes | Single Family Detached | 1 | 17932 | 31 | $1,371.52 |
| 1073-341-32-0000 | Yes | Single Family Detached | 1 | 17932 | 32 | $1,371.52 |
| 1073-341-33-0000 | Yes | Single Family Detached | 1 | 17932 | 33 | $1,371.52 |
| 1073-341-34-0000 | Yes | Single Family Detached | 1 | 17932 | 34 | $1,371.52 |
| 1073-341-35-0000 | Yes | Single Family Detached | 1 | 17932 | 35 | $1,371.52 |
| 1073-341-36-0000 | Yes | Single Family Detached | 1 | 17932 | 36 | $1,371.52 |
| 1073-341-37-0000 | Yes | Single Family Detached | 1 | 17932 | 37 | $1,371.52 |
| 1073-341-38-0000 | Yes | Single Family Detached | 1 | 17932 | 38 | $1,371.52 |
| 1073-341-39-0000 | Yes | Single Family Detached | 1 | 17932 | 39 | $1,371.52 |
| 1073-341-40-0000 | Yes | Single Family Detached | 1 | 17932 | 40 | $1,371.52 |
| 1073-341-41-0000 | Yes | Single Family Detached | 1 | 17932 | 41 | $1,371.52 |
| 1073-341-42-0000 | Yes | Single Family Detached | 1 | 17932 | 42 | $1,371.52 |
| 1073-341-43-0000 | Yes | Single Family Detached | 1 | 17932 | 43 | $1,371.52 |
| 1073-341-44-0000 | Yes | Single Family Detached | 1 | 17932 | 44 | $1,371.52 |
| 1073-341-45-0000 | Yes | Single Family Detached | 1 | 17932 | 45 | $1,371.52 |
| 1073-341-46-0000 | Yes | Single Family Detached | 1 | 17932 | 46 | $1,371.52 |
| 1073-341-47-0000 | Yes | Single Family Detached | 1 | 17932 | 47 | $1,371.52 |
| 1073-341-48-0000 | Yes | Single Family Detached | 1 | 17932 | 48 | $1,371.52 |
| 1073-341-49-0000 | Yes | Single Family Detached | 1 | 17932 | 49 | $1,371.52 |
| 1073-341-50-0000 | Yes | Single Family Detached | 1 | 17932 | 50 | $1,371.52 |
| 1073-341-51-0000 | Yes | Single Family Detached | 1 | 17932 | 51 | $1,371.52 |
| 1073-341-52-0000 | Yes | Single Family Detached | 1 | 17932 | 52 | $1,371.52 |
| 1073-341-53-0000 | Yes | Single Family Detached | 1 | 17932 | 53 | $1,371.52 |
| 1073-341-54-0000 | Yes | Single Family Detached | 1 | 17932 | 54 | $1,371.52 |
| 1073-341-55-0000 | Yes | Single Family Detached | 1 | 17932 | 55 | $1,371.52 |
| 1073-341-56-0000 | Yes | Single Family Detached | 1 | 17932 | 56 | $1,371.52 |
| 1073-341-57-0000 | Yes | Single Family Detached | 1 | 17932 | 57 | $1,371.52 |
| 1073-341-58-0000 | Yes | Single Family Detached | 1 | 17932 | 58 | $1,371.52 |
| 1073-341-59-0000 | Yes | Single Family Detached | 1 | 17932 | 59 | $1,371.52 |
| 1073-341-60-0000 | Yes | Single Family Detached | 1 | 17932 | 60 | $1,371.52 |
| 1073-341-61-0000 | Yes | Single Family Detached | 1 | 17932 | 61 | $1,371.52 |
| 1073-341-62-0000 | Yes | Single Family Detached | 1 | 17932 | 62 | $1,371.52 |
| 1073-341-63-0000 | Yes | Single Family Detached | 1 | 17932 | 63 | $1,371.52 |
| 1073-341-64-0000 | Yes | Single Family Detached | 1 | 17932 | 64 | $1,371.52 |
| 1073-341-65-0000 | Yes | Single Family Detached | 1 | 17932 | 65 | $1,371.52 |
| 1073-341-66-0000 | Yes | Single Family Detached | 1 | 17932 | 66 | $1,371.52 |
| 1073-341-67-0000 | Yes | Single Family Detached | 1 | 17932 | 67 | $1,371.52 |
| 1073-341-68-0000 | Yes | Single Family Detached | 1 | 17932 | 68 | $1,371.52 |
| 1073-341-69-0000 | Yes | Single Family Detached | 1 | 17932 | 69 | $1,371.52 |
| 1073-341-70-0000 | Yes | Single Family Detached | 1 | 17932 | 70 | $1,371.52 |
| 1073-341-71-0000 | Yes | Single Family Detached | 1 | 17932 | 71 | $1,371.52 |
| 1073-341-72-0000 | Yes | Single Family Detached | 1 | 17932 | 72 | $1,371.52 |
| 1073-341-73-0000 | Yes | Single Family Detached | 1 | 17932 | 73 | $1,371.52 |
| 1073-341-74-0000 | Yes | Single Family Detached | 1 | 17932 | 74 | $1,371.52 |
| 1073-341-75-0000 | Yes | Single Family Detached | 1 | 17932 | 75 | $1,371.52 |
| 1073-341-76-0000 | Yes | Single Family Detached | 1 | 17932 | 76 | $1,371.52 |
| 1073-341-77-0000 | Yes | Single Family Detached | 1 | 17932 | 77 | $1,371.52 |
| 1073-341-78-0000 | Yes | Single Family Detached | 1 | 17932 | 78 | $1,371.52 |
| 1073-341-79-0000 | Yes | Single Family Detached | 1 | 17932 | 79 | $1,371.52 |
| 1073-341-80-0000 | Yes | Single Family Detached | 1 | 17932 | 80 | $1,371.52 |
| 1073-341-81-0000 | Yes | Single Family Detached | 1 | 17932 | 81 | $1,371.52 |
| 1073-341-82-0000 | Yes | Single Family Detached | 1 | 17932 | 82 | $1,371.52 |
| 1073-341-83-0000 | Yes | Single Family Detached | 1 | 17932 | 83 | $1,371.52 |
| 1073-341-84-0000 | No | | 0 | 17932 | A | $0.00 |
| 1073-341-85-0000 | No | | 0 | 17932 | B | $0.00 |
| 1073-341-86-0000 | No | | 0 | 17932 | C | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-341-87-0000 | No | | 0 | 17932 | D | $0.00 |
| 1073-341-88-0000 | No | | 0 | 17932 | E | $0.00 |
| 1073-341-89-0000 | No | | 0 | 18380 | D | $0.00 |
| 1073-341-90-0000 | No | | 0 | 18380 | E | $0.00 |
| 1073-351-01-0000 | Yes | Single Family Detached | 1 | 17935 | 1 | $1,371.52 |
| 1073-351-02-0000 | Yes | Single Family Detached | 1 | 17935 | 2 | $1,371.52 |
| 1073-351-03-0000 | Yes | Single Family Detached | 1 | 17935 | 3 | $1,371.52 |
| 1073-351-04-0000 | Yes | Single Family Detached | 1 | 17935 | 4 | $1,371.52 |
| 1073-351-05-0000 | Yes | Single Family Detached | 1 | 17935 | 5 | $1,371.52 |
| 1073-351-06-0000 | Yes | Single Family Detached | 1 | 17935 | 6 | $1,371.52 |
| 1073-351-07-0000 | Yes | Single Family Detached | 1 | 17935 | 7 | $1,371.52 |
| 1073-351-08-0000 | Yes | Single Family Detached | 1 | 17935 | 8 | $1,371.52 |
| 1073-351-09-0000 | Yes | Single Family Detached | 1 | 17935 | 9 | $1,371.52 |
| 1073-351-10-0000 | Yes | Single Family Detached | 1 | 17935 | 10 | $1,371.52 |
| 1073-351-11-0000 | Yes | Single Family Detached | 1 | 17935 | 11 | $1,371.52 |
| 1073-351-12-0000 | Yes | Single Family Detached | 1 | 17935 | 12 | $1,371.52 |
| 1073-351-13-0000 | Yes | Single Family Detached | 1 | 17935 | 13 | $1,371.52 |
| 1073-351-14-0000 | Yes | Single Family Detached | 1 | 17935 | 14 | $1,371.52 |
| 1073-351-15-0000 | Yes | Single Family Detached | 1 | 17935 | 15 | $1,371.52 |
| 1073-351-16-0000 | Yes | Single Family Detached | 1 | 17935 | 16 | $1,371.52 |
| 1073-351-17-0000 | Yes | Single Family Detached | 1 | 17935 | 17 | $1,371.52 |
| 1073-351-18-0000 | Yes | Single Family Detached | 1 | 17935 | 18 | $1,371.52 |
| 1073-351-19-0000 | Yes | Single Family Detached | 1 | 17935 | 19 | $1,371.52 |
| 1073-351-20-0000 | Yes | Single Family Detached | 1 | 17935 | 20 | $1,371.52 |
| 1073-351-21-0000 | Yes | Single Family Detached | 1 | 17935 | 21 | $1,371.52 |
| 1073-351-22-0000 | Yes | Single Family Detached | 1 | 17935 | 22 | $1,371.52 |
| 1073-351-23-0000 | Yes | Single Family Detached | 1 | 17935 | 23 | $1,371.52 |
| 1073-351-24-0000 | Yes | Single Family Detached | 1 | 17935 | 24 | $1,371.52 |
| 1073-351-25-0000 | Yes | Single Family Detached | 1 | 17935 | 25 | $1,371.52 |
| 1073-351-26-0000 | Yes | Single Family Detached | 1 | 17935 | 26 | $1,371.52 |
| 1073-351-27-0000 | Yes | Single Family Detached | 1 | 17935 | 27 | $1,371.52 |
| 1073-351-28-0000 | Yes | Single Family Detached | 1 | 17935 | 28 | $1,371.52 |
| 1073-351-29-0000 | Yes | Single Family Detached | 1 | 17935 | 29 | $1,371.52 |
| 1073-351-30-0000 | Yes | Single Family Detached | 1 | 17935 | 30 | $1,371.52 |
| 1073-351-31-0000 | Yes | Single Family Detached | 1 | 17935 | 31 | $1,371.52 |
| 1073-351-32-0000 | Yes | Single Family Detached | 1 | 17935 | 32 | $1,371.52 |
| 1073-351-33-0000 | Yes | Single Family Detached | 1 | 17935 | 33 | $1,371.52 |
| 1073-351-34-0000 | Yes | Single Family Detached | 1 | 17935 | 34 | $1,371.52 |
| 1073-351-35-0000 | Yes | Single Family Detached | 1 | 17935 | 35 | $1,371.52 |
| 1073-351-36-0000 | Yes | Single Family Detached | 1 | 17935 | 36 | $1,371.52 |
| 1073-351-37-0000 | Yes | Single Family Detached | 1 | 17935 | 37 | $1,371.52 |
| 1073-351-38-0000 | Yes | Single Family Detached | 1 | 17935 | 38 | $1,371.52 |
| 1073-351-39-0000 | Yes | Single Family Detached | 1 | 17935 | 39 | $1,371.52 |
| 1073-351-40-0000 | Yes | Single Family Detached | 1 | 17935 | 40 | $1,371.52 |
| 1073-351-41-0000 | Yes | Single Family Detached | 1 | 17935 | 41 | $1,371.52 |
| 1073-351-42-0000 | Yes | Single Family Detached | 1 | 17935 | 42 | $1,371.52 |
| 1073-351-43-0000 | Yes | Single Family Detached | 1 | 17935 | 43 | $1,371.52 |
| 1073-351-44-0000 | Yes | Single Family Detached | 1 | 17935 | 44 | $1,371.52 |
| 1073-351-45-0000 | Yes | Single Family Detached | 1 | 17935 | 45 | $1,371.52 |
| 1073-351-46-0000 | Yes | Single Family Detached | 1 | 17935 | 46 | $1,371.52 |
| 1073-351-47-0000 | Yes | Single Family Detached | 1 | 17935 | 47 | $1,371.52 |
| 1073-351-48-0000 | Yes | Single Family Detached | 1 | 17935 | 48 | $1,371.52 |
| 1073-351-49-0000 | Yes | Single Family Detached | 1 | 17935 | 49 | $1,371.52 |
| 1073-351-50-0000 | Yes | Single Family Detached | 1 | 17935 | 50 | $1,371.52 |
| 1073-351-51-0000 | No | | 0 | 17935 | A | $0.00 |
| 1073-351-52-0000 | No | | 0 | 17935 | B | $0.00 |
| 1073-351-53-0000 | No | | 0 | 17935 | C | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-351-54-0000 | No | | 0 | 17935 | D | $0.00 |
| 1073-351-55-0000 | No | | 0 | 17935 | E | $0.00 |
| 1073-351-56-0000 | No | | 0 | 17935 | F | $0.00 |
| 1073-351-57-0000 | No | | 0 | 17935 | G | $0.00 |
| 1073-351-58-0000 | No | | 0 | 17935 | H | $0.00 |
| 1073-351-59-0000 | No | | 0 | 17935 | I | $0.00 |
| 1073-351-60-0000 | No | | 0 | 17935 | J | $0.00 |
| 1073-351-61-0000 | No | | 0 | 17935 | K | $0.00 |
| 1073-351-62-0000 | No | | 0 | 20233 | D | $0.00 |
| 1073-421-13-0000 | No | | 0 | 20285 | B | $0.00 |
| 1073-421-15-0000 | No | | 0 | 20285 | I | $0.00 |
| 1073-421-16-0000 | No | | 0 | 20233 | A | $0.00 |
| 1073-421-17-0000 | Yes | Mutliple Family | 1 | 20285Condos | 10 | $1,188.88 |
| 1073-421-18-0000 | Yes | Mutliple Family | 1 | 20285Condos | 11 | $1,188.88 |
| 1073-421-19-0000 | Yes | Mutliple Family | 1 | 20285Condos | 12 | $1,188.88 |
| 1073-421-20-0000 | Yes | Mutliple Family | 1 | 20285Condos | 13 | $1,188.88 |
| 1073-421-21-0000 | Yes | Mutliple Family | 1 | 20285Condos | 14 | $1,188.88 |
| 1073-421-22-0000 | Yes | Mutliple Family | 1 | 20285Condos | 15 | $1,188.88 |
| 1073-421-23-0000 | Yes | Mutliple Family | 1 | 20285Condos | 7 | $1,188.88 |
| 1073-421-24-0000 | Yes | Mutliple Family | 1 | 20285Condos | 8 | $1,188.88 |
| 1073-421-25-0000 | Yes | Mutliple Family | 1 | 20285Condos | 9 | $1,188.88 |
| 1073-421-26-0000 | Yes | Mutliple Family | 1 | 20285Condos | 16 | $1,188.88 |
| 1073-421-27-0000 | Yes | Mutliple Family | 1 | 20285Condos | 17 | $1,188.88 |
| 1073-421-28-0000 | Yes | Mutliple Family | 1 | 20285Condos | 18 | $1,188.88 |
| 1073-421-29-0000 | Yes | Mutliple Family | 1 | 20285Condos | 19 | $1,188.88 |
| 1073-421-30-0000 | Yes | Mutliple Family | 1 | 20285Condos | 20 | $1,188.88 |
| 1073-421-31-0000 | Yes | Mutliple Family | 1 | 20285Condos | 21 | $1,188.88 |
| 1073-421-32-0000 | Yes | Mutliple Family | 1 | 20285Condos | 22 | $1,188.88 |
| 1073-421-33-0000 | Yes | Mutliple Family | 1 | 20285Condos | 23 | $1,188.88 |
| 1073-421-34-0000 | Yes | Mutliple Family | 1 | 20285Condos | 24 | $1,188.88 |
| 1073-421-35-0000 | Yes | Mutliple Family | 1 | 20285Condos | 25 | $1,188.88 |
| 1073-421-36-0000 | Yes | Mutliple Family | 1 | 20285Condos | 26 | $1,188.88 |
| 1073-421-37-0000 | Yes | Mutliple Family | 1 | 20285Condos | 27 | $1,188.88 |
| 1073-421-38-0000 | Yes | Mutliple Family | 1 | 20285Condos | 28 | $1,188.88 |
| 1073-421-39-0000 | Yes | Mutliple Family | 1 | 20285Condos | 29 | $1,188.88 |
| 1073-421-40-0000 | Yes | Mutliple Family | 1 | 20285Condos | 30 | $1,188.88 |
| 1073-421-41-0000 | No | | 0 | 20285Condos | CA1W | $0.00 |
| 1073-421-42-0000 | No | | 0 | 20285Condos | CA1E | $0.00 |
| 1073-421-43-0000 | No | | 0 | 20285Condos | CA2E | $0.00 |
| 1073-421-58-0000 | No | | 0 | 20285 | H | $0.00 |
| 1073-421-61-0000 | No | | 0 | 20285 | L | $0.00 |
| 1073-421-62-0000 | No | | 0 | 20285 | M | $0.00 |
| 1073-421-63-0000 | Yes | Mutliple Family | 1 | 20285Condos | 85 | $1,188.88 |
| 1073-421-64-0000 | Yes | Mutliple Family | 1 | 20285Condos | 86 | $1,188.88 |
| 1073-421-65-0000 | Yes | Mutliple Family | 1 | 20285Condos | 87 | $1,188.88 |
| 1073-421-66-0000 | Yes | Mutliple Family | 1 | 20285Condos | 88 | $1,188.88 |
| 1073-421-67-0000 | Yes | Mutliple Family | 1 | 20285Condos | 89 | $1,188.88 |
| 1073-421-68-0000 | Yes | Mutliple Family | 1 | 20285Condos | 90 | $1,188.88 |
| 1073-421-69-0000 | Yes | Mutliple Family | 1 | 20285Condos | 91 | $1,188.88 |
| 1073-421-70-0000 | Yes | Mutliple Family | 1 | 20285Condos | 92 | $1,188.88 |
| 1073-421-71-0000 | Yes | Mutliple Family | 1 | 20285Condos | 93 | $1,188.88 |
| 1073-421-72-0000 | Yes | Mutliple Family | 1 | 20285Condos | 94 | $1,188.88 |
| 1073-421-73-0000 | Yes | Mutliple Family | 1 | 20285Condos | 95 | $1,188.88 |
| 1073-421-74-0000 | Yes | Mutliple Family | 1 | 20285Condos | 96 | $1,188.88 |
| 1073-421-75-0000 | Yes | Mutliple Family | 1 | 20285Condos | 97 | $1,188.88 |
| 1073-421-76-0000 | Yes | Mutliple Family | 1 | 20285Condos | 98 | $1,188.88 |
| 1073-421-77-0000 | Yes | Mutliple Family | 1 | 20285Condos | 99 | $1,188.88 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-421-78-0000 | Yes | Mutliple Family | 1 | 20285Condos | 100 | $1,188.88 |
| 1073-421-79-0000 | Yes | Mutliple Family | 1 | 20285Condos | 101 | $1,188.88 |
| 1073-421-80-0000 | Yes | Mutliple Family | 1 | 20285Condos | 102 | $1,188.88 |
| 1073-421-81-0000 | No | | 0 | 20285Condos | CA7NW | $0.00 |
| 1073-421-84-0000 | Yes | Mutliple Family | 1 | 20285Condos | 1 | $1,188.88 |
| 1073-421-85-0000 | Yes | Mutliple Family | 1 | 20285Condos | 2 | $1,188.88 |
| 1073-421-86-0000 | Yes | Mutliple Family | 1 | 20285Condos | 3 | $1,188.88 |
| 1073-421-87-0000 | Yes | Mutliple Family | 1 | 20285Condos | 4 | $1,188.88 |
| 1073-421-88-0000 | Yes | Mutliple Family | 1 | 20285Condos | 5 | $1,188.88 |
| 1073-421-89-0000 | Yes | Mutliple Family | 1 | 20285Condos | 6 | $1,188.88 |
| 1073-421-90-0000 | No | | 0 | 20285Condos | CA1S | $0.00 |
| 1073-422-07-0000 | Yes | Mutliple Family | 1 | 20285Condos | 37 | $1,188.88 |
| 1073-422-08-0000 | Yes | Mutliple Family | 1 | 20285Condos | 38 | $1,188.88 |
| 1073-422-09-0000 | Yes | Mutliple Family | 1 | 20285Condos | 39 | $1,188.88 |
| 1073-422-10-0000 | Yes | Mutliple Family | 1 | 20285Condos | 40 | $1,188.88 |
| 1073-422-11-0000 | Yes | Mutliple Family | 1 | 20285Condos | 41 | $1,188.88 |
| 1073-422-12-0000 | Yes | Mutliple Family | 1 | 20285Condos | 42 | $1,188.88 |
| 1073-422-13-0000 | Yes | Mutliple Family | 1 | 20285Condos | 43 | $1,188.88 |
| 1073-422-14-0000 | Yes | Mutliple Family | 1 | 20285Condos | 44 | $1,188.88 |
| 1073-422-15-0000 | Yes | Mutliple Family | 1 | 20285Condos | 45 | $1,188.88 |
| 1073-422-16-0000 | Yes | Mutliple Family | 1 | 20285Condos | 46 | $1,188.88 |
| 1073-422-17-0000 | Yes | Mutliple Family | 1 | 20285Condos | 47 | $1,188.88 |
| 1073-422-18-0000 | Yes | Mutliple Family | 1 | 20285Condos | 48 | $1,188.88 |
| 1073-422-19-0000 | No | | 0 | 20285Condos | CA3 | $0.00 |
| 1073-422-20-0000 | Yes | Mutliple Family | 1 | 20285Condos | 49 | $1,188.88 |
| 1073-422-21-0000 | Yes | Mutliple Family | 1 | 20285Condos | 50 | $1,188.88 |
| 1073-422-22-0000 | Yes | Mutliple Family | 1 | 20285Condos | 51 | $1,188.88 |
| 1073-422-23-0000 | Yes | Mutliple Family | 1 | 20285Condos | 52 | $1,188.88 |
| 1073-422-24-0000 | Yes | Mutliple Family | 1 | 20285Condos | 53 | $1,188.88 |
| 1073-422-25-0000 | Yes | Mutliple Family | 1 | 20285Condos | 54 | $1,188.88 |
| 1073-422-26-0000 | Yes | Mutliple Family | 1 | 20285Condos | 55 | $1,188.88 |
| 1073-422-27-0000 | Yes | Mutliple Family | 1 | 20285Condos | 56 | $1,188.88 |
| 1073-422-28-0000 | Yes | Mutliple Family | 1 | 20285Condos | 57 | $1,188.88 |
| 1073-422-29-0000 | Yes | Mutliple Family | 1 | 20285Condos | 58 | $1,188.88 |
| 1073-422-30-0000 | Yes | Mutliple Family | 1 | 20285Condos | 59 | $1,188.88 |
| 1073-422-31-0000 | Yes | Mutliple Family | 1 | 20285Condos | 60 | $1,188.88 |
| 1073-422-32-0000 | No | | 0 | 20285Condos | CA4 | $0.00 |
| 1073-422-33-0000 | Yes | Mutliple Family | 1 | 20285Condos | 31 | $1,188.88 |
| 1073-422-34-0000 | Yes | Mutliple Family | 1 | 20285Condos | 32 | $1,188.88 |
| 1073-422-35-0000 | Yes | Mutliple Family | 1 | 20285Condos | 33 | $1,188.88 |
| 1073-422-36-0000 | Yes | Mutliple Family | 1 | 20285Condos | 34 | $1,188.88 |
| 1073-422-37-0000 | Yes | Mutliple Family | 1 | 20285Condos | 35 | $1,188.88 |
| 1073-422-38-0000 | Yes | Mutliple Family | 1 | 20285Condos | 36 | $1,188.88 |
| 1073-422-39-0000 | Yes | Mutliple Family | 1 | 20285Condos | 61 | $1,188.88 |
| 1073-422-40-0000 | Yes | Mutliple Family | 1 | 20285Condos | 62 | $1,188.88 |
| 1073-422-41-0000 | Yes | Mutliple Family | 1 | 20285Condos | 63 | $1,188.88 |
| 1073-422-42-0000 | Yes | Mutliple Family | 1 | 20285Condos | 64 | $1,188.88 |
| 1073-422-43-0000 | Yes | Mutliple Family | 1 | 20285Condos | 65 | $1,188.88 |
| 1073-422-44-0000 | Yes | Mutliple Family | 1 | 20285Condos | 66 | $1,188.88 |
| 1073-422-45-0000 | Yes | Mutliple Family | 1 | 20285Condos | 67 | $1,188.88 |
| 1073-422-46-0000 | Yes | Mutliple Family | 1 | 20285Condos | 68 | $1,188.88 |
| 1073-422-47-0000 | Yes | Mutliple Family | 1 | 20285Condos | 69 | $1,188.88 |
| 1073-422-48-0000 | Yes | Mutliple Family | 1 | 20285Condos | 70 | $1,188.88 |
| 1073-422-49-0000 | Yes | Mutliple Family | 1 | 20285Condos | 71 | $1,188.88 |
| 1073-422-50-0000 | Yes | Mutliple Family | 1 | 20285Condos | 72 | $1,188.88 |
| 1073-422-51-0000 | No | | 0 | 20285Condos | CA5 | $0.00 |
| 1073-422-52-0000 | No | | 0 | 20285 | D | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-422-53-0000 | No | | 0 | 20285 | E | $0.00 |
| 1073-422-54-0000 | No | | 0 | 20285 | F | $0.00 |
| 1073-422-55-0000 | No | | 0 | 20285 | G | $0.00 |
| 1073-422-56-0000 | Yes | Mutliple Family | 1 | 20285Condos | 73 | $1,188.88 |
| 1073-422-57-0000 | Yes | Mutliple Family | 1 | 20285Condos | 74 | $1,188.88 |
| 1073-422-58-0000 | Yes | Mutliple Family | 1 | 20285Condos | 75 | $1,188.88 |
| 1073-422-59-0000 | Yes | Mutliple Family | 1 | 20285Condos | 76 | $1,188.88 |
| 1073-422-60-0000 | Yes | Mutliple Family | 1 | 20285Condos | 77 | $1,188.88 |
| 1073-422-61-0000 | Yes | Mutliple Family | 1 | 20285Condos | 78 | $1,188.88 |
| 1073-422-62-0000 | Yes | Mutliple Family | 1 | 20285Condos | 79 | $1,188.88 |
| 1073-422-63-0000 | Yes | Mutliple Family | 1 | 20285Condos | 80 | $1,188.88 |
| 1073-422-64-0000 | Yes | Mutliple Family | 1 | 20285Condos | 81 | $1,188.88 |
| 1073-422-65-0000 | Yes | Mutliple Family | 1 | 20285Condos | 82 | $1,188.88 |
| 1073-422-66-0000 | Yes | Mutliple Family | 1 | 20285Condos | 83 | $1,188.88 |
| 1073-422-67-0000 | Yes | Mutliple Family | 1 | 20285Condos | 84 | $1,188.88 |
| 1073-422-68-0000 | No | | 0 | 20285Condos | CA6 | $0.00 |
| 1073-423-01-0000 | Yes | Mutliple Family | 1 | 20285Condos | 103 | $1,188.88 |
| 1073-423-02-0000 | Yes | Mutliple Family | 1 | 20285Condos | 104 | $1,188.88 |
| 1073-423-03-0000 | Yes | Mutliple Family | 1 | 20285Condos | 105 | $1,188.88 |
| 1073-423-04-0000 | Yes | Mutliple Family | 1 | 20285Condos | 106 | $1,188.88 |
| 1073-423-05-0000 | Yes | Mutliple Family | 1 | 20285Condos | 107 | $1,188.88 |
| 1073-423-06-0000 | Yes | Mutliple Family | 1 | 20285Condos | 108 | $1,188.88 |
| 1073-423-07-0000 | Yes | Mutliple Family | 1 | 20285Condos | 109 | $1,188.88 |
| 1073-423-08-0000 | Yes | Mutliple Family | 1 | 20285Condos | 110 | $1,188.88 |
| 1073-423-09-0000 | Yes | Mutliple Family | 1 | 20285Condos | 111 | $1,188.88 |
| 1073-423-10-0000 | Yes | Mutliple Family | 1 | 20285Condos | 112 | $1,188.88 |
| 1073-423-11-0000 | Yes | Mutliple Family | 1 | 20285Condos | 113 | $1,188.88 |
| 1073-423-12-0000 | Yes | Mutliple Family | 1 | 20285Condos | 114 | $1,188.88 |
| 1073-423-13-0000 | No | | 0 | 20285Condos | CA9 | $0.00 |
| 1073-423-14-0000 | No | | 0 | 20285 | K | $0.00 |
| 1073-423-15-0000 | Yes | Mutliple Family | 1 | 20285Condos | 115 | $1,188.88 |
| 1073-423-16-0000 | Yes | Mutliple Family | 1 | 20285Condos | 116 | $1,188.88 |
| 1073-423-17-0000 | Yes | Mutliple Family | 1 | 20285Condos | 117 | $1,188.88 |
| 1073-423-18-0000 | Yes | Mutliple Family | 1 | 20285Condos | 118 | $1,188.88 |
| 1073-423-19-0000 | Yes | Mutliple Family | 1 | 20285Condos | 119 | $1,188.88 |
| 1073-423-20-0000 | Yes | Mutliple Family | 1 | 20285Condos | 120 | $1,188.88 |
| 1073-423-21-0000 | Yes | Mutliple Family | 1 | 20285Condos | 121 | $1,188.88 |
| 1073-423-22-0000 | Yes | Mutliple Family | 1 | 20285Condos | 122 | $1,188.88 |
| 1073-423-23-0000 | Yes | Mutliple Family | 1 | 20285Condos | 123 | $1,188.88 |
| 1073-423-24-0000 | Yes | Mutliple Family | 1 | 20285Condos | 124 | $1,188.88 |
| 1073-423-25-0000 | Yes | Mutliple Family | 1 | 20285Condos | 125 | $1,188.88 |
| 1073-423-26-0000 | Yes | Mutliple Family | 1 | 20285Condos | 126 | $1,188.88 |
| 1073-423-27-0000 | No | | 0 | 20285Condos | CA10 | $0.00 |
| 1073-423-28-0000 | No | | 0 | 20285 | C | $0.00 |
| 1073-423-29-0000 | No | | 0 | 20285 | J | $0.00 |
| 1073-423-30-0000 | No | | 0 | 20285 | A | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$923,336.16** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 47**
**(Colony Commerce Center West I Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-131-02-0000 | Yes | Non-Residential Property | 589,012 | 19643 | 2 | $147,315.11 |
| 1073-131-03-0000 | Yes | Non-Residential Property | 700,280 | 19643 | 1 | $175,143.84 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$322,458.95** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 48**
**(Tevelde Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-331-01-0000 | Yes | Single Family | 1 | 18930 | 1 | $1,371.52 |
| 1073-331-02-0000 | Yes | Single Family | 1 | 18930 | 2 | $1,371.52 |
| 1073-331-03-0000 | Yes | Single Family | 1 | 18930 | 3 | $1,371.52 |
| 1073-331-04-0000 | Yes | Single Family | 1 | 18930 | 4 | $1,371.52 |
| 1073-331-05-0000 | Yes | Single Family | 1 | 18930 | 5 | $1,371.52 |
| 1073-331-06-0000 | Yes | Single Family | 1 | 18930 | 6 | $1,371.52 |
| 1073-331-07-0000 | Yes | Single Family | 1 | 18930 | 7 | $1,371.52 |
| 1073-331-08-0000 | Yes | Single Family | 1 | 18930 | 8 | $1,371.52 |
| 1073-331-09-0000 | Yes | Single Family | 1 | 18930 | 9 | $1,371.52 |
| 1073-331-10-0000 | Yes | Single Family | 1 | 18930 | 10 | $1,371.52 |
| 1073-331-11-0000 | Yes | Single Family | 1 | 18930 | 11 | $1,371.52 |
| 1073-331-12-0000 | Yes | Single Family | 1 | 18930 | 12 | $1,371.52 |
| 1073-331-13-0000 | Yes | Single Family | 1 | 18930 | 13 | $1,371.52 |
| 1073-331-14-0000 | Yes | Single Family | 1 | 18930 | 14 | $1,371.52 |
| 1073-331-15-0000 | Yes | Single Family | 1 | 18930 | 15 | $1,371.52 |
| 1073-331-16-0000 | Yes | Single Family | 1 | 18930 | 16 | $1,371.52 |
| 1073-331-17-0000 | Yes | Single Family | 1 | 18930 | 17 | $1,371.52 |
| 1073-331-18-0000 | Yes | Single Family | 1 | 18930 | 18 | $1,371.52 |
| 1073-331-19-0000 | Yes | Single Family | 1 | 18930 | 19 | $1,371.52 |
| 1073-331-20-0000 | Yes | Single Family | 1 | 18930 | 20 | $1,371.52 |
| 1073-331-21-0000 | Yes | Single Family | 1 | 18930 | 21 | $1,371.52 |
| 1073-331-22-0000 | Yes | Single Family | 1 | 18930 | 22 | $1,371.52 |
| 1073-331-23-0000 | Yes | Single Family | 1 | 18930 | 23 | $1,371.52 |
| 1073-331-24-0000 | Yes | Single Family | 1 | 18930 | 24 | $1,371.52 |
| 1073-331-25-0000 | Yes | Single Family | 1 | 18930 | 25 | $1,371.52 |
| 1073-331-26-0000 | Yes | Single Family | 1 | 18930 | 26 | $1,371.52 |
| 1073-331-27-0000 | Yes | Single Family | 1 | 18930 | 27 | $1,371.52 |
| 1073-331-28-0000 | Yes | Single Family | 1 | 18930 | 28 | $1,371.52 |
| 1073-331-29-0000 | Yes | Single Family | 1 | 18930 | 29 | $1,371.52 |
| 1073-331-30-0000 | Yes | Single Family | 1 | 18930 | 30 | $1,371.52 |
| 1073-331-31-0000 | Yes | Single Family | 1 | 18930 | 31 | $1,371.52 |
| 1073-331-32-0000 | Yes | Single Family | 1 | 18930 | 32 | $1,371.52 |
| 1073-331-33-0000 | Yes | Single Family | 1 | 18930 | 33 | $1,371.52 |
| 1073-331-34-0000 | Yes | Single Family | 1 | 18930 | 34 | $1,371.52 |
| 1073-331-35-0000 | Yes | Single Family | 1 | 18930 | 35 | $1,371.52 |
| 1073-331-36-0000 | Yes | Single Family | 1 | 18930 | 36 | $1,371.52 |
| 1073-331-37-0000 | Yes | Single Family | 1 | 18930 | 37 | $1,371.52 |
| 1073-331-38-0000 | Yes | Single Family | 1 | 18930 | 38 | $1,371.52 |
| 1073-331-39-0000 | Yes | Single Family | 1 | 18930 | 39 | $1,371.52 |
| 1073-331-40-0000 | Yes | Single Family | 1 | 18930 | 40 | $1,371.52 |
| 1073-331-41-0000 | Yes | Single Family | 1 | 18930 | 41 | $1,371.52 |
| 1073-331-42-0000 | Yes | Single Family | 1 | 18930 | 42 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-331-43-0000 | No | | 0 | 18930 | A | $0.00 |
| 1073-331-44-0000 | No | | 0 | 18930 | B | $0.00 |
| 1073-331-45-0000 | No | | 0 | 18930 | D | $0.00 |
| 1073-331-46-0000 | No | | 0 | 18930 | G | $0.00 |
| 1073-331-47-0000 | No | | 0 | 18930 | H | $0.00 |
| 1073-331-48-0000 | No | | 0 | 18930 | T | $0.00 |
| 1073-332-01-0000 | Yes | Single Family | 1 | 18930 | 43 | $1,371.52 |
| 1073-332-02-0000 | Yes | Single Family | 1 | 18930 | 44 | $1,371.52 |
| 1073-332-03-0000 | Yes | Single Family | 1 | 18930 | 45 | $1,371.52 |
| 1073-332-04-0000 | Yes | Single Family | 1 | 18930 | 46 | $1,371.52 |
| 1073-332-05-0000 | Yes | Single Family | 1 | 18930 | 47 | $1,371.52 |
| 1073-332-06-0000 | Yes | Single Family | 1 | 18930 | 48 | $1,371.52 |
| 1073-332-07-0000 | Yes | Single Family | 1 | 18930 | 49 | $1,371.52 |
| 1073-332-08-0000 | Yes | Single Family | 1 | 18930 | 50 | $1,371.52 |
| 1073-332-09-0000 | Yes | Single Family | 1 | 18930 | 51 | $1,371.52 |
| 1073-332-10-0000 | Yes | Single Family | 1 | 18930 | 52 | $1,371.52 |
| 1073-332-11-0000 | Yes | Single Family | 1 | 18930 | 53 | $1,371.52 |
| 1073-332-12-0000 | Yes | Single Family | 1 | 18930 | 54 | $1,371.52 |
| 1073-332-13-0000 | Yes | Single Family | 1 | 18930 | 55 | $1,371.52 |
| 1073-332-14-0000 | Yes | Single Family | 1 | 18930 | 56 | $1,371.52 |
| 1073-332-15-0000 | Yes | Single Family | 1 | 18930 | 57 | $1,371.52 |
| 1073-332-16-0000 | Yes | Single Family | 1 | 18930 | 58 | $1,371.52 |
| 1073-332-17-0000 | Yes | Single Family | 1 | 18930 | 59 | $1,371.52 |
| 1073-332-18-0000 | Yes | Single Family | 1 | 18930 | 60 | $1,371.52 |
| 1073-332-19-0000 | Yes | Single Family | 1 | 18930 | 61 | $1,371.52 |
| 1073-332-20-0000 | Yes | Single Family | 1 | 18930 | 62 | $1,371.52 |
| 1073-332-21-0000 | Yes | Single Family | 1 | 18930 | 63 | $1,371.52 |
| 1073-332-22-0000 | Yes | Single Family | 1 | 18930 | 64 | $1,371.52 |
| 1073-332-23-0000 | Yes | Single Family | 1 | 18930 | 65 | $1,371.52 |
| 1073-332-24-0000 | Yes | Single Family | 1 | 18930 | 66 | $1,371.52 |
| 1073-332-25-0000 | Yes | Single Family | 1 | 18930 | 67 | $1,371.52 |
| 1073-332-26-0000 | Yes | Single Family | 1 | 18930 | 68 | $1,371.52 |
| 1073-332-27-0000 | Yes | Single Family | 1 | 18930 | 69 | $1,371.52 |
| 1073-332-28-0000 | Yes | Single Family | 1 | 18930 | 70 | $1,371.52 |
| 1073-332-29-0000 | Yes | Single Family | 1 | 18930 | 71 | $1,371.52 |
| 1073-332-30-0000 | Yes | Single Family | 1 | 18930 | 72 | $1,371.52 |
| 1073-332-31-0000 | Yes | Single Family | 1 | 18930 | 73 | $1,371.52 |
| 1073-332-32-0000 | Yes | Single Family | 1 | 18930 | 74 | $1,371.52 |
| 1073-332-33-0000 | Yes | Single Family | 1 | 18930 | 75 | $1,371.52 |
| 1073-332-34-0000 | Yes | Single Family | 1 | 18930 | 76 | $1,371.52 |
| 1073-332-35-0000 | Yes | Single Family | 1 | 18930 | 77 | $1,371.52 |
| 1073-332-36-0000 | Yes | Single Family | 1 | 18930 | 78 | $1,371.52 |
| 1073-332-37-0000 | Yes | Single Family | 1 | 18930 | 79 | $1,371.52 |
| 1073-332-38-0000 | Yes | Single Family | 1 | 18930 | 80 | $1,371.52 |
| 1073-332-39-0000 | Yes | Single Family | 1 | 18930 | 81 | $1,371.52 |
| 1073-332-40-0000 | Yes | Single Family | 1 | 18930 | 82 | $1,371.52 |
| 1073-332-41-0000 | Yes | Single Family | 1 | 18930 | 83 | $1,371.52 |
| 1073-332-42-0000 | Yes | Single Family | 1 | 18930 | 84 | $1,371.52 |
| 1073-332-43-0000 | Yes | Single Family | 1 | 18930 | 85 | $1,371.52 |
| 1073-332-44-0000 | Yes | Single Family | 1 | 18930 | 86 | $1,371.52 |
| 1073-332-45-0000 | Yes | Single Family | 1 | 18930 | 87 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-332-46-0000 | Yes | Single Family | 1 | 18930 | 88 | $1,371.52 |
| 1073-332-47-0000 | Yes | Single Family | 1 | 18930 | 89 | $1,371.52 |
| 1073-332-48-0000 | Yes | Single Family | 1 | 18930 | 90 | $1,371.52 |
| 1073-332-49-0000 | Yes | Single Family | 1 | 18930 | 91 | $1,371.52 |
| 1073-332-50-0000 | Yes | Single Family | 1 | 18930 | 92 | $1,371.52 |
| 1073-332-51-0000 | Yes | Single Family | 1 | 18930 | 93 | $1,371.52 |
| 1073-332-52-0000 | Yes | Single Family | 1 | 18930 | 94 | $1,371.52 |
| 1073-332-53-0000 | Yes | Single Family | 1 | 18930 | 95 | $1,371.52 |
| 1073-332-54-0000 | No | | 0 | 18930 | E | $0.00 |
| 1073-332-55-0000 | No | | 0 | 18930 | F | $0.00 |
| 1073-332-56-0000 | No | | 0 | 18930 | I | $0.00 |
| 1073-332-57-0000 | No | | 0 | 18930 | J | $0.00 |
| 1073-332-58-0000 | No | | 0 | 18930 | K | $0.00 |
| 1073-332-59-0000 | No | | 0 | 18930 | U | $0.00 |
| 1073-332-60-0000 | No | | 0 | 18930 | Z | $0.00 |
| 1073-333-01-0000 | Yes | Single Family | 1 | 18930 | 96 | $1,371.52 |
| 1073-333-02-0000 | Yes | Single Family | 1 | 18930 | 97 | $1,371.52 |
| 1073-333-03-0000 | Yes | Single Family | 1 | 18930 | 98 | $1,371.52 |
| 1073-333-04-0000 | Yes | Single Family | 1 | 18930 | 99 | $1,371.52 |
| 1073-333-05-0000 | Yes | Single Family | 1 | 18930 | 100 | $1,371.52 |
| 1073-333-06-0000 | Yes | Single Family | 1 | 18930 | 101 | $1,371.52 |
| 1073-333-07-0000 | Yes | Single Family | 1 | 18930 | 102 | $1,371.52 |
| 1073-333-08-0000 | Yes | Single Family | 1 | 18930 | 103 | $1,371.52 |
| 1073-333-09-0000 | Yes | Single Family | 1 | 18930 | 104 | $1,371.52 |
| 1073-333-10-0000 | Yes | Single Family | 1 | 18930 | 105 | $1,371.52 |
| 1073-333-11-0000 | Yes | Single Family | 1 | 18930 | 106 | $1,371.52 |
| 1073-333-12-0000 | Yes | Single Family | 1 | 18930 | 107 | $1,371.52 |
| 1073-333-13-0000 | Yes | Single Family | 1 | 18930 | 108 | $1,371.52 |
| 1073-333-14-0000 | Yes | Single Family | 1 | 18930 | 109 | $1,371.52 |
| 1073-333-15-0000 | Yes | Single Family | 1 | 18930 | 110 | $1,371.52 |
| 1073-333-16-0000 | Yes | Single Family | 1 | 18930 | 111 | $1,371.52 |
| 1073-333-17-0000 | Yes | Single Family | 1 | 18930 | 112 | $1,371.52 |
| 1073-333-18-0000 | Yes | Single Family | 1 | 18930 | 113 | $1,371.52 |
| 1073-333-19-0000 | Yes | Single Family | 1 | 18930 | 114 | $1,371.52 |
| 1073-333-20-0000 | Yes | Single Family | 1 | 18930 | 115 | $1,371.52 |
| 1073-333-21-0000 | Yes | Single Family | 1 | 18930 | 116 | $1,371.52 |
| 1073-333-22-0000 | Yes | Single Family | 1 | 18930 | 117 | $1,371.52 |
| 1073-333-23-0000 | Yes | Single Family | 1 | 18930 | 118 | $1,371.52 |
| 1073-333-24-0000 | Yes | Single Family | 1 | 18930 | 119 | $1,371.52 |
| 1073-333-25-0000 | Yes | Single Family | 1 | 18930 | 120 | $1,371.52 |
| 1073-333-26-0000 | Yes | Single Family | 1 | 18930 | 121 | $1,371.52 |
| 1073-333-27-0000 | Yes | Single Family | 1 | 18930 | 122 | $1,371.52 |
| 1073-333-28-0000 | Yes | Single Family | 1 | 18930 | 123 | $1,371.52 |
| 1073-333-29-0000 | Yes | Single Family | 1 | 18930 | 124 | $1,371.52 |
| 1073-333-30-0000 | Yes | Single Family | 1 | 18930 | 125 | $1,371.52 |
| 1073-333-31-0000 | Yes | Single Family | 1 | 18930 | 126 | $1,371.52 |
| 1073-333-32-0000 | Yes | Single Family | 1 | 18930 | 127 | $1,371.52 |
| 1073-333-33-0000 | Yes | Single Family | 1 | 18930 | 128 | $1,371.52 |
| 1073-333-34-0000 | Yes | Single Family | 1 | 18930 | 129 | $1,371.52 |
| 1073-333-35-0000 | Yes | Single Family | 1 | 18930 | 130 | $1,371.52 |
| 1073-333-36-0000 | Yes | Single Family | 1 | 18930 | 131 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-333-37-0000 | Yes | Single Family | 1 | 18930 | 132 | $1,371.52 |
| 1073-333-38-0000 | Yes | Single Family | 1 | 18930 | 133 | $1,371.52 |
| 1073-333-39-0000 | Yes | Single Family | 1 | 18930 | 134 | $1,371.52 |
| 1073-333-40-0000 | Yes | Single Family | 1 | 18930 | 135 | $1,371.52 |
| 1073-333-41-0000 | Yes | Single Family | 1 | 18930 | 136 | $1,371.52 |
| 1073-333-42-0000 | Yes | Single Family | 1 | 18930 | 137 | $1,371.52 |
| 1073-333-43-0000 | No | | 0 | 18930 | C | $0.00 |
| 1073-333-44-0000 | No | | 0 | 18930 | V | $0.00 |
| 1073-333-45-0000 | No | | 0 | 18930 | W | $0.00 |
| 1073-333-46-0000 | No | | 0 | 18930 | X | $0.00 |
| 1073-333-47-0000 | No | | 0 | 18930 | Y | $0.00 |
| 1073-334-01-0000 | Yes | Single Family | 1 | 18930 | 138 | $1,371.52 |
| 1073-334-02-0000 | Yes | Single Family | 1 | 18930 | 139 | $1,371.52 |
| 1073-334-03-0000 | Yes | Single Family | 1 | 18930 | 140 | $1,371.52 |
| 1073-334-04-0000 | Yes | Single Family | 1 | 18930 | 141 | $1,371.52 |
| 1073-334-05-0000 | Yes | Single Family | 1 | 18930 | 142 | $1,371.52 |
| 1073-334-06-0000 | Yes | Single Family | 1 | 18930 | 143 | $1,371.52 |
| 1073-334-07-0000 | Yes | Single Family | 1 | 18930 | 144 | $1,371.52 |
| 1073-334-08-0000 | Yes | Single Family | 1 | 18930 | 145 | $1,371.52 |
| 1073-334-09-0000 | Yes | Single Family | 1 | 18930 | 146 | $1,371.52 |
| 1073-334-10-0000 | Yes | Single Family | 1 | 18930 | 147 | $1,371.52 |
| 1073-334-11-0000 | Yes | Single Family | 1 | 18930 | 148 | $1,371.52 |
| 1073-334-12-0000 | Yes | Single Family | 1 | 18930 | 149 | $1,371.52 |
| 1073-334-13-0000 | Yes | Single Family | 1 | 18930 | 150 | $1,371.52 |
| 1073-334-14-0000 | Yes | Single Family | 1 | 18930 | 151 | $1,371.52 |
| 1073-334-15-0000 | Yes | Single Family | 1 | 18930 | 152 | $1,371.52 |
| 1073-334-16-0000 | Yes | Single Family | 1 | 18930 | 153 | $1,371.52 |
| 1073-334-17-0000 | Yes | Single Family | 1 | 18930 | 154 | $1,371.52 |
| 1073-334-18-0000 | Yes | Single Family | 1 | 18930 | 155 | $1,371.52 |
| 1073-334-19-0000 | Yes | Single Family | 1 | 18930 | 156 | $1,371.52 |
| 1073-334-20-0000 | Yes | Single Family | 1 | 18930 | 157 | $1,371.52 |
| 1073-334-21-0000 | Yes | Single Family | 1 | 18930 | 158 | $1,371.52 |
| 1073-334-22-0000 | Yes | Single Family | 1 | 18930 | 159 | $1,371.52 |
| 1073-334-23-0000 | Yes | Single Family | 1 | 18930 | 160 | $1,371.52 |
| 1073-334-24-0000 | Yes | Single Family | 1 | 18930 | 161 | $1,371.52 |
| 1073-334-25-0000 | Yes | Single Family | 1 | 18930 | 162 | $1,371.52 |
| 1073-334-26-0000 | Yes | Single Family | 1 | 18930 | 163 | $1,371.52 |
| 1073-334-27-0000 | Yes | Single Family | 1 | 18930 | 164 | $1,371.52 |
| 1073-334-28-0000 | Yes | Single Family | 1 | 18930 | 165 | $1,371.52 |
| 1073-334-29-0000 | Yes | Single Family | 1 | 18930 | 166 | $1,371.52 |
| 1073-334-30-0000 | Yes | Single Family | 1 | 18930 | 167 | $1,371.52 |
| 1073-334-31-0000 | Yes | Single Family | 1 | 18930 | 168 | $1,371.52 |
| 1073-334-32-0000 | Yes | Single Family | 1 | 18930 | 169 | $1,371.52 |
| 1073-334-33-0000 | Yes | Single Family | 1 | 18930 | 170 | $1,371.52 |
| 1073-334-34-0000 | Yes | Single Family | 1 | 18930 | 171 | $1,371.52 |
| 1073-334-35-0000 | Yes | Single Family | 1 | 18930 | 172 | $1,371.52 |
| 1073-334-36-0000 | Yes | Single Family | 1 | 18930 | 173 | $1,371.52 |
| 1073-334-37-0000 | Yes | Single Family | 1 | 18930 | 174 | $1,371.52 |
| 1073-334-38-0000 | Yes | Single Family | 1 | 18930 | 175 | $1,371.52 |
| 1073-334-39-0000 | Yes | Single Family | 1 | 18930 | 176 | $1,371.52 |
| 1073-334-40-0000 | Yes | Single Family | 1 | 18930 | 177 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-334-41-0000 | Yes | Single Family | 1 | 18930 | 178 | $1,371.52 |
| 1073-334-42-0000 | Yes | Single Family | 1 | 18930 | 179 | $1,371.52 |
| 1073-334-43-0000 | Yes | Single Family | 1 | 18930 | 180 | $1,371.52 |
| 1073-334-44-0000 | Yes | Single Family | 1 | 18930 | 181 | $1,371.52 |
| 1073-334-45-0000 | Yes | Single Family | 1 | 18930 | 182 | $1,371.52 |
| 1073-334-46-0000 | Yes | Single Family | 1 | 18930 | 183 | $1,371.52 |
| 1073-334-47-0000 | Yes | Single Family | 1 | 18930 | 184 | $1,371.52 |
| 1073-334-48-0000 | Yes | Single Family | 1 | 18930 | 185 | $1,371.52 |
| 1073-334-49-0000 | Yes | Single Family | 1 | 18930 | 186 | $1,371.52 |
| 1073-334-50-0000 | Yes | Single Family | 1 | 18930 | 187 | $1,371.52 |
| 1073-334-51-0000 | Yes | Single Family | 1 | 18930 | 188 | $1,371.52 |
| 1073-334-52-0000 | Yes | Single Family | 1 | 18930 | 189 | $1,371.52 |
| 1073-334-53-0000 | Yes | Single Family | 1 | 18930 | 190 | $1,371.52 |
| 1073-334-54-0000 | Yes | Single Family | 1 | 18930 | 191 | $1,371.52 |
| 1073-334-55-0000 | Yes | Single Family | 1 | 18930 | 192 | $1,371.52 |
| 1073-334-56-0000 | Yes | Single Family | 1 | 18930 | 193 | $1,371.52 |
| 1073-334-57-0000 | Yes | Single Family | 1 | 18930 | 194 | $1,371.52 |
| 1073-334-58-0000 | Yes | Single Family | 1 | 18930 | 195 | $1,371.52 |
| 1073-334-59-0000 | Yes | Single Family | 1 | 18930 | 196 | $1,371.52 |
| 1073-334-60-0000 | Yes | Single Family | 1 | 18930 | 197 | $1,371.52 |
| 1073-334-61-0000 | Yes | Single Family | 1 | 18930 | 198 | $1,371.52 |
| 1073-334-62-0000 | Yes | Single Family | 1 | 18930 | 199 | $1,371.52 |
| 1073-334-63-0000 | Yes | Single Family | 1 | 18930 | 200 | $1,371.52 |
| 1073-334-64-0000 | Yes | Single Family | 1 | 18930 | 201 | $1,371.52 |
| 1073-334-65-0000 | Yes | Single Family | 1 | 18930 | 202 | $1,371.52 |
| 1073-334-66-0000 | Yes | Single Family | 1 | 18930 | 203 | $1,371.52 |
| 1073-334-67-0000 | Yes | Single Family | 1 | 18930 | 204 | $1,371.52 |
| 1073-334-68-0000 | Yes | Single Family | 1 | 18930 | 205 | $1,371.52 |
| 1073-334-69-0000 | Yes | Single Family | 1 | 18930 | 206 | $1,371.52 |
| 1073-334-70-0000 | Yes | Single Family | 1 | 18930 | 207 | $1,371.52 |
| 1073-334-71-0000 | Yes | Single Family | 1 | 18930 | 208 | $1,371.52 |
| 1073-334-72-0000 | Yes | Single Family | 1 | 18930 | 209 | $1,371.52 |
| 1073-334-73-0000 | Yes | Single Family | 1 | 18930 | 210 | $1,371.52 |
| 1073-334-74-0000 | Yes | Single Family | 1 | 18930 | 211 | $1,371.52 |
| 1073-334-75-0000 | Yes | Single Family | 1 | 18930 | 212 | $1,371.52 |
| 1073-334-76-0000 | Yes | Single Family | 1 | 18930 | 213 | $1,371.52 |
| 1073-334-77-0000 | Yes | Single Family | 1 | 18930 | 214 | $1,371.52 |
| 1073-334-78-0000 | Yes | Single Family | 1 | 18930 | 215 | $1,371.52 |
| 1073-334-79-0000 | Yes | Single Family | 1 | 18930 | 216 | $1,371.52 |
| 1073-334-80-0000 | Yes | Single Family | 1 | 18930 | 217 | $1,371.52 |
| 1073-334-81-0000 | Yes | Single Family | 1 | 18930 | 218 | $1,371.52 |
| 1073-334-82-0000 | Yes | Single Family | 1 | 18930 | 219 | $1,371.52 |
| 1073-334-83-0000 | Yes | Single Family | 1 | 18930 | 220 | $1,371.52 |
| 1073-334-84-0000 | Yes | Single Family | 1 | 18930 | 221 | $1,371.52 |
| 1073-334-85-0000 | Yes | Single Family | 1 | 18930 | 222 | $1,371.52 |
| 1073-334-86-0000 | Yes | Single Family | 1 | 18930 | 223 | $1,371.52 |
| 1073-334-87-0000 | Yes | Single Family | 1 | 18930 | 224 | $1,371.52 |
| 1073-334-88-0000 | Yes | Single Family | 1 | 18930 | 225 | $1,371.52 |
| 1073-334-89-0000 | No | | 0 | 18930 | L | $0.00 |
| 1073-334-90-0000 | No | | 0 | 18930 | M | $0.00 |
| 1073-334-91-0000 | No | | 0 | 18930 | N | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-334-92-0000 | No | | 0 | 18930 | O | $0.00 |
| 1073-334-93-0000 | No | | 0 | 18930 | P | $0.00 |
| 1073-334-94-0000 | No | | 0 | 18930 | Q | $0.00 |
| 1073-334-95-0000 | No | | 0 | 18930 | R | $0.00 |
| 1073-334-96-0000 | No | | 0 | 18930 | S | $0.00 |
| 1073-391-01-0000 | Yes | Single Family | 1 | 18929 | 67 | $1,371.52 |
| 1073-391-02-0000 | Yes | Single Family | 1 | 18929 | 68 | $1,371.52 |
| 1073-391-03-0000 | Yes | Single Family | 1 | 18929 | 69 | $1,371.52 |
| 1073-391-04-0000 | Yes | Single Family | 1 | 18929 | 70 | $1,371.52 |
| 1073-391-05-0000 | Yes | Single Family | 1 | 18929 | 71 | $1,371.52 |
| 1073-391-06-0000 | Yes | Single Family | 1 | 18929 | 72 | $1,371.52 |
| 1073-391-07-0000 | Yes | Single Family | 1 | 18929 | 73 | $1,371.52 |
| 1073-391-08-0000 | Yes | Single Family | 1 | 18929 | 74 | $1,371.52 |
| 1073-391-09-0000 | Yes | Single Family | 1 | 18929 | 75 | $1,371.52 |
| 1073-391-10-0000 | Yes | Single Family | 1 | 18929 | 76 | $1,371.52 |
| 1073-391-11-0000 | Yes | Single Family | 1 | 18929 | 77 | $1,371.52 |
| 1073-391-12-0000 | Yes | Single Family | 1 | 18929 | 78 | $1,371.52 |
| 1073-391-13-0000 | Yes | Single Family | 1 | 18929 | 79 | $1,371.52 |
| 1073-391-14-0000 | Yes | Single Family | 1 | 18929 | 80 | $1,371.52 |
| 1073-391-15-0000 | Yes | Single Family | 1 | 18929 | 81 | $1,371.52 |
| 1073-391-16-0000 | Yes | Single Family | 1 | 18929 | 82 | $1,371.52 |
| 1073-391-17-0000 | Yes | Single Family | 1 | 18929 | 83 | $1,371.52 |
| 1073-391-18-0000 | Yes | Single Family | 1 | 18929 | 84 | $1,371.52 |
| 1073-391-19-0000 | Yes | Single Family | 1 | 18929 | 85 | $1,371.52 |
| 1073-391-20-0000 | Yes | Single Family | 1 | 18929 | 86 | $1,371.52 |
| 1073-391-21-0000 | Yes | Single Family | 1 | 18929 | 87 | $1,371.52 |
| 1073-391-22-0000 | Yes | Single Family | 1 | 18929 | 88 | $1,371.52 |
| 1073-391-23-0000 | Yes | Single Family | 1 | 18929 | 89 | $1,371.52 |
| 1073-391-24-0000 | Yes | Single Family | 1 | 18929 | 90 | $1,371.52 |
| 1073-391-25-0000 | Yes | Single Family | 1 | 18929 | 91 | $1,371.52 |
| 1073-391-26-0000 | Yes | Single Family | 1 | 18929 | 92 | $1,371.52 |
| 1073-391-27-0000 | Yes | Single Family | 1 | 18929 | 93 | $1,371.52 |
| 1073-391-28-0000 | Yes | Single Family | 1 | 18929 | 94 | $1,371.52 |
| 1073-391-29-0000 | Yes | Single Family | 1 | 18929 | 95 | $1,371.52 |
| 1073-391-30-0000 | Yes | Single Family | 1 | 18929 | 96 | $1,371.52 |
| 1073-391-31-0000 | Yes | Single Family | 1 | 18929 | 97 | $1,371.52 |
| 1073-391-32-0000 | Yes | Single Family | 1 | 18929 | 98 | $1,371.52 |
| 1073-391-33-0000 | Yes | Single Family | 1 | 18929 | 99 | $1,371.52 |
| 1073-391-34-0000 | Yes | Single Family | 1 | 18929 | 100 | $1,371.52 |
| 1073-391-35-0000 | Yes | Single Family | 1 | 18929 | 101 | $1,371.52 |
| 1073-391-36-0000 | No | | 0 | 18929 | D | $0.00 |
| 1073-391-37-0000 | No | | 0 | 18929 | E | $0.00 |
| 1073-391-38-0000 | No | | 0 | 18929 | F | $0.00 |
| 1073-391-39-0000 | No | | 0 | 18929 | L | $0.00 |
| 1073-391-40-0000 | No | | 0 | 18929 | R | $0.00 |
| 1073-392-01-0000 | Yes | Single Family | 1 | 18929 | 102 | $1,371.52 |
| 1073-392-02-0000 | Yes | Single Family | 1 | 18929 | 103 | $1,371.52 |
| 1073-392-03-0000 | Yes | Single Family | 1 | 18929 | 104 | $1,371.52 |
| 1073-392-04-0000 | Yes | Single Family | 1 | 18929 | 105 | $1,371.52 |
| 1073-392-05-0000 | Yes | Single Family | 1 | 18929 | 106 | $1,371.52 |
| 1073-392-06-0000 | Yes | Single Family | 1 | 18929 | 107 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-392-07-0000 | Yes | Single Family | 1 | 18929 | 108 | $1,371.52 |
| 1073-392-08-0000 | Yes | Single Family | 1 | 18929 | 109 | $1,371.52 |
| 1073-392-09-0000 | Yes | Single Family | 1 | 18929 | 110 | $1,371.52 |
| 1073-392-10-0000 | Yes | Single Family | 1 | 18929 | 111 | $1,371.52 |
| 1073-392-11-0000 | Yes | Single Family | 1 | 18929 | 112 | $1,371.52 |
| 1073-392-12-0000 | Yes | Single Family | 1 | 18929 | 113 | $1,371.52 |
| 1073-392-13-0000 | Yes | Single Family | 1 | 18929 | 114 | $1,371.52 |
| 1073-392-14-0000 | Yes | Single Family | 1 | 18929 | 115 | $1,371.52 |
| 1073-392-15-0000 | Yes | Single Family | 1 | 18929 | 116 | $1,371.52 |
| 1073-392-16-0000 | Yes | Single Family | 1 | 18929 | 117 | $1,371.52 |
| 1073-392-17-0000 | Yes | Single Family | 1 | 18929 | 118 | $1,371.52 |
| 1073-392-18-0000 | Yes | Single Family | 1 | 18929 | 119 | $1,371.52 |
| 1073-392-19-0000 | Yes | Single Family | 1 | 18929 | 120 | $1,371.52 |
| 1073-392-20-0000 | Yes | Single Family | 1 | 18929 | 121 | $1,371.52 |
| 1073-392-21-0000 | Yes | Single Family | 1 | 18929 | 122 | $1,371.52 |
| 1073-392-22-0000 | Yes | Single Family | 1 | 18929 | 123 | $1,371.52 |
| 1073-392-23-0000 | Yes | Single Family | 1 | 18929 | 124 | $1,371.52 |
| 1073-392-24-0000 | Yes | Single Family | 1 | 18929 | 125 | $1,371.52 |
| 1073-392-25-0000 | Yes | Single Family | 1 | 18929 | 126 | $1,371.52 |
| 1073-392-26-0000 | Yes | Single Family | 1 | 18929 | 127 | $1,371.52 |
| 1073-392-27-0000 | Yes | Single Family | 1 | 18929 | 128 | $1,371.52 |
| 1073-392-28-0000 | Yes | Single Family | 1 | 18929 | 129 | $1,371.52 |
| 1073-392-29-0000 | Yes | Single Family | 1 | 18929 | 130 | $1,371.52 |
| 1073-392-30-0000 | Yes | Single Family | 1 | 18929 | 131 | $1,371.52 |
| 1073-392-31-0000 | Yes | Single Family | 1 | 18929 | 132 | $1,371.52 |
| 1073-392-32-0000 | Yes | Single Family | 1 | 18929 | 133 | $1,371.52 |
| 1073-392-33-0000 | Yes | Single Family | 1 | 18929 | 134 | $1,371.52 |
| 1073-392-34-0000 | Yes | Single Family | 1 | 18929 | 135 | $1,371.52 |
| 1073-392-35-0000 | Yes | Single Family | 1 | 18929 | 136 | $1,371.52 |
| 1073-392-36-0000 | Yes | Single Family | 1 | 18929 | 137 | $1,371.52 |
| 1073-392-37-0000 | Yes | Single Family | 1 | 18929 | 138 | $1,371.52 |
| 1073-392-38-0000 | Yes | Single Family | 1 | 18929 | 139 | $1,371.52 |
| 1073-392-39-0000 | Yes | Single Family | 1 | 18929 | 140 | $1,371.52 |
| 1073-392-40-0000 | Yes | Single Family | 1 | 18929 | 141 | $1,371.52 |
| 1073-392-41-0000 | Yes | Single Family | 1 | 18929 | 142 | $1,371.52 |
| 1073-392-42-0000 | Yes | Single Family | 1 | 18929 | 143 | $1,371.52 |
| 1073-392-43-0000 | Yes | Single Family | 1 | 18929 | 144 | $1,371.52 |
| 1073-392-44-0000 | Yes | Single Family | 1 | 18929 | 145 | $1,371.52 |
| 1073-392-45-0000 | Yes | Single Family | 1 | 18929 | 146 | $1,371.52 |
| 1073-392-46-0000 | Yes | Single Family | 1 | 18929 | 147 | $1,371.52 |
| 1073-392-47-0000 | Yes | Single Family | 1 | 18929 | 148 | $1,371.52 |
| 1073-392-48-0000 | Yes | Single Family | 1 | 18929 | 149 | $1,371.52 |
| 1073-392-49-0000 | Yes | Single Family | 1 | 18929 | 150 | $1,371.52 |
| 1073-392-50-0000 | Yes | Single Family | 1 | 18929 | 151 | $1,371.52 |
| 1073-392-51-0000 | Yes | Single Family | 1 | 18929 | 152 | $1,371.52 |
| 1073-392-52-0000 | Yes | Single Family | 1 | 18929 | 153 | $1,371.52 |
| 1073-392-53-0000 | Yes | Single Family | 1 | 18929 | 154 | $1,371.52 |
| 1073-392-54-0000 | Yes | Single Family | 1 | 18929 | 155 | $1,371.52 |
| 1073-392-55-0000 | Yes | Single Family | 1 | 18929 | 156 | $1,371.52 |
| 1073-392-56-0000 | Yes | Single Family | 1 | 18929 | 157 | $1,371.52 |
| 1073-392-57-0000 | Yes | Single Family | 1 | 18929 | 158 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-392-58-0000 | No | | 0 | 18929 | N | $0.00 |
| 1073-392-59-0000 | No | | 0 | 18929 | O | $0.00 |
| 1073-392-60-0000 | No | | 0 | 18929 | P | $0.00 |
| 1073-392-61-0000 | No | | 0 | 18929 | Q | $0.00 |
| 1073-392-62-0000 | No | | 0 | 18929 | S | $0.00 |
| 1073-401-01-0000 | Yes | Single Family | 1 | 18929 | 31 | $1,371.52 |
| 1073-401-02-0000 | Yes | Single Family | 1 | 18929 | 32 | $1,371.52 |
| 1073-401-03-0000 | Yes | Single Family | 1 | 18929 | 33 | $1,371.52 |
| 1073-401-04-0000 | Yes | Single Family | 1 | 18929 | 34 | $1,371.52 |
| 1073-401-05-0000 | Yes | Single Family | 1 | 18929 | 35 | $1,371.52 |
| 1073-401-06-0000 | Yes | Single Family | 1 | 18929 | 36 | $1,371.52 |
| 1073-401-07-0000 | Yes | Single Family | 1 | 18929 | 37 | $1,371.52 |
| 1073-401-08-0000 | Yes | Single Family | 1 | 18929 | 38 | $1,371.52 |
| 1073-401-09-0000 | Yes | Single Family | 1 | 18929 | 39 | $1,371.52 |
| 1073-401-10-0000 | Yes | Single Family | 1 | 18929 | 40 | $1,371.52 |
| 1073-401-11-0000 | Yes | Single Family | 1 | 18929 | 41 | $1,371.52 |
| 1073-401-12-0000 | Yes | Single Family | 1 | 18929 | 42 | $1,371.52 |
| 1073-401-13-0000 | Yes | Single Family | 1 | 18929 | 43 | $1,371.52 |
| 1073-401-14-0000 | Yes | Single Family | 1 | 18929 | 44 | $1,371.52 |
| 1073-401-15-0000 | Yes | Single Family | 1 | 18929 | 45 | $1,371.52 |
| 1073-401-16-0000 | Yes | Single Family | 1 | 18929 | 46 | $1,371.52 |
| 1073-401-17-0000 | Yes | Single Family | 1 | 18929 | 47 | $1,371.52 |
| 1073-401-18-0000 | Yes | Single Family | 1 | 18929 | 48 | $1,371.52 |
| 1073-401-19-0000 | Yes | Single Family | 1 | 18929 | 49 | $1,371.52 |
| 1073-401-20-0000 | Yes | Single Family | 1 | 18929 | 50 | $1,371.52 |
| 1073-401-21-0000 | Yes | Single Family | 1 | 18929 | 51 | $1,371.52 |
| 1073-401-22-0000 | Yes | Single Family | 1 | 18929 | 52 | $1,371.52 |
| 1073-401-23-0000 | Yes | Single Family | 1 | 18929 | 53 | $1,371.52 |
| 1073-401-24-0000 | Yes | Single Family | 1 | 18929 | 54 | $1,371.52 |
| 1073-401-25-0000 | Yes | Single Family | 1 | 18929 | 55 | $1,371.52 |
| 1073-401-26-0000 | Yes | Single Family | 1 | 18929 | 56 | $1,371.52 |
| 1073-401-27-0000 | Yes | Single Family | 1 | 18929 | 57 | $1,371.52 |
| 1073-401-28-0000 | Yes | Single Family | 1 | 18929 | 58 | $1,371.52 |
| 1073-401-29-0000 | Yes | Single Family | 1 | 18929 | 59 | $1,371.52 |
| 1073-401-30-0000 | Yes | Single Family | 1 | 18929 | 60 | $1,371.52 |
| 1073-401-31-0000 | Yes | Single Family | 1 | 18929 | 61 | $1,371.52 |
| 1073-401-32-0000 | Yes | Single Family | 1 | 18929 | 62 | $1,371.52 |
| 1073-401-33-0000 | Yes | Single Family | 1 | 18929 | 63 | $1,371.52 |
| 1073-401-34-0000 | Yes | Single Family | 1 | 18929 | 64 | $1,371.52 |
| 1073-401-35-0000 | Yes | Single Family | 1 | 18929 | 65 | $1,371.52 |
| 1073-401-36-0000 | Yes | Single Family | 1 | 18929 | 66 | $1,371.52 |
| 1073-401-37-0000 | No | | 0 | 18929 | H | $0.00 |
| 1073-401-38-0000 | No | | 0 | 18929 | I | $0.00 |
| 1073-401-39-0000 | No | | 0 | 18929 | J | $0.00 |
| 1073-401-40-0000 | No | | 0 | 18929 | K | $0.00 |
| 1073-402-01-0000 | Yes | Single Family | 1 | 18929 | 1 | $1,371.52 |
| 1073-402-02-0000 | Yes | Single Family | 1 | 18929 | 2 | $1,371.52 |
| 1073-402-03-0000 | Yes | Single Family | 1 | 18929 | 3 | $1,371.52 |
| 1073-402-04-0000 | Yes | Single Family | 1 | 18929 | 4 | $1,371.52 |
| 1073-402-05-0000 | Yes | Single Family | 1 | 18929 | 5 | $1,371.52 |
| 1073-402-06-0000 | Yes | Single Family | 1 | 18929 | 6 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-402-07-0000 | Yes | Single Family | 1 | 18929 | 7 | $1,371.52 |
| 1073-402-08-0000 | Yes | Single Family | 1 | 18929 | 8 | $1,371.52 |
| 1073-402-09-0000 | Yes | Single Family | 1 | 18929 | 9 | $1,371.52 |
| 1073-402-10-0000 | Yes | Single Family | 1 | 18929 | 10 | $1,371.52 |
| 1073-402-11-0000 | Yes | Single Family | 1 | 18929 | 11 | $1,371.52 |
| 1073-402-12-0000 | Yes | Single Family | 1 | 18929 | 12 | $1,371.52 |
| 1073-402-13-0000 | Yes | Single Family | 1 | 18929 | 13 | $1,371.52 |
| 1073-402-14-0000 | Yes | Single Family | 1 | 18929 | 14 | $1,371.52 |
| 1073-402-15-0000 | Yes | Single Family | 1 | 18929 | 15 | $1,371.52 |
| 1073-402-16-0000 | Yes | Single Family | 1 | 18929 | 16 | $1,371.52 |
| 1073-402-17-0000 | Yes | Single Family | 1 | 18929 | 17 | $1,371.52 |
| 1073-402-18-0000 | Yes | Single Family | 1 | 18929 | 18 | $1,371.52 |
| 1073-402-19-0000 | Yes | Single Family | 1 | 18929 | 19 | $1,371.52 |
| 1073-402-20-0000 | Yes | Single Family | 1 | 18929 | 20 | $1,371.52 |
| 1073-402-21-0000 | Yes | Single Family | 1 | 18929 | 21 | $1,371.52 |
| 1073-402-22-0000 | Yes | Single Family | 1 | 18929 | 22 | $1,371.52 |
| 1073-402-23-0000 | Yes | Single Family | 1 | 18929 | 23 | $1,371.52 |
| 1073-402-24-0000 | Yes | Single Family | 1 | 18929 | 24 | $1,371.52 |
| 1073-402-25-0000 | Yes | Single Family | 1 | 18929 | 25 | $1,371.52 |
| 1073-402-26-0000 | Yes | Single Family | 1 | 18929 | 26 | $1,371.52 |
| 1073-402-27-0000 | Yes | Single Family | 1 | 18929 | 27 | $1,371.52 |
| 1073-402-28-0000 | Yes | Single Family | 1 | 18929 | 28 | $1,371.52 |
| 1073-402-29-0000 | Yes | Single Family | 1 | 18929 | 29 | $1,371.52 |
| 1073-402-30-0000 | Yes | Single Family | 1 | 18929 | 30 | $1,371.52 |
| 1073-402-31-0000 | Yes | Single Family | 1 | 18929 | 159 | $1,371.52 |
| 1073-402-32-0000 | Yes | Single Family | 1 | 18929 | 160 | $1,371.52 |
| 1073-402-33-0000 | Yes | Single Family | 1 | 18929 | 161 | $1,371.52 |
| 1073-402-34-0000 | Yes | Single Family | 1 | 18929 | 162 | $1,371.52 |
| 1073-402-35-0000 | Yes | Single Family | 1 | 18929 | 163 | $1,371.52 |
| 1073-402-36-0000 | Yes | Single Family | 1 | 18929 | 164 | $1,371.52 |
| 1073-402-37-0000 | Yes | Single Family | 1 | 18929 | 165 | $1,371.52 |
| 1073-402-38-0000 | Yes | Single Family | 1 | 18929 | 166 | $1,371.52 |
| 1073-402-39-0000 | Yes | Single Family | 1 | 18929 | 167 | $1,371.52 |
| 1073-402-40-0000 | Yes | Single Family | 1 | 18929 | 168 | $1,371.52 |
| 1073-402-41-0000 | Yes | Single Family | 1 | 18929 | 169 | $1,371.52 |
| 1073-402-42-0000 | Yes | Single Family | 1 | 18929 | 170 | $1,371.52 |
| 1073-402-43-0000 | Yes | Single Family | 1 | 18929 | 171 | $1,371.52 |
| 1073-402-44-0000 | Yes | Single Family | 1 | 18929 | 172 | $1,371.52 |
| 1073-402-45-0000 | Yes | Single Family | 1 | 18929 | 173 | $1,371.52 |
| 1073-402-46-0000 | Yes | Single Family | 1 | 18929 | 174 | $1,371.52 |
| 1073-402-47-0000 | Yes | Single Family | 1 | 18929 | 175 | $1,371.52 |
| 1073-402-48-0000 | No | | 0 | 18929 | A | $0.00 |
| 1073-402-50-0000 | No | | 0 | 18929 | C | $0.00 |
| 1073-402-51-0000 | No | | 0 | 18929 | G | $0.00 |
| 1073-402-52-0000 | No | | 0 | 18929 | M | $0.00 |
| 1073-402-53-0000 | No | | 0 | 18929 | B2 | $0.00 |
| 1073-402-54-0000 | No | | 0 | 18929 | B1 | $0.00 |
| 1073-403-01-0000 | Yes | Single Family | 1 | 18929 | 176 | $1,371.52 |
| 1073-403-02-0000 | Yes | Single Family | 1 | 18929 | 177 | $1,371.52 |
| 1073-403-03-0000 | Yes | Single Family | 1 | 18929 | 178 | $1,371.52 |
| 1073-403-04-0000 | Yes | Single Family | 1 | 18929 | 179 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-403-05-0000 | Yes | Single Family | 1 | 18929 | 180 | $1,371.52 |
| 1073-403-06-0000 | Yes | Single Family | 1 | 18929 | 181 | $1,371.52 |
| 1073-403-07-0000 | Yes | Single Family | 1 | 18929 | 182 | $1,371.52 |
| 1073-403-08-0000 | Yes | Single Family | 1 | 18929 | 183 | $1,371.52 |
| 1073-403-09-0000 | Yes | Single Family | 1 | 18929 | 184 | $1,371.52 |
| 1073-403-10-0000 | Yes | Single Family | 1 | 18929 | 185 | $1,371.52 |
| 1073-403-11-0000 | Yes | Single Family | 1 | 18929 | 186 | $1,371.52 |
| 1073-403-12-0000 | Yes | Single Family | 1 | 18929 | 187 | $1,371.52 |
| 1073-403-13-0000 | Yes | Single Family | 1 | 18929 | 188 | $1,371.52 |
| 1073-403-14-0000 | Yes | Single Family | 1 | 18929 | 189 | $1,371.52 |
| 1073-403-15-0000 | Yes | Single Family | 1 | 18929 | 190 | $1,371.52 |
| 1073-403-16-0000 | Yes | Single Family | 1 | 18929 | 191 | $1,371.52 |
| 1073-403-17-0000 | Yes | Single Family | 1 | 18929 | 192 | $1,371.52 |
| 1073-403-18-0000 | Yes | Single Family | 1 | 18929 | 193 | $1,371.52 |
| 1073-403-19-0000 | Yes | Single Family | 1 | 18929 | 194 | $1,371.52 |
| 1073-403-20-0000 | Yes | Single Family | 1 | 18929 | 195 | $1,371.52 |
| 1073-403-21-0000 | Yes | Single Family | 1 | 18929 | 196 | $1,371.52 |
| 1073-403-22-0000 | Yes | Single Family | 1 | 18929 | 197 | $1,371.52 |
| 1073-403-23-0000 | Yes | Single Family | 1 | 18929 | 198 | $1,371.52 |
| 1073-403-24-0000 | Yes | Single Family | 1 | 18929 | 199 | $1,371.52 |
| 1073-403-25-0000 | Yes | Single Family | 1 | 18929 | 200 | $1,371.52 |
| 1073-403-26-0000 | Yes | Single Family | 1 | 18929 | 201 | $1,371.52 |
| 1073-403-27-0000 | Yes | Single Family | 1 | 18929 | 202 | $1,371.52 |
| 1073-403-28-0000 | Yes | Single Family | 1 | 18929 | 203 | $1,371.52 |
| 1073-403-29-0000 | Yes | Single Family | 1 | 18929 | 204 | $1,371.52 |
| 1073-403-30-0000 | Yes | Single Family | 1 | 18929 | 205 | $1,371.52 |
| 1073-403-31-0000 | Yes | Single Family | 1 | 18929 | 206 | $1,371.52 |
| 1073-403-32-0000 | Yes | Single Family | 1 | 18929 | 207 | $1,371.52 |
| 1073-403-33-0000 | No | | 0 | 18929 | T | $0.00 |
| 1073-403-34-0000 | No | | 0 | 18929 | U | $0.00 |
| 1073-403-35-0000 | No | | 0 | 18929 | V | $0.00 |
| 1073-403-36-0000 | No | | 0 | 18929 | W | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$592,496.64** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 49**
**(Avenue 176 Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-043-01-0000 | Yes | Single Family Detached | 1 | 20012 | 107 | $1,371.52 |
| 0218-043-02-0000 | Yes | Single Family Detached | 1 | 20012 | 108 | $1,371.52 |
| 0218-043-03-0000 | Yes | Single Family Detached | 1 | 20012 | 109 | $1,371.52 |
| 0218-043-04-0000 | Yes | Single Family Detached | 1 | 20012 | 110 | $1,371.52 |
| 0218-043-05-0000 | Yes | Single Family Detached | 1 | 20012 | 111 | $1,371.52 |
| 0218-043-06-0000 | Yes | Single Family Detached | 1 | 20012 | 112 | $1,371.52 |
| 0218-043-07-0000 | Yes | Single Family Detached | 1 | 20012 | 113 | $1,371.52 |
| 0218-043-08-0000 | Yes | Single Family Detached | 1 | 20012 | 114 | $1,371.52 |
| 0218-043-09-0000 | Yes | Single Family Detached | 1 | 20012 | 115 | $1,371.52 |
| 0218-043-10-0000 | Yes | Single Family Detached | 1 | 20012 | 116 | $1,371.52 |
| 0218-043-11-0000 | Yes | Single Family Detached | 1 | 20012 | 117 | $1,371.52 |
| 0218-043-12-0000 | Yes | Single Family Detached | 1 | 20012 | 118 | $1,371.52 |
| 0218-043-13-0000 | Yes | Single Family Detached | 1 | 20012 | 119 | $1,371.52 |
| 0218-043-14-0000 | Yes | Single Family Detached | 1 | 20012 | 120 | $1,371.52 |
| 0218-043-15-0000 | Yes | Single Family Detached | 1 | 20012 | 121 | $1,371.52 |
| 0218-043-16-0000 | Yes | Single Family Detached | 1 | 20012 | 122 | $1,371.52 |
| 0218-043-17-0000 | Yes | Single Family Detached | 1 | 20012 | 123 | $1,371.52 |
| 0218-043-18-0000 | Yes | Single Family Detached | 1 | 20012 | 124 | $1,371.52 |
| 0218-043-19-0000 | Yes | Single Family Detached | 1 | 20012 | 125 | $1,371.52 |
| 0218-043-20-0000 | Yes | Single Family Detached | 1 | 20012 | 126 | $1,371.52 |
| 0218-043-21-0000 | Yes | Single Family Detached | 1 | 20012 | 127 | $1,371.52 |
| 0218-043-22-0000 | Yes | Single Family Detached | 1 | 20012 | 128 | $1,371.52 |
| 0218-043-23-0000 | Yes | Single Family Detached | 1 | 20012 | 129 | $1,371.52 |
| 0218-043-24-0000 | Yes | Single Family Detached | 1 | 20012 | 130 | $1,371.52 |
| 0218-043-25-0000 | Yes | Single Family Detached | 1 | 20012 | 131 | $1,371.52 |
| 0218-043-26-0000 | Yes | Single Family Detached | 1 | 20012 | 132 | $1,371.52 |
| 0218-043-27-0000 | Yes | Single Family Detached | 1 | 20012 | 133 | $1,371.52 |
| 0218-043-28-0000 | Yes | Single Family Detached | 1 | 20012 | 134 | $1,371.52 |
| 0218-043-29-0000 | Yes | Single Family Detached | 1 | 20012 | 135 | $1,371.52 |
| 0218-043-30-0000 | Yes | Single Family Detached | 1 | 20012 | 136 | $1,371.52 |
| 0218-043-31-0000 | Yes | Single Family Detached | 1 | 20012 | 137 | $1,371.52 |
| 0218-043-32-0000 | Yes | Single Family Detached | 1 | 20012 | 138 | $1,371.52 |
| 0218-043-33-0000 | Yes | Single Family Detached | 1 | 20012 | 139 | $1,371.52 |
| 0218-043-34-0000 | Yes | Single Family Detached | 1 | 20012 | 140 | $1,371.52 |
| 0218-043-35-0000 | Yes | Single Family Detached | 1 | 20012 | 141 | $1,371.52 |
| 0218-043-36-0000 | Yes | Single Family Detached | 1 | 20012 | 142 | $1,371.52 |
| 0218-043-37-0000 | Yes | Single Family Detached | 1 | 20012 | 143 | $1,371.52 |
| 0218-043-38-0000 | Yes | Single Family Detached | 1 | 20012 | 144 | $1,371.52 |
| 0218-043-39-0000 | Yes | Single Family Detached | 1 | 20012 | 145 | $1,371.52 |
| 0218-043-40-0000 | Yes | Single Family Detached | 1 | 20012 | 146 | $1,371.52 |
| 0218-043-41-0000 | Yes | Single Family Detached | 1 | 20012 | 147 | $1,371.52 |
| 0218-043-42-0000 | Yes | Single Family Detached | 1 | 20012 | 148 | $1,371.52 |
| 0218-043-43-0000 | Yes | Single Family Detached | 1 | 20012 | 149 | $1,371.52 |
| 0218-043-44-0000 | Yes | Single Family Detached | 1 | 20012 | 150 | $1,371.52 |
| 0218-043-45-0000 | Yes | Single Family Detached | 1 | 20012 | 151 | $1,371.52 |
| 0218-043-46-0000 | Yes | Single Family Detached | 1 | 20012 | 152 | $1,371.52 |
| 0218-043-47-0000 | Yes | Single Family Detached | 1 | 20012 | 153 | $1,371.52 |
| 0218-043-48-0000 | Yes | Single Family Detached | 1 | 20012 | 154 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-043-49-0000 | Yes | Single Family Detached | 1 | 20012 | 155 | $1,371.52 |
| 0218-043-50-0000 | No | | 0 | 20012 | D | $0.00 |
| 0218-043-51-0000 | No | | 0 | 20012 | Z | $0.00 |
| 0218-043-52-0000 | No | | 0 | 20012 | AA | $0.00 |
| 0218-043-53-0000 | No | | 0 | 20012 | BB | $0.00 |
| 0218-043-54-0000 | No | | 0 | 20012 | CC | $0.00 |
| 0218-043-55-0000 | No | | 0 | 20012 | DD | $0.00 |
| 0218-044-01-0000 | Yes | Single Family Detached | 1 | 20012 | 1 | $1,371.52 |
| 0218-044-02-0000 | Yes | Single Family Detached | 1 | 20012 | 2 | $1,371.52 |
| 0218-044-03-0000 | Yes | Single Family Detached | 1 | 20012 | 3 | $1,371.52 |
| 0218-044-04-0000 | Yes | Single Family Detached | 1 | 20012 | 4 | $1,371.52 |
| 0218-044-05-0000 | Yes | Single Family Detached | 1 | 20012 | 5 | $1,371.52 |
| 0218-044-06-0000 | Yes | Single Family Detached | 1 | 20012 | 6 | $1,371.52 |
| 0218-044-07-0000 | Yes | Single Family Detached | 1 | 20012 | 7 | $1,371.52 |
| 0218-044-08-0000 | Yes | Single Family Detached | 1 | 20012 | 8 | $1,371.52 |
| 0218-044-09-0000 | Yes | Single Family Detached | 1 | 20012 | 9 | $1,371.52 |
| 0218-044-10-0000 | Yes | Single Family Detached | 1 | 20012 | 10 | $1,371.52 |
| 0218-044-11-0000 | Yes | Single Family Detached | 1 | 20012 | 11 | $1,371.52 |
| 0218-044-12-0000 | Yes | Single Family Detached | 1 | 20012 | 12 | $1,371.52 |
| 0218-044-13-0000 | Yes | Single Family Detached | 1 | 20012 | 13 | $1,371.52 |
| 0218-044-14-0000 | Yes | Single Family Detached | 1 | 20012 | 14 | $1,371.52 |
| 0218-044-15-0000 | Yes | Single Family Detached | 1 | 20012 | 15 | $1,371.52 |
| 0218-044-16-0000 | Yes | Single Family Detached | 1 | 20012 | 156 | $1,371.52 |
| 0218-044-17-0000 | Yes | Single Family Detached | 1 | 20012 | 157 | $1,371.52 |
| 0218-044-18-0000 | Yes | Single Family Detached | 1 | 20012 | 158 | $1,371.52 |
| 0218-044-19-0000 | Yes | Single Family Detached | 1 | 20012 | 159 | $1,371.52 |
| 0218-044-20-0000 | Yes | Single Family Detached | 1 | 20012 | 160 | $1,371.52 |
| 0218-044-21-0000 | Yes | Single Family Detached | 1 | 20012 | 161 | $1,371.52 |
| 0218-044-22-0000 | Yes | Single Family Detached | 1 | 20012 | 162 | $1,371.52 |
| 0218-044-23-0000 | Yes | Single Family Detached | 1 | 20012 | 163 | $1,371.52 |
| 0218-044-24-0000 | Yes | Single Family Detached | 1 | 20012 | 164 | $1,371.52 |
| 0218-044-25-0000 | Yes | Single Family Detached | 1 | 20012 | 165 | $1,371.52 |
| 0218-044-26-0000 | Yes | Single Family Detached | 1 | 20012 | 166 | $1,371.52 |
| 0218-044-27-0000 | Yes | Single Family Detached | 1 | 20012 | 167 | $1,371.52 |
| 0218-044-28-0000 | Yes | Single Family Detached | 1 | 20012 | 168 | $1,371.52 |
| 0218-044-29-0000 | Yes | Single Family Detached | 1 | 20012 | 169 | $1,371.52 |
| 0218-044-30-0000 | Yes | Single Family Detached | 1 | 20012 | 170 | $1,371.52 |
| 0218-044-31-0000 | Yes | Single Family Detached | 1 | 20012 | 171 | $1,371.52 |
| 0218-044-32-0000 | Yes | Single Family Detached | 1 | 20012 | 172 | $1,371.52 |
| 0218-044-33-0000 | Yes | Single Family Detached | 1 | 20012 | 173 | $1,371.52 |
| 0218-044-34-0000 | Yes | Single Family Detached | 1 | 20012 | 174 | $1,371.52 |
| 0218-044-35-0000 | Yes | Single Family Detached | 1 | 20012 | 175 | $1,371.52 |
| 0218-044-36-0000 | Yes | Single Family Detached | 1 | 20012 | 176 | $1,371.52 |
| 0218-044-37-0000 | No | | 0 | 20012 | A | $0.00 |
| 0218-044-38-0000 | No | | 0 | 20012 | B | $0.00 |
| 0218-044-39-0000 | No | | 0 | 20012 | C | $0.00 |
| 0218-044-40-0000 | No | | 0 | 20012 | J | $0.00 |
| 0218-044-41-0000 | No | | 0 | 20012 | K | $0.00 |
| 0218-044-42-0000 | No | | 0 | 20012 | L | $0.00 |
| 0218-044-43-0000 | No | | 0 | 20012 | M | $0.00 |
| 0218-044-44-0000 | No | | 0 | 20012 | N | $0.00 |
| 0218-044-45-0000 | No | | 0 | 20012 | O | $0.00 |
| 0218-044-46-0000 | No | | 0 | 20012 | GG | $0.00 |
| 0218-413-01-0000 | Yes | Single Family Detached | 1 | 20012 | 34 | $1,371.52 |
| 0218-413-02-0000 | Yes | Single Family Detached | 1 | 20012 | 35 | $1,371.52 |
| 0218-413-03-0000 | Yes | Single Family Detached | 1 | 20012 | 36 | $1,371.52 |
| 0218-413-04-0000 | Yes | Single Family Detached | 1 | 20012 | 37 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-413-05-0000 | Yes | Single Family Detached | 1 | 20012 | 38 | $1,371.52 |
| 0218-413-06-0000 | Yes | Single Family Detached | 1 | 20012 | 77 | $1,371.52 |
| 0218-413-07-0000 | Yes | Single Family Detached | 1 | 20012 | 78 | $1,371.52 |
| 0218-413-08-0000 | Yes | Single Family Detached | 1 | 20012 | 79 | $1,371.52 |
| 0218-413-09-0000 | Yes | Single Family Detached | 1 | 20012 | 80 | $1,371.52 |
| 0218-413-10-0000 | Yes | Single Family Detached | 1 | 20012 | 81 | $1,371.52 |
| 0218-413-11-0000 | Yes | Single Family Detached | 1 | 20012 | 82 | $1,371.52 |
| 0218-413-12-0000 | Yes | Single Family Detached | 1 | 20012 | 83 | $1,371.52 |
| 0218-413-13-0000 | Yes | Single Family Detached | 1 | 20012 | 84 | $1,371.52 |
| 0218-413-14-0000 | Yes | Single Family Detached | 1 | 20012 | 85 | $1,371.52 |
| 0218-413-15-0000 | Yes | Single Family Detached | 1 | 20012 | 86 | $1,371.52 |
| 0218-413-16-0000 | Yes | Single Family Detached | 1 | 20012 | 87 | $1,371.52 |
| 0218-413-17-0000 | Yes | Single Family Detached | 1 | 20012 | 88 | $1,371.52 |
| 0218-413-18-0000 | Yes | Single Family Detached | 1 | 20012 | 89 | $1,371.52 |
| 0218-413-19-0000 | Yes | Single Family Detached | 1 | 20012 | 90 | $1,371.52 |
| 0218-413-20-0000 | Yes | Single Family Detached | 1 | 20012 | 91 | $1,371.52 |
| 0218-413-21-0000 | Yes | Single Family Detached | 1 | 20012 | 92 | $1,371.52 |
| 0218-413-22-0000 | Yes | Single Family Detached | 1 | 20012 | 93 | $1,371.52 |
| 0218-413-23-0000 | Yes | Single Family Detached | 1 | 20012 | 94 | $1,371.52 |
| 0218-413-24-0000 | Yes | Single Family Detached | 1 | 20012 | 95 | $1,371.52 |
| 0218-413-25-0000 | Yes | Single Family Detached | 1 | 20012 | 96 | $1,371.52 |
| 0218-413-26-0000 | Yes | Single Family Detached | 1 | 20012 | 97 | $1,371.52 |
| 0218-413-27-0000 | Yes | Single Family Detached | 1 | 20012 | 98 | $1,371.52 |
| 0218-413-28-0000 | Yes | Single Family Detached | 1 | 20012 | 99 | $1,371.52 |
| 0218-413-29-0000 | Yes | Single Family Detached | 1 | 20012 | 100 | $1,371.52 |
| 0218-413-30-0000 | Yes | Single Family Detached | 1 | 20012 | 101 | $1,371.52 |
| 0218-413-31-0000 | Yes | Single Family Detached | 1 | 20012 | 102 | $1,371.52 |
| 0218-413-32-0000 | Yes | Single Family Detached | 1 | 20012 | 103 | $1,371.52 |
| 0218-413-33-0000 | Yes | Single Family Detached | 1 | 20012 | 104 | $1,371.52 |
| 0218-413-34-0000 | Yes | Single Family Detached | 1 | 20012 | 105 | $1,371.52 |
| 0218-413-35-0000 | Yes | Single Family Detached | 1 | 20012 | 106 | $1,371.52 |
| 0218-413-36-0000 | No | | 0 | 20012 | P | $0.00 |
| 0218-413-37-0000 | No | | 0 | 20012 | Q | $0.00 |
| 0218-413-38-0000 | No | | 0 | 20012 | R | $0.00 |
| 0218-413-39-0000 | No | | 0 | 20012 | U | $0.00 |
| 0218-413-40-0000 | No | | 0 | 20012 | V | $0.00 |
| 0218-413-41-0000 | No | | 0 | 20012 | W | $0.00 |
| 0218-413-42-0000 | No | | 0 | 20012 | X | $0.00 |
| 0218-413-43-0000 | No | | 0 | 20012 | Y | $0.00 |
| 0218-413-44-0000 | No | | 0 | 20012 | EE | $0.00 |
| 0218-414-01-0000 | Yes | Single Family Detached | 1 | 20012 | 16 | $1,371.52 |
| 0218-414-02-0000 | Yes | Single Family Detached | 1 | 20012 | 17 | $1,371.52 |
| 0218-414-03-0000 | Yes | Single Family Detached | 1 | 20012 | 18 | $1,371.52 |
| 0218-414-04-0000 | Yes | Single Family Detached | 1 | 20012 | 19 | $1,371.52 |
| 0218-414-05-0000 | Yes | Single Family Detached | 1 | 20012 | 20 | $1,371.52 |
| 0218-414-06-0000 | Yes | Single Family Detached | 1 | 20012 | 21 | $1,371.52 |
| 0218-414-07-0000 | Yes | Single Family Detached | 1 | 20012 | 22 | $1,371.52 |
| 0218-414-08-0000 | Yes | Single Family Detached | 1 | 20012 | 23 | $1,371.52 |
| 0218-414-09-0000 | Yes | Single Family Detached | 1 | 20012 | 24 | $1,371.52 |
| 0218-414-10-0000 | Yes | Single Family Detached | 1 | 20012 | 25 | $1,371.52 |
| 0218-414-11-0000 | Yes | Single Family Detached | 1 | 20012 | 26 | $1,371.52 |
| 0218-414-12-0000 | Yes | Single Family Detached | 1 | 20012 | 27 | $1,371.52 |
| 0218-414-13-0000 | Yes | Single Family Detached | 1 | 20012 | 28 | $1,371.52 |
| 0218-414-14-0000 | Yes | Single Family Detached | 1 | 20012 | 29 | $1,371.52 |
| 0218-414-15-0000 | Yes | Single Family Detached | 1 | 20012 | 30 | $1,371.52 |
| 0218-414-16-0000 | Yes | Single Family Detached | 1 | 20012 | 31 | $1,371.52 |
| 0218-414-17-0000 | Yes | Single Family Detached | 1 | 20012 | 32 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-414-18-0000 | Yes | Single Family Detached | 1 | 20012 | 33 | $1,371.52 |
| 0218-414-19-0000 | Yes | Single Family Detached | 1 | 20012 | 39 | $1,371.52 |
| 0218-414-20-0000 | Yes | Single Family Detached | 1 | 20012 | 40 | $1,371.52 |
| 0218-414-21-0000 | Yes | Single Family Detached | 1 | 20012 | 41 | $1,371.52 |
| 0218-414-22-0000 | Yes | Single Family Detached | 1 | 20012 | 42 | $1,371.52 |
| 0218-414-23-0000 | Yes | Single Family Detached | 1 | 20012 | 43 | $1,371.52 |
| 0218-414-24-0000 | Yes | Single Family Detached | 1 | 20012 | 44 | $1,371.52 |
| 0218-414-25-0000 | Yes | Single Family Detached | 1 | 20012 | 45 | $1,371.52 |
| 0218-414-26-0000 | Yes | Single Family Detached | 1 | 20012 | 46 | $1,371.52 |
| 0218-414-27-0000 | Yes | Single Family Detached | 1 | 20012 | 47 | $1,371.52 |
| 0218-414-28-0000 | Yes | Single Family Detached | 1 | 20012 | 48 | $1,371.52 |
| 0218-414-29-0000 | Yes | Single Family Detached | 1 | 20012 | 49 | $1,371.52 |
| 0218-414-30-0000 | Yes | Single Family Detached | 1 | 20012 | 50 | $1,371.52 |
| 0218-414-31-0000 | Yes | Single Family Detached | 1 | 20012 | 51 | $1,371.52 |
| 0218-414-32-0000 | Yes | Single Family Detached | 1 | 20012 | 52 | $1,371.52 |
| 0218-414-33-0000 | Yes | Single Family Detached | 1 | 20012 | 53 | $1,371.52 |
| 0218-414-34-0000 | Yes | Single Family Detached | 1 | 20012 | 54 | $1,371.52 |
| 0218-414-35-0000 | Yes | Single Family Detached | 1 | 20012 | 55 | $1,371.52 |
| 0218-414-36-0000 | Yes | Single Family Detached | 1 | 20012 | 56 | $1,371.52 |
| 0218-414-37-0000 | Yes | Single Family Detached | 1 | 20012 | 57 | $1,371.52 |
| 0218-414-38-0000 | Yes | Single Family Detached | 1 | 20012 | 58 | $1,371.52 |
| 0218-414-39-0000 | Yes | Single Family Detached | 1 | 20012 | 59 | $1,371.52 |
| 0218-414-40-0000 | Yes | Single Family Detached | 1 | 20012 | 60 | $1,371.52 |
| 0218-414-41-0000 | Yes | Single Family Detached | 1 | 20012 | 61 | $1,371.52 |
| 0218-414-42-0000 | Yes | Single Family Detached | 1 | 20012 | 62 | $1,371.52 |
| 0218-414-43-0000 | Yes | Single Family Detached | 1 | 20012 | 63 | $1,371.52 |
| 0218-414-44-0000 | Yes | Single Family Detached | 1 | 20012 | 64 | $1,371.52 |
| 0218-414-45-0000 | Yes | Single Family Detached | 1 | 20012 | 65 | $1,371.52 |
| 0218-414-46-0000 | Yes | Single Family Detached | 1 | 20012 | 66 | $1,371.52 |
| 0218-414-47-0000 | Yes | Single Family Detached | 1 | 20012 | 67 | $1,371.52 |
| 0218-414-48-0000 | Yes | Single Family Detached | 1 | 20012 | 68 | $1,371.52 |
| 0218-414-49-0000 | Yes | Single Family Detached | 1 | 20012 | 69 | $1,371.52 |
| 0218-414-50-0000 | Yes | Single Family Detached | 1 | 20012 | 70 | $1,371.52 |
| 0218-414-51-0000 | Yes | Single Family Detached | 1 | 20012 | 71 | $1,371.52 |
| 0218-414-52-0000 | Yes | Single Family Detached | 1 | 20012 | 72 | $1,371.52 |
| 0218-414-53-0000 | Yes | Single Family Detached | 1 | 20012 | 73 | $1,371.52 |
| 0218-414-54-0000 | Yes | Single Family Detached | 1 | 20012 | 74 | $1,371.52 |
| 0218-414-55-0000 | Yes | Single Family Detached | 1 | 20012 | 75 | $1,371.52 |
| 0218-414-56-0000 | Yes | Single Family Detached | 1 | 20012 | 76 | $1,371.52 |
| 0218-414-57-0000 | No | | 0 | 20012 | E | $0.00 |
| 0218-414-58-0000 | No | | 0 | 20012 | F | $0.00 |
| 0218-414-59-0000 | No | | 0 | 20012 | G | $0.00 |
| 0218-414-60-0000 | No | | 0 | 20012 | H | $0.00 |
| 0218-414-61-0000 | No | | 0 | 20012 | I | $0.00 |
| 0218-414-62-0000 | No | | 0 | 20012 | S | $0.00 |
| 0218-414-63-0000 | No | | 0 | 20012 | T | $0.00 |
| 0218-414-64-0000 | No | | 0 | 20012 | HH | $0.00 |
| 0218-414-65-0000 | No | | 0 | 20012 | II | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$241,387.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 50**
**(West Ontario Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-131-01-0000 | Yes | Non-Residential Property | 1,197,794 | 50GL3 | 1 | $299,574.78 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$299,574.78** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 51**
**(Ontario Ranch Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-111-13-0000 | No | | 0 | 19738 | H | $0.00 |
| 1073-111-17-0000 | No | | 0 | 19738 | G | $0.00 |
| 1073-111-18-0000 | Yes | Non-Residential Property | 1,180,951 | 19738 | 1 | $295,362.27 |
| 1073-111-19-0000 | No | | 0 | 19738 | W | $0.00 |
| 1073-111-24-0000 | Yes | Non-Residential Property | 1,250,887 | 19738 | 2 | $312,853.64 |
| 1073-111-26-0000 | No | | 0 | 19738 | C1 | $0.00 |
| 1073-111-27-0000 | No | | 0 | 19738 | C2 | $0.00 |
| 1073-111-28-0000 | Yes | Non-Residential Property | 109,076 | 19738 | 7 | $27,280.50 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$635,496.41** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 58**
**(Colony Commerce Center East Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-151-01-0000 | Yes | Non-Residential Property | 41,210 | 19904 | 1 | $10,306.85 |
| 1073-151-02-0000 | Yes | Non-Residential Property | 50,140 | 19904 | 2 | $12,540.29 |
| 1073-151-03-0000 | Yes | Non-Residential Property | 68,110 | 19904 | 3 | $17,034.68 |
| 1073-151-04-0000 | Yes | Non-Residential Property | 71,340 | 19904 | 4 | $17,842.52 |
| 1073-151-05-0000 | Yes | Non-Residential Property | 68,640 | 19904 | 5 | $17,167.24 |
| 1073-151-06-0000 | Yes | Non-Residential Property | 109,690 | 19904 | 6 | $27,434.07 |
| 1073-151-07-0000 | Yes | Non-Residential Property | 133,320 | 19904 | 7 | $33,344.06 |
| 1073-151-08-0000 | Yes | Non-Residential Property | 142,120 | 19904 | 8 | $35,544.99 |
| 1073-151-10-0000 | No | | 0 | 19904 | A | $0.00 |
| 1073-151-16-0000 | Yes | Non-Residential Property | 1,000,930 | 19904 | 9 | $250,338.04 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$421,552.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 59**
**(Gateway Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-211-36-0000 | No | | 0 | 59 | NW36 | $0.00 |
| 0218-305-01-0000 | Yes | Single Family Detached | 1 | 20265 | 1 | $1,371.52 |
| 0218-305-02-0000 | Yes | Single Family Detached | 1 | 20265 | 2 | $1,371.52 |
| 0218-305-03-0000 | Yes | Single Family Detached | 1 | 20265 | 3 | $1,371.52 |
| 0218-305-04-0000 | Yes | Single Family Detached | 1 | 20265 | 4 | $1,371.52 |
| 0218-305-05-0000 | Yes | Single Family Detached | 1 | 20265 | 5 | $1,371.52 |
| 0218-305-06-0000 | Yes | Single Family Detached | 1 | 20265 | 6 | $1,371.52 |
| 0218-305-07-0000 | Yes | Single Family Detached | 1 | 20265 | 7 | $1,371.52 |
| 0218-305-08-0000 | Yes | Single Family Detached | 1 | 20265 | 40 | $1,371.52 |
| 0218-305-09-0000 | Yes | Single Family Detached | 1 | 20265 | 41 | $1,371.52 |
| 0218-305-10-0000 | Yes | Single Family Detached | 1 | 20265 | 42 | $1,371.52 |
| 0218-305-11-0000 | Yes | Single Family Detached | 1 | 20265 | 43 | $1,371.52 |
| 0218-305-12-0000 | Yes | Single Family Detached | 1 | 20265 | 44 | $1,371.52 |
| 0218-305-13-0000 | Yes | Single Family Detached | 1 | 20265 | 45 | $1,371.52 |
| 0218-305-14-0000 | Yes | Single Family Detached | 1 | 20265 | 46 | $1,371.52 |
| 0218-305-15-0000 | Yes | Single Family Detached | 1 | 20265 | 47 | $1,371.52 |
| 0218-305-16-0000 | Yes | Single Family Detached | 1 | 20265 | 48 | $1,371.52 |
| 0218-305-17-0000 | Yes | Single Family Detached | 1 | 20265 | 49 | $1,371.52 |
| 0218-305-18-0000 | Yes | Single Family Detached | 1 | 20265 | 50 | $1,371.52 |
| 0218-305-19-0000 | Yes | Single Family Detached | 1 | 20265 | 51 | $1,371.52 |
| 0218-305-20-0000 | Yes | Single Family Detached | 1 | 20265 | 52 | $1,371.52 |
| 0218-305-21-0000 | Yes | Single Family Detached | 1 | 20265 | 53 | $1,371.52 |
| 0218-305-22-0000 | Yes | Single Family Detached | 1 | 20265 | 54 | $1,371.52 |
| 0218-305-23-0000 | Yes | Single Family Detached | 1 | 20265 | 55 | $1,371.52 |
| 0218-305-24-0000 | Yes | Single Family Detached | 1 | 20265 | 56 | $1,371.52 |
| 0218-305-25-0000 | Yes | Single Family Detached | 1 | 20265 | 57 | $1,371.52 |
| 0218-305-26-0000 | Yes | Single Family Detached | 1 | 20265 | 58 | $1,371.52 |
| 0218-305-27-0000 | Yes | Single Family Detached | 1 | 20265 | 59 | $1,371.52 |
| 0218-305-28-0000 | Yes | Single Family Detached | 1 | 20265 | 60 | $1,371.52 |
| 0218-305-29-0000 | Yes | Single Family Detached | 1 | 20265 | 61 | $1,371.52 |
| 0218-305-30-0000 | Yes | Single Family Detached | 1 | 20265 | 62 | $1,371.52 |
| 0218-305-31-0000 | Yes | Single Family Detached | 1 | 20265 | 63 | $1,371.52 |
| 0218-305-32-0000 | Yes | Single Family Detached | 1 | 20265 | 64 | $1,371.52 |
| 0218-305-33-0000 | Yes | Single Family Detached | 1 | 20265 | 65 | $1,371.52 |
| 0218-305-34-0000 | Yes | Single Family Detached | 1 | 20265 | 66 | $1,371.52 |
| 0218-305-35-0000 | Yes | Single Family Detached | 1 | 20265 | 67 | $1,371.52 |
| 0218-305-36-0000 | Yes | Single Family Detached | 1 | 20265 | 68 | $1,371.52 |
| 0218-305-37-0000 | Yes | Single Family Detached | 1 | 20265 | 69 | $1,371.52 |
| 0218-305-38-0000 | Yes | Single Family Detached | 1 | 20265 | 70 | $1,371.52 |
| 0218-305-39-0000 | Yes | Single Family Detached | 1 | 20265 | 71 | $1,371.52 |
| 0218-305-40-0000 | Yes | Single Family Detached | 1 | 20265 | 72 | $1,371.52 |
| 0218-305-41-0000 | Yes | Single Family Detached | 1 | 20265 | 73 | $1,371.52 |
| 0218-305-42-0000 | Yes | Single Family Detached | 1 | 20265 | 74 | $1,371.52 |
| 0218-305-43-0000 | Yes | Single Family Detached | 1 | 20265 | 75 | $1,371.52 |
| 0218-305-44-0000 | Yes | Single Family Detached | 1 | 20265 | 76 | $1,371.52 |
| 0218-305-45-0000 | Yes | Single Family Detached | 1 | 20265 | 77 | $1,371.52 |
| 0218-305-46-0000 | Yes | Single Family Detached | 1 | 20265 | 78 | $1,371.52 |
| 0218-305-47-0000 | Yes | Single Family Detached | 1 | 20265 | 79 | $1,371.52 |
| 0218-305-48-0000 | Yes | Single Family Detached | 1 | 20265 | 80 | $1,371.52 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-305-49-0000 | Yes | Single Family Detached | 1 | 20265 | 81 | $1,371.52 |
| 0218-305-50-0000 | Yes | Single Family Detached | 1 | 20265 | 82 | $1,371.52 |
| 0218-305-51-0000 | Yes | Single Family Detached | 1 | 20265 | 83 | $1,371.52 |
| 0218-305-52-0000 | Yes | Single Family Detached | 1 | 20265 | 84 | $1,371.52 |
| 0218-305-53-0000 | Yes | Single Family Detached | 1 | 20265 | 85 | $1,371.52 |
| 0218-305-54-0000 | Yes | Single Family Detached | 1 | 20265 | 86 | $1,371.52 |
| 0218-305-55-0000 | Yes | Single Family Detached | 1 | 20265 | 87 | $1,371.52 |
| 0218-305-56-0000 | No | | 0 | 20265 | C | $0.00 |
| 0218-305-57-0000 | No | | 0 | 20265 | N | $0.00 |
| 0218-305-58-0000 | No | | 0 | 20265 | Q | $0.00 |
| 0218-305-59-0000 | No | | 0 | 20265 | S | $0.00 |
| 0218-305-60-0000 | No | | 0 | 20265 | U | $0.00 |
| 0218-305-61-0000 | No | | 0 | 20265 | W | $0.00 |
| 0218-305-62-0000 | No | | 0 | 20265 | X | $0.00 |
| 0218-305-63-0000 | No | | 0 | 20265 | Y | $0.00 |
| 0218-305-64-0000 | No | | 0 | 20265 | Z | $0.00 |
| 0218-305-65-0000 | No | | 0 | 20265 | BB | $0.00 |
| 0218-305-66-0000 | No | | 0 | 20265 | DD | $0.00 |
| 0218-305-67-0000 | No | | 0 | 20265 | FF | $0.00 |
| 0218-305-68-0000 | No | | 0 | 20265 | GG | $0.00 |
| 0218-305-69-0000 | No | | 0 | 20265 | HH | $0.00 |
| 0218-305-70-0000 | No | | 0 | 20265 | II | $0.00 |
| 0218-305-71-0000 | No | | 0 | 20265 | PP | $0.00 |
| 0218-306-01-0000 | Yes | Single Family Detached | 1 | 20265 | 8 | $1,371.52 |
| 0218-306-02-0000 | Yes | Single Family Detached | 1 | 20265 | 9 | $1,371.52 |
| 0218-306-03-0000 | Yes | Single Family Detached | 1 | 20265 | 10 | $1,371.52 |
| 0218-306-04-0000 | Yes | Single Family Detached | 1 | 20265 | 11 | $1,371.52 |
| 0218-306-05-0000 | Yes | Single Family Detached | 1 | 20265 | 12 | $1,371.52 |
| 0218-306-06-0000 | Yes | Single Family Detached | 1 | 20265 | 13 | $1,371.52 |
| 0218-306-07-0000 | Yes | Single Family Detached | 1 | 20265 | 14 | $1,371.52 |
| 0218-306-08-0000 | Yes | Single Family Detached | 1 | 20265 | 15 | $1,371.52 |
| 0218-306-09-0000 | Yes | Single Family Detached | 1 | 20265 | 16 | $1,371.52 |
| 0218-306-10-0000 | Yes | Single Family Detached | 1 | 20265 | 17 | $1,371.52 |
| 0218-306-11-0000 | Yes | Single Family Detached | 1 | 20265 | 18 | $1,371.52 |
| 0218-306-12-0000 | Yes | Single Family Detached | 1 | 20265 | 19 | $1,371.52 |
| 0218-306-13-0000 | Yes | Single Family Detached | 1 | 20265 | 20 | $1,371.52 |
| 0218-306-14-0000 | Yes | Single Family Detached | 1 | 20265 | 21 | $1,371.52 |
| 0218-306-15-0000 | Yes | Single Family Detached | 1 | 20265 | 22 | $1,371.52 |
| 0218-306-16-0000 | Yes | Single Family Detached | 1 | 20265 | 23 | $1,371.52 |
| 0218-306-17-0000 | Yes | Single Family Detached | 1 | 20265 | 24 | $1,371.52 |
| 0218-306-18-0000 | Yes | Single Family Detached | 1 | 20265 | 25 | $1,371.52 |
| 0218-306-19-0000 | Yes | Single Family Detached | 1 | 20265 | 26 | $1,371.52 |
| 0218-306-20-0000 | Yes | Single Family Detached | 1 | 20265 | 27 | $1,371.52 |
| 0218-306-21-0000 | Yes | Single Family Detached | 1 | 20265 | 28 | $1,371.52 |
| 0218-306-22-0000 | Yes | Single Family Detached | 1 | 20265 | 29 | $1,371.52 |
| 0218-306-23-0000 | Yes | Single Family Detached | 1 | 20265 | 30 | $1,371.52 |
| 0218-306-24-0000 | Yes | Single Family Detached | 1 | 20265 | 31 | $1,371.52 |
| 0218-306-25-0000 | Yes | Single Family Detached | 1 | 20265 | 32 | $1,371.52 |
| 0218-306-26-0000 | Yes | Single Family Detached | 1 | 20265 | 33 | $1,371.52 |
| 0218-306-27-0000 | Yes | Single Family Detached | 1 | 20265 | 34 | $1,371.52 |
| 0218-306-28-0000 | Yes | Single Family Detached | 1 | 20265 | 35 | $1,371.52 |
| 0218-306-29-0000 | Yes | Single Family Detached | 1 | 20265 | 36 | $1,371.52 |
| 0218-306-30-0000 | Yes | Single Family Detached | 1 | 20265 | 37 | $1,371.52 |
| 0218-306-31-0000 | Yes | Single Family Detached | 1 | 20265 | 38 | $1,371.52 |
| 0218-306-32-0000 | Yes | Single Family Detached | 1 | 20265 | 39 | $1,371.52 |
| 0218-306-33-0000 | No | | 0 | 20265 | A | $0.00 |
| 0218-306-34-0000 | No | | 0 | 20265 | B | $0.00 |
| 0218-306-35-0000 | No | | 0 | 20265 | E | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-306-36-0000 | No | | 0 | 20265 | F | $0.00 |
| 0218-306-37-0000 | No | | 0 | 20265 | J | $0.00 |
| 0218-306-38-0000 | No | | 0 | 20265 | M | $0.00 |
| 0218-306-39-0000 | No | | 0 | 20265 | O | $0.00 |
| 0218-306-40-0000 | No | | 0 | 20265 | P | $0.00 |
| 0218-306-41-0000 | No | | 0 | 20265 | R | $0.00 |
| 0218-306-42-0000 | No | | 0 | 20265 | T | $0.00 |
| 0218-306-43-0000 | No | | 0 | 20265 | V | $0.00 |
| 0218-306-44-0000 | No | | 0 | 20265 | AA | $0.00 |
| 0218-306-45-0000 | No | | 0 | 20265 | CC | $0.00 |
| 0218-306-46-0000 | No | | 0 | 20265 | EE | $0.00 |
| 0218-306-47-0000 | No | | 0 | 20265 | QQ | $0.00 |
| 0218-307-34-0000 | Yes | Mutliple Family | 1 | 20265Condos | 1 | $1,188.90 |
| 0218-307-35-0000 | Yes | Mutliple Family | 1 | 20265Condos | 2 | $1,188.90 |
| 0218-307-36-0000 | Yes | Mutliple Family | 1 | 20265Condos | 3 | $1,188.90 |
| 0218-307-37-0000 | Yes | Mutliple Family | 1 | 20265Condos | 4 | $1,188.90 |
| 0218-307-38-0000 | Yes | Mutliple Family | 1 | 20265Condos | 5 | $1,188.90 |
| 0218-307-39-0000 | Yes | Mutliple Family | 1 | 20265Condos | 6 | $1,188.90 |
| 0218-307-40-0000 | Yes | Mutliple Family | 1 | 20265Condos | 7 | $1,188.90 |
| 0218-307-41-0000 | Yes | Mutliple Family | 1 | 20265Condos | 8 | $1,188.90 |
| 0218-307-42-0000 | Yes | Mutliple Family | 1 | 20265Condos | 9 | $1,188.90 |
| 0218-307-43-0000 | Yes | Mutliple Family | 1 | 20265Condos | 10 | $1,188.90 |
| 0218-307-44-0000 | Yes | Mutliple Family | 1 | 20265Condos | 11 | $1,188.90 |
| 0218-307-45-0000 | No | | 0 | 20265Condos | CA107 | $0.00 |
| 0218-307-46-0000 | No | | 0 | 20265Condos | CA108 | $0.00 |
| 0218-308-01-0000 | Yes | Mutliple Family | 1 | 20265Condos | 12 | $1,188.90 |
| 0218-308-02-0000 | Yes | Mutliple Family | 1 | 20265Condos | 13 | $1,188.90 |
| 0218-308-03-0000 | Yes | Mutliple Family | 1 | 20265Condos | 14 | $1,188.90 |
| 0218-308-04-0000 | Yes | Mutliple Family | 1 | 20265Condos | 15 | $1,188.90 |
| 0218-308-05-0000 | Yes | Mutliple Family | 1 | 20265Condos | 16 | $1,188.90 |
| 0218-308-06-0000 | Yes | Mutliple Family | 1 | 20265Condos | 38 | $1,188.90 |
| 0218-308-07-0000 | Yes | Mutliple Family | 1 | 20265Condos | 39 | $1,188.90 |
| 0218-308-08-0000 | Yes | Mutliple Family | 1 | 20265Condos | 40 | $1,188.90 |
| 0218-308-09-0000 | Yes | Mutliple Family | 1 | 20265Condos | 41 | $1,188.90 |
| 0218-308-10-0000 | Yes | Mutliple Family | 1 | 20265Condos | 42 | $1,188.90 |
| 0218-308-11-0000 | No | | 0 | 20265Condos | CA109 | $0.00 |
| 0218-308-16-0000 | Yes | Mutliple Family | 1 | 20265Condos | 22 | $1,188.90 |
| 0218-308-17-0000 | Yes | Mutliple Family | 1 | 20265Condos | 23 | $1,188.90 |
| 0218-308-18-0000 | Yes | Mutliple Family | 1 | 20265Condos | 24 | $1,188.90 |
| 0218-308-19-0000 | Yes | Mutliple Family | 1 | 20265Condos | 25 | $1,188.90 |
| 0218-308-20-0000 | Yes | Mutliple Family | 1 | 20265Condos | 26 | $1,188.90 |
| 0218-308-21-0000 | Yes | Mutliple Family | 1 | 20265Condos | 27 | $1,188.90 |
| 0218-308-22-0000 | Yes | Mutliple Family | 1 | 20265Condos | 28 | $1,188.90 |
| 0218-308-23-0000 | Yes | Mutliple Family | 1 | 20265Condos | 29 | $1,188.90 |
| 0218-308-24-0000 | Yes | Mutliple Family | 1 | 20265Condos | 30 | $1,188.90 |
| 0218-308-25-0000 | Yes | Mutliple Family | 1 | 20265Condos | 31 | $1,188.90 |
| 0218-308-26-0000 | No | | 0 | 20265Condos | CA111 | $0.00 |
| 0218-308-27-0000 | Yes | Mutliple Family | 1 | 20265Condos | 43 | $1,188.90 |
| 0218-308-28-0000 | Yes | Mutliple Family | 1 | 20265Condos | 44 | $1,188.90 |
| 0218-308-29-0000 | Yes | Mutliple Family | 1 | 20265Condos | 45 | $1,188.90 |
| 0218-308-30-0000 | Yes | Mutliple Family | 1 | 20265Condos | 46 | $1,188.90 |
| 0218-308-31-0000 | Yes | Mutliple Family | 1 | 20265Condos | 47 | $1,188.90 |
| 0218-308-32-0000 | Yes | Mutliple Family | 1 | 20265Condos | 48 | $1,188.90 |
| 0218-308-33-0000 | Yes | Mutliple Family | 1 | 20265Condos | 49 | $1,188.90 |
| 0218-308-34-0000 | Yes | Mutliple Family | 1 | 20265Condos | 50 | $1,188.90 |
| 0218-308-35-0000 | Yes | Mutliple Family | 1 | 20265Condos | 51 | $1,188.90 |
| 0218-308-36-0000 | Yes | Mutliple Family | 1 | 20265Condos | 52 | $1,188.90 |
| 0218-308-37-0000 | Yes | Mutliple Family | 1 | 20265Condos | 53 | $1,188.90 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-308-38-0000 | No | | 0 | 20265Condos | CA102 | $0.00 |
| 0218-308-39-0000 | Yes | Mutliple Family | 1 | 20265Condos | 54 | $1,188.90 |
| 0218-308-40-0000 | Yes | Mutliple Family | 1 | 20265Condos | 55 | $1,188.90 |
| 0218-308-41-0000 | Yes | Mutliple Family | 1 | 20265Condos | 56 | $1,188.90 |
| 0218-308-42-0000 | Yes | Mutliple Family | 1 | 20265Condos | 57 | $1,188.90 |
| 0218-308-43-0000 | Yes | Mutliple Family | 1 | 20265Condos | 58 | $1,188.90 |
| 0218-308-44-0000 | Yes | Mutliple Family | 1 | 20265Condos | 59 | $1,188.90 |
| 0218-308-45-0000 | Yes | Mutliple Family | 1 | 20265Condos | 60 | $1,188.90 |
| 0218-308-46-0000 | Yes | Mutliple Family | 1 | 20265Condos | 61 | $1,188.90 |
| 0218-308-47-0000 | Yes | Mutliple Family | 1 | 20265Condos | 62 | $1,188.90 |
| 0218-308-48-0000 | Yes | Mutliple Family | 1 | 20265Condos | 63 | $1,188.90 |
| 0218-308-49-0000 | Yes | Mutliple Family | 1 | 20265Condos | 64 | $1,188.90 |
| 0218-308-50-0000 | Yes | Mutliple Family | 1 | 20265Condos | 65 | $1,188.90 |
| 0218-308-51-0000 | No | | 0 | 20265Condos | CA100 | $0.00 |
| 0218-308-52-0000 | No | | 0 | 20265 | G | $0.00 |
| 0218-308-53-0000 | No | | 0 | 20265 | H | $0.00 |
| 0218-308-54-0000 | No | | 0 | 20265 | I | $0.00 |
| 0218-308-55-0000 | No | | 0 | 20265 | RR | $0.00 |
| 0218-308-56-0000 | No | | 0 | 20265 | SS | $0.00 |
| 0218-308-57-0000 | No | | 0 | 20265 | TT | $0.00 |
| 0218-308-58-0000 | No | | 0 | 20265 | UU | $0.00 |
| 0218-308-59-0000 | Yes | Mutliple Family | 1 | 20265Condos | 66 | $1,188.90 |
| 0218-308-60-0000 | Yes | Mutliple Family | 1 | 20265Condos | 67 | $1,188.90 |
| 0218-308-61-0000 | Yes | Mutliple Family | 1 | 20265Condos | 68 | $1,188.90 |
| 0218-308-62-0000 | Yes | Mutliple Family | 1 | 20265Condos | 69 | $1,188.90 |
| 0218-308-63-0000 | Yes | Mutliple Family | 1 | 20265Condos | 70 | $1,188.90 |
| 0218-308-64-0000 | Yes | Mutliple Family | 1 | 20265Condos | 71 | $1,188.90 |
| 0218-308-65-0000 | No | | 0 | 20265Condos | CA99 | $0.00 |
| 0218-308-66-0000 | Yes | Mutliple Family | 1 | 20265Condos | 17 | $1,188.90 |
| 0218-308-67-0000 | Yes | Mutliple Family | 1 | 20265Condos | 18 | $1,188.90 |
| 0218-308-68-0000 | Yes | Mutliple Family | 1 | 20265Condos | 19 | $1,188.90 |
| 0218-308-69-0000 | Yes | Mutliple Family | 1 | 20265Condos | 20 | $1,188.90 |
| 0218-308-70-0000 | Yes | Mutliple Family | 1 | 20265Condos | 21 | $1,188.90 |
| 0218-308-71-0000 | Yes | Mutliple Family | 1 | 20265Condos | 32 | $1,188.90 |
| 0218-308-72-0000 | Yes | Mutliple Family | 1 | 20265Condos | 33 | $1,188.90 |
| 0218-308-73-0000 | Yes | Mutliple Family | 1 | 20265Condos | 34 | $1,188.90 |
| 0218-308-74-0000 | Yes | Mutliple Family | 1 | 20265Condos | 35 | $1,188.90 |
| 0218-308-75-0000 | Yes | Mutliple Family | 1 | 20265Condos | 36 | $1,188.90 |
| 0218-308-76-0000 | Yes | Mutliple Family | 1 | 20265Condos | 37 | $1,188.90 |
| 0218-308-77-0000 | No | | 0 | 20265Condos | CA110 | $0.00 |
| 0218-308-78-0000 | No | | 0 | 20265 | D | $0.00 |
| 0218-308-79-0000 | Yes | Mutliple Family | 1 | 20265Condos | 132 | $1,188.90 |
| 0218-308-80-0000 | Yes | Mutliple Family | 1 | 20265Condos | 133 | $1,188.90 |
| 0218-308-81-0000 | Yes | Mutliple Family | 1 | 20265Condos | 134 | $1,188.90 |
| 0218-308-82-0000 | Yes | Mutliple Family | 1 | 20265Condos | 135 | $1,188.90 |
| 0218-308-83-0000 | Yes | Mutliple Family | 1 | 20265Condos | 136 | $1,188.90 |
| 0218-308-84-0000 | Yes | Mutliple Family | 1 | 20265Condos | 137 | $1,188.90 |
| 0218-308-85-0000 | No | | 0 | 20265Condos | CA98 | $0.00 |
| 0218-309-11-0000 | Yes | Mutliple Family | 1 | 20265Condos | 72 | $1,188.90 |
| 0218-309-12-0000 | Yes | Mutliple Family | 1 | 20265Condos | 73 | $1,188.90 |
| 0218-309-13-0000 | Yes | Mutliple Family | 1 | 20265Condos | 74 | $1,188.90 |
| 0218-309-14-0000 | Yes | Mutliple Family | 1 | 20265Condos | 75 | $1,188.90 |
| 0218-309-15-0000 | Yes | Mutliple Family | 1 | 20265Condos | 76 | $1,188.90 |
| 0218-309-16-0000 | Yes | Mutliple Family | 1 | 20265Condos | 77 | $1,188.90 |
| 0218-309-17-0000 | Yes | Mutliple Family | 1 | 20265Condos | 78 | $1,188.90 |
| 0218-309-18-0000 | Yes | Mutliple Family | 1 | 20265Condos | 79 | $1,188.90 |
| 0218-309-19-0000 | Yes | Mutliple Family | 1 | 20265Condos | 80 | $1,188.90 |
| 0218-309-20-0000 | Yes | Mutliple Family | 1 | 20265Condos | 81 | $1,188.90 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-309-21-0000 | Yes | Mutliple Family | 1 | 20265Condos | 82 | $1,188.90 |
| 0218-309-22-0000 | Yes | Mutliple Family | 1 | 20265Condos | 83 | $1,188.90 |
| 0218-309-23-0000 | No | | 0 | 20265Condos | CA93 | $0.00 |
| 0218-309-24-0000 | Yes | Mutliple Family | 1 | 20265Condos | 84 | $1,188.90 |
| 0218-309-25-0000 | Yes | Mutliple Family | 1 | 20265Condos | 85 | $1,188.90 |
| 0218-309-26-0000 | Yes | Mutliple Family | 1 | 20265Condos | 86 | $1,188.90 |
| 0218-309-27-0000 | Yes | Mutliple Family | 1 | 20265Condos | 87 | $1,188.90 |
| 0218-309-28-0000 | Yes | Mutliple Family | 1 | 20265Condos | 88 | $1,188.90 |
| 0218-309-29-0000 | Yes | Mutliple Family | 1 | 20265Condos | 89 | $1,188.90 |
| 0218-309-30-0000 | Yes | Mutliple Family | 1 | 20265Condos | 90 | $1,188.90 |
| 0218-309-31-0000 | Yes | Mutliple Family | 1 | 20265Condos | 91 | $1,188.90 |
| 0218-309-32-0000 | Yes | Mutliple Family | 1 | 20265Condos | 92 | $1,188.90 |
| 0218-309-33-0000 | Yes | Mutliple Family | 1 | 20265Condos | 93 | $1,188.90 |
| 0218-309-34-0000 | Yes | Mutliple Family | 1 | 20265Condos | 94 | $1,188.90 |
| 0218-309-35-0000 | Yes | Mutliple Family | 1 | 20265Condos | 95 | $1,188.90 |
| 0218-309-36-0000 | No | | 0 | 20265Condos | CA95 | $0.00 |
| 0218-309-37-0000 | Yes | Mutliple Family | 1 | 20265Condos | 102 | $1,188.90 |
| 0218-309-38-0000 | Yes | Mutliple Family | 1 | 20265Condos | 103 | $1,188.90 |
| 0218-309-39-0000 | Yes | Mutliple Family | 1 | 20265Condos | 104 | $1,188.90 |
| 0218-309-40-0000 | Yes | Mutliple Family | 1 | 20265Condos | 105 | $1,188.90 |
| 0218-309-41-0000 | Yes | Mutliple Family | 1 | 20265Condos | 106 | $1,188.90 |
| 0218-309-42-0000 | Yes | Mutliple Family | 1 | 20265Condos | 107 | $1,188.90 |
| 0218-309-43-0000 | Yes | Mutliple Family | 1 | 20265Condos | 108 | $1,188.90 |
| 0218-309-44-0000 | Yes | Mutliple Family | 1 | 20265Condos | 109 | $1,188.90 |
| 0218-309-45-0000 | Yes | Mutliple Family | 1 | 20265Condos | 110 | $1,188.90 |
| 0218-309-46-0000 | Yes | Mutliple Family | 1 | 20265Condos | 111 | $1,188.90 |
| 0218-309-47-0000 | Yes | Mutliple Family | 1 | 20265Condos | 112 | $1,188.90 |
| 0218-309-48-0000 | Yes | Mutliple Family | 1 | 20265Condos | 113 | $1,188.90 |
| 0218-309-49-0000 | No | | 0 | 20265Condos | CA90 | $0.00 |
| 0218-309-50-0000 | Yes | Mutliple Family | 1 | 20265Condos | 114 | $1,188.90 |
| 0218-309-51-0000 | Yes | Mutliple Family | 1 | 20265Condos | 115 | $1,188.90 |
| 0218-309-52-0000 | Yes | Mutliple Family | 1 | 20265Condos | 116 | $1,188.90 |
| 0218-309-53-0000 | Yes | Mutliple Family | 1 | 20265Condos | 117 | $1,188.90 |
| 0218-309-54-0000 | Yes | Mutliple Family | 1 | 20265Condos | 118 | $1,188.90 |
| 0218-309-55-0000 | Yes | Mutliple Family | 1 | 20265Condos | 119 | $1,188.90 |
| 0218-309-56-0000 | Yes | Mutliple Family | 1 | 20265Condos | 120 | $1,188.90 |
| 0218-309-57-0000 | Yes | Mutliple Family | 1 | 20265Condos | 121 | $1,188.90 |
| 0218-309-58-0000 | Yes | Mutliple Family | 1 | 20265Condos | 122 | $1,188.90 |
| 0218-309-59-0000 | Yes | Mutliple Family | 1 | 20265Condos | 123 | $1,188.90 |
| 0218-309-60-0000 | Yes | Mutliple Family | 1 | 20265Condos | 124 | $1,188.90 |
| 0218-309-61-0000 | Yes | Mutliple Family | 1 | 20265Condos | 125 | $1,188.90 |
| 0218-309-62-0000 | No | | 0 | 20265Condos | CA89 | $0.00 |
| 0218-309-63-0000 | Yes | Mutliple Family | 1 | 20265Condos | 96 | $1,188.90 |
| 0218-309-64-0000 | Yes | Mutliple Family | 1 | 20265Condos | 97 | $1,188.90 |
| 0218-309-65-0000 | Yes | Mutliple Family | 1 | 20265Condos | 98 | $1,188.90 |
| 0218-309-66-0000 | Yes | Mutliple Family | 1 | 20265Condos | 99 | $1,188.90 |
| 0218-309-67-0000 | Yes | Mutliple Family | 1 | 20265Condos | 100 | $1,188.90 |
| 0218-309-68-0000 | Yes | Mutliple Family | 1 | 20265Condos | 101 | $1,188.90 |
| 0218-309-69-0000 | Yes | Mutliple Family | 1 | 20265Condos | 126 | $1,188.90 |
| 0218-309-70-0000 | Yes | Mutliple Family | 1 | 20265Condos | 127 | $1,188.90 |
| 0218-309-71-0000 | Yes | Mutliple Family | 1 | 20265Condos | 128 | $1,188.90 |
| 0218-309-72-0000 | Yes | Mutliple Family | 1 | 20265Condos | 129 | $1,188.90 |
| 0218-309-73-0000 | Yes | Mutliple Family | 1 | 20265Condos | 130 | $1,188.90 |
| 0218-309-74-0000 | Yes | Mutliple Family | 1 | 20265Condos | 131 | $1,188.90 |
| 0218-309-75-0000 | No | | 0 | 20265Condos | CA96 | $0.00 |
| 0218-593-01-0000 | Yes | Non-Residential Property | 52,593 | 20465 | 1 | $13,438.39 |
| 0218-593-02-0000 | Yes | Non-Residential Property | 55,000 | 20465 | 2 | $14,053.42 |
| 0218-593-03-0000 | Yes | Non-Residential Property | 34,603 | 20465 | 3 | $8,841.64 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-593-04-0000 | No | | 0 | 20465 | 4 | $0.00 |
| 0218-593-05-0000 | Yes | Non-Residential Property | 10,917 | 20465 | 5 | $2,789.48 |
| 0218-593-06-0000 | Yes | Non-Residential Property | 3,449 | 20465 | 6 | $881.28 |
| 0218-593-07-0000 | Yes | Non-Residential Property | 2,312 | 20465 | 7 | $590.75 |
| 0218-593-08-0000 | No | | 0 | 20465 | 8 | $0.00 |
| 0218-593-09-0000 | No | | 0 | 20465 | 9 | $0.00 |
| 0218-593-10-0000 | No | | 0 | 20465 | 10 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$322,796.50** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 60**
**(Ontario Ranch Business Park Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1054-011-05-0000 | Yes | Non-Residential Property | 96,205 | 20016 | 4 | $24,061.39 |
| 1054-011-06-0000 | Yes | Non-Residential Property | 43,420 | 20016 | 5 | $10,859.58 |
| 1054-011-07-0000 | Yes | Non-Residential Property | 77,833 | 20016 | 6 | $19,466.46 |
| 1054-011-08-0000 | Yes | Non-Residential Property | 96,022 | 20016 | 7 | $24,015.63 |
| 1054-021-04-0000 | Yes | Non-Residential Property | 1,099,629 | 20016 | 1 | $275,023.20 |
| 1054-021-05-0000 | Yes | Non-Residential Property | 96,085 | 20016 | 3 | $24,031.38 |
| 1054-271-04-0000 | Yes | Non-Residential Property | 168,078 | 20016 | 2 | $42,037.22 |
| 1054-271-05-0000 | No | | 0 | 20016 | A | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$419,494.86** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 61**
**(Merrill Commerce Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1054-111-05-0000 | Yes | Non-Residential Property | 1,146,250 | 20537 | 1 | $286,683.34 |
| 1054-121-03-0000 | No | | 0 | 20273 | 20 | $0.00 |
| 1054-121-04-0000 | No | | 0 | 20273 | 21 | $0.00 |
| 1054-121-05-0000 | No | | 0 | 20273 | 22 | $0.00 |
| 1054-131-03-0000 | No | | 0 | 20273 | 18 | $0.00 |
| 1054-131-04-0000 | No | | 0 | 20273 | 19 | $0.00 |
| 1054-151-04-0000 | Yes | Non-Residential Property | 1,255,320 | 20273 | 8 | $313,962.34 |
| 1054-161-04-0000 | No | | 0 | 20273 | 16 | $0.00 |
| 1054-161-05-0000 | No | | 0 | 20273 | 17 | $0.00 |
| 1054-171-07-0000 | Yes | Non-Residential Property | 1,400,408 | 20273 | 10 | $350,249.64 |
| 1054-221-04-0000 | Yes | Non-Residential Property | 1,051,690 | 20273 | 2 | $263,033.37 |
| 1054-331-05-0000 | No | | 0 | 20537 | 3 | $0.00 |
| 1054-501-03-0000 | No | | 0 | 20273 | 13 | $0.00 |
| 1054-501-06-0000 | No | | 0 | 20273 | W6 | $0.00 |
| 1054-501-07-0000 | No | | 0 | 20273 | 12 | $0.00 |
| 1054-511-03-0000 | No | | 0 | 20273 | W3 | $0.00 |
| 1054-511-04-0000 | No | | 0 | 20273 | 11 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$1,213,928.69** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 62**
**(Ontario Commerce Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-171-28-0000 | No | | 0 | 20027 | A | $0.00 |
| 0218-171-29-0000 | No | | 0 | 20027 | 1 | $0.00 |
| 0218-171-30-0000 | Yes | Non-Residential Property | 54,585 | 20027 | 2 | $13,652.00 |
| 0218-171-31-0000 | Yes | Non-Residential Property | 235,781 | 20027 | 3 | $58,970.11 |
| 0218-171-32-0000 | Yes | Non-Residential Property | 256,277 | 20027 | 4 | $64,096.27 |
| 0218-171-33-0000 | Yes | Non-Residential Property | 126,330 | 20027 | 5 | $31,595.82 |
| 0218-171-34-0000 | Yes | Non-Residential Property | 235,119 | 20027 | 6 | $58,804.54 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$227,118.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 68**
**(Rich Haven Industrial Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-211-31-0000 | Yes | Non-Residential Property | 1,003,918 | -- | -- | $251,085.35 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$251,085.35** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 69**
**(South Ontario Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1054-071-03-0000 | No | | 0 | 20161 | 6W | $0.00 |
| 1054-071-04-0000 | No | | 0 | 20161 | 9 | $0.00 |
| 1054-081-04-0000 | No | | 0 | 20161 | 2W | $0.00 |
| 1054-081-05-0000 | No | | 0 | 20161 | 3 | $0.00 |
| 1054-081-06-0000 | No | | 0 | 20161 | 4 | $0.00 |
| 1054-081-07-0000 | No | | 0 | 20161 | 5 | $0.00 |
| 1054-091-03-0000 | No | | 0 | 20161 | 1 | $0.00 |
| 1054-091-04-0000 | No | | 0 | 20161 | 2E | $0.00 |
| 1054-101-03-0000 | Yes | Non-Residential Property | 671,616 | 20161 | 6E | $167,974.81 |
| 1054-311-03-0000 | No | | 0 | 20161 | 8W | $0.00 |
| 1054-311-04-0000 | No | | 0 | 20161 | 10 | $0.00 |
| 1054-321-03-0000 | No | | 0 | 20161 | 7 | $0.00 |
| 1054-321-04-0000 | No | | 0 | 20161 | 8E | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$167,974.81** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 72**
**(Loma Creek Logistics Center Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-725-11-0000 | Yes | Non-Residential Property | 534,373 | 16568 | 2 | $133,649.59 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$133,649.59** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 74**
**(Remington APG LLC Services)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Number of Units / Sq. Ft. | Tract No. | Lot No. | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-151-21-0000 | Yes | Non-Residential Property | 65,672 | 74GL5 | 1 | $16,424.93 |
| 1073-151-21-0000 | Yes | Non-Residential Property | 60,339 | 74GL5 | 2 | $15,091.12 |
| 1073-151-21-0000 | Yes | Non-Residential Property | 72,583 | 74GL5 | 3 | $18,153.41 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$49,669.46** |

*Goodwin Consulting Group, Inc.*

# APPENDIX E

***Delinquent Special Taxes for***
***Individual Assessor's Parcels***

**Ontario CFD No. 9 (Edenglen)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-931-01-0000 | 2025-26 | $685.76 |
| 0218-931-19-0000 | 2025-26 | $685.76 |
| 0218-933-09-0000 | 2025-26 | $685.76 |
| 0218-935-01-0000 | 2025-26 | $1,371.52 |
| 0218-941-25-0000 | 2025-26 | $685.76 |
| 0218-941-63-0000 | 2025-26 | $685.76 |
| 0218-941-69-0000 | 2025-26 | $685.76 |
| 0218-951-20-0000 | 2025-26 | $685.76 |
| 0218-952-20-0000 | 2025-26 | $685.76 |
| 0218-955-19-0000 | 2022-23 | $1,130.52 |
| 0218-955-19-0000 | 2023-24 | $1,130.52 |
| 0218-955-19-0000 | 2024-25 | $1,073.99 |
| 0218-955-19-0000 | 2025-26 | $1,074.00 |
| 0218-956-47-0000 | 2025-26 | $537.00 |
| 0218-956-55-0000 | 2025-26 | $537.00 |
| 0218-961-70-0000 | 2025-26 | $537.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **13** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$9,542.60** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$626,814.96** |
| **Percentage Delinquent** | **1.52%** |
| **Prior Year Delinquencies** | **$3,335.03** |
| **Total Delinquent Special Tax** | **$12,877.63** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 19 (Countryside Phase 1 - Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-283-43-0000 | 2025-26 | $685.76 |
| 0218-284-37-0000 | 2025-26 | $1,371.52 |
| 0218-293-59-0000 | 2025-26 | $0.00 |
| 0218-294-44-0000 | 2025-26 | $685.76 |
| 0218-294-48-0000 | 2023-24 | $1,443.71 |
| 0218-294-48-0000 | 2024-25 | $1,371.52 |
| 0218-522-53-0000 | 2025-26 | $685.76 |
| 0218-523-52-0000 | 2025-26 | $685.76 |
| 0218-532-23-0000 | 2025-26 | $1,371.52 |
| 0218-545-10-0000 | 2024-25 | $1,371.52 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **7** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$5,486.08** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$632,270.72** |
| **Percentage Delinquent** | **0.87%** |
| **Prior Year Delinquencies** | **$4,186.75** |
| **Total Delinquent Special Tax** | **$9,672.83** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 23 (Park Place Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-011-55-0000 | 2025-26 | $685.76 |
| 1073-032-46-0000 | 2025-26 | $685.76 |
| 1073-051-38-0000 | 2025-26 | $685.76 |
| 1073-051-44-0000 | 2023-24 | $1,443.71 |
| 1073-051-44-0000 | 2025-26 | $1,371.52 |
| 1073-061-27-0000 | 2025-26 | $685.76 |
| 1073-071-13-0000 | 2024-25 | $685.76 |
| 1073-071-13-0000 | 2025-26 | $685.76 |
| 1073-081-24-0000 | 2025-26 | $1,371.52 |
| 1073-081-26-0000 | 2025-26 | $685.76 |
| 1073-081-28-0000 | 2025-26 | $0.00 |
| 1073-081-34-0000 | 2025-26 | $685.76 |
| 1073-121-20-0000 | 2025-26 | $685.76 |
| 1073-121-45-0000 | 2025-26 | $685.76 |
| 1073-191-03-0000 | 2025-26 | $685.76 |
| 1073-191-18-0000 | 2025-26 | $685.76 |
| 1073-191-19-0000 | 2025-26 | $685.76 |
| 1073-201-48-0000 | 2025-26 | $685.76 |
| 1073-211-05-0000 | 2025-26 | $685.76 |
| 1073-211-31-0000 | 2025-26 | $1,371.52 |
| 1073-221-48-0000 | 2025-26 | $1,371.52 |
| 1073-231-48-0000 | 2025-26 | $685.76 |
| 1073-231-56-0000 | 2025-26 | $685.76 |
| 1073-232-11-0000 | 2025-26 | $1,371.52 |
| 1073-232-24-0000 | 2025-26 | $685.76 |
| 1073-232-29-0000 | 2025-26 | $1,371.52 |
| 1073-241-04-0000 | 2025-26 | $685.76 |
| 1073-261-81-0000 | 2025-26 | $1,371.52 |
| 1073-271-12-0000 | 2025-26 | $0.00 |
| 1073-273-02-0000 | 2025-26 | $1,371.52 |
| 1073-302-40-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **29** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$24,001.60** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$1,878,432.52** |
| **Percentage Delinquent** | **1.28%** |
| **Prior Year Delinquencies** | **$2,129.47** |
| **Total Delinquent Special Tax** | **$26,131.07** |

**Ontario CFD No. 27 (New Haven Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-023-27-0000 | 2022-23 | $721.85 |
| 0218-023-27-0000 | 2024-25 | $685.76 |
| 0218-023-29-0000 | 2025-26 | $685.76 |
| 0218-024-09-0000 | 2025-26 | $1,371.52 |
| 0218-265-11-0000 | 2025-26 | $594.29 |
| 0218-273-24-0000 | 2025-26 | $303.11 |
| 0218-273-35-0000 | 2025-26 | $685.76 |
| 0218-394-08-0000 | 2025-26 | $594.29 |
| 0218-398-22-0000 | 2025-26 | $685.76 |
| 0218-399-38-0000 | 2024-25 | $1,188.58 |
| 0218-399-38-0000 | 2025-26 | $1,188.58 |
| 0218-442-53-0000 | 2025-26 | $685.76 |
| 0218-443-04-0000 | 2025-26 | $685.76 |
| 0218-444-14-0000 | 2025-26 | $1,371.52 |
| 0218-444-19-0000 | 2025-26 | $1,371.52 |
| 0218-462-47-0000 | 2025-26 | $685.76 |
| 0218-462-74-0000 | 2025-26 | $1,371.52 |
| 0218-464-30-0000 | 2024-25 | $1,188.58 |
| 0218-464-30-0000 | 2025-26 | $1,188.58 |
| 0218-464-32-0000 | 2025-26 | $0.00 |
| 0218-473-30-0000 | 2025-26 | $1,371.52 |
| 0218-483-19-0000 | 2025-26 | $1,371.52 |
| 0218-503-12-0000 | 2025-26 | $685.76 |
| 0218-513-13-0000 | 2025-26 | $685.76 |
| 0218-513-20-0000 | 2024-25 | $685.76 |
| 0218-513-63-0000 | 2024-25 | $594.29 |
| 0218-575-26-0000 | 2025-26 | $1,371.52 |
| 0218-575-38-0000 | 2025-26 | $685.76 |
| 0218-575-51-0000 | 2025-26 | $685.76 |
| 0218-576-23-0000 | 2025-26 | $685.76 |
| 0218-577-13-0000 | 2025-26 | $594.29 |
| 0218-694-05-0000 | 2025-26 | $685.76 |
| 0218-974-04-0000 | 2025-26 | $594.29 |
| 0218-975-19-0000 | 2025-26 | $594.29 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **28** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$23,481.48** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$2,824,410.28** |
| **Percentage Delinquent** | **0.83%** |
| **Prior Year Delinquencies** | **$5,064.82** |
| **Total Delinquent Special Tax** | **$28,546.30** |

**Ontario CFD No. 32 (Archibald/Shaefer - Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-643-50-0000 | 2023-24 | $1,443.71 |
| 0218-643-50-0000 | 2024-25 | $1,371.52 |
| 0218-643-50-0000 | 2025-26 | $1,371.52 |
| 0218-653-21-0000 | 2025-26 | $685.76 |
| 0218-653-42-0000 | 2025-26 | $685.76 |
| 0218-653-44-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,428.80** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$459,459.20** |
| **Percentage Delinquent** | **0.75%** |
| **Prior Year Delinquencies** | **$2,815.23** |
| **Total Delinquent Special Tax** | **$6,244.03** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 37 (Park & Turner NE Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-602-01-0000 | 2024-25 | $685.76 |
| 0218-602-01-0000 | 2025-26 | $685.76 |
| 0218-614-32-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **2** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$1,371.52** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$452,601.60** |
| **Percentage Delinquent** | **0.30%** |
| **Prior Year Delinquencies** | **$685.76** |
| **Total Delinquent Special Tax** | **$2,057.28** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 44 (Esperanza Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-141-03-0000 | 2025-26 | $685.76 |
| 1073-141-04-0000 | 2025-26 | $685.76 |
| 1073-141-53-0000 | 2025-26 | $1,371.52 |
| 1073-142-02-0000 | 2025-26 | $685.76 |
| 1073-161-13-0000 | 2025-26 | $685.76 |
| 1073-251-09-0000 | 2025-26 | $685.76 |
| 1073-252-26-0000 | 2025-26 | $1,371.52 |
| 1073-252-45-0000 | 2025-26 | $1,371.52 |
| 1073-253-09-0000 | 2025-26 | $685.76 |
| 1073-253-32-0000 | 2025-26 | $685.76 |
| 1073-311-15-0000 | 2025-26 | $685.76 |
| 1073-311-21-0000 | 2025-26 | $685.76 |
| 1073-341-10-0000 | 2025-26 | $685.76 |
| 1073-341-71-0000 | 2025-26 | $685.76 |
| 1073-421-06-0000 | 2024-25 | $14,266.56 |
| 1073-421-69-0000 | 2025-26 | $594.44 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **15** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$12,252.36** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$923,336.16** |
| **Percentage Delinquent** | **1.33%** |
| **Prior Year Delinquencies** | **$14,266.56** |
| **Total Delinquent Special Tax** | **$26,518.92** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 48 (Tevelde Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-332-30-0000 | 2025-26 | $685.76 |
| 1073-332-53-0000 | 2025-26 | $685.76 |
| 1073-333-03-0000 | 2025-26 | $1,371.52 |
| 1073-334-52-0000 | 2024-25 | $1,371.52 |
| 1073-334-52-0000 | 2025-26 | $1,371.52 |
| 1073-392-01-0000 | 2025-26 | $685.76 |
| 1073-392-03-0000 | 2024-25 | $685.76 |
| 1073-392-03-0000 | 2025-26 | $1,371.52 |
| 1073-392-54-0000 | 2025-26 | $685.76 |
| 1073-401-20-0000 | 2025-26 | $685.76 |
| 1073-402-16-0000 | 2025-26 | $685.76 |
| 1073-402-18-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **10** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$8,914.88** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$592,496.64** |
| **Percentage Delinquent** | **1.50%** |
| **Prior Year Delinquencies** | **$2,057.28** |
| **Total Delinquent Special Tax** | **$10,972.16** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 49 (Avenue 176 Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-043-05-0000 | 2025-26 | $685.76 |
| 0218-043-14-0000 | 2025-26 | $964.73 |
| 0218-043-36-0000 | 2025-26 | $1,371.52 |
| 0218-044-02-0000 | 2025-26 | $685.76 |
| 0218-044-25-0000 | 2025-26 | $685.76 |
| 0218-413-25-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **6** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$5,079.29** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$241,387.52** |
| **Percentage Delinquent** | **2.10%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$5,079.29** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 59 (Gateway Services)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-305-36-0000 | 2025-26 | $685.76 |
| 0218-308-30-0000 | 2024-25 | $1,188.90 |
| 0218-308-30-0000 | 2025-26 | $1,188.90 |
| 0218-308-36-0000 | 2025-26 | $594.45 |
| 0218-309-43-0000 | 2025-26 | $594.45 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,063.56** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$307,269.42** |
| **Percentage Delinquent** | **1.00%** |
| **Prior Year Delinquencies** | **$1,188.90** |
| **Total Delinquent Special Tax** | **$4,252.46** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# ONTARIO RANCH BONDED FACILITIES/SERVICES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 23, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Ontario Ranch Bonded Facilities/Services CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFDs....4

IV. Fiscal Year 2026-27 Special Tax Requirements....5

V. Special Tax Levies....6

VI. Special Tax Delinquencies....9

VII. State Reporting Requirements....10

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

Appendix E – Delinquent Special Taxes for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

On November 30, 1999, the City of Ontario (the "City') completed the annexation of an 8,000-acre agricultural area in the southern portion of the City. That area, known today as Ontario Ranch, is planned for substantial new development including over 47,000 new homes and 16 million square feet of retail and industrial land uses. In recent years, many new housing projects, retail sites, and business parks in Ontario Ranch have begun to develop. The City estimates that full buildout in Ontario Ranch may take 20 years or more.

This new development requires the City to provide additional public services and facilities. To finance these additional services and facilities, the City has formed Mello-Roos Community Facilities Districts ("CFDs") on each new project that develops within Ontario Ranch. All new developments within Ontario Ranch are required to form a CFD that pays for public services. Typically, residential projects will also form a CFD that pays for a portion of the public infrastructure that serves each project. Historically, non-residential developments in Ontario Ranch have not used CFDs to finance public infrastructure. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within Ontario Ranch that are authorized to fund both services and facilities and have issued bonds to pay for public facilities on or prior to June 1, 2026 (the "Ontario Ranch Bonded Facilities/Services CFDs"). All references to CFDs in the remainder of this report refer to the Ontario Ranch Bonded Facilities/Services CFDs, specifically.

Each CFD can potentially be authorized to fund a different set of services and facilities. However, the City typically authorizes special taxes in the Ontario Ranch Bonded Facilities/Services CFDs to pay for street and bridge improvements, domestic and recycled water distribution facilities, sewer and storm drainage facilities, and other public infrastructure improvements for the benefit of residents within each CFD. In addition, the special tax revenues generated in the CFDs can be used to fund police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City for residents within each CFD. A specific list of authorized services and facilities for each CFD may be found in the Resolution of Intention to Establish a Community Facilities District for each CFD.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space.

Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

## *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levies for the Ontario Ranch Bonded Facilities/Services CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD. Additionally, information on the special tax bonds is provided in this section.

- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.

- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.

- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.

- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

## *III. STATUS OF CFDS*

The City of Ontario continues to form new CFDs in Ontario Ranch as new developments are proposed and move through the planning process. However, not all of these CFDs have levied special taxes as of fiscal year 2026-27. The special tax levies for a CFD commence once a building permit has been issued for new construction of a residential unit or a non-residential building in a CFD.

The table below summarizes the Ontario Ranch Bonded Facilities/Services CFDs that have levied special taxes as of fiscal year 2026-27 and provides the outstanding principal amount of special tax bonds for each CFD. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | Bond Series | Outstanding Principal | CFD Built Out* |
|---|---|---|---|---|---|
| 31 | Carriage House / Amberly Lane | 2015-16 | 2017 | $4,220,000 | Yes |
| 45 | Northpark and Countryside | 2019-20 | 2020 | $8,165,000 | Yes |
| 55 | Parklane | 2021-22 | 2022 | $9,020,000 | Yes |
| 56 | Parkside / La Avenida | 2022-23 | 2023 | $18,910,000 | No |
| 57 | Neuhouse | 2021-22 | 2022 | $12,355,000 | Yes |
| 64 | Sunset Ranch | 2023-24 | 2024 | $27,240,000 | Yes |
| 71*** | Neuhouse Phase 2 | 2024-25 | 2025 | $15,850,000 | No |

* *As of June 30, 2026.*
*** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*
**** Fiscal year 2026-27 is the first year in which CFD No. 71 is categorized as a bonded district.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special taxes for each of the Ontario Ranch Bonded Facilities/Services CFDs are levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD. For the Ontario Ranch Bonded Facilities/Services CFDs, the RMAs allow for two special tax levies within each CFD: one which primarily funds facilities ("Special Tax A"), and another which funds services ("Special Tax B"). While each RMA may contain different terms, they always require that the special tax levied be equal to its respective Special Tax Requirement for that CFD.

Generally, the Special Tax A Requirement means the amount necessary in any fiscal year (i) to pay principal and interest on bonds, (ii) to pay periodic costs on bonds, (iii) to pay a pro rata share of the administrative expenses of the CFD, (iv) to replenish any reserve fund for the bonds, (v) to pay directly for acquisition or construction of facilities, or the cost of services, to the extent that the inclusion of such amounts does not increase the Special Tax A levy on Final Mapped Property or Undeveloped Property, and (vi) provide an amount equal to Special Tax A delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City.

The Special Tax B Requirement means the amount necessary in any fiscal year to pay (i) the cost of services, (ii) a pro rata share of the administrative expenses of the CFD, and (iii) any delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax B Requirement is also based on an estimate of costs for each CFD that was provided by the City. The tables in Appendix B show the Special Tax A Requirement and Special Tax B Requirement for each of the Ontario Ranch Bonded Facilities/Services CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, ownership, and building square footage. The various special tax categories each have a maximum special tax rate per unit, per square foot, or per acre for both Special Tax A and Special Tax B. Additionally, the category will determine the priority in which each parcel will be taxed. Some categories pertain only to Special Tax A and others only to Special Tax B. A general description of the categories is included below, but terms may differ slightly due to minor differences between the CFDs.

The RMAs define Taxable Property as all parcels within the boundaries of a CFD that are not exempt from the Special Taxes. Each fiscal year, parcels of Taxable Property are classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property. Developed Property is further categorized into different land use types and square footage ranges which are specific to each CFD.

- Developed Property means for each fiscal year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit for new construction was issued before May 1 of the prior fiscal year. Thus, assuming no other classification takes precedence, all parcels of Taxable Property for which building permits for new construction were issued before May 1, 2026, are classified as Developed Property and are subject to the special tax levies for that CFD for fiscal year 2026-27.

- Final Mapped Property means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous fiscal year was located within a final subdivision map. Thus, assuming no other classification takes precedence, all parcels of Taxable Property which were located within a final subdivision map as of January 1, 2026 are classified as Final Mapped Property for fiscal year 2026-27.

- Taxable Public Property means, for each fiscal year, all parcels owned by a public agency that are not exempt from the special taxes. The RMAs set a limit on the amount of acreage of Public Property in each CFD that will be exempt from the special taxes, and any subsequent public property will be classified as Taxable Public Property.

- Taxable Property Owner Association Property means, for each fiscal year, all parcels owned by a property owner association as of January 1 of the prior fiscal year that are not exempt from the special taxes. The RMAs set a limit on the amount of acreage of Property Owner Association Property in each CFD that will be exempt from the special taxes, and any subsequent property owner association property will be classified as Taxable Property Owner Association Property.

- Finally, Undeveloped Property means, for each fiscal year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**Maximum Special Tax Rates**

Special Tax A

Section C of each RMA describes the Assigned Special Tax A rates that apply to each parcel of Developed Property. The Maximum Special Tax A rates applicable to all categories of property in the CFDs are also set forth in Section C of the RMAs. However, the RMAs specify that the Assigned Special Tax A on Developed Property shall be analyzed prior to the issuance of bonds. The CFD Administrator shall use the Price Point Study to calculate the Total Tax Burden applicable to all Units, which shall not exceed 1.95% of the Minimum Sale Price of such Units. The Assigned Special Tax A shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units. Each Assigned Special Tax A reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax A, the Backup Special Tax A shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax A revenues within the Tentative Tract Map area(s) where the Assigned Special Tax A reductions occurred. This process was carried out for each CFD prior to the issuance of bonds in that CFD. The tables in Appendix A show the final Assigned Special Tax A rates for each CFD, including any required reductions.

For Developed Property, the Maximum Special Tax A rate is determined by calculating the greater of the applicable Assigned Special Tax A rate and the applicable Backup Special Tax A rate. Generally for residential land use types, the Assigned Special Tax A rates can vary based on the square footage of the Unit in question. For other types of property, the Assigned Special Tax A rates are typically applied on a per-acre basis.

In each CFD, the Backup Special Tax A rates are initially set based on the expected land uses in that CFD at the time the CFD is formed. The Backup Special Tax A rates may be recalculated in the future if the expected land uses within the CFD change. However, once a parcel has been classified as Developed Property, its Backup Special Tax A shall not change.

The percentage of the Assigned and Maximum Special Tax A rates that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the Maximum Special Tax A that can be levied on property in each of the CFDs.

Special Tax B

The Maximum Special Tax B rates applicable to each category of property are set forth in Section C of each RMA. The percentage of the Maximum Special Tax B rates that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the Maximum Special Tax B that can be levied on property in each of the CFDs.

**Apportionment of Special Taxes**

Special Tax A

The amount of Special Tax A levied on each parcel in a given CFD each fiscal year will be determined by application of Section D of that RMA. Pursuant to this section, the Special Tax A will be levied as follows:

(1) First, the Special Tax A will be levied proportionately on each parcel of Developed Property up to 100% of the applicable Assigned Special Tax A, until the Special Tax A Requirement is satisfied.

(2) If additional monies are needed to satisfy the Special Tax A Requirement after the first step has been completed, then Special Tax A shall be levied proportionately on each parcel of Final Mapped Property up to 100% of the Maximum Special Tax A for Final Mapped Property.

(3) If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

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

(5) If additional monies are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Taxable Property Owner Association Property up to 100% of the Maximum Special Tax A for Taxable Property Owner Association Property.

(6) If additional monies are needed to satisfy the Special Tax A Requirement after the first five steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Taxable Public Property up to 100% of the Maximum Special Tax A for Taxable Public Property.

The actual Special Tax A rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

Special Tax B

The amount of Special Tax B levied on each parcel in each fiscal year will be determined by application of Section D of the applicable RMA. Pursuant to this section, the Special Tax B Requirement will be allocated by levying the special tax proportionately on each parcel or portion of each parcel of Developed Property up to 100% of the Maximum Special Tax B, until the Special Tax B Requirement is satisfied. The actual Special Tax B rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. Appendix E of this report shows the parcels and unpaid amounts from prior years that have been reported by the County as delinquent.

These delinquencies shall be collected through San Bernardino County's collection process. The Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of the fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 31**
**(Carriage House / Amberly Lane)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Detached | <2,101 | 30 | 30 | $2,282.00 per Unit | $2,979.00 per Unit | $2,129.90 per Unit | $63,897.00 |
| Single Family Detached | 2,101-2,400 | 0 | 0 | $2,424.00 per Unit | $2,979.00 per Unit | $2,262.44 per Unit | $0.00 |
| Single Family Detached | 2,401-2,700 | 37 | 37 | $2,849.00 per Unit | $2,979.00 per Unit | $2,659.11 per Unit | $98,387.07 |
| Single Family Detached | 2,701-3,000 | 0 | 0 | $2,960.00 per Unit | $2,979.00 per Unit | $2,762.71 per Unit | $0.00 |
| Single Family Detached | 3,001-3,300 | 45 | 45 | $3,116.00 per Unit | $3,116.00 per Unit | $2,908.32 per Unit | $130,874.40 |
| Single Family Detached | 3,301-3,600 | 5 | 5 | $3,285.00 per Unit | $3,285.00 per Unit | $3,066.05 per Unit | $15,330.25 |
| Single Family Detached | >3,600 | 26 | 26 | $3,670.00 per Unit | $3,670.00 per Unit | $3,425.39 per Unit | $89,060.14 |
| Other Residential Property | N/A | 0 | 0.00 | $25,379.00 per Acre | $25,379.00 per Acre | $23,687.47 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $25,379.00 per Acre | $25,379.00 per Acre | $23,687.47 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | N/A | $25,379.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | N/A | $25,379.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **143** | **143** | | | | **$397,548.86** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 31**
**(Carriage House / Amberly Lane)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 143 | 143 | $2,219.89 per Unit | $1,371.52 per Unit | $196,127.36 |
| Multiple Family | 0 | 0 | $1,924.32 per Unit | $1,188.90 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,613.35 per Unit | $996.78 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.4157 per Sq. Ft. | $0.2568 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$196,127.36** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 45**
**(Northpark and Countryside)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Property | <1,701 | 23 | 23 | $2,063.00 per Unit | $2,680.00 per Unit | $2,063.00 per Unit | $47,449.00 |
| Single Family Property | 1,701-1,900 | 42 | 42 | $2,216.00 per Unit | $2,680.00 per Unit | $2,216.00 per Unit | $93,072.00 |
| Single Family Property | 1,901-2,100 | 0 | 0 | $2,334.00 per Unit | $2,680.00 per Unit | $2,334.00 per Unit | $0.00 |
| Single Family Property | 2,101-2,300 | 0 | 0 | $2,513.00 per Unit | $2,680.00 per Unit | $2,513.00 per Unit | $0.00 |
| Single Family Property | 2,301-2,500 | 69 | 69 | $2,754.00 per Unit | $2,754.00 per Unit | $2,754.00 per Unit | $190,026.00 |
| Single Family Property | 2,501-2,700 | 18 | 18 | $2,879.00 per Unit | $2,879.00 per Unit | $2,879.00 per Unit | $51,822.00 |
| Single Family Property | 2,701-2,900 | 90 | 90 | $2,904.00 per Unit | $2,904.00 per Unit | $2,904.00 per Unit | $261,360.00 |
| Single Family Property | 2,901-3,100 | 0 | 0 | $3,234.00 per Unit | $3,234.00 per Unit | $3,234.00 per Unit | $0.00 |
| Single Family Property | >3,100 | 0 | 0 | $3,415.00 per Unit | $3,415.00 per Unit | $3,415.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0.00 | $25,989.00 per Acre | $25,989.00 per Acre | $25,989.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $25,989.00 per Acre | $25,989.00 per Acre | $25,989.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | N/A | $25,989.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | N/A | $25,989.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **242** | **242** | | | | **$643,729.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 45**
**(Northpark and Countryside)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 242 | 242 | $2,219.82 per Unit | $1,371.52 per Unit | $331,907.84 |
| Multiple Family | 0 | 0 | $1,924.21 per Unit | $1,188.88 per Unit | $0.00 |
| Gated Apartment Community | 0 | 0 | $1,613.54 per Unit | $996.93 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.4106 per Sq. Ft. | $0.2537 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$331,907.84** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 55**
**(Parklane)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Property | <2,301 | 0 | 0 | $2,784.00 per Unit | $3,294.00 per Unit | $2,784.00 per Unit | $0.00 |
| Single Family Property | 2,301-2,500 | 30 | 30 | $2,936.00 per Unit | $3,294.00 per Unit | $2,936.00 per Unit | $88,080.00 |
| Single Family Property | 2,501-2,700 | 87 | 87 | $3,078.00 per Unit | $3,294.00 per Unit | $3,078.00 per Unit | $267,786.00 |
| Single Family Property | 2,701-2,900 | 0 | 0 | $3,300.00 per Unit | $3,300.00 per Unit | $3,300.00 per Unit | $0.00 |
| Single Family Property | 2,901-3,100 | 34 | 34 | $3,478.00 per Unit | $3,478.00 per Unit | $3,478.00 per Unit | $118,252.00 |
| Single Family Property | 3,101-3,300 | 36 | 36 | $3,696.00 per Unit | $3,696.00 per Unit | $3,696.00 per Unit | $133,056.00 |
| Single Family Property | 3,301-3,500 | 39 | 39 | $3,880.00 per Unit | $3,880.00 per Unit | $3,880.00 per Unit | $151,320.00 |
| Single Family Property | >3,500 | 0 | 0 | $4,000.00 per Unit | $4,000.00 per Unit | $4,000.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0.00 | $30,531.00 per Acre | $30,531.00 per Acre | $30,531.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $30,531.00 per Acre | $30,531.00 per Acre | $30,531.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | N/A | $30,531.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | N/A | $30,531.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **226** | **226** | | | | **$758,494.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 55**
**(Parklane)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 226 | 226 | $1,426.38 per Unit | $1,371.52 per Unit | $309,963.52 |
| Multiple Family | 0 | 0 | $1,236.46 per Unit | $1,188.90 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.51 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2657 per Sq. Ft. | $0.2555 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$309,963.52** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 56**
**(Parkside/La Avenida)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Tax Zone 1 Developed Property: | | | | | | | |
| Single Family Property | <1,801 | 0 | 0 | $2,758.00 per Unit | $3,009.00 per Unit | $2,758.00 per Unit | $0.00 |
| Single Family Property | 1,801-1,900 | 0 | 0 | $2,845.00 per Unit | $3,009.00 per Unit | $2,845.00 per Unit | $0.00 |
| Single Family Property | 1,901-2,000 | 33 | 33 | $2,868.00 per Unit | $3,009.00 per Unit | $2,868.00 per Unit | $94,644.00 |
| Single Family Property | 2,001-2,100 | 30 | 30 | $2,935.00 per Unit | $3,009.00 per Unit | $2,935.00 per Unit | $88,050.00 |
| Single Family Property | 2,101-2,200 | 0 | 0 | $3,066.00 per Unit | $3,066.00 per Unit | $3,066.00 per Unit | $0.00 |
| Single Family Property | 2,201-2,300 | 0 | 0 | $3,102.00 per Unit | $3,102.00 per Unit | $3,102.00 per Unit | $0.00 |
| Single Family Property | 2,301-2,400 | 43 | 43 | $3,169.00 per Unit | $3,169.00 per Unit | $3,169.00 per Unit | $136,267.00 |
| Single Family Property | 2,401-2,500 | 0 | 0 | $3,255.00 per Unit | $3,255.00 per Unit | $3,255.00 per Unit | $0.00 |
| Single Family Property | >2,500 | 0 | 0 | $3,349.00 per Unit | $3,349.00 per Unit | $3,349.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0.00 | $48,482.00 per Acre | $48,482.00 per Acre | $48,482.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0.00 | $48,482.00 per Acre | $48,482.00 per Acre | $48,482.00 per Acre | $0.00 |
| Tax Zone 2 Developed Property: | | | | | | | |
| Single Family Property | <901 | 0 | 0 | $2,184.00 per Unit | $3,171.00 per Unit | $2,184.00 per Unit | $0.00 |
| Single Family Property | 901-1,000 | 0 | 0 | $2,371.00 per Unit | $3,171.00 per Unit | $2,371.00 per Unit | $0.00 |
| Single Family Property | 1,001-1,100 | 129 | 129 | $2,542.00 per Unit | $3,171.00 per Unit | $2,542.00 per Unit | $327,918.00 |
| Single Family Property | 1,101-1,200 | 30 | 30 | $2,693.00 per Unit | $3,171.00 per Unit | $2,693.00 per Unit | $80,790.00 |
| Single Family Property | 1,201-1,300 | 17 | 17 | $2,924.00 per Unit | $3,171.00 per Unit | $2,924.00 per Unit | $49,708.00 |
| Single Family Property | 1,301-1,400 | 42 | 42 | $3,175.00 per Unit | $3,175.00 per Unit | $3,175.00 per Unit | $133,350.00 |
| Single Family Property | 1,401-1,500 | 28 | 28 | $3,283.00 per Unit | $3,283.00 per Unit | $3,283.00 per Unit | $91,924.00 |
| Single Family Property | 1,501-1,600 | 105 | 105 | $3,340.00 per Unit | $3,340.00 per Unit | $3,340.00 per Unit | $350,700.00 |
| Single Family Property | 1,601-1,700 | 74 | 74 | $3,436.00 per Unit | $3,436.00 per Unit | $3,436.00 per Unit | $254,264.00 |
| Single Family Property | 1,701-1,800 | 43 | 43 | $3,561.00 per Unit | $3,561.00 per Unit | $3,561.00 per Unit | $153,123.00 |
| Single Family Property | 1,801-1,900 | 48 | 48 | $3,778.00 per Unit | $3,778.00 per Unit | $3,778.00 per Unit | $181,344.00 |
| Single Family Property | 1,901-2,000 | 0 | 0 | $4,055.00 per Unit | $4,055.00 per Unit | $4,055.00 per Unit | $0.00 |
| Single Family Property | >2,000 | 0 | 0 | $4,192.00 per Unit | $4,192.00 per Unit | $4,192.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0.00 | $76,571.00 per Acre | $76,571.00 per Acre | $76,571.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $76,571.00 per Acre | $76,571.00 per Acre | $76,571.00 per Acre | $0.00 |
| Tax Zone 3 Developed Property: | | | | | | | |
| Single Family Detached Property | <1,101 | 0 | 0 | $2,508.00 per Unit | $3,478.00 per Unit | $2,508.00 per Unit | $0.00 |
| Single Family Detached Property | 1,101-1,300 | 0 | 0 | $2,694.00 per Unit | $3,478.00 per Unit | $2,694.00 per Unit | $0.00 |
| Single Family Detached Property | 1,301-1,500 | 20 | 20 | $3,301.00 per Unit | $3,478.00 per Unit | $3,301.00 per Unit | $66,020.00 |
| Single Family Detached Property | 1,501-1,700 | 3 | 3 | $3,306.00 per Unit | $3,478.00 per Unit | $3,306.00 per Unit | $9,918.00 |
| Single Family Detached Property | 1,701-1,900 | 32 | 32 | $3,620.00 per Unit | $3,620.00 per Unit | $3,620.00 per Unit | $115,840.00 |
| Single Family Detached Property | 1,900-2,100 | 0 | 0 | $4,013.00 per Unit | $4,013.00 per Unit | $4,013.00 per Unit | $0.00 |
| Single Family Detached Property | >2,100 | 0 | 0 | $4,357.00 per Unit | $4,357.00 per Unit | $4,357.00 per Unit | $0.00 |
| Single Family Attached Property | <1,301 | 0 | 0 | $2,716.00 per Unit | $3,478.00 per Unit | $2,716.00 per Unit | $0.00 |
| Single Family Attached Property | 1,301-1,500 | 0 | 0 | $2,880.00 per Unit | $3,478.00 per Unit | $2,880.00 per Unit | $0.00 |
| Single Family Attached Property | 1,501-1,700 | 18 | 18 | $3,452.00 per Unit | $3,478.00 per Unit | $3,452.00 per Unit | $62,136.00 |
| Single Family Attached Property | 1,701-1,900 | 0 | 0 | $3,554.00 per Unit | $3,554.00 per Unit | $3,554.00 per Unit | $0.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $3,885.00 per Unit | $3,885.00 per Unit | $3,885.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0.00 | $125,970.00 per Acre | $125,970.00 per Acre | $125,970.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0.00 | $125,970.00 per Acre | $125,970.00 per Acre | $125,970.00 per Acre | $0.00 |
| Tax Zone 1 Final Mapped Property | | 0 | 0.00 | N/A | $48,482.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Final Mapped Property | | 23 | 1.42 | N/A | $76,571.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 3 Final Mapped Property | | 0 | 0.00 | N/A | $125,970.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 1 Undeveloped Property | | 0 | 0.00 | N/A | $48,482.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Undeveloped Property | | 0 | 0.00 | N/A | $76,571.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 3 Undeveloped Property | | 0 | 0.00 | N/A | $125,970.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **695** | **695** | | | | **$2,195,996.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 56**
**(Parkside/La Avenida)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Tax Zone 2 Developed Property Land Use (1) | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 516 | 516 | $1,426.38 per Unit | $1,371.52 per Unit | $707,704.32 |
| Multiple Family | 0 | 0 | $1,236.12 per Unit | $1,188.58 per Unit | $0.00 |
| Gated Community Attached | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (2) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$707,704.32** |

(1) Special Tax B can only be levied on Tax Zone 2.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 57**
**(Neuhouse)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $3,323.00 per Unit | $3,737.00 per Unit | $3,323.00 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,900 | 25 | 25 | $3,505.00 per Unit | $3,737.00 per Unit | $3,505.00 per Unit | $87,625.00 |
| Single Family Detached Property | 1,901-2,100 | 25 | 25 | $3,670.00 per Unit | $3,737.00 per Unit | $3,670.00 per Unit | $91,750.00 |
| Single Family Detached Property | 2,101-2,300 | 50 | 50 | $3,887.00 per Unit | $3,887.00 per Unit | $3,887.00 per Unit | $194,350.00 |
| Single Family Detached Property | >2,300 | 0 | 0 | $4,043.00 per Unit | $4,043.00 per Unit | $4,043.00 per Unit | $0.00 |
| Single Family Attached Property | <801 | 0 | 0 | $1,675.00 per Unit | $2,633.00 per Unit | $1,675.00 per Unit | $0.00 |
| Single Family Attached Property | 801-1,000 | 20 | 20 | $1,744.00 per Unit | $2,633.00 per Unit | $1,744.00 per Unit | $34,880.00 |
| Single Family Attached Property | 1,001-1,200 | 40 | 40 | $2,227.00 per Unit | $2,633.00 per Unit | $2,227.00 per Unit | $89,080.00 |
| Single Family Attached Property | 1,201-1,400 | 38 | 38 | $2,567.00 per Unit | $2,633.00 per Unit | $2,567.00 per Unit | $97,546.00 |
| Single Family Attached Property | 1,401-1,600 | 98 | 98 | $2,847.00 per Unit | $2,847.00 per Unit | $2,847.00 per Unit | $279,006.00 |
| Single Family Attached Property | 1,601-1,800 | 38 | 38 | $3,049.00 per Unit | $3,049.00 per Unit | $3,049.00 per Unit | $115,862.00 |
| Single Family Attached Property | >1,800 | 0 | 0 | $3,313.00 per Unit | $3,313.00 per Unit | $3,313.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0 | $64,314.00 per Acre | $64,314.00 per Acre | $64,314.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0 | $64,314.00 per Acre | $64,314.00 per Acre | $64,314.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0 | N/A | $64,314.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0 | N/A | $64,314.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **334** | **334** | | | | **$990,099.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 57**
**(Neuhouse)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 100 | 100 | $1,426.38 per Unit | $1,371.52 per Unit | $137,152.00 |
| Multiple Family | 234 | 234 | $1,236.12 per Unit | $1,188.58 per Unit | $278,127.72 |
| Gated Community Attached | 0 | 0 | $1,036.62 per Unit | $996.75 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Acre | $0.2501 per Acre | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$415,279.72** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 64**
**(Sunset Ranch)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Tax Zone 1 Developed Property: | | | | | | | |
| Single Family Property | <1,101 | 0 | 0 | $3,179.00 per Unit | $4,359.00 per Unit | $3,179.00 per Unit | $0.00 |
| Single Family Property | 1,101-1,300 | 29 | 29 | $3,338.00 per Unit | $4,359.00 per Unit | $3,338.00 per Unit | $96,802.00 |
| Single Family Property | 1,301-1,500 | 56 | 56 | $3,539.00 per Unit | $4,359.00 per Unit | $3,539.00 per Unit | $198,184.00 |
| Single Family Property | 1,501-1,700 | 118 | 118 | $3,872.00 per Unit | $4,359.00 per Unit | $3,872.00 per Unit | $456,896.00 |
| Single Family Property | 1,701-1,900 | 59 | 59 | $4,288.00 per Unit | $4,359.00 per Unit | $4,288.00 per Unit | $252,992.00 |
| Single Family Property | 1,901-2,100 | 0 | 0 | $4,493.00 per Unit | $4,493.00 per Unit | $4,493.00 per Unit | $0.00 |
| Single Family Property | 2,101-2,300 | 57 | 57 | $5,131.00 per Unit | $5,131.00 per Unit | $5,131.00 per Unit | $292,467.00 |
| Single Family Property | 2,301-2,500 | 39 | 39 | $5,148.00 per Unit | $5,148.00 per Unit | $5,148.00 per Unit | $200,772.00 |
| Single Family Property | 2,501-2,700 | 37 | 37 | $5,179.00 per Unit | $5,179.00 per Unit | $5,179.00 per Unit | $191,623.00 |
| Single Family Property | 2,701-2,900 | 37 | 37 | $5,224.00 per Unit | $5,224.00 per Unit | $5,224.00 per Unit | $193,288.00 |
| Single Family Property | >2,900 | 0 | 0 | $5,243.00 per Unit | $5,243.00 per Unit | $5,243.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0 | $75,682.00 per Acre | $75,682.00 per Acre | $75,682.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0 | $75,682.00 per Acre | $75,682.00 per Acre | $75,682.00 per Acre | $0.00 |
| Tax Zone 2 Developed Property: | | | | | | | |
| Single Family Property | <2,301 | 0 | 0 | $4,345.00 per Unit | $4,398.00 per Unit | $4,345.00 per Unit | $0.00 |
| Single Family Property | 2,301-2,500 | 9 | 9 | $4,362.00 per Unit | $4,398.00 per Unit | $4,362.00 per Unit | $39,258.00 |
| Single Family Property | 2,501-2,700 | 13 | 13 | $4,393.00 per Unit | $4,398.00 per Unit | $4,393.00 per Unit | $57,109.00 |
| Single Family Property | 2,701-2,900 | 14 | 14 | $4,438.00 per Unit | $4,438.00 per Unit | $4,438.00 per Unit | $62,132.00 |
| Single Family Property | >2,900 | 0 | 0 | $4,457.00 per Unit | $4,457.00 per Unit | $4,457.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0 | $44,309.00 per Acre | $44,309.00 per Acre | $44,309.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0 | $44,309.00 per Acre | $44,309.00 per Acre | $44,309.00 per Acre | $0.00 |
| Tax Zone 1 Final Mapped Property | | 0 | 0.00 | N/A | $75,682.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Final Mapped Property | | 0 | 0.00 | N/A | $44,309.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 1 Undeveloped Property | | 0 | 0.00 | N/A | $75,682.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Undeveloped Property | | 0 | 0.00 | N/A | $44,309.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **468** | **468** | | | | **$2,041,523.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 64**
**(Sunset Ranch)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 149 | 149 | $1,426.38 per Unit | $1,371.52 per Unit | $204,356.48 |
| Multiple Family | 319 | 319 | $1,236.43 per Unit | $1,188.88 per Unit | $379,252.72 |
| Gated Community Attached | 0 | 0 | $1,036.80 per Unit | $996.93 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.263794 per Sq. Ft. | $0.253649 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$583,609.20** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 71**
**(Neuhouse Phase 2)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Tax Zone 1 Developed Property: | | | | | | | |
| Single Family Property | <901 | 0 | 0 | $2,361.00 per Unit | $3,128.00 per Unit | $2,361.00 per Unit | $0.00 |
| Single Family Property | 901-1,050 | 20 | 20 | $2,588.00 per Unit | $3,128.00 per Unit | $2,588.00 per Unit | $51,760.00 |
| Single Family Property | 1,051-1,200 | 40 | 40 | $2,847.00 per Unit | $3,128.00 per Unit | $2,847.00 per Unit | $113,880.00 |
| Single Family Property | 1,201-1,350 | 0 | 0 | $3,196.00 per Unit | $3,196.00 per Unit | $3,196.00 per Unit | $0.00 |
| Single Family Property | 1,351-1,500 | 40 | 40 | $3,476.00 per Unit | $3,476.00 per Unit | $3,476.00 per Unit | $139,040.00 |
| Single Family Property | 1,501-1,650 | 20 | 20 | $3,531.00 per Unit | $3,531.00 per Unit | $3,531.00 per Unit | $70,620.00 |
| Single Family Property | >1,650 | 0 | 0 | $3,698.00 per Unit | $3,698.00 per Unit | $3,698.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0 | $81,631.00 per Acre | $81,631.00 per Acre | $81,631.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0 | $81,631.00 per Acre | $81,631.00 per Acre | $81,631.00 per Acre | $0.00 |
| Tax Zone 2 Developed Property: | | | | | | | |
| Single Family Property | <1,101 | 0 | 0 | $1,892.00 per Unit | $4,139.00 per Unit | $1,892.00 per Unit | $0.00 |
| Single Family Property | 1,101-1,300 | 30 | 30 | $2,853.00 per Unit | $4,139.00 per Unit | $2,853.00 per Unit | $85,590.00 |
| Single Family Property | 1,301-1,500 | 30 | 30 | $3,421.00 per Unit | $4,139.00 per Unit | $3,421.00 per Unit | $102,630.00 |
| Single Family Property | 1,501-1,700 | 30 | 30 | $3,890.00 per Unit | $4,139.00 per Unit | $3,890.00 per Unit | $116,700.00 |
| Single Family Property | 1,701-1,900 | 0 | 0 | $4,189.00 per Unit | $4,189.00 per Unit | $4,189.00 per Unit | $0.00 |
| Single Family Property | 1,901-2,100 | 21 | 21 | $4,632.00 per Unit | $4,632.00 per Unit | $4,632.00 per Unit | $97,272.00 |
| Single Family Property | 2,101-2,300 | 37 | 37 | $4,788.00 per Unit | $4,788.00 per Unit | $4,788.00 per Unit | $177,156.00 |
| Single Family Property | 2,301-2,500 | 37 | 37 | $5,161.00 per Unit | $5,161.00 per Unit | $5,161.00 per Unit | $190,957.00 |
| Single Family Property | >2,500 | 0 | 0 | $5,540.00 per Unit | $5,540.00 per Unit | $5,540.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0 | $78,018.00 per Acre | $78,018.00 per Acre | $78,018.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0 | $78,018.00 per Acre | $78,018.00 per Acre | $78,018.00 per Acre | $0.00 |
| Tax Zone 1 Final Mapped Property | | 24 | 1.01 | N/A | $96,400.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Final Mapped Property | | 0 | 0.24 | N/A | $86,658.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 1 Undeveloped Property | | 0 | 0.00 | N/A | $96,400.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Undeveloped Property | | 0 | 0.00 | N/A | $86,658.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **305** | **305** | | | | **$1,145,605.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 71**
**(Neuhouse Phase 2)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 95 | 95 | $1,426.39 per Unit | $1,371.52 per Unit | $130,294.40 |
| Multiple Family | 210 | 210 | $1,236.44 per Unit | $1,188.88 per Unit | $249,664.80 |
| Gated Community Attached | 0 | 0 | $1,036.81 per Unit | $996.93 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.26011 per Sq. Ft. | $0.25011 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$379,959.20** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 31**
**(Carriage House / Amberly Lane)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $88,671.25 |
| Interest Due September 1, 2027 | $88,671.25 |
| Principal Due September 1, 2027 | $130,000.00 |
| Total Debt Service | $307,342.50 |
| | |
| Administrative Costs | |
| District Administration | $72,671.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $81,671.00 |
| | |
| Direct Funding of Facilities | $8,535.47 |
| | |
| Rounding Adjustment | ($0.11) |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$397,548.86** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $170,902.36 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$196,127.36** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 45**
**(Northpark and Countryside)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $151,025.00 |
| Interest Due September 1, 2027 | $151,025.00 |
| Principal Due September 1, 2027 | $200,000.00 |
| Total Debt Service | $502,050.00 |
| | |
| Administrative Costs | |
| District Administration | $80,244.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $52,435.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$643,729.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $306,683.50 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | ($0.66) |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$331,907.84** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 55**
**(Parklane)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $221,625.00 |
| Interest Due September 1, 2027 | $221,625.00 |
| Principal Due September 1, 2027 | $160,000.00 |
| Total Debt Service | $603,250.00 |
| | |
| Administrative Costs | |
| District Administration | $80,244.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $66,000.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$758,494.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $284,738.50 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.02 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$309,963.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 56**
**(Parkside/La Avenida)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $489,906.25 |
| Interest Due September 1, 2027 | $489,906.25 |
| Principal Due September 1, 2027 | $330,000.00 |
| Total Debt Service | $1,309,812.50 |
| | |
| Administrative Costs | |
| District Administration | $80,244.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $796,939.50 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$2,195,996.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $682,479.32 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$707,704.32** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 57**
**(Neuhouse)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $284,050.00 |
| Interest Due September 1, 2027 | $284,050.00 |
| Principal Due September 1, 2027 | $250,000.00 |
| Total Debt Service | $818,100.00 |
| | |
| Administrative Costs | |
| District Administration | $80,244.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $82,755.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$990,099.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $390,054.72 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$415,279.72** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 64**
**(Sunset Ranch)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $670,750.00 |
| Interest Due September 1, 2027 | $670,750.00 |
| Principal Due September 1, 2027 | $430,000.00 |
| Total Debt Service | $1,771,500.00 |
| | |
| Administrative Costs | |
| District Administration | $80,244.00 |
| Tax Consultant/Professional Services | $9,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $180,779.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$2,041,523.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $558,383.00 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $1.20 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$583,609.20** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 71**
**(Neuhouse Phase 2)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $382,393.75 |
| Interest Due September 1, 2027 | $382,393.75 |
| Principal Due September 1, 2027 | $275,000.00 |
| Total Debt Service | $1,039,787.50 |
| | |
| Administrative Costs | |
| District Administration | $88,211.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $96,211.00 |
| | |
| Direct Funding of Facilities | $9,606.50 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$1,145,605.00** |

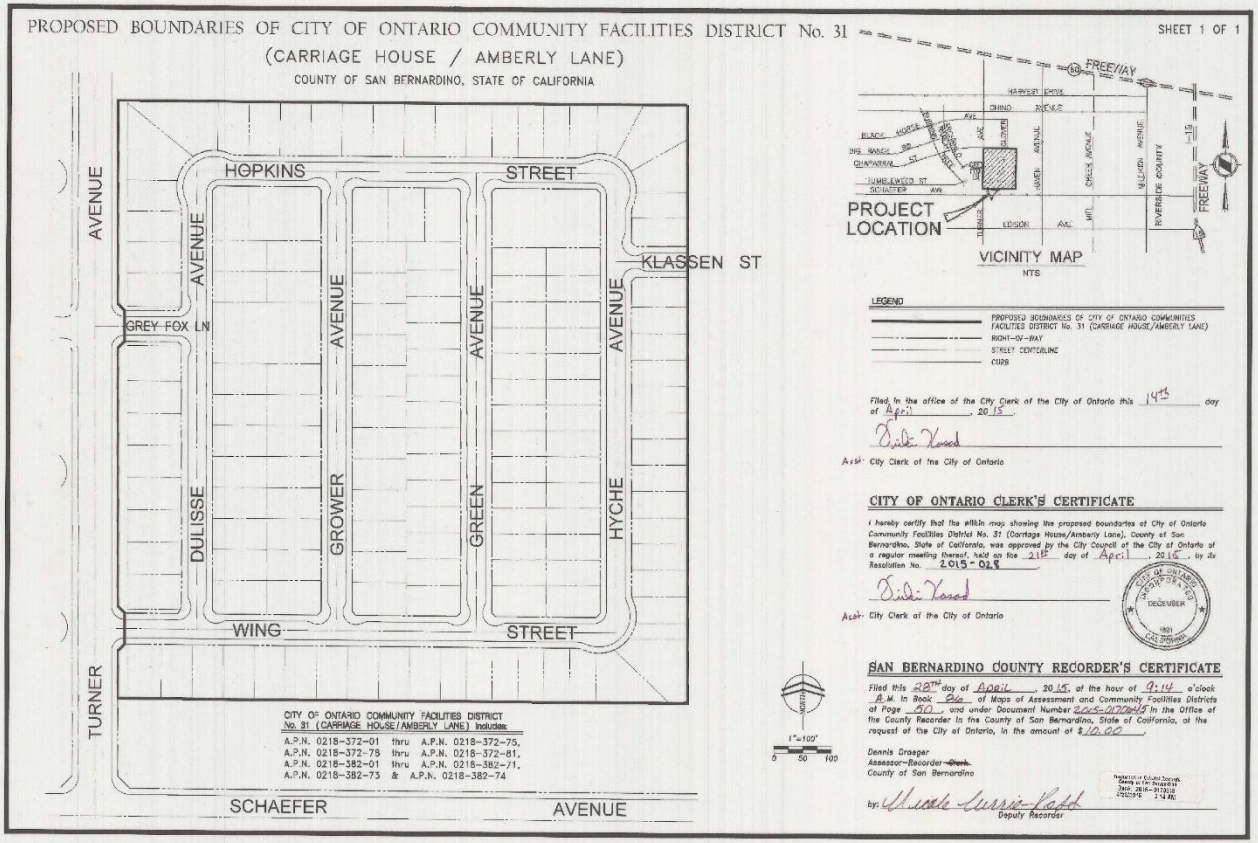
**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $354,734.20 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$379,959.20** |

*Goodwin Consulting Group, Inc.*

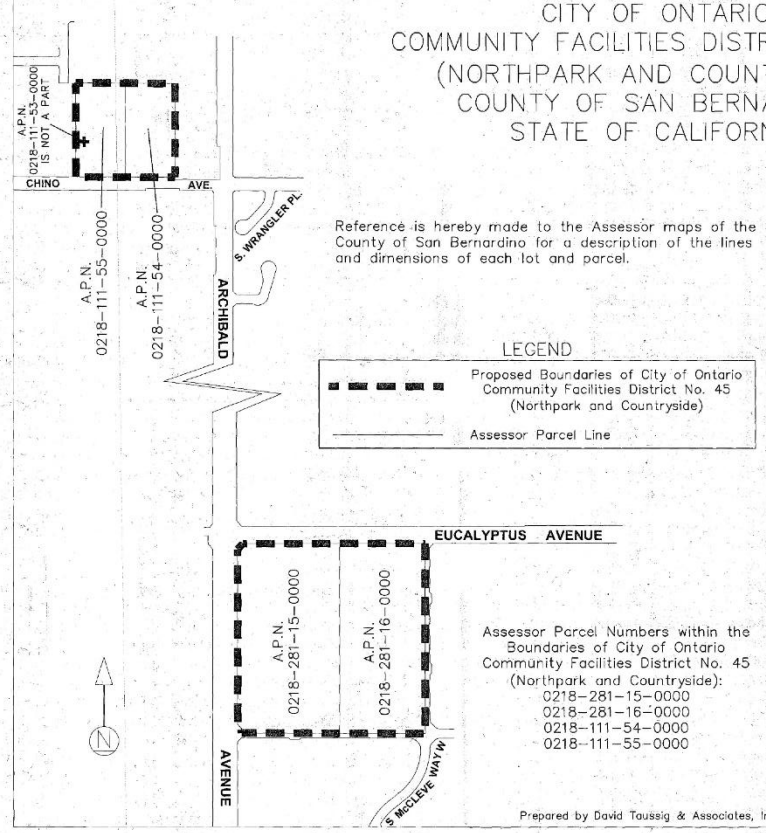
# APPENDIX C

*Boundary Maps of Community Facilities Districts*


PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT No. 31
(CARRIAGE HOUSE / AMBERLY LANE)
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
SHEET 1 OF 1
HOPKINS
STREET
KLASSEN ST
GREY FOX LN
WING
STREET
SCHAEFER
AVENUE
TURNER
AVENUE
DULISSE
GROWER
GREEN
HYCHE
CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT No. 31 (CARRIAGE HOUSE/AMBERLY LANE) Includes:
A.P.N. 0218-372-01 thru A.P.N. 0218-372-75,
A.P.N. 0218-372-78 thru A.P.N. 0218-372-81,
A.P.N. 0218-382-01 thru A.P.N. 0218-382-71,
A.P.N. 0218-382-73 & A.P.N. 0218-382-74
1"=100'
0 50 100
FREEWAY
PROJECT LOCATION
VICINITY MAP
NTS
LEGEND
PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITIES FACILITIES DISTRICT No. 31 (CARRIAGE HOUSE/AMBERLY LANE)
RIGHT-OF-WAY
STREET CENTERLINE
CURB
Filed in the office of the City Clerk of the City of Ontario this 14th day of April, 2015.
Asst. City Clerk of the City of Ontario
CITY OF ONTARIO CLERK'S CERTIFICATE
I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 31 (Carriage House/Amberly Lane), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 21st day of April, 2015, by its Resolution No. 2015-028
Asst. City Clerk of the City of Ontario
SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE
Filed this 22nd day of April, 2015, at the hour of 9:14 o'clock A.M. in Book 86 of Maps of Assessment and Community Facilities Districts at Page 50, and under Document Number 2015-0170415 in the Office of the County Recorder in the County of San Bernardino, State of California, at the request of the City of Ontario, in the amount of $10.00
Dennis Draeger
Assessor-Recorder-Clerk
County of San Bernardino
by: Deputy Recorder

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 45 (NORTHPARK AND COUNTRYSIDE) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 45 (Northpark and Countryside)
- Assessor Parcel Line

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 45 (Northpark and Countryside):
0218-281-15-0000
0218-281-16-0000
0218-111-54-0000
0218-111-55-0000

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of May, 2018.

Sheila Mautz, Assistant City Clerk for:
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 45 (Northpark and Countryside), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 15th day of May, 2018, by its Resolution No. 2018-041.

Sheila Mautz, Assistant City Clerk for:
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018-0184659, this 22nd day of MAY, 2018, at 10:45 A.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 90, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $9.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

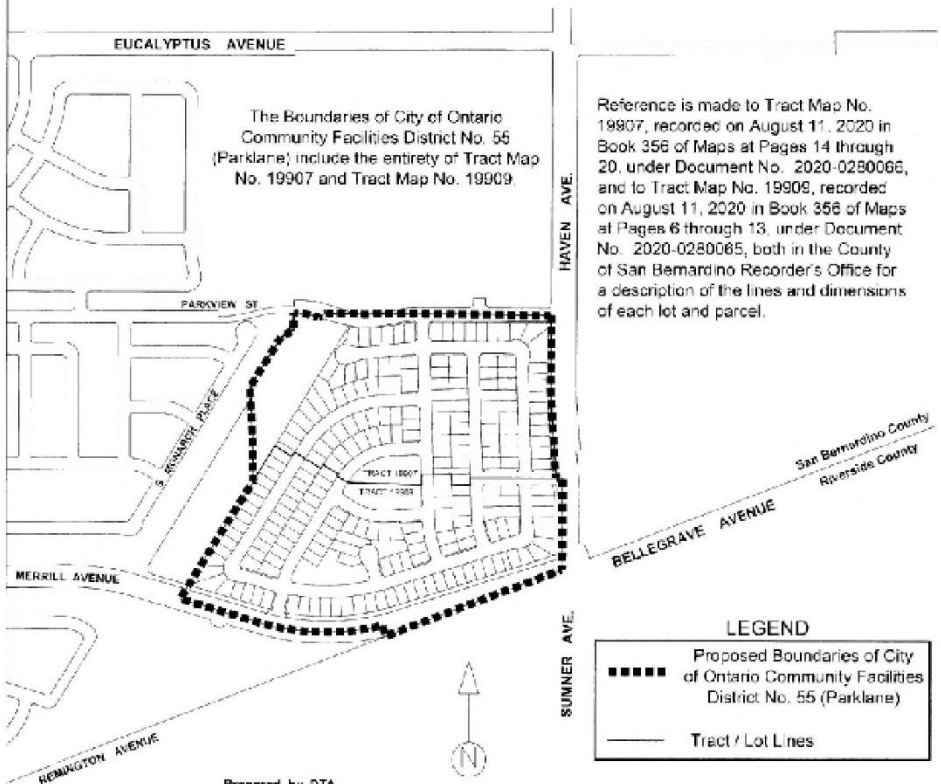
By: Susan Garcia
Deputy Recorder

Recorded in Official Records, County of San Bernardino 5/22/2018 10:45 AM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 55 (PARKLANE) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

2020-0446249
Bob Dutton
San Bernardino Assessor-Recorder-County
CONFORMED COPY
Copy of document recorded.
This not been compared with original.




The Boundaries of City of Ontario Community Facilities District No. 55 (Parklane) include the entirety of Tract Map No. 19907 and Tract Map No. 19909.

Reference is made to Tract Map No. 19907, recorded on August 11, 2020 in Book 356 of Maps at Pages 14 through 20, under Document No. 2020-0280066, and to Tract Map No. 19909, recorded on August 11, 2020 in Book 356 of Maps at Pages 6 through 13, under Document No. 2020-0280065, both in the County of San Bernardino Recorder's Office for a description of the lines and dimensions of each lot and parcel.

LEGEND

- ■■■■■ Proposed Boundaries of City of Ontario Community Facilities District No. 55 (Parklane)
- —— Tract / Lot Lines

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 3rd day of November, 2020.

Karen M. Morrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 55 (Parklane), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 3rd day of November, 2020, by its Resolution No. 2020-181.

Karen M. Morrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020-0446249, this 10th day of November, 2020, at 2:35 p.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 40, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: [signature]

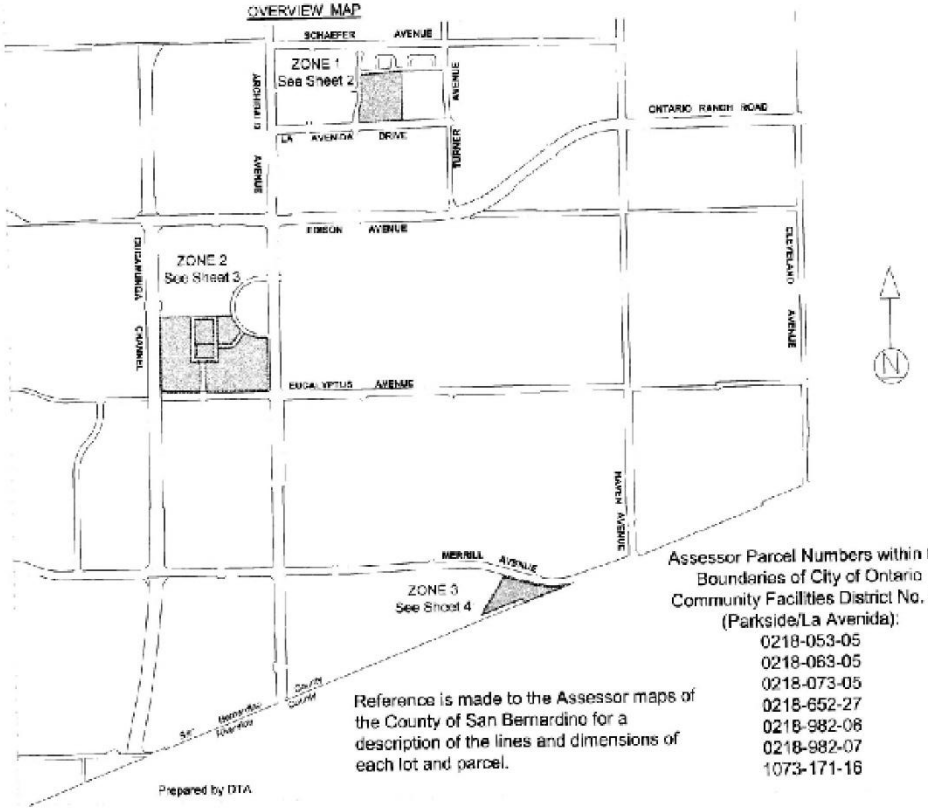
Deputy Recorder

SHEET 1 OF 4

Conformed Copy

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 56 (PARKSIDE/LA AVENIDA) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

OVERVIEW MAP




Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 56 (Parkside/La Avenida):

0218-053-05
0218-063-05
0218-073-05
0218-652-27
0218-982-06
0218-982-07
1073-171-16

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of November, 2021.

Karen Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 56 (Parkside/La Avenida), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of November, 2021, by its Resolution No. 2021-171.

Karen Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2021-0522240, this 18th day of Nov, 2021, at 10:56 a.m., in Book 89 of Maps of Assessment and Community Facilities Districts at pages 97-100, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 23.00.

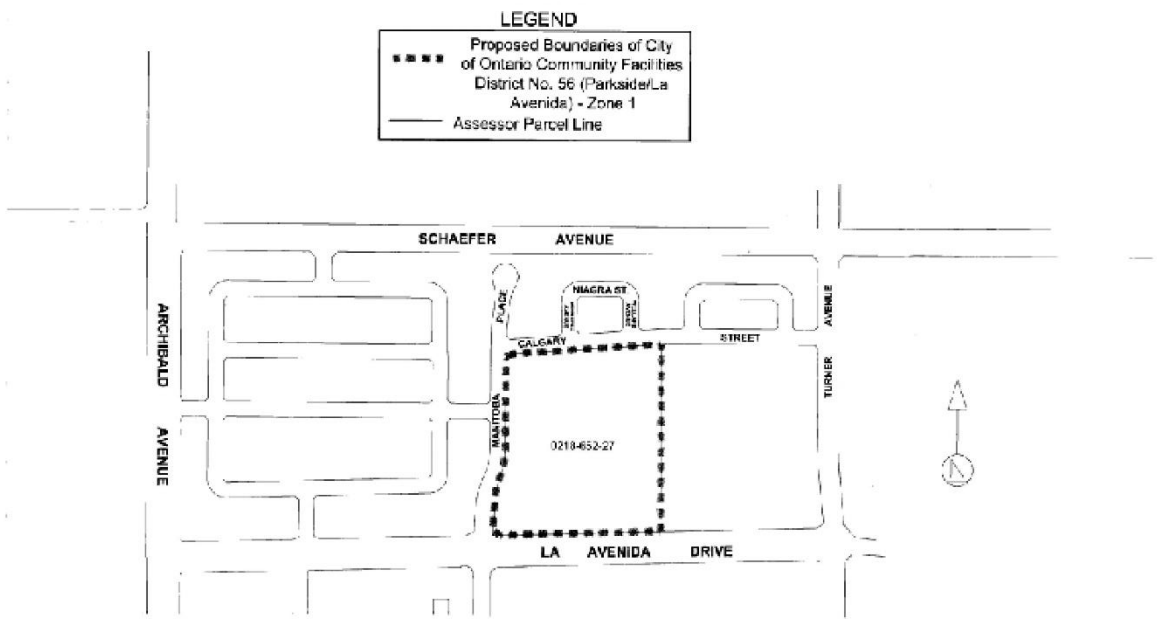
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

SHEET 2 OF 4

# PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 56
# (PARKSIDE/LA AVENIDA)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA

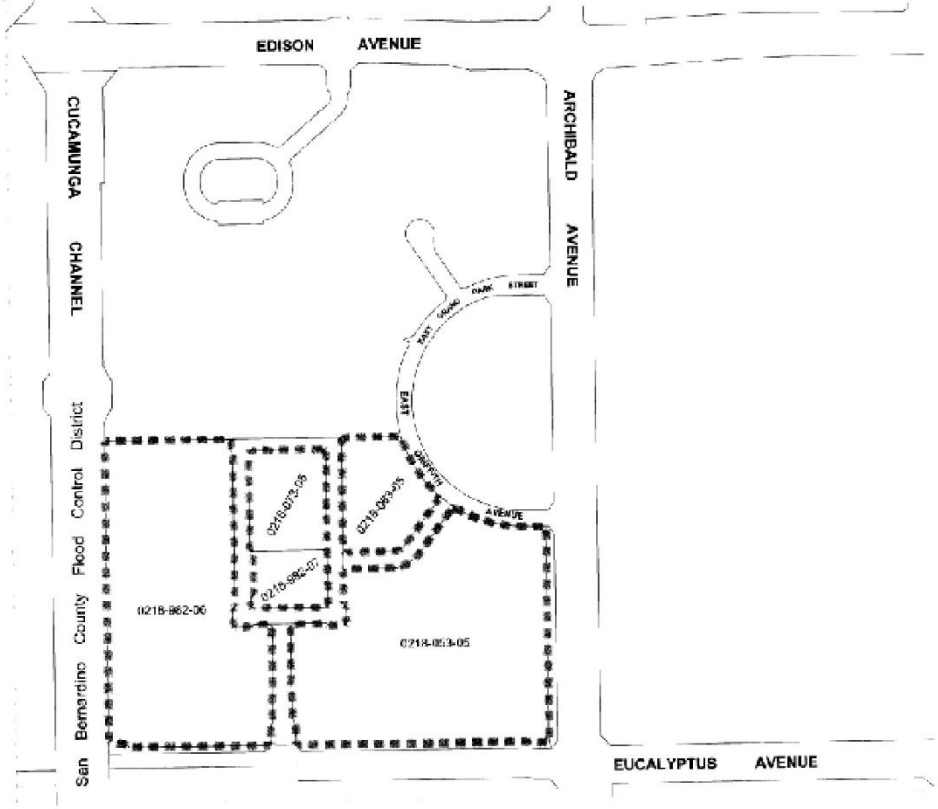
## ZONE 1




Prepared by OTA

SHEET 3 OF 4

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 56 (PARKSIDE/LA AVENIDA) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




## ZONE 2

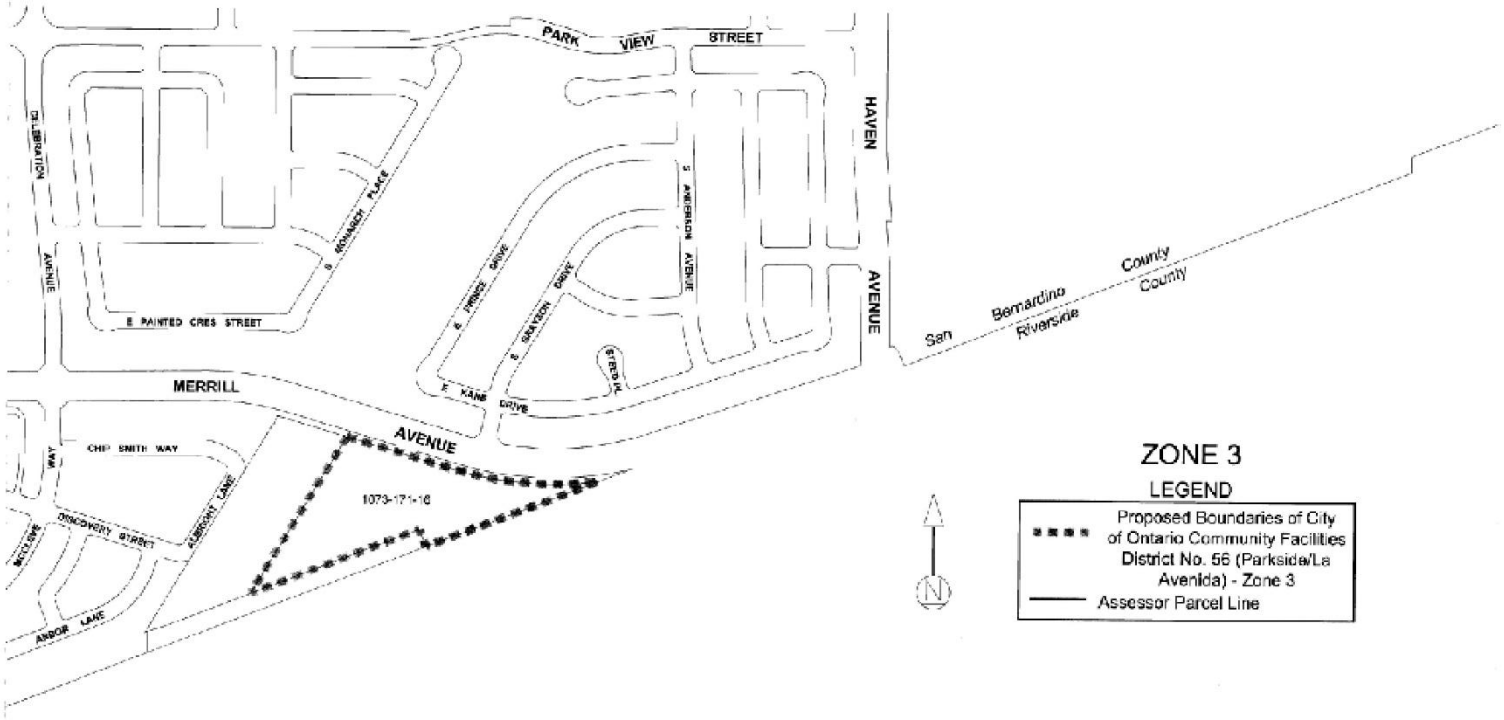
LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 56 (Parkside/La Avenida) - Zone 2
- Assessor Parcel Line

Prepared by DTA

SHEET 4 OF 4

# PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 56
# (PARKSIDE/LA AVENIDA)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA

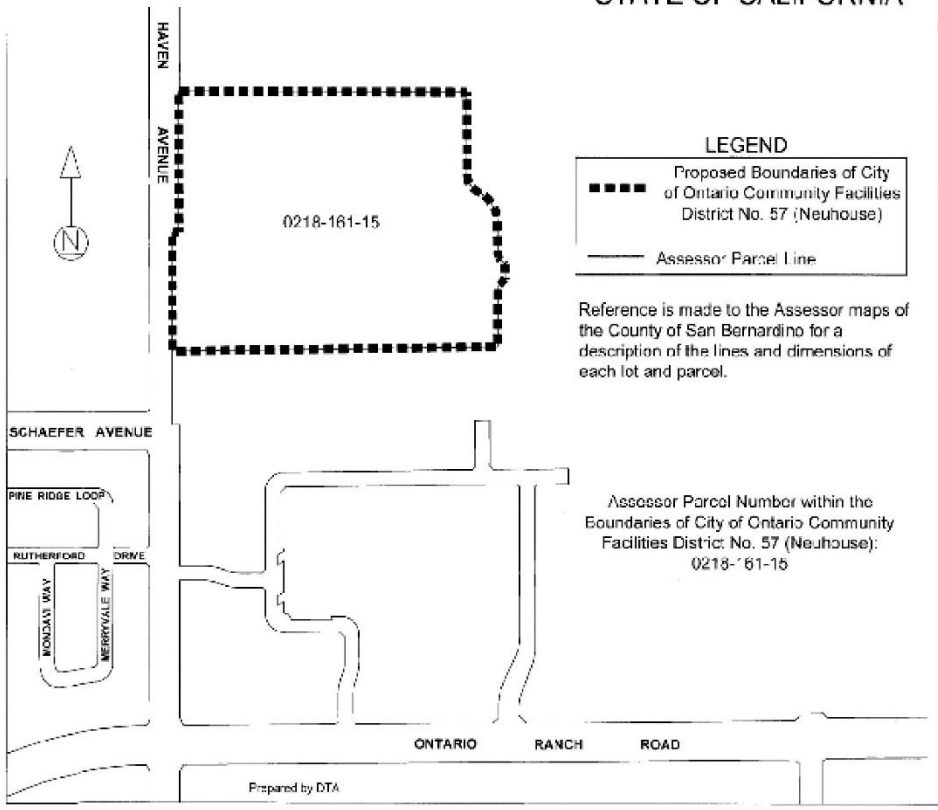



Prepared by EPA

INFORMED COPY

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 57 (NEUHOUSE) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 57 (Neuhouse)
- Assessor Parcel Line

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Number within the Boundaries of City of Ontario Community Facilities District No. 57 (Neuhouse):
0218-161-15

(1) Filed in the office of the Clerk of the City of Ontario this 6th day of October, 2020.

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 57 (Neuhouse), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 6th day of October, 2020, by its Resolution No. 2020-167.

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

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020-0390238, this 13 day of October, 2020 at 8:57 A.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 35, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 9.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

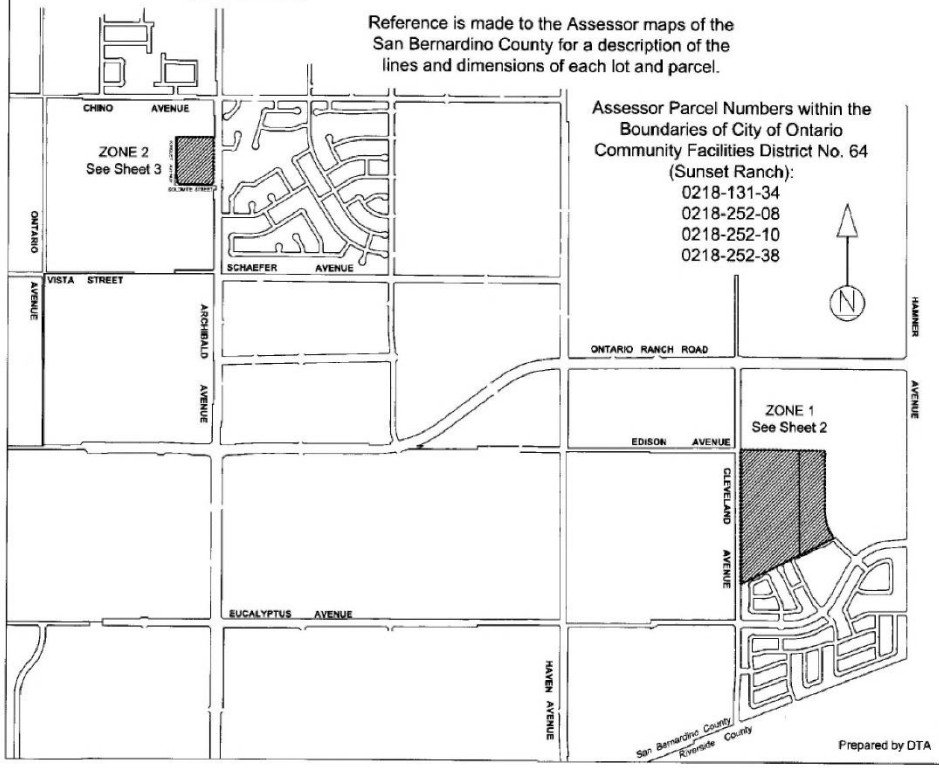
By _____
Deputy Recorder

CONFORMED COPY

SHEET 1 OF 3

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 64 (SUNSET RANCH) SAN BERNARDINO COUNTY STATE OF CALIFORNIA

OVERVIEW MAP




Reference is made to the Assessor maps of the San Bernardino County for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 64 (Sunset Ranch):
0218-131-34
0218-252-08
0218-252-10
0218-252-38

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of March, 2023.

Karen Harrison, Deputy City Clerk
~~for~~ Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 64 (Sunset Ranch), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of March, 2023, by its Resolution No. 2023-013.

Karen Harrison, Deputy City Clerk
~~for~~ Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

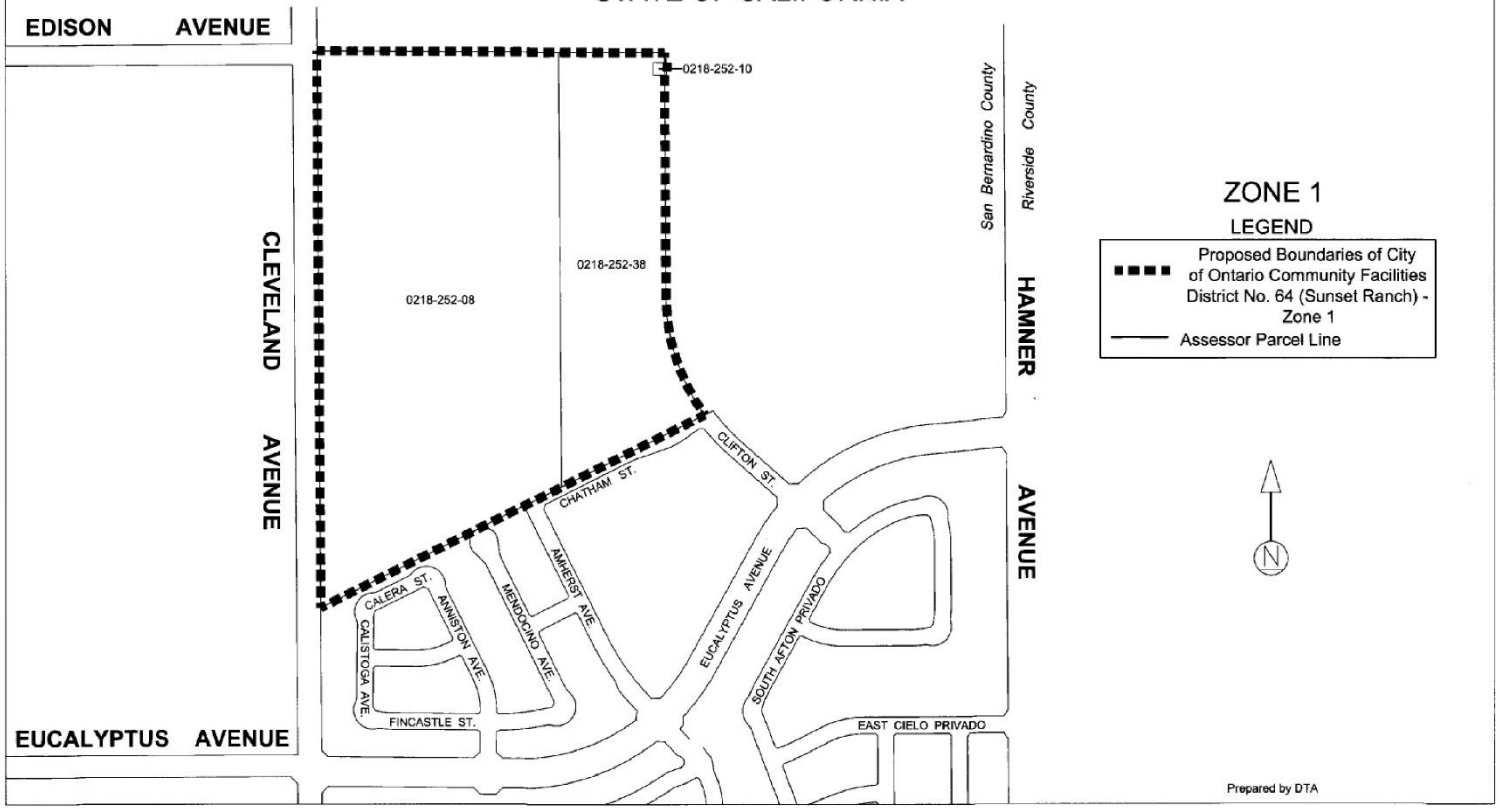
This map has been filed under Document Number 2023-0057298, this 9th day of March, 2023, at 1:21 p.m., in Book 90 of Maps of Assessment and Community Facilities Districts at page 98-100, in the office of the county recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 15.00.

~~Bob Dutton~~ Chris Wilhite
Assessor-Recorder
San Bernardino County

By: Darla Duran
Deputy Recorder

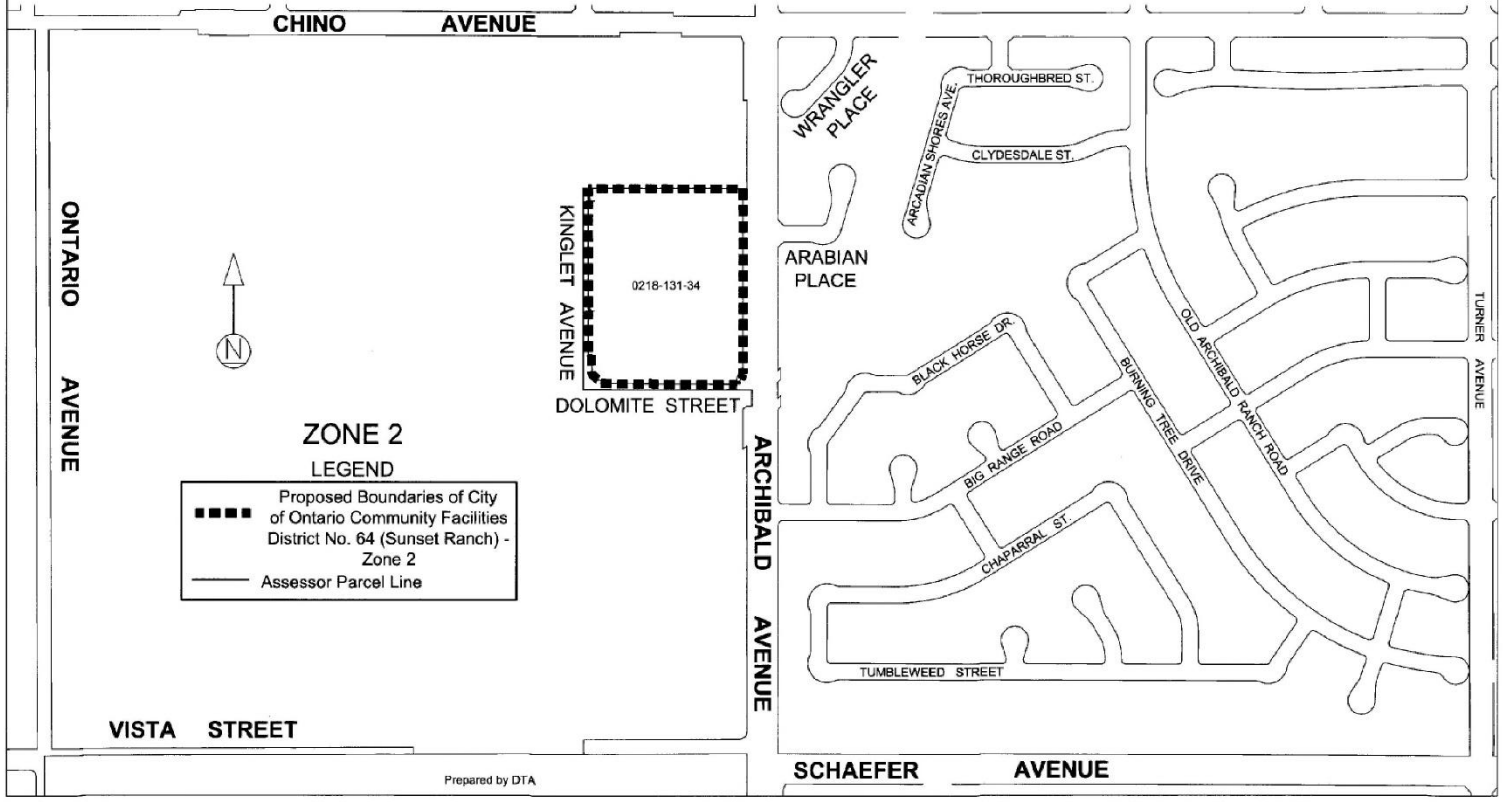
SHEET 2 OF 3

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 64 (SUNSET RANCH) SAN BERNARDINO COUNTY STATE OF CALIFORNIA



SHEET 3 OF 3

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 64 (SUNSET RANCH) SAN BERNARDINO COUNTY STATE OF CALIFORNIA



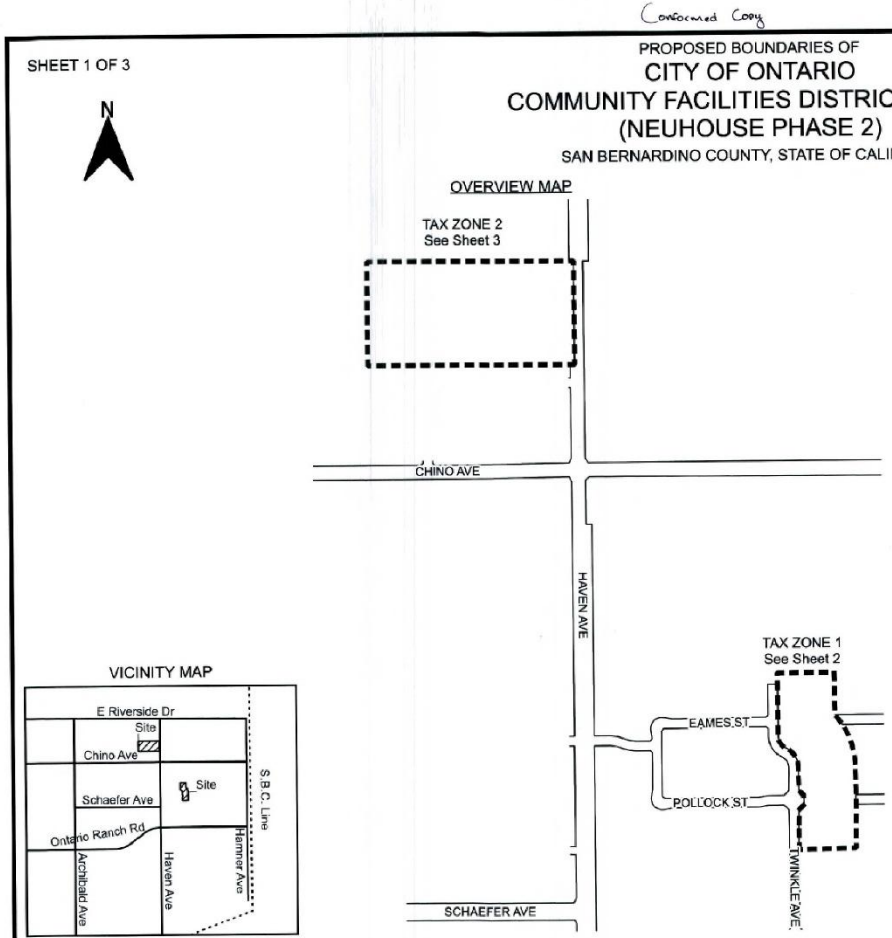
Conformed Copy

SHEET 1 OF 3

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 71
# (NEUHOUSE PHASE 2)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



(1) Filed in the office of the Clerk of the City of Ontario this 21st day of May, 2024.

Karen Narrow, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 71 (Neuhouse Phase 2), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 21st day of May, 2024, by its Resolution No. 2024-034.

Karen Narrow, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2024-0119753, this 23rd day of May, 2024, at 2:15 P.m, in Book 91 of Maps of Assessment and Community Facilities Districts at page 64-66, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 15.00.

Chris Wilhite
Assessor-Recorder
San Bernardino County

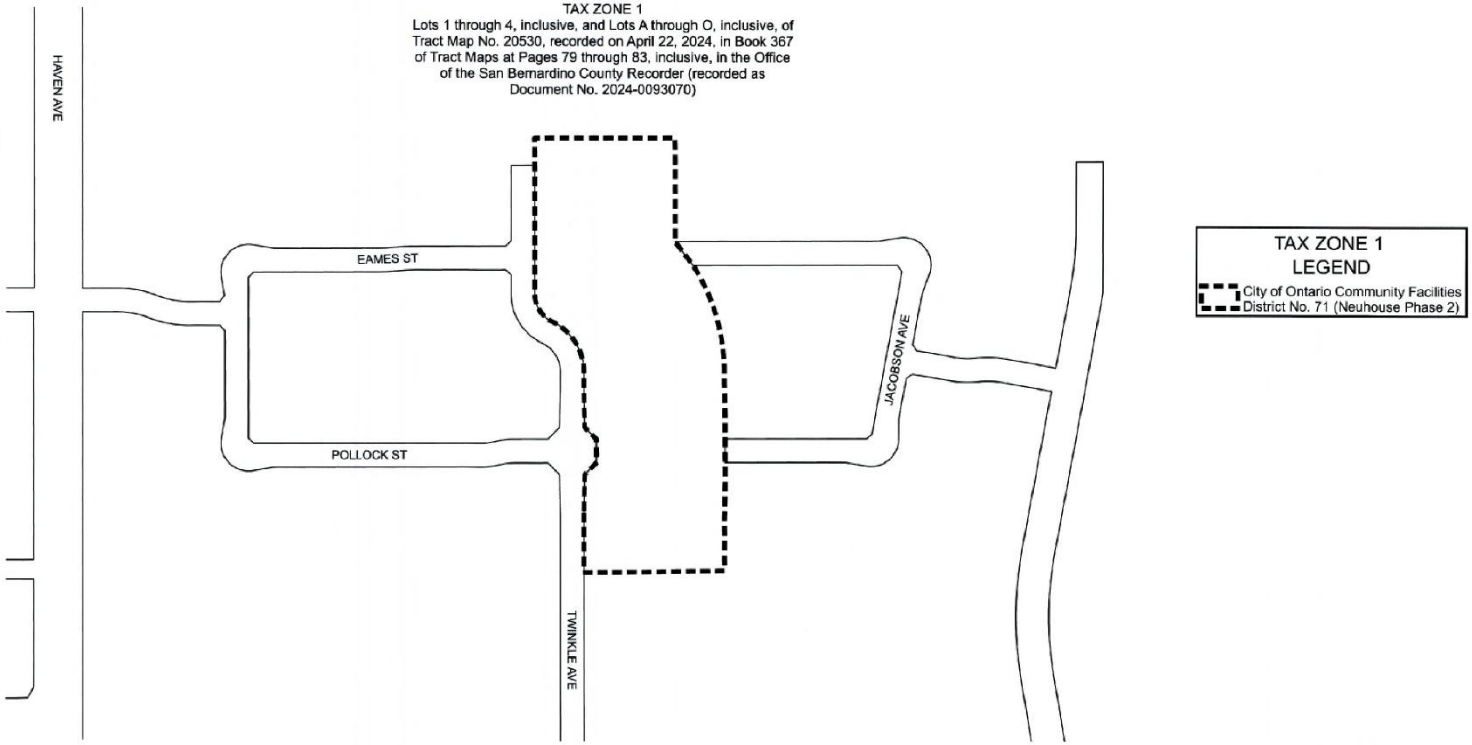
By: Cou Cao
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

SHEET 2 OF 3

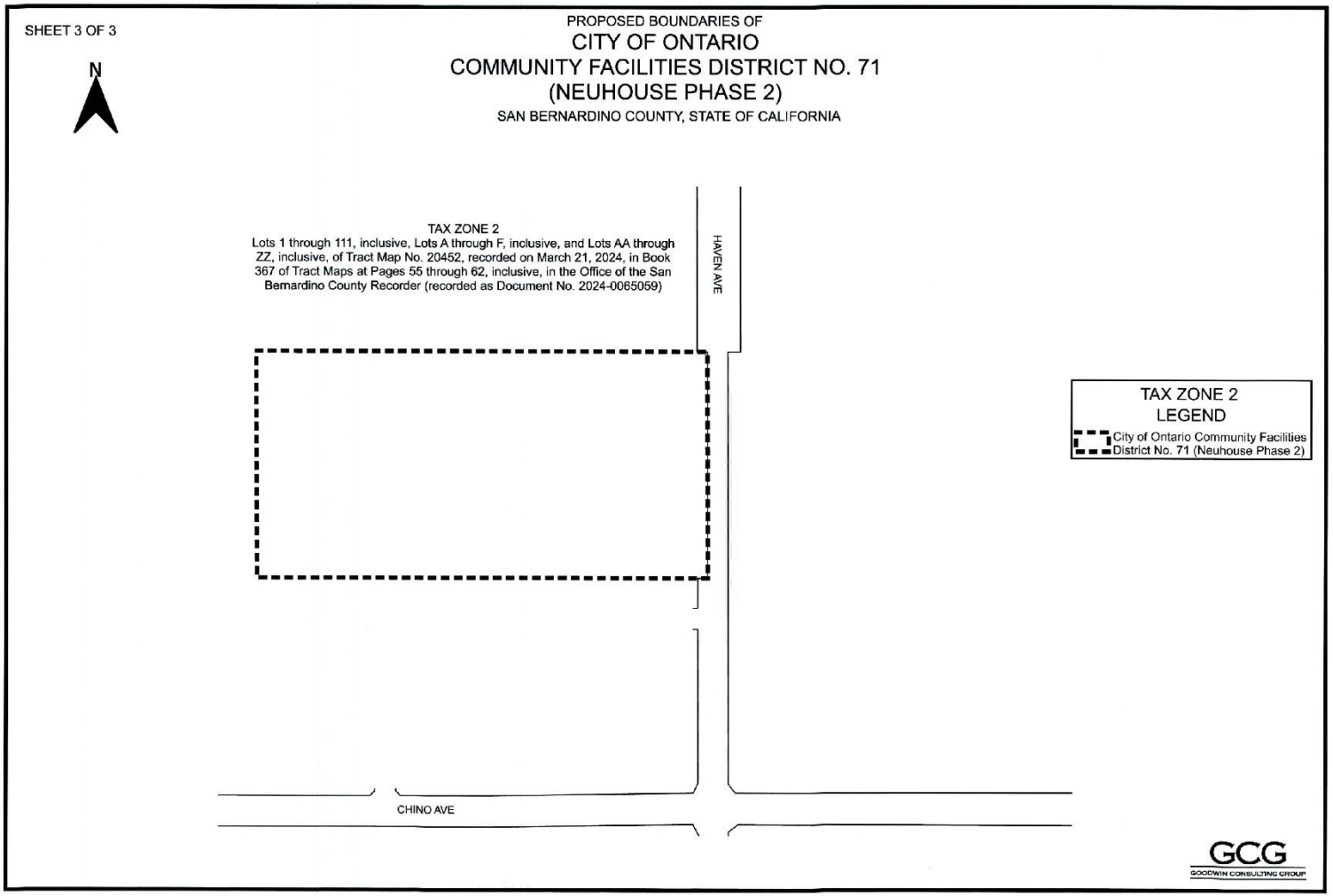
PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 71
# (NEUHOUSE PHASE 2)
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

TAX ZONE 1
Lots 1 through 4, inclusive, and Lots A through O, inclusive, of Tract Map No. 20530, recorded on April 22, 2024, in Book 367 of Tract Maps at Pages 79 through 83, inclusive, in the Office of the San Bernardino County Recorder (recorded as Document No. 2024-0093070)



SHEET 3 OF 3

PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 71
# (NEUHOUSE PHASE 2)
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 31**
**(Carriage House / Amberly Lane)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-372-01-0000 | Yes | Single Family Detached | 1,953 | 1 | 18476 | 1 | $2,129.90 | $1,371.52 |
| 0218-372-02-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 2 | $2,659.11 | $1,371.52 |
| 0218-372-03-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 34 | $2,908.32 | $1,371.52 |
| 0218-372-04-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 35 | $2,659.11 | $1,371.52 |
| 0218-372-05-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 36 | $2,129.90 | $1,371.52 |
| 0218-372-06-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 37 | $2,908.32 | $1,371.52 |
| 0218-372-07-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 38 | $2,659.11 | $1,371.52 |
| 0218-372-08-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 39 | $2,129.90 | $1,371.52 |
| 0218-372-09-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 40 | $2,129.90 | $1,371.52 |
| 0218-372-10-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 41 | $2,908.32 | $1,371.52 |
| 0218-372-11-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 42 | $2,659.11 | $1,371.52 |
| 0218-372-12-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 43 | $2,908.32 | $1,371.52 |
| 0218-372-13-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 44 | $2,659.11 | $1,371.52 |
| 0218-372-14-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 45 | $2,129.90 | $1,371.52 |
| 0218-372-15-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 46 | $2,659.11 | $1,371.52 |
| 0218-372-16-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 47 | $2,129.90 | $1,371.52 |
| 0218-372-17-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 48 | $2,908.32 | $1,371.52 |
| 0218-372-18-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 49 | $2,659.11 | $1,371.52 |
| 0218-372-19-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 50 | $2,129.90 | $1,371.52 |
| 0218-372-20-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 51 | $3,425.39 | $1,371.52 |
| 0218-372-21-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 52 | $2,659.11 | $1,371.52 |
| 0218-372-22-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 53 | $2,908.32 | $1,371.52 |
| 0218-372-23-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 54 | $3,425.39 | $1,371.52 |
| 0218-372-24-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 55 | $2,908.32 | $1,371.52 |
| 0218-372-25-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 56 | $2,659.11 | $1,371.52 |
| 0218-372-26-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 57 | $3,425.39 | $1,371.52 |
| 0218-372-27-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 58 | $3,425.39 | $1,371.52 |
| 0218-372-28-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 59 | $2,908.32 | $1,371.52 |
| 0218-372-29-0000 | Yes | Single Family Detached | 3,460 | 1 | 18476 | 60 | $3,066.05 | $1,371.52 |
| 0218-372-30-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 61 | $3,425.39 | $1,371.52 |
| 0218-372-31-0000 | Yes | Single Family Detached | 3,460 | 1 | 18476 | 62 | $3,066.05 | $1,371.52 |
| 0218-372-32-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 63 | $2,908.32 | $1,371.52 |
| 0218-372-33-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 64 | $2,908.32 | $1,371.52 |
| 0218-372-34-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 65 | $3,425.39 | $1,371.52 |
| 0218-372-35-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 66 | $2,129.90 | $1,371.52 |
| 0218-372-36-0000 | Yes | Single Family Detached | 3,460 | 1 | 18476 | 67 | $3,066.05 | $1,371.52 |
| 0218-372-37-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 68 | $3,425.39 | $1,371.52 |
| 0218-372-38-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 69 | $3,425.39 | $1,371.52 |
| 0218-372-39-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 70 | $2,908.32 | $1,371.52 |
| 0218-372-40-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 83 | $2,659.11 | $1,371.52 |
| 0218-372-41-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 84 | $2,908.32 | $1,371.52 |
| 0218-372-42-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 85 | $3,425.39 | $1,371.52 |
| 0218-372-43-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 86 | $2,908.32 | $1,371.52 |
| 0218-372-44-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 87 | $3,425.39 | $1,371.52 |
| 0218-372-45-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 88 | $2,129.90 | $1,371.52 |
| 0218-372-46-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 89 | $2,908.32 | $1,371.52 |
| 0218-372-47-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 90 | $2,659.11 | $1,371.52 |
| 0218-372-48-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 91 | $2,908.32 | $1,371.52 |
| 0218-372-49-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 92 | $3,425.39 | $1,371.52 |
| 0218-372-50-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 93 | $2,659.11 | $1,371.52 |
| 0218-372-51-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 94 | $2,129.90 | $1,371.52 |
| 0218-372-52-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 95 | $3,425.39 | $1,371.52 |
| 0218-372-53-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 109 | $2,129.90 | $1,371.52 |
| 0218-372-54-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 110 | $2,659.11 | $1,371.52 |
| 0218-372-55-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 111 | $2,908.32 | $1,371.52 |
| 0218-372-56-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 112 | $2,129.90 | $1,371.52 |
| 0218-372-57-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 113 | $2,908.32 | $1,371.52 |
| 0218-372-58-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 114 | $2,908.32 | $1,371.52 |
| 0218-372-59-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 115 | $2,659.11 | $1,371.52 |
| 0218-372-60-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 116 | $2,908.32 | $1,371.52 |
| 0218-372-61-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 117 | $2,129.90 | $1,371.52 |
| 0218-372-62-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 118 | $2,659.11 | $1,371.52 |
| 0218-372-63-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 119 | $2,908.32 | $1,371.52 |
| 0218-372-64-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 120 | $2,659.11 | $1,371.52 |
| 0218-372-65-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 121 | $2,129.90 | $1,371.52 |
| 0218-372-66-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 122 | $2,659.11 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-372-67-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 137 | $2,129.90 | $1,371.52 |
| 0218-372-68-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 138 | $2,908.32 | $1,371.52 |
| 0218-372-69-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 139 | $2,659.11 | $1,371.52 |
| 0218-372-70-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 140 | $2,129.90 | $1,371.52 |
| 0218-372-71-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 141 | $2,908.32 | $1,371.52 |
| 0218-372-72-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 142 | $2,659.11 | $1,371.52 |
| 0218-372-73-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 143 | $2,908.32 | $1,371.52 |
| 0218-372-74-0000 | No | | | | 18476 | A | $0.00 | $0.00 |
| 0218-372-75-0000 | No | | | | 18476 | B | $0.00 | $0.00 |
| 0218-372-78-0000 | No | | | | 18476 | G | $0.00 | $0.00 |
| 0218-372-79-0000 | No | | | | 18476 | H | $0.00 | $0.00 |
| 0218-372-80-0000 | No | | | | 18476 | J | $0.00 | $0.00 |
| 0218-372-81-0000 | No | | | | 18476 | K | $0.00 | $0.00 |
| 0218-382-01-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 3 | $2,908.32 | $1,371.52 |
| 0218-382-02-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 4 | $3,425.39 | $1,371.52 |
| 0218-382-03-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 5 | $2,908.32 | $1,371.52 |
| 0218-382-04-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 6 | $2,659.11 | $1,371.52 |
| 0218-382-05-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 7 | $2,908.32 | $1,371.52 |
| 0218-382-06-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 8 | $3,425.39 | $1,371.52 |
| 0218-382-07-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 9 | $3,425.39 | $1,371.52 |
| 0218-382-08-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 10 | $2,129.90 | $1,371.52 |
| 0218-382-09-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 11 | $2,908.32 | $1,371.52 |
| 0218-382-10-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 12 | $3,425.39 | $1,371.52 |
| 0218-382-11-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 13 | $2,659.11 | $1,371.52 |
| 0218-382-12-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 14 | $2,129.90 | $1,371.52 |
| 0218-382-13-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 15 | $3,425.39 | $1,371.52 |
| 0218-382-14-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 16 | $2,908.32 | $1,371.52 |
| 0218-382-15-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 17 | $2,659.11 | $1,371.52 |
| 0218-382-16-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 18 | $3,425.39 | $1,371.52 |
| 0218-382-17-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 19 | $2,908.32 | $1,371.52 |
| 0218-382-18-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 20 | $2,659.11 | $1,371.52 |
| 0218-382-19-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 21 | $2,129.90 | $1,371.52 |
| 0218-382-20-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 22 | $2,908.32 | $1,371.52 |
| 0218-382-21-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 23 | $2,659.11 | $1,371.52 |
| 0218-382-22-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 24 | $2,129.90 | $1,371.52 |
| 0218-382-23-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 25 | $2,659.11 | $1,371.52 |
| 0218-382-24-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 26 | $2,908.32 | $1,371.52 |
| 0218-382-25-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 27 | $2,659.11 | $1,371.52 |
| 0218-382-26-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 28 | $2,908.32 | $1,371.52 |
| 0218-382-27-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 29 | $2,659.11 | $1,371.52 |
| 0218-382-28-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 30 | $2,129.90 | $1,371.52 |
| 0218-382-29-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 31 | $2,908.32 | $1,371.52 |
| 0218-382-30-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 32 | $2,659.11 | $1,371.52 |
| 0218-382-31-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 33 | $2,129.90 | $1,371.52 |
| 0218-382-32-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 71 | $2,129.90 | $1,371.52 |
| 0218-382-33-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 72 | $3,425.39 | $1,371.52 |
| 0218-382-34-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 73 | $2,908.32 | $1,371.52 |
| 0218-382-35-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 74 | $3,425.39 | $1,371.52 |
| 0218-382-36-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 75 | $2,129.90 | $1,371.52 |
| 0218-382-37-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 76 | $2,659.11 | $1,371.52 |
| 0218-382-38-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 77 | $2,908.32 | $1,371.52 |
| 0218-382-39-0000 | Yes | Single Family Detached | 3,460 | 1 | 18476 | 78 | $3,066.05 | $1,371.52 |
| 0218-382-40-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 79 | $3,425.39 | $1,371.52 |
| 0218-382-41-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 80 | $2,908.32 | $1,371.52 |
| 0218-382-42-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 81 | $3,425.39 | $1,371.52 |
| 0218-382-43-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 82 | $3,425.39 | $1,371.52 |
| 0218-382-44-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 96 | $2,908.32 | $1,371.52 |
| 0218-382-45-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 97 | $3,425.39 | $1,371.52 |
| 0218-382-46-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 98 | $3,425.39 | $1,371.52 |
| 0218-382-47-0000 | Yes | Single Family Detached | 3,460 | 1 | 18476 | 99 | $3,066.05 | $1,371.52 |
| 0218-382-48-0000 | Yes | Single Family Detached | 4,134 | 1 | 18476 | 100 | $3,425.39 | $1,371.52 |
| 0218-382-49-0000 | Yes | Single Family Detached | 3,164 | 1 | 18476 | 101 | $2,908.32 | $1,371.52 |
| 0218-382-50-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 102 | $2,129.90 | $1,371.52 |
| 0218-382-51-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 103 | $2,908.32 | $1,371.52 |
| 0218-382-52-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 104 | $2,659.11 | $1,371.52 |
| 0218-382-53-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 105 | $2,129.90 | $1,371.52 |
| 0218-382-54-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 106 | $2,908.32 | $1,371.52 |
| 0218-382-55-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 107 | $2,659.11 | $1,371.52 |
| 0218-382-56-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 108 | $2,908.32 | $1,371.52 |
| 0218-382-57-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 123 | $2,908.32 | $1,371.52 |
| 0218-382-58-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 124 | $2,659.11 | $1,371.52 |
| 0218-382-59-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 125 | $2,129.90 | $1,371.52 |
| 0218-382-60-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 126 | $2,659.11 | $1,371.52 |
| 0218-382-61-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 127 | $2,908.32 | $1,371.52 |
| 0218-382-62-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 128 | $2,659.11 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-382-63-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 129 | $2,129.90 | $1,371.52 |
| 0218-382-64-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 130 | $2,129.90 | $1,371.52 |
| 0218-382-65-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 131 | $2,659.11 | $1,371.52 |
| 0218-382-66-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 132 | $2,908.32 | $1,371.52 |
| 0218-382-67-0000 | Yes | Single Family Detached | 2,042 | 1 | 18476 | 133 | $2,129.90 | $1,371.52 |
| 0218-382-68-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 134 | $2,659.11 | $1,371.52 |
| 0218-382-69-0000 | Yes | Single Family Detached | 3,217 | 1 | 18476 | 135 | $2,908.32 | $1,371.52 |
| 0218-382-70-0000 | Yes | Single Family Detached | 2,676 | 1 | 18476 | 136 | $2,659.11 | $1,371.52 |
| 0218-382-71-0000 | No | | | | 18476 | C | $0.00 | $0.00 |
| 0218-382-73-0000 | No | | | | 18476 | I | $0.00 | $0.00 |
| 0218-382-74-0000 | No | | | | 18476 | L | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$397,548.86** | **$196,127.36** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 45**
**(Northpark and Countryside)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-111-66-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 52 | $2,879.00 | $1,371.52 |
| 0218-546-01-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 1 | $2,216.00 | $1,371.52 |
| 0218-546-02-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 2 | $2,879.00 | $1,371.52 |
| 0218-546-03-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 3 | $2,754.00 | $1,371.52 |
| 0218-546-04-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 4 | $2,216.00 | $1,371.52 |
| 0218-546-05-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 5 | $2,754.00 | $1,371.52 |
| 0218-546-06-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 6 | $2,879.00 | $1,371.52 |
| 0218-546-07-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 7 | $2,216.00 | $1,371.52 |
| 0218-546-08-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 8 | $2,754.00 | $1,371.52 |
| 0218-546-09-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 9 | $2,216.00 | $1,371.52 |
| 0218-546-10-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 10 | $2,879.00 | $1,371.52 |
| 0218-546-11-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 11 | $2,754.00 | $1,371.52 |
| 0218-546-12-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 12 | $2,879.00 | $1,371.52 |
| 0218-546-13-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 13 | $2,754.00 | $1,371.52 |
| 0218-546-14-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 14 | $2,879.00 | $1,371.52 |
| 0218-546-15-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 15 | $2,216.00 | $1,371.52 |
| 0218-546-16-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 16 | $2,754.00 | $1,371.52 |
| 0218-546-17-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 17 | $2,879.00 | $1,371.52 |
| 0218-546-18-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 18 | $2,216.00 | $1,371.52 |
| 0218-546-19-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 19 | $2,879.00 | $1,371.52 |
| 0218-546-20-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 20 | $2,754.00 | $1,371.52 |
| 0218-546-21-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 21 | $2,754.00 | $1,371.52 |
| 0218-546-22-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 22 | $2,879.00 | $1,371.52 |
| 0218-546-23-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 23 | $2,754.00 | $1,371.52 |
| 0218-546-24-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 24 | $2,216.00 | $1,371.52 |
| 0218-546-25-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 25 | $2,879.00 | $1,371.52 |
| 0218-546-26-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 26 | $2,216.00 | $1,371.52 |
| 0218-546-27-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 27 | $2,754.00 | $1,371.52 |
| 0218-546-28-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 28 | $2,879.00 | $1,371.52 |
| 0218-546-29-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 29 | $2,754.00 | $1,371.52 |
| 0218-546-30-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 30 | $2,216.00 | $1,371.52 |
| 0218-546-31-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 31 | $2,879.00 | $1,371.52 |
| 0218-546-32-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 32 | $2,754.00 | $1,371.52 |
| 0218-546-33-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 33 | $2,216.00 | $1,371.52 |
| 0218-546-34-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 34 | $2,879.00 | $1,371.52 |
| 0218-546-35-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 35 | $2,754.00 | $1,371.52 |
| 0218-546-36-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 36 | $2,216.00 | $1,371.52 |
| 0218-546-37-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 37 | $2,754.00 | $1,371.52 |
| 0218-546-38-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 38 | $2,879.00 | $1,371.52 |
| 0218-546-39-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 39 | $2,216.00 | $1,371.52 |
| 0218-546-40-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 40 | $2,754.00 | $1,371.52 |
| 0218-546-41-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 41 | $2,754.00 | $1,371.52 |
| 0218-546-42-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 42 | $2,879.00 | $1,371.52 |
| 0218-546-43-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 43 | $2,216.00 | $1,371.52 |
| 0218-546-44-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 44 | $2,754.00 | $1,371.52 |
| 0218-546-45-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 45 | $2,879.00 | $1,371.52 |
| 0218-546-46-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 46 | $2,216.00 | $1,371.52 |
| 0218-546-47-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 47 | $2,879.00 | $1,371.52 |
| 0218-546-48-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 48 | $2,216.00 | $1,371.52 |
| 0218-546-49-0000 | Yes | Single Family | 2,397 | 1 | 18810 | 49 | $2,754.00 | $1,371.52 |
| 0218-546-50-0000 | Yes | Single Family | 2,543 | 1 | 18810 | 50 | $2,879.00 | $1,371.52 |
| 0218-546-51-0000 | Yes | Single Family | 1,861 | 1 | 18810 | 51 | $2,216.00 | $1,371.52 |
| 0218-546-52-0000 | No | | | | 18810 | A | $0.00 | $0.00 |
| 0218-546-53-0000 | No | | | | 18810 | B | $0.00 | $0.00 |
| 1073-281-01-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 29 | $2,754.00 | $1,371.52 |
| 1073-281-02-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 30 | $2,904.00 | $1,371.52 |
| 1073-281-03-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 31 | $2,904.00 | $1,371.52 |
| 1073-281-04-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 32 | $2,216.00 | $1,371.52 |
| 1073-281-05-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 33 | $2,904.00 | $1,371.52 |
| 1073-281-06-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 34 | $2,754.00 | $1,371.52 |
| 1073-281-07-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 35 | $2,904.00 | $1,371.52 |
| 1073-281-08-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 36 | $2,904.00 | $1,371.52 |
| 1073-281-09-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 37 | $2,754.00 | $1,371.52 |
| 1073-281-10-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 38 | $2,216.00 | $1,371.52 |
| 1073-281-11-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 39 | $2,904.00 | $1,371.52 |
| 1073-281-12-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 40 | $2,754.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-281-13-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 41 | $2,904.00 | $1,371.52 |
| 1073-281-14-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 42 | $2,216.00 | $1,371.52 |
| 1073-281-15-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 43 | $2,063.00 | $1,371.52 |
| 1073-281-16-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 44 | $2,904.00 | $1,371.52 |
| 1073-281-17-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 45 | $2,754.00 | $1,371.52 |
| 1073-281-18-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 46 | $2,216.00 | $1,371.52 |
| 1073-281-19-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 47 | $2,063.00 | $1,371.52 |
| 1073-281-20-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 48 | $2,063.00 | $1,371.52 |
| 1073-281-21-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 49 | $2,216.00 | $1,371.52 |
| 1073-281-22-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 50 | $2,904.00 | $1,371.52 |
| 1073-281-23-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 51 | $2,063.00 | $1,371.52 |
| 1073-281-24-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 52 | $2,216.00 | $1,371.52 |
| 1073-281-25-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 53 | $2,063.00 | $1,371.52 |
| 1073-281-26-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 54 | $2,904.00 | $1,371.52 |
| 1073-281-27-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 55 | $2,216.00 | $1,371.52 |
| 1073-281-28-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 56 | $2,904.00 | $1,371.52 |
| 1073-281-29-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 57 | $2,754.00 | $1,371.52 |
| 1073-281-30-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 58 | $2,754.00 | $1,371.52 |
| 1073-281-31-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 59 | $2,904.00 | $1,371.52 |
| 1073-281-32-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 60 | $2,904.00 | $1,371.52 |
| 1073-281-33-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 61 | $2,754.00 | $1,371.52 |
| 1073-281-34-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 62 | $2,904.00 | $1,371.52 |
| 1073-281-35-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 63 | $2,754.00 | $1,371.52 |
| 1073-281-36-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 64 | $2,904.00 | $1,371.52 |
| 1073-281-37-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 65 | $2,904.00 | $1,371.52 |
| 1073-281-38-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 66 | $2,904.00 | $1,371.52 |
| 1073-281-39-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 67 | $2,754.00 | $1,371.52 |
| 1073-281-40-0000 | No | | | | 18400 | F | $0.00 | $0.00 |
| 1073-281-41-0000 | No | | | | 18400 | G | $0.00 | $0.00 |
| 1073-281-42-0000 | No | | | | 18400 | K | $0.00 | $0.00 |
| 1073-282-01-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 101 | $2,904.00 | $1,371.52 |
| 1073-282-02-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 102 | $2,904.00 | $1,371.52 |
| 1073-282-03-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 103 | $2,216.00 | $1,371.52 |
| 1073-282-04-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 104 | $2,754.00 | $1,371.52 |
| 1073-282-05-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 105 | $2,904.00 | $1,371.52 |
| 1073-282-06-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 106 | $2,216.00 | $1,371.52 |
| 1073-282-07-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 107 | $2,754.00 | $1,371.52 |
| 1073-282-08-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 108 | $2,904.00 | $1,371.52 |
| 1073-282-09-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 109 | $2,216.00 | $1,371.52 |
| 1073-282-10-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 110 | $2,063.00 | $1,371.52 |
| 1073-282-11-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 111 | $2,904.00 | $1,371.52 |
| 1073-282-12-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 112 | $2,216.00 | $1,371.52 |
| 1073-282-13-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 113 | $2,063.00 | $1,371.52 |
| 1073-282-14-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 114 | $2,063.00 | $1,371.52 |
| 1073-282-15-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 115 | $2,216.00 | $1,371.52 |
| 1073-282-16-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 116 | $2,063.00 | $1,371.52 |
| 1073-282-17-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 117 | $2,754.00 | $1,371.52 |
| 1073-282-18-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 118 | $2,904.00 | $1,371.52 |
| 1073-282-19-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 119 | $2,063.00 | $1,371.52 |
| 1073-282-20-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 120 | $2,063.00 | $1,371.52 |
| 1073-282-21-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 121 | $2,216.00 | $1,371.52 |
| 1073-282-22-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 122 | $2,904.00 | $1,371.52 |
| 1073-282-23-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 123 | $2,063.00 | $1,371.52 |
| 1073-282-24-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 124 | $2,904.00 | $1,371.52 |
| 1073-282-25-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 125 | $2,904.00 | $1,371.52 |
| 1073-282-26-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 126 | $2,904.00 | $1,371.52 |
| 1073-282-27-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 127 | $2,063.00 | $1,371.52 |
| 1073-282-28-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 128 | $2,904.00 | $1,371.52 |
| 1073-282-29-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 129 | $2,754.00 | $1,371.52 |
| 1073-282-30-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 130 | $2,904.00 | $1,371.52 |
| 1073-282-31-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 158 | $2,904.00 | $1,371.52 |
| 1073-282-32-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 159 | $2,063.00 | $1,371.52 |
| 1073-282-33-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 160 | $2,904.00 | $1,371.52 |
| 1073-282-34-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 161 | $2,754.00 | $1,371.52 |
| 1073-282-35-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 162 | $2,216.00 | $1,371.52 |
| 1073-282-36-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 163 | $2,754.00 | $1,371.52 |
| 1073-282-37-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 164 | $2,904.00 | $1,371.52 |
| 1073-282-38-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 165 | $2,216.00 | $1,371.52 |
| 1073-282-39-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 166 | $2,063.00 | $1,371.52 |
| 1073-282-40-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 167 | $2,063.00 | $1,371.52 |
| 1073-282-41-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 168 | $2,216.00 | $1,371.52 |
| 1073-282-42-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 169 | $2,904.00 | $1,371.52 |
| 1073-282-43-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 170 | $2,904.00 | $1,371.52 |
| 1073-282-44-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 171 | $2,754.00 | $1,371.52 |
| 1073-282-45-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 172 | $2,216.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-282-46-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 173 | $2,754.00 | $1,371.52 |
| 1073-282-47-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 174 | $2,904.00 | $1,371.52 |
| 1073-282-48-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 175 | $2,063.00 | $1,371.52 |
| 1073-282-49-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 176 | $2,063.00 | $1,371.52 |
| 1073-282-50-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 177 | $2,063.00 | $1,371.52 |
| 1073-282-51-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 178 | $2,216.00 | $1,371.52 |
| 1073-282-52-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 179 | $2,904.00 | $1,371.52 |
| 1073-282-53-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 180 | $2,063.00 | $1,371.52 |
| 1073-282-54-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 181 | $2,216.00 | $1,371.52 |
| 1073-282-55-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 182 | $2,063.00 | $1,371.52 |
| 1073-282-56-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 183 | $2,754.00 | $1,371.52 |
| 1073-282-57-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 184 | $2,904.00 | $1,371.52 |
| 1073-282-58-0000 | Yes | Single Family | 1,445 | 1 | 18400 | 185 | $2,063.00 | $1,371.52 |
| 1073-282-59-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 186 | $2,904.00 | $1,371.52 |
| 1073-282-60-0000 | Yes | Single Family | 2,385 | 1 | 18400 | 187 | $2,754.00 | $1,371.52 |
| 1073-282-61-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 188 | $2,216.00 | $1,371.52 |
| 1073-282-62-0000 | Yes | Single Family | 1,481 | 1 | 18400 | 189 | $2,063.00 | $1,371.52 |
| 1073-282-63-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 190 | $2,754.00 | $1,371.52 |
| 1073-291-01-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 1 | $2,754.00 | $1,371.52 |
| 1073-291-02-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 2 | $2,904.00 | $1,371.52 |
| 1073-291-03-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 3 | $2,904.00 | $1,371.52 |
| 1073-291-04-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 4 | $2,754.00 | $1,371.52 |
| 1073-291-05-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 5 | $2,904.00 | $1,371.52 |
| 1073-291-06-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 6 | $2,904.00 | $1,371.52 |
| 1073-291-07-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 7 | $2,754.00 | $1,371.52 |
| 1073-291-08-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 8 | $2,904.00 | $1,371.52 |
| 1073-291-09-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 9 | $2,904.00 | $1,371.52 |
| 1073-291-10-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 10 | $2,754.00 | $1,371.52 |
| 1073-291-11-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 11 | $2,904.00 | $1,371.52 |
| 1073-291-12-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 12 | $2,904.00 | $1,371.52 |
| 1073-291-13-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 13 | $2,904.00 | $1,371.52 |
| 1073-291-14-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 14 | $2,754.00 | $1,371.52 |
| 1073-291-15-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 15 | $2,904.00 | $1,371.52 |
| 1073-291-16-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 16 | $2,904.00 | $1,371.52 |
| 1073-291-17-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 17 | $2,904.00 | $1,371.52 |
| 1073-291-18-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 18 | $2,754.00 | $1,371.52 |
| 1073-291-19-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 19 | $2,904.00 | $1,371.52 |
| 1073-291-20-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 20 | $2,754.00 | $1,371.52 |
| 1073-291-21-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 21 | $2,904.00 | $1,371.52 |
| 1073-291-22-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 22 | $2,216.00 | $1,371.52 |
| 1073-291-23-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 23 | $2,904.00 | $1,371.52 |
| 1073-291-24-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 24 | $2,216.00 | $1,371.52 |
| 1073-291-25-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 25 | $2,904.00 | $1,371.52 |
| 1073-291-26-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 26 | $2,754.00 | $1,371.52 |
| 1073-291-27-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 27 | $2,216.00 | $1,371.52 |
| 1073-291-28-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 28 | $2,904.00 | $1,371.52 |
| 1073-291-29-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 68 | $2,904.00 | $1,371.52 |
| 1073-291-30-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 69 | $2,754.00 | $1,371.52 |
| 1073-291-31-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 70 | $2,904.00 | $1,371.52 |
| 1073-291-32-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 71 | $2,904.00 | $1,371.52 |
| 1073-291-33-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 72 | $2,754.00 | $1,371.52 |
| 1073-291-34-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 73 | $2,904.00 | $1,371.52 |
| 1073-291-35-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 74 | $2,904.00 | $1,371.52 |
| 1073-291-36-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 75 | $2,904.00 | $1,371.52 |
| 1073-291-37-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 76 | $2,754.00 | $1,371.52 |
| 1073-291-38-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 77 | $2,904.00 | $1,371.52 |
| 1073-291-39-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 78 | $2,904.00 | $1,371.52 |
| 1073-291-40-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 79 | $2,904.00 | $1,371.52 |
| 1073-291-41-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 80 | $2,754.00 | $1,371.52 |
| 1073-291-42-0000 | No | | | | 18400 | D | $0.00 | $0.00 |
| 1073-291-43-0000 | No | | | | 18400 | E | $0.00 | $0.00 |
| 1073-291-44-0000 | No | | | | 18400 | H | $0.00 | $0.00 |
| 1073-291-45-0000 | No | | | | 18400 | J | $0.00 | $0.00 |
| 1073-292-01-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 81 | $2,904.00 | $1,371.52 |
| 1073-292-02-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 82 | $2,904.00 | $1,371.52 |
| 1073-292-03-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 83 | $2,754.00 | $1,371.52 |
| 1073-292-04-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 84 | $2,904.00 | $1,371.52 |
| 1073-292-05-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 85 | $2,754.00 | $1,371.52 |
| 1073-292-06-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 86 | $2,904.00 | $1,371.52 |
| 1073-292-07-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 87 | $2,904.00 | $1,371.52 |
| 1073-292-08-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 88 | $2,754.00 | $1,371.52 |
| 1073-292-09-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 89 | $2,904.00 | $1,371.52 |
| 1073-292-10-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 90 | $2,754.00 | $1,371.52 |
| 1073-292-11-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 91 | $2,904.00 | $1,371.52 |
| 1073-292-12-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 92 | $2,904.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-292-13-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 93 | $2,754.00 | $1,371.52 |
| 1073-292-14-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 94 | $2,904.00 | $1,371.52 |
| 1073-292-15-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 95 | $2,216.00 | $1,371.52 |
| 1073-292-16-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 96 | $2,754.00 | $1,371.52 |
| 1073-292-17-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 97 | $2,904.00 | $1,371.52 |
| 1073-292-18-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 98 | $2,216.00 | $1,371.52 |
| 1073-292-19-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 99 | $2,904.00 | $1,371.52 |
| 1073-292-20-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 100 | $2,754.00 | $1,371.52 |
| 1073-292-21-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 131 | $2,904.00 | $1,371.52 |
| 1073-292-22-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 132 | $2,904.00 | $1,371.52 |
| 1073-292-23-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 133 | $2,754.00 | $1,371.52 |
| 1073-292-24-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 134 | $2,904.00 | $1,371.52 |
| 1073-292-25-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 135 | $2,754.00 | $1,371.52 |
| 1073-292-26-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 136 | $2,904.00 | $1,371.52 |
| 1073-292-27-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 137 | $2,904.00 | $1,371.52 |
| 1073-292-28-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 138 | $2,904.00 | $1,371.52 |
| 1073-292-29-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 139 | $2,754.00 | $1,371.52 |
| 1073-292-30-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 140 | $2,904.00 | $1,371.52 |
| 1073-292-31-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 141 | $2,904.00 | $1,371.52 |
| 1073-292-32-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 142 | $2,754.00 | $1,371.52 |
| 1073-292-33-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 143 | $2,754.00 | $1,371.52 |
| 1073-292-34-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 144 | $2,904.00 | $1,371.52 |
| 1073-292-35-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 145 | $2,754.00 | $1,371.52 |
| 1073-292-36-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 146 | $2,754.00 | $1,371.52 |
| 1073-292-37-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 147 | $2,904.00 | $1,371.52 |
| 1073-292-38-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 148 | $2,904.00 | $1,371.52 |
| 1073-292-39-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 149 | $2,754.00 | $1,371.52 |
| 1073-292-40-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 150 | $2,904.00 | $1,371.52 |
| 1073-292-41-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 151 | $2,904.00 | $1,371.52 |
| 1073-292-42-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 152 | $2,754.00 | $1,371.52 |
| 1073-292-43-0000 | Yes | Single Family | 2,886 | 1 | 18400 | 153 | $2,904.00 | $1,371.52 |
| 1073-292-44-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 154 | $2,754.00 | $1,371.52 |
| 1073-292-45-0000 | Yes | Single Family | 2,403 | 1 | 18400 | 155 | $2,754.00 | $1,371.52 |
| 1073-292-46-0000 | Yes | Single Family | 1,771 | 1 | 18400 | 156 | $2,216.00 | $1,371.52 |
| 1073-292-47-0000 | Yes | Single Family | 2,742 | 1 | 18400 | 157 | $2,904.00 | $1,371.52 |
| 1073-292-48-0000 | No | | | | 18400 | A | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$643,729.00** | **$331,907.84** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 55**
**(Parklane)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 1073-361-01-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 1 | $3,478.00 | $1,371.52 |
| 1073-361-02-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 2 | $3,696.00 | $1,371.52 |
| 1073-361-03-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 3 | $3,880.00 | $1,371.52 |
| 1073-361-04-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 4 | $3,478.00 | $1,371.52 |
| 1073-361-05-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 5 | $3,880.00 | $1,371.52 |
| 1073-361-06-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 6 | $3,696.00 | $1,371.52 |
| 1073-361-07-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 7 | $3,478.00 | $1,371.52 |
| 1073-361-08-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 8 | $3,880.00 | $1,371.52 |
| 1073-361-09-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 9 | $3,696.00 | $1,371.52 |
| 1073-361-10-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 10 | $3,880.00 | $1,371.52 |
| 1073-361-11-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 11 | $3,880.00 | $1,371.52 |
| 1073-361-12-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 12 | $3,696.00 | $1,371.52 |
| 1073-361-13-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 13 | $3,478.00 | $1,371.52 |
| 1073-361-14-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 14 | $3,696.00 | $1,371.52 |
| 1073-361-15-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 15 | $3,478.00 | $1,371.52 |
| 1073-361-16-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 16 | $3,880.00 | $1,371.52 |
| 1073-361-17-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 17 | $3,696.00 | $1,371.52 |
| 1073-361-18-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 18 | $3,880.00 | $1,371.52 |
| 1073-361-19-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 19 | $3,696.00 | $1,371.52 |
| 1073-361-20-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 20 | $3,478.00 | $1,371.52 |
| 1073-361-21-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 21 | $3,478.00 | $1,371.52 |
| 1073-361-22-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 22 | $3,880.00 | $1,371.52 |
| 1073-361-23-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 23 | $3,696.00 | $1,371.52 |
| 1073-361-24-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 24 | $3,880.00 | $1,371.52 |
| 1073-361-25-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 25 | $3,478.00 | $1,371.52 |
| 1073-361-26-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 26 | $3,696.00 | $1,371.52 |
| 1073-361-27-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 27 | $3,880.00 | $1,371.52 |
| 1073-361-28-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 28 | $3,696.00 | $1,371.52 |
| 1073-361-29-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 29 | $3,880.00 | $1,371.52 |
| 1073-361-30-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 30 | $3,478.00 | $1,371.52 |
| 1073-361-31-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 31 | $3,478.00 | $1,371.52 |
| 1073-361-32-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 32 | $3,880.00 | $1,371.52 |
| 1073-361-33-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 33 | $3,696.00 | $1,371.52 |
| 1073-361-34-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 34 | $3,880.00 | $1,371.52 |
| 1073-361-35-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 35 | $3,696.00 | $1,371.52 |
| 1073-361-36-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 36 | $3,880.00 | $1,371.52 |
| 1073-361-37-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 37 | $3,478.00 | $1,371.52 |
| 1073-361-38-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 38 | $3,880.00 | $1,371.52 |
| 1073-361-39-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 39 | $3,696.00 | $1,371.52 |
| 1073-361-40-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 40 | $3,478.00 | $1,371.52 |
| 1073-361-41-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 41 | $3,478.00 | $1,371.52 |
| 1073-361-42-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 42 | $3,880.00 | $1,371.52 |
| 1073-361-43-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 43 | $3,696.00 | $1,371.52 |
| 1073-361-44-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 44 | $3,880.00 | $1,371.52 |
| 1073-361-45-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 45 | $3,478.00 | $1,371.52 |
| 1073-361-46-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 46 | $3,696.00 | $1,371.52 |
| 1073-361-47-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 47 | $3,478.00 | $1,371.52 |
| 1073-361-48-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 48 | $3,696.00 | $1,371.52 |
| 1073-361-49-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 49 | $3,478.00 | $1,371.52 |
| 1073-361-50-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 50 | $3,696.00 | $1,371.52 |
| 1073-361-51-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 51 | $3,880.00 | $1,371.52 |
| 1073-361-52-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 52 | $3,880.00 | $1,371.52 |
| 1073-361-53-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 53 | $3,696.00 | $1,371.52 |
| 1073-361-54-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 54 | $3,880.00 | $1,371.52 |
| 1073-361-55-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 55 | $3,478.00 | $1,371.52 |
| 1073-361-56-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 56 | $3,696.00 | $1,371.52 |
| 1073-361-57-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 57 | $3,880.00 | $1,371.52 |
| 1073-361-58-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 58 | $3,696.00 | $1,371.52 |
| 1073-361-59-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 59 | $3,880.00 | $1,371.52 |
| 1073-361-60-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 60 | $3,696.00 | $1,371.52 |
| 1073-361-61-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 61 | $3,478.00 | $1,371.52 |
| 1073-361-62-0000 | No | | | | 19907 | B | $0.00 | $0.00 |
| 1073-361-63-0000 | No | | | | 19907 | C | $0.00 | $0.00 |
| 1073-361-64-0000 | No | | | | 19907 | D | $0.00 | $0.00 |
| 1073-361-65-0000 | No | | | | 19907 | E | $0.00 | $0.00 |
| 1073-361-66-0000 | No | | | | 19907 | F | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-361-67-0000 | No | | | | 19907 | H | $0.00 | $0.00 |
| 1073-361-68-0000 | No | | | | 19907 | Q | $0.00 | $0.00 |
| 1073-361-69-0000 | No | | | | 19907 | R | $0.00 | $0.00 |
| 1073-361-70-0000 | No | | | | 19907 | S | $0.00 | $0.00 |
| 1073-362-01-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 62 | $3,478.00 | $1,371.52 |
| 1073-362-02-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 63 | $3,880.00 | $1,371.52 |
| 1073-362-03-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 64 | $3,696.00 | $1,371.52 |
| 1073-362-04-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 65 | $3,880.00 | $1,371.52 |
| 1073-362-05-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 66 | $3,696.00 | $1,371.52 |
| 1073-362-06-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 67 | $3,478.00 | $1,371.52 |
| 1073-362-07-0000 | Yes | Single Family | 2,700 | 1 | 19907 | 68 | $3,078.00 | $1,371.52 |
| 1073-362-08-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 69 | $3,880.00 | $1,371.52 |
| 1073-362-09-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 70 | $3,478.00 | $1,371.52 |
| 1073-362-10-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 71 | $3,880.00 | $1,371.52 |
| 1073-362-11-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 72 | $3,478.00 | $1,371.52 |
| 1073-362-12-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 73 | $3,696.00 | $1,371.52 |
| 1073-362-13-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 74 | $3,880.00 | $1,371.52 |
| 1073-362-14-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 75 | $3,478.00 | $1,371.52 |
| 1073-362-15-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 76 | $3,880.00 | $1,371.52 |
| 1073-362-16-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 77 | $3,478.00 | $1,371.52 |
| 1073-362-17-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 78 | $3,880.00 | $1,371.52 |
| 1073-362-18-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 79 | $3,696.00 | $1,371.52 |
| 1073-362-19-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 80 | $3,478.00 | $1,371.52 |
| 1073-362-20-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 81 | $3,696.00 | $1,371.52 |
| 1073-362-21-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 82 | $3,880.00 | $1,371.52 |
| 1073-362-22-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 83 | $3,478.00 | $1,371.52 |
| 1073-362-23-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 84 | $3,880.00 | $1,371.52 |
| 1073-362-24-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 85 | $3,696.00 | $1,371.52 |
| 1073-362-25-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 86 | $3,696.00 | $1,371.52 |
| 1073-362-26-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 87 | $3,880.00 | $1,371.52 |
| 1073-362-27-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 88 | $3,478.00 | $1,371.52 |
| 1073-362-28-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 89 | $3,478.00 | $1,371.52 |
| 1073-362-29-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 90 | $3,880.00 | $1,371.52 |
| 1073-362-30-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 91 | $3,696.00 | $1,371.52 |
| 1073-362-31-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 92 | $3,478.00 | $1,371.52 |
| 1073-362-32-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 93 | $3,696.00 | $1,371.52 |
| 1073-362-33-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 94 | $3,880.00 | $1,371.52 |
| 1073-362-34-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 95 | $3,478.00 | $1,371.52 |
| 1073-362-35-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 96 | $3,696.00 | $1,371.52 |
| 1073-362-36-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 97 | $3,880.00 | $1,371.52 |
| 1073-362-37-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 98 | $3,696.00 | $1,371.52 |
| 1073-362-38-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 99 | $3,478.00 | $1,371.52 |
| 1073-362-39-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 100 | $3,696.00 | $1,371.52 |
| 1073-362-40-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 101 | $3,478.00 | $1,371.52 |
| 1073-362-41-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 102 | $3,880.00 | $1,371.52 |
| 1073-362-42-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 103 | $3,478.00 | $1,371.52 |
| 1073-362-43-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 104 | $3,696.00 | $1,371.52 |
| 1073-362-44-0000 | Yes | Single Family | 2,985 | 1 | 19907 | 105 | $3,478.00 | $1,371.52 |
| 1073-362-45-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 106 | $3,880.00 | $1,371.52 |
| 1073-362-46-0000 | Yes | Single Family | 3,105 | 1 | 19907 | 107 | $3,696.00 | $1,371.52 |
| 1073-362-47-0000 | Yes | Single Family | 3,339 | 1 | 19907 | 108 | $3,880.00 | $1,371.52 |
| 1073-362-48-0000 | No | | | | 19907 | A | $0.00 | $0.00 |
| 1073-362-49-0000 | No | | | | 19907 | G | $0.00 | $0.00 |
| 1073-362-50-0000 | No | | | | 19907 | I | $0.00 | $0.00 |
| 1073-362-51-0000 | No | | | | 19907 | J | $0.00 | $0.00 |
| 1073-362-52-0000 | No | | | | 19907 | K | $0.00 | $0.00 |
| 1073-362-53-0000 | No | | | | 19907 | L | $0.00 | $0.00 |
| 1073-362-54-0000 | No | | | | 19907 | M | $0.00 | $0.00 |
| 1073-362-55-0000 | No | | | | 19907 | N | $0.00 | $0.00 |
| 1073-362-56-0000 | No | | | | 19907 | O | $0.00 | $0.00 |
| 1073-362-57-0000 | No | | | | 19907 | P | $0.00 | $0.00 |
| 1073-371-01-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 21 | $3,078.00 | $1,371.52 |
| 1073-371-02-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 22 | $3,078.00 | $1,371.52 |
| 1073-371-03-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 23 | $3,078.00 | $1,371.52 |
| 1073-371-04-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 24 | $2,936.00 | $1,371.52 |
| 1073-371-05-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 25 | $3,078.00 | $1,371.52 |
| 1073-371-06-0000 | Yes | Single Family | 3,105 | 1 | 19909 | 26 | $3,696.00 | $1,371.52 |
| 1073-371-07-0000 | Yes | Single Family | 3,381 | 1 | 19909 | 27 | $3,880.00 | $1,371.52 |
| 1073-371-08-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 28 | $3,078.00 | $1,371.52 |
| 1073-371-09-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 29 | $2,936.00 | $1,371.52 |
| 1073-371-10-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 30 | $3,078.00 | $1,371.52 |
| 1073-371-11-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 31 | $2,936.00 | $1,371.52 |
| 1073-371-12-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 32 | $3,078.00 | $1,371.52 |
| 1073-371-13-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 33 | $3,078.00 | $1,371.52 |
| 1073-371-14-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 34 | $2,936.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-371-15-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 35 | $3,078.00 | $1,371.52 |
| 1073-371-16-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 36 | $3,078.00 | $1,371.52 |
| 1073-371-17-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 37 | $3,078.00 | $1,371.52 |
| 1073-371-18-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 38 | $3,078.00 | $1,371.52 |
| 1073-371-19-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 39 | $2,936.00 | $1,371.52 |
| 1073-371-20-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 40 | $3,078.00 | $1,371.52 |
| 1073-371-21-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 41 | $3,078.00 | $1,371.52 |
| 1073-371-22-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 42 | $3,078.00 | $1,371.52 |
| 1073-371-23-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 43 | $2,936.00 | $1,371.52 |
| 1073-371-24-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 44 | $3,078.00 | $1,371.52 |
| 1073-371-25-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 45 | $3,078.00 | $1,371.52 |
| 1073-371-26-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 46 | $3,078.00 | $1,371.52 |
| 1073-371-27-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 47 | $3,078.00 | $1,371.52 |
| 1073-371-28-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 48 | $3,078.00 | $1,371.52 |
| 1073-371-29-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 49 | $2,936.00 | $1,371.52 |
| 1073-371-30-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 50 | $3,078.00 | $1,371.52 |
| 1073-371-31-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 51 | $3,078.00 | $1,371.52 |
| 1073-371-32-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 52 | $3,078.00 | $1,371.52 |
| 1073-371-33-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 53 | $2,936.00 | $1,371.52 |
| 1073-371-34-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 54 | $3,078.00 | $1,371.52 |
| 1073-371-35-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 55 | $2,936.00 | $1,371.52 |
| 1073-371-36-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 56 | $3,078.00 | $1,371.52 |
| 1073-371-37-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 57 | $3,078.00 | $1,371.52 |
| 1073-371-38-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 58 | $2,936.00 | $1,371.52 |
| 1073-371-39-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 59 | $3,078.00 | $1,371.52 |
| 1073-371-40-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 60 | $3,078.00 | $1,371.52 |
| 1073-371-41-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 61 | $3,078.00 | $1,371.52 |
| 1073-371-42-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 62 | $2,936.00 | $1,371.52 |
| 1073-371-43-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 63 | $3,078.00 | $1,371.52 |
| 1073-371-44-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 64 | $3,078.00 | $1,371.52 |
| 1073-371-45-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 65 | $3,078.00 | $1,371.52 |
| 1073-371-46-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 66 | $3,078.00 | $1,371.52 |
| 1073-371-47-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 67 | $3,078.00 | $1,371.52 |
| 1073-371-48-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 68 | $3,078.00 | $1,371.52 |
| 1073-371-49-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 69 | $2,936.00 | $1,371.52 |
| 1073-371-50-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 70 | $3,078.00 | $1,371.52 |
| 1073-371-51-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 71 | $3,078.00 | $1,371.52 |
| 1073-371-52-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 72 | $2,936.00 | $1,371.52 |
| 1073-371-53-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 73 | $3,078.00 | $1,371.52 |
| 1073-371-54-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 74 | $3,078.00 | $1,371.52 |
| 1073-371-55-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 75 | $2,936.00 | $1,371.52 |
| 1073-371-56-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 76 | $3,078.00 | $1,371.52 |
| 1073-371-57-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 77 | $3,078.00 | $1,371.52 |
| 1073-371-58-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 78 | $2,936.00 | $1,371.52 |
| 1073-371-59-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 79 | $3,078.00 | $1,371.52 |
| 1073-371-60-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 80 | $3,078.00 | $1,371.52 |
| 1073-371-61-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 81 | $3,078.00 | $1,371.52 |
| 1073-371-62-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 82 | $3,078.00 | $1,371.52 |
| 1073-371-63-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 83 | $2,936.00 | $1,371.52 |
| 1073-371-64-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 84 | $3,078.00 | $1,371.52 |
| 1073-371-65-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 85 | $3,078.00 | $1,371.52 |
| 1073-371-66-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 86 | $2,936.00 | $1,371.52 |
| 1073-371-67-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 87 | $3,078.00 | $1,371.52 |
| 1073-371-68-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 88 | $2,936.00 | $1,371.52 |
| 1073-371-69-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 89 | $3,078.00 | $1,371.52 |
| 1073-371-70-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 90 | $3,078.00 | $1,371.52 |
| 1073-371-71-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 91 | $3,078.00 | $1,371.52 |
| 1073-371-72-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 92 | $3,078.00 | $1,371.52 |
| 1073-371-73-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 93 | $3,078.00 | $1,371.52 |
| 1073-371-74-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 94 | $2,936.00 | $1,371.52 |
| 1073-371-75-0000 | No | | | | 19909 | A | $0.00 | $0.00 |
| 1073-371-76-0000 | No | | | | 19909 | C | $0.00 | $0.00 |
| 1073-371-77-0000 | No | | | | 19909 | D | $0.00 | $0.00 |
| 1073-371-78-0000 | No | | | | 19909 | E | $0.00 | $0.00 |
| 1073-371-79-0000 | No | | | | 19909 | F | $0.00 | $0.00 |
| 1073-371-80-0000 | No | | | | 19909 | G | $0.00 | $0.00 |
| 1073-371-81-0000 | No | | | | 19909 | I | $0.00 | $0.00 |
| 1073-371-82-0000 | No | | | | 19909 | J | $0.00 | $0.00 |
| 1073-371-83-0000 | No | | | | 19909 | L | $0.00 | $0.00 |
| 1073-371-84-0000 | No | | | | 19909 | M | $0.00 | $0.00 |
| 1073-371-85-0000 | No | | | | 19909 | N | $0.00 | $0.00 |
| 1073-371-86-0000 | No | | | | 19909 | O | $0.00 | $0.00 |
| 1073-371-87-0000 | No | | | | 19909 | P | $0.00 | $0.00 |
| 1073-371-88-0000 | No | | | | 19909 | Q | $0.00 | $0.00 |
| 1073-371-89-0000 | No | | | | 19909 | R | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-381-01-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 1 | $3,078.00 | $1,371.52 |
| 1073-381-02-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 2 | $2,936.00 | $1,371.52 |
| 1073-381-03-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 3 | $3,078.00 | $1,371.52 |
| 1073-381-04-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 4 | $2,936.00 | $1,371.52 |
| 1073-381-05-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 5 | $3,078.00 | $1,371.52 |
| 1073-381-06-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 6 | $3,078.00 | $1,371.52 |
| 1073-381-07-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 7 | $2,936.00 | $1,371.52 |
| 1073-381-08-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 8 | $3,078.00 | $1,371.52 |
| 1073-381-09-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 9 | $3,078.00 | $1,371.52 |
| 1073-381-10-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 10 | $3,078.00 | $1,371.52 |
| 1073-381-11-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 11 | $3,078.00 | $1,371.52 |
| 1073-381-12-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 12 | $2,936.00 | $1,371.52 |
| 1073-381-13-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 13 | $3,078.00 | $1,371.52 |
| 1073-381-14-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 14 | $3,078.00 | $1,371.52 |
| 1073-381-15-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 15 | $3,078.00 | $1,371.52 |
| 1073-381-16-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 16 | $2,936.00 | $1,371.52 |
| 1073-381-17-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 17 | $3,078.00 | $1,371.52 |
| 1073-381-18-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 18 | $3,078.00 | $1,371.52 |
| 1073-381-19-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 19 | $2,936.00 | $1,371.52 |
| 1073-381-20-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 20 | $3,078.00 | $1,371.52 |
| 1073-381-21-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 95 | $3,078.00 | $1,371.52 |
| 1073-381-22-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 96 | $3,078.00 | $1,371.52 |
| 1073-381-23-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 97 | $3,078.00 | $1,371.52 |
| 1073-381-24-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 98 | $2,936.00 | $1,371.52 |
| 1073-381-25-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 99 | $3,078.00 | $1,371.52 |
| 1073-381-26-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 100 | $3,078.00 | $1,371.52 |
| 1073-381-27-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 101 | $3,078.00 | $1,371.52 |
| 1073-381-28-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 102 | $3,078.00 | $1,371.52 |
| 1073-381-29-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 103 | $2,936.00 | $1,371.52 |
| 1073-381-30-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 104 | $3,078.00 | $1,371.52 |
| 1073-381-31-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 105 | $3,078.00 | $1,371.52 |
| 1073-381-32-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 106 | $3,078.00 | $1,371.52 |
| 1073-381-33-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 107 | $3,078.00 | $1,371.52 |
| 1073-381-34-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 108 | $3,078.00 | $1,371.52 |
| 1073-381-35-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 109 | $2,936.00 | $1,371.52 |
| 1073-381-36-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 110 | $3,078.00 | $1,371.52 |
| 1073-381-37-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 111 | $2,936.00 | $1,371.52 |
| 1073-381-38-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 112 | $3,078.00 | $1,371.52 |
| 1073-381-39-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 113 | $3,078.00 | $1,371.52 |
| 1073-381-40-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 114 | $3,078.00 | $1,371.52 |
| 1073-381-41-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 115 | $3,078.00 | $1,371.52 |
| 1073-381-42-0000 | Yes | Single Family | 2,449 | 1 | 19909 | 116 | $2,936.00 | $1,371.52 |
| 1073-381-43-0000 | Yes | Single Family | 2,700 | 1 | 19909 | 117 | $3,078.00 | $1,371.52 |
| 1073-381-44-0000 | Yes | Single Family | 2,547 | 1 | 19909 | 118 | $3,078.00 | $1,371.52 |
| 1073-381-45-0000 | No | | | | 19909 | B | $0.00 | $0.00 |
| 1073-381-46-0000 | No | | | | 19909 | H | $0.00 | $0.00 |
| 1073-381-47-0000 | No | | | | 19909 | K | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$758,494.00** | **$309,963.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 56**
**(Parkside/La Avenida)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-053-07-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_1 | 208 | $2,542.00 | $1,371.52 |
| 0218-053-08-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 209 | $2,542.00 | $1,371.52 |
| 0218-053-09-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 210 | $2,542.00 | $1,371.52 |
| 0218-053-10-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 211 | $2,542.00 | $1,371.52 |
| 0218-053-11-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 212 | $2,542.00 | $1,371.52 |
| 0218-053-12-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 213 | $2,542.00 | $1,371.52 |
| 0218-053-13-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 214 | $2,542.00 | $1,371.52 |
| 0218-053-14-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 215 | $2,542.00 | $1,371.52 |
| 0218-053-15-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 216 | $2,542.00 | $1,371.52 |
| 0218-053-16-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 217 | $2,542.00 | $1,371.52 |
| 0218-053-17-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 218 | $2,542.00 | $1,371.52 |
| 0218-053-18-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 219 | $2,542.00 | $1,371.52 |
| 0218-053-19-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_1 | 220 | $2,542.00 | $1,371.52 |
| 0218-053-20-0000 | No | | | | 20316Condos_1 | CA1V | $0.00 | $0.00 |
| 0218-053-21-0000 | No | | | | 20316Condos_1 | 229 | $0.00 | $0.00 |
| 0218-053-22-0000 | No | | | | 20316Condos_1 | 230 | $0.00 | $0.00 |
| 0218-053-23-0000 | No | | | | 20316Condos_1 | 231 | $0.00 | $0.00 |
| 0218-053-24-0000 | No | | | | 20316Condos_1 | 232 | $0.00 | $0.00 |
| 0218-053-25-0000 | No | | | | 20316Condos_1 | 233 | $0.00 | $0.00 |
| 0218-053-26-0000 | No | | | | 20316Condos_1 | 234 | $0.00 | $0.00 |
| 0218-053-27-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 235 | $2,542.00 | $1,371.52 |
| 0218-053-28-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 236 | $2,542.00 | $1,371.52 |
| 0218-053-29-0000 | No | | | | 20316Condos_1 | CA10V | $0.00 | $0.00 |
| 0218-053-30-0000 | No | | | | 20316Condos_1 | A | $0.00 | $0.00 |
| 0218-053-32-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_1 | 176 | $2,542.00 | $1,371.52 |
| 0218-053-33-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 177 | $2,542.00 | $1,371.52 |
| 0218-053-34-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 178 | $2,542.00 | $1,371.52 |
| 0218-053-35-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 179 | $2,542.00 | $1,371.52 |
| 0218-053-36-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 180 | $2,542.00 | $1,371.52 |
| 0218-053-37-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 181 | $2,542.00 | $1,371.52 |
| 0218-053-38-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 182 | $2,542.00 | $1,371.52 |
| 0218-053-39-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_1 | 183 | $2,542.00 | $1,371.52 |
| 0218-053-40-0000 | No | | | | 20316Condos_1 | CA5V | $0.00 | $0.00 |
| 0218-053-41-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 184 | $2,542.00 | $1,371.52 |
| 0218-053-42-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 185 | $2,542.00 | $1,371.52 |
| 0218-053-43-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 186 | $2,542.00 | $1,371.52 |
| 0218-053-44-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 187 | $2,542.00 | $1,371.52 |
| 0218-053-45-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 188 | $2,542.00 | $1,371.52 |
| 0218-053-46-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 189 | $2,542.00 | $1,371.52 |
| 0218-053-47-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 190 | $2,542.00 | $1,371.52 |
| 0218-053-48-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 191 | $2,542.00 | $1,371.52 |
| 0218-053-49-0000 | No | | | | 20316Condos_1 | CA4V | $0.00 | $0.00 |
| 0218-053-50-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 192 | $2,542.00 | $1,371.52 |
| 0218-053-51-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 193 | $2,542.00 | $1,371.52 |
| 0218-053-52-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 194 | $2,542.00 | $1,371.52 |
| 0218-053-53-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 195 | $2,542.00 | $1,371.52 |
| 0218-053-54-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 196 | $2,542.00 | $1,371.52 |
| 0218-053-55-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 197 | $2,542.00 | $1,371.52 |
| 0218-053-56-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 198 | $2,542.00 | $1,371.52 |
| 0218-053-57-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 199 | $2,542.00 | $1,371.52 |
| 0218-053-58-0000 | No | | | | 20316Condos_1 | CA3V | $0.00 | $0.00 |
| 0218-053-59-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 200 | $2,542.00 | $1,371.52 |
| 0218-053-60-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 201 | $2,542.00 | $1,371.52 |
| 0218-053-61-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 202 | $2,542.00 | $1,371.52 |
| 0218-053-62-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 203 | $2,542.00 | $1,371.52 |
| 0218-053-63-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 204 | $2,542.00 | $1,371.52 |
| 0218-053-64-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 205 | $2,542.00 | $1,371.52 |
| 0218-053-65-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 206 | $2,542.00 | $1,371.52 |
| 0218-053-66-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 207 | $2,542.00 | $1,371.52 |
| 0218-053-67-0000 | No | | | | 20316Condos_1 | CA2V | $0.00 | $0.00 |
| 0218-053-68-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 221 | $2,542.00 | $1,371.52 |
| 0218-053-69-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 222 | $2,542.00 | $1,371.52 |
| 0218-053-70-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 223 | $2,542.00 | $1,371.52 |
| 0218-053-71-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 224 | $2,542.00 | $1,371.52 |
| 0218-053-72-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 225 | $2,542.00 | $1,371.52 |
| 0218-053-73-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 226 | $2,542.00 | $1,371.52 |
| 0218-053-74-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 227 | $2,542.00 | $1,371.52 |
| 0218-053-75-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 228 | $2,542.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-053-76-0000 | No | | | | 20316Condos_1 | CA9V | $0.00 | $0.00 |
| 0218-054-01-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 104 | $3,561.00 | $1,371.52 |
| 0218-054-02-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 105 | $3,340.00 | $1,371.52 |
| 0218-054-03-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 106 | $2,924.00 | $1,371.52 |
| 0218-054-04-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 107 | $3,778.00 | $1,371.52 |
| 0218-054-05-0000 | No | | | | 20316Condos_1 | 108 | $0.00 | $0.00 |
| 0218-054-06-0000 | No | | | | 20316Condos_1 | 109 | $0.00 | $0.00 |
| 0218-054-07-0000 | No | | | | 20316Condos_1 | 110 | $0.00 | $0.00 |
| 0218-054-08-0000 | No | | | | 20316Condos_1 | 111 | $0.00 | $0.00 |
| 0218-054-09-0000 | No | | | | 20316Condos_1 | CA10A | $0.00 | $0.00 |
| 0218-054-10-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 112 | $3,561.00 | $1,371.52 |
| 0218-054-11-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 113 | $2,924.00 | $1,371.52 |
| 0218-054-12-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 114 | $3,340.00 | $1,371.52 |
| 0218-054-13-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 115 | $3,778.00 | $1,371.52 |
| 0218-054-14-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 116 | $3,778.00 | $1,371.52 |
| 0218-054-15-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 117 | $2,924.00 | $1,371.52 |
| 0218-054-16-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 118 | $3,340.00 | $1,371.52 |
| 0218-054-17-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 119 | $3,561.00 | $1,371.52 |
| 0218-054-18-0000 | No | | | | 20316Condos_1 | CA1A | $0.00 | $0.00 |
| 0218-054-19-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 80 | $3,561.00 | $1,371.52 |
| 0218-054-20-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 81 | $3,340.00 | $1,371.52 |
| 0218-054-21-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 82 | $2,924.00 | $1,371.52 |
| 0218-054-22-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 83 | $3,778.00 | $1,371.52 |
| 0218-054-23-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 84 | $3,778.00 | $1,371.52 |
| 0218-054-24-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 85 | $3,340.00 | $1,371.52 |
| 0218-054-25-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 86 | $2,924.00 | $1,371.52 |
| 0218-054-26-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 87 | $3,561.00 | $1,371.52 |
| 0218-054-27-0000 | No | | | | 20316Condos_1 | CA5A | $0.00 | $0.00 |
| 0218-054-28-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 88 | $3,561.00 | $1,371.52 |
| 0218-054-29-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 89 | $3,340.00 | $1,371.52 |
| 0218-054-30-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 90 | $2,924.00 | $1,371.52 |
| 0218-054-31-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 91 | $3,778.00 | $1,371.52 |
| 0218-054-32-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 92 | $3,778.00 | $1,371.52 |
| 0218-054-33-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 93 | $3,340.00 | $1,371.52 |
| 0218-054-34-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 94 | $2,924.00 | $1,371.52 |
| 0218-054-35-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 95 | $3,561.00 | $1,371.52 |
| 0218-054-36-0000 | No | | | | 20316Condos_1 | CA3A | $0.00 | $0.00 |
| 0218-054-37-0000 | No | | | | 20316Condos_1 | 96 | $0.00 | $0.00 |
| 0218-054-38-0000 | No | | | | 20316Condos_1 | 97 | $0.00 | $0.00 |
| 0218-054-39-0000 | No | | | | 20316Condos_1 | 98 | $0.00 | $0.00 |
| 0218-054-40-0000 | No | | | | 20316Condos_1 | 99 | $0.00 | $0.00 |
| 0218-054-41-0000 | No | | | | 20316Condos_1 | 100 | $0.00 | $0.00 |
| 0218-054-42-0000 | No | | | | 20316Condos_1 | 101 | $0.00 | $0.00 |
| 0218-054-43-0000 | No | | | | 20316Condos_1 | 102 | $0.00 | $0.00 |
| 0218-054-44-0000 | No | | | | 20316Condos_1 | 103 | $0.00 | $0.00 |
| 0218-054-45-0000 | No | | | | 20316Condos_1 | CA9A | $0.00 | $0.00 |
| 0218-054-46-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 120 | $3,561.00 | $1,371.52 |
| 0218-054-47-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 121 | $2,924.00 | $1,371.52 |
| 0218-054-48-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 122 | $3,340.00 | $1,371.52 |
| 0218-054-49-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 123 | $3,778.00 | $1,371.52 |
| 0218-054-50-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 124 | $3,778.00 | $1,371.52 |
| 0218-054-51-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 125 | $2,924.00 | $1,371.52 |
| 0218-054-52-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 126 | $3,340.00 | $1,371.52 |
| 0218-054-53-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 127 | $3,561.00 | $1,371.52 |
| 0218-054-54-0000 | No | | | | 20316Condos_1 | CA2A | $0.00 | $0.00 |
| 0218-054-55-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 128 | $3,561.00 | $1,371.52 |
| 0218-054-56-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 129 | $2,924.00 | $1,371.52 |
| 0218-054-57-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 130 | $3,340.00 | $1,371.52 |
| 0218-054-58-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 131 | $3,778.00 | $1,371.52 |
| 0218-054-59-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 132 | $3,778.00 | $1,371.52 |
| 0218-054-60-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 133 | $2,924.00 | $1,371.52 |
| 0218-054-61-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 134 | $3,340.00 | $1,371.52 |
| 0218-054-62-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 135 | $3,561.00 | $1,371.52 |
| 0218-054-63-0000 | No | | | | 20316Condos_1 | CA4A | $0.00 | $0.00 |
| 0218-054-64-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 136 | $3,561.00 | $1,371.52 |
| 0218-054-65-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 137 | $2,924.00 | $1,371.52 |
| 0218-054-66-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 138 | $3,340.00 | $1,371.52 |
| 0218-054-67-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 139 | $3,778.00 | $1,371.52 |
| 0218-054-68-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 140 | $3,778.00 | $1,371.52 |
| 0218-054-69-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 141 | $2,924.00 | $1,371.52 |
| 0218-054-70-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 142 | $3,340.00 | $1,371.52 |
| 0218-054-71-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 143 | $3,561.00 | $1,371.52 |
| 0218-054-72-0000 | No | | | | 20316Condos_1 | CA6A | $0.00 | $0.00 |
| 0218-055-01-0000 | No | | | | 20316Condos_1 | 1 | $0.00 | $0.00 |
| 0218-055-02-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 2 | $3,340.00 | $1,371.52 |
| 0218-055-03-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 3 | $3,436.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-055-04-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_1 | 4 | $3,778.00 | $1,371.52 |
| 0218-055-05-0000 | No | | | | 20316Condos_1 | 5 | $0.00 | $0.00 |
| 0218-055-06-0000 | No | | | | 20316Condos_1 | 6 | $0.00 | $0.00 |
| 0218-055-07-0000 | No | | | | 20316Condos_1 | 7 | $0.00 | $0.00 |
| 0218-055-08-0000 | No | | | | 20316Condos_1 | 8 | $0.00 | $0.00 |
| 0218-055-09-0000 | No | | | | 20316Condos_1 | CA8L | $0.00 | $0.00 |
| 0218-055-10-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 9 | $3,778.00 | $1,371.52 |
| 0218-055-11-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 10 | $3,340.00 | $1,371.52 |
| 0218-055-12-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 11 | $3,436.00 | $1,371.52 |
| 0218-055-13-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 12 | $3,778.00 | $1,371.52 |
| 0218-055-14-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 13 | $3,778.00 | $1,371.52 |
| 0218-055-15-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 14 | $3,436.00 | $1,371.52 |
| 0218-055-16-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 15 | $3,340.00 | $1,371.52 |
| 0218-055-17-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 16 | $3,778.00 | $1,371.52 |
| 0218-055-18-0000 | No | | | | 20316Condos_1 | CA1L | $0.00 | $0.00 |
| 0218-055-19-0000 | No | | | | 20316Condos_1 | CAB | $0.00 | $0.00 |
| 0218-055-21-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_1 | 17 | $3,778.00 | $1,371.52 |
| 0218-055-22-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 18 | $3,340.00 | $1,371.52 |
| 0218-055-23-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 19 | $3,436.00 | $1,371.52 |
| 0218-055-24-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 20 | $3,340.00 | $1,371.52 |
| 0218-055-25-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 21 | $3,436.00 | $1,371.52 |
| 0218-055-26-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_1 | 38 | $3,778.00 | $1,371.52 |
| 0218-055-27-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 39 | $3,340.00 | $1,371.52 |
| 0218-055-28-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 40 | $3,436.00 | $1,371.52 |
| 0218-055-29-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 41 | $3,340.00 | $1,371.52 |
| 0218-055-30-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 42 | $3,778.00 | $1,371.52 |
| 0218-055-31-0000 | No | | | | 20316Condos_1 | CA3L | $0.00 | $0.00 |
| 0218-055-32-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 22 | $3,340.00 | $1,371.52 |
| 0218-055-33-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 23 | $3,436.00 | $1,371.52 |
| 0218-055-34-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 24 | $3,340.00 | $1,371.52 |
| 0218-055-35-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 25 | $3,340.00 | $1,371.52 |
| 0218-055-36-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 26 | $3,436.00 | $1,371.52 |
| 0218-055-37-0000 | No | | | | 20316Condos_1 | CA6L | $0.00 | $0.00 |
| 0218-055-38-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 27 | $3,340.00 | $1,371.52 |
| 0218-055-39-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 28 | $3,436.00 | $1,371.52 |
| 0218-055-40-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 29 | $3,340.00 | $1,371.52 |
| 0218-055-41-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 30 | $3,436.00 | $1,371.52 |
| 0218-055-42-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 34 | $3,778.00 | $1,371.52 |
| 0218-055-43-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 35 | $3,340.00 | $1,371.52 |
| 0218-055-44-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 36 | $3,436.00 | $1,371.52 |
| 0218-055-45-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 37 | $3,340.00 | $1,371.52 |
| 0218-055-46-0000 | No | | | | 20316Condos_1 | CA7L | $0.00 | $0.00 |
| 0218-055-47-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 31 | $3,340.00 | $1,371.52 |
| 0218-055-48-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 32 | $3,436.00 | $1,371.52 |
| 0218-055-49-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 33 | $3,340.00 | $1,371.52 |
| 0218-055-50-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_1 | 51 | $3,778.00 | $1,371.52 |
| 0218-055-51-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 52 | $3,436.00 | $1,371.52 |
| 0218-055-52-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 53 | $3,340.00 | $1,371.52 |
| 0218-055-53-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 54 | $3,340.00 | $1,371.52 |
| 0218-055-54-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 55 | $3,436.00 | $1,371.52 |
| 0218-055-55-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 56 | $3,778.00 | $1,371.52 |
| 0218-055-56-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 57 | $3,778.00 | $1,371.52 |
| 0218-055-57-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 58 | $3,436.00 | $1,371.52 |
| 0218-055-58-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 59 | $3,340.00 | $1,371.52 |
| 0218-055-59-0000 | No | | | | 20316Condos_1 | CA5L | $0.00 | $0.00 |
| 0218-055-60-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_1 | 43 | $3,778.00 | $1,371.52 |
| 0218-055-61-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 44 | $3,340.00 | $1,371.52 |
| 0218-055-62-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 45 | $3,436.00 | $1,371.52 |
| 0218-055-63-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 46 | $3,340.00 | $1,371.52 |
| 0218-055-64-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 47 | $3,340.00 | $1,371.52 |
| 0218-055-65-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 48 | $3,436.00 | $1,371.52 |
| 0218-055-66-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 49 | $3,340.00 | $1,371.52 |
| 0218-055-67-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_1 | 50 | $3,778.00 | $1,371.52 |
| 0218-055-68-0000 | No | | | | 20316Condos_1 | CA2L | $0.00 | $0.00 |
| 0218-056-01-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 60 | $3,340.00 | $1,371.52 |
| 0218-056-02-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 61 | $3,436.00 | $1,371.52 |
| 0218-056-03-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_1 | 62 | $3,778.00 | $1,371.52 |
| 0218-056-04-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_1 | 63 | $3,778.00 | $1,371.52 |
| 0218-056-05-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 64 | $3,436.00 | $1,371.52 |
| 0218-056-06-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 65 | $3,340.00 | $1,371.52 |
| 0218-056-07-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 66 | $3,340.00 | $1,371.52 |
| 0218-056-08-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 67 | $3,436.00 | $1,371.52 |
| 0218-056-09-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 68 | $3,778.00 | $1,371.52 |
| 0218-056-10-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_1 | 69 | $3,778.00 | $1,371.52 |
| 0218-056-11-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_1 | 70 | $3,436.00 | $1,371.52 |
| 0218-056-12-0000 | Yes | Single Family Detached | 1,590 | 1 | 20316Condos_1 | 71 | $3,340.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-056-13-0000 | No | | | | 20316Condos_1 | CA4L | $0.00 | $0.00 |
| 0218-056-14-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 72 | $3,561.00 | $1,371.52 |
| 0218-056-15-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 73 | $3,340.00 | $1,371.52 |
| 0218-056-16-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 74 | $2,924.00 | $1,371.52 |
| 0218-056-17-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 75 | $3,778.00 | $1,371.52 |
| 0218-056-18-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 76 | $3,778.00 | $1,371.52 |
| 0218-056-19-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 77 | $3,340.00 | $1,371.52 |
| 0218-056-20-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 78 | $2,924.00 | $1,371.52 |
| 0218-056-21-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 79 | $3,561.00 | $1,371.52 |
| 0218-056-22-0000 | No | | | | 20316Condos_1 | CA7A | $0.00 | $0.00 |
| 0218-056-23-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 144 | $3,561.00 | $1,371.52 |
| 0218-056-24-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 145 | $2,924.00 | $1,371.52 |
| 0218-056-25-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 146 | $3,340.00 | $1,371.52 |
| 0218-056-26-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 147 | $3,778.00 | $1,371.52 |
| 0218-056-27-0000 | Yes | Single Family Detached | 1,809 | 1 | 20316Condos_1 | 148 | $3,778.00 | $1,371.52 |
| 0218-056-28-0000 | Yes | Single Family Detached | 1,215 | 1 | 20316Condos_1 | 149 | $2,924.00 | $1,371.52 |
| 0218-056-29-0000 | Yes | Single Family Detached | 1,551 | 1 | 20316Condos_1 | 150 | $3,340.00 | $1,371.52 |
| 0218-056-30-0000 | Yes | Single Family Detached | 1,727 | 1 | 20316Condos_1 | 151 | $3,561.00 | $1,371.52 |
| 0218-056-31-0000 | No | | | | 20316Condos_1 | CA8A | $0.00 | $0.00 |
| 0218-056-32-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 152 | $2,542.00 | $1,371.52 |
| 0218-056-33-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 153 | $2,542.00 | $1,371.52 |
| 0218-056-34-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 154 | $2,542.00 | $1,371.52 |
| 0218-056-35-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 155 | $2,542.00 | $1,371.52 |
| 0218-056-36-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 156 | $2,542.00 | $1,371.52 |
| 0218-056-37-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 157 | $2,542.00 | $1,371.52 |
| 0218-056-38-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 158 | $2,542.00 | $1,371.52 |
| 0218-056-39-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 159 | $2,542.00 | $1,371.52 |
| 0218-056-40-0000 | No | | | | 20316Condos_1 | CA8V | $0.00 | $0.00 |
| 0218-056-41-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 160 | $2,542.00 | $1,371.52 |
| 0218-056-42-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 161 | $2,542.00 | $1,371.52 |
| 0218-056-43-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 162 | $2,542.00 | $1,371.52 |
| 0218-056-44-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 163 | $2,542.00 | $1,371.52 |
| 0218-056-45-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 164 | $2,542.00 | $1,371.52 |
| 0218-056-46-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 165 | $2,542.00 | $1,371.52 |
| 0218-056-47-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 166 | $2,542.00 | $1,371.52 |
| 0218-056-48-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 167 | $2,542.00 | $1,371.52 |
| 0218-056-49-0000 | No | | | | 20316Condos_1 | CA7V | $0.00 | $0.00 |
| 0218-056-50-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_1 | 168 | $2,542.00 | $1,371.52 |
| 0218-056-51-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 169 | $2,542.00 | $1,371.52 |
| 0218-056-52-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 170 | $2,542.00 | $1,371.52 |
| 0218-056-53-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 171 | $2,542.00 | $1,371.52 |
| 0218-056-54-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 172 | $2,542.00 | $1,371.52 |
| 0218-056-55-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 173 | $2,542.00 | $1,371.52 |
| 0218-056-56-0000 | Yes | Single Family Detached | 1,082 | 1 | 20316Condos_1 | 174 | $2,542.00 | $1,371.52 |
| 0218-056-57-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_1 | 175 | $2,542.00 | $1,371.52 |
| 0218-056-58-0000 | No | | | | 20316Condos_1 | CA6V | $0.00 | $0.00 |
| 0218-063-08-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 1 | $3,283.00 | $1,371.52 |
| 0218-063-09-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 2 | $3,175.00 | $1,371.52 |
| 0218-063-10-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 3 | $3,175.00 | $1,371.52 |
| 0218-063-11-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 4 | $3,175.00 | $1,371.52 |
| 0218-063-12-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 5 | $3,175.00 | $1,371.52 |
| 0218-063-13-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 6 | $3,340.00 | $1,371.52 |
| 0218-063-14-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 17 | $3,283.00 | $1,371.52 |
| 0218-063-15-0000 | No | | | | 20316Condos_2 | CA34 | $0.00 | $0.00 |
| 0218-063-16-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 18 | $3,175.00 | $1,371.52 |
| 0218-063-17-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 19 | $3,175.00 | $1,371.52 |
| 0218-063-18-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 20 | $3,175.00 | $1,371.52 |
| 0218-063-19-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 21 | $3,340.00 | $1,371.52 |
| 0218-063-20-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 22 | $3,340.00 | $1,371.52 |
| 0218-063-21-0000 | No | | | | 20316Condos_2 | CA36 | $0.00 | $0.00 |
| 0218-063-22-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 23 | $3,175.00 | $1,371.52 |
| 0218-063-23-0000 | Yes | Single Family Detached | 1,674 | 1 | 20316Condos_2 | 24 | $3,436.00 | $1,371.52 |
| 0218-063-24-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 25 | $3,283.00 | $1,371.52 |
| 0218-063-25-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 37 | $3,283.00 | $1,371.52 |
| 0218-063-26-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_2 | 38 | $3,561.00 | $1,371.52 |
| 0218-063-27-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 39 | $3,175.00 | $1,371.52 |
| 0218-063-28-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 40 | $3,175.00 | $1,371.52 |
| 0218-063-29-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 41 | $3,340.00 | $1,371.52 |
| 0218-063-30-0000 | No | | | | 20316Condos_2 | CA38 | $0.00 | $0.00 |
| 0218-063-31-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 7 | $3,283.00 | $1,371.52 |
| 0218-063-32-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_2 | 8 | $3,561.00 | $1,371.52 |
| 0218-063-33-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 9 | $3,175.00 | $1,371.52 |
| 0218-063-34-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 10 | $3,340.00 | $1,371.52 |
| 0218-063-35-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 11 | $3,283.00 | $1,371.52 |
| 0218-063-36-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 12 | $3,175.00 | $1,371.52 |
| 0218-063-37-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 13 | $3,175.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-063-38-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 14 | $3,175.00 | $1,371.52 |
| 0218-063-39-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 15 | $3,175.00 | $1,371.52 |
| 0218-063-40-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 16 | $3,340.00 | $1,371.52 |
| 0218-063-41-0000 | No | | | | 20316Condos_2 | CA35 | $0.00 | $0.00 |
| 0218-063-42-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 26 | $3,283.00 | $1,371.52 |
| 0218-063-43-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 27 | $3,175.00 | $1,371.52 |
| 0218-063-44-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 28 | $3,175.00 | $1,371.52 |
| 0218-063-45-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 29 | $3,175.00 | $1,371.52 |
| 0218-063-46-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 30 | $3,175.00 | $1,371.52 |
| 0218-063-47-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 31 | $3,340.00 | $1,371.52 |
| 0218-063-48-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_2 | 32 | $3,283.00 | $1,371.52 |
| 0218-063-49-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 33 | $3,175.00 | $1,371.52 |
| 0218-063-50-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 34 | $3,175.00 | $1,371.52 |
| 0218-063-51-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_2 | 35 | $3,175.00 | $1,371.52 |
| 0218-063-52-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_2 | 36 | $3,340.00 | $1,371.52 |
| 0218-063-53-0000 | No | | | | 20316Condos_2 | CA37 | $0.00 | $0.00 |
| 0218-073-09-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 107 | $3,436.00 | $1,371.52 |
| 0218-073-10-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 108 | $3,340.00 | $1,371.52 |
| 0218-073-11-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 109 | $3,436.00 | $1,371.52 |
| 0218-073-12-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_4 | 110 | $3,778.00 | $1,371.52 |
| 0218-073-13-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 111 | $3,436.00 | $1,371.52 |
| 0218-073-14-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 112 | $3,340.00 | $1,371.52 |
| 0218-073-15-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 113 | $3,436.00 | $1,371.52 |
| 0218-073-16-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_4 | 114 | $3,778.00 | $1,371.52 |
| 0218-073-17-0000 | No | | | | 20316Condos_4 | CA19 | $0.00 | $0.00 |
| 0218-073-18-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 115 | $3,436.00 | $1,371.52 |
| 0218-073-19-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 116 | $3,340.00 | $1,371.52 |
| 0218-073-20-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 117 | $3,436.00 | $1,371.52 |
| 0218-073-21-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_4 | 118 | $3,778.00 | $1,371.52 |
| 0218-073-22-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 119 | $3,436.00 | $1,371.52 |
| 0218-073-23-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 120 | $3,340.00 | $1,371.52 |
| 0218-073-24-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 121 | $3,436.00 | $1,371.52 |
| 0218-073-25-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_4 | 122 | $3,778.00 | $1,371.52 |
| 0218-073-26-0000 | No | | | | 20316Condos_4 | CA23 | $0.00 | $0.00 |
| 0218-073-27-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 123 | $3,436.00 | $1,371.52 |
| 0218-073-28-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 124 | $3,340.00 | $1,371.52 |
| 0218-073-29-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 125 | $3,436.00 | $1,371.52 |
| 0218-073-30-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_4 | 126 | $3,778.00 | $1,371.52 |
| 0218-073-31-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 127 | $3,436.00 | $1,371.52 |
| 0218-073-32-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 128 | $3,340.00 | $1,371.52 |
| 0218-073-33-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 129 | $3,436.00 | $1,371.52 |
| 0218-073-34-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_4 | 130 | $3,778.00 | $1,371.52 |
| 0218-073-35-0000 | No | | | | 20316Condos_4 | CA27 | $0.00 | $0.00 |
| 0218-073-36-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 159 | $3,436.00 | $1,371.52 |
| 0218-073-37-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 160 | $3,340.00 | $1,371.52 |
| 0218-073-38-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 161 | $2,693.00 | $1,371.52 |
| 0218-073-39-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 162 | $2,693.00 | $1,371.52 |
| 0218-073-40-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 163 | $3,561.00 | $1,371.52 |
| 0218-073-41-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 164 | $3,436.00 | $1,371.52 |
| 0218-073-42-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 165 | $3,340.00 | $1,371.52 |
| 0218-073-43-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 166 | $2,693.00 | $1,371.52 |
| 0218-073-44-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 167 | $2,693.00 | $1,371.52 |
| 0218-073-45-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 168 | $3,561.00 | $1,371.52 |
| 0218-073-46-0000 | No | | | | 20316Condos_4 | CA12 | $0.00 | $0.00 |
| 0218-073-47-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 169 | $3,436.00 | $1,371.52 |
| 0218-073-48-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 170 | $3,340.00 | $1,371.52 |
| 0218-073-49-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 171 | $2,693.00 | $1,371.52 |
| 0218-073-50-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 172 | $2,693.00 | $1,371.52 |
| 0218-073-51-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 173 | $3,561.00 | $1,371.52 |
| 0218-073-52-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 174 | $3,436.00 | $1,371.52 |
| 0218-073-53-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 175 | $3,340.00 | $1,371.52 |
| 0218-073-54-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 176 | $2,693.00 | $1,371.52 |
| 0218-073-55-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 177 | $2,693.00 | $1,371.52 |
| 0218-073-56-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 178 | $3,561.00 | $1,371.52 |
| 0218-073-57-0000 | No | | | | 20316Condos_4 | CA16 | $0.00 | $0.00 |
| 0218-073-58-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 179 | $3,436.00 | $1,371.52 |
| 0218-073-59-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 180 | $3,340.00 | $1,371.52 |
| 0218-073-60-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 181 | $2,693.00 | $1,371.52 |
| 0218-073-61-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 182 | $2,693.00 | $1,371.52 |
| 0218-073-62-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 183 | $3,561.00 | $1,371.52 |
| 0218-073-63-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 184 | $3,436.00 | $1,371.52 |
| 0218-073-64-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 185 | $3,340.00 | $1,371.52 |
| 0218-073-65-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 186 | $2,693.00 | $1,371.52 |
| 0218-073-66-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 187 | $2,693.00 | $1,371.52 |
| 0218-073-67-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 188 | $3,561.00 | $1,371.52 |
| 0218-073-68-0000 | No | | | | 20316Condos_4 | CA20 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-073-69-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 189 | $3,561.00 | $1,371.52 |
| 0218-073-70-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 190 | $2,693.00 | $1,371.52 |
| 0218-073-71-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 191 | $3,340.00 | $1,371.52 |
| 0218-073-72-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 192 | $3,436.00 | $1,371.52 |
| 0218-073-73-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 193 | $3,561.00 | $1,371.52 |
| 0218-073-74-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 194 | $2,693.00 | $1,371.52 |
| 0218-073-75-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 195 | $3,340.00 | $1,371.52 |
| 0218-073-76-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 196 | $3,436.00 | $1,371.52 |
| 0218-073-77-0000 | No | | | | 20316Condos_4 | CA32 | $0.00 | $0.00 |
| 0218-073-78-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 197 | $3,561.00 | $1,371.52 |
| 0218-073-79-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 198 | $2,693.00 | $1,371.52 |
| 0218-073-80-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 199 | $3,340.00 | $1,371.52 |
| 0218-073-81-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 200 | $3,436.00 | $1,371.52 |
| 0218-073-82-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 201 | $3,561.00 | $1,371.52 |
| 0218-073-83-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 202 | $2,693.00 | $1,371.52 |
| 0218-073-84-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 203 | $3,340.00 | $1,371.52 |
| 0218-073-85-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 204 | $3,436.00 | $1,371.52 |
| 0218-073-86-0000 | No | | | | 20316Condos_4 | CA30 | $0.00 | $0.00 |
| 0218-073-87-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 205 | $3,561.00 | $1,371.52 |
| 0218-073-88-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 206 | $2,693.00 | $1,371.52 |
| 0218-073-89-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 207 | $3,340.00 | $1,371.52 |
| 0218-073-90-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 208 | $3,436.00 | $1,371.52 |
| 0218-073-91-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 209 | $3,561.00 | $1,371.52 |
| 0218-073-92-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 210 | $2,693.00 | $1,371.52 |
| 0218-073-93-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 211 | $3,340.00 | $1,371.52 |
| 0218-073-94-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 212 | $3,436.00 | $1,371.52 |
| 0218-073-95-0000 | No | | | | 20316Condos_4 | CA28 | $0.00 | $0.00 |
| 0218-074-01-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 1 | $3,340.00 | $1,371.52 |
| 0218-074-02-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 2 | $3,175.00 | $1,371.52 |
| 0218-074-03-0000 | Yes | Single Family Detached | 1,674 | 1 | 20316Condos_3 | 3 | $3,436.00 | $1,371.52 |
| 0218-074-04-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 4 | $3,283.00 | $1,371.52 |
| 0218-074-05-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 5 | $3,340.00 | $1,371.52 |
| 0218-074-06-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 6 | $3,175.00 | $1,371.52 |
| 0218-074-07-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_3 | 7 | $3,561.00 | $1,371.52 |
| 0218-074-08-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 8 | $3,283.00 | $1,371.52 |
| 0218-074-09-0000 | No | | | | 20316Condos_3 | CA18 | $0.00 | $0.00 |
| 0218-074-10-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 9 | $3,340.00 | $1,371.52 |
| 0218-074-11-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 10 | $3,175.00 | $1,371.52 |
| 0218-074-12-0000 | Yes | Single Family Detached | 1,674 | 1 | 20316Condos_3 | 11 | $3,436.00 | $1,371.52 |
| 0218-074-13-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 12 | $3,283.00 | $1,371.52 |
| 0218-074-14-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 13 | $3,340.00 | $1,371.52 |
| 0218-074-15-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 14 | $3,175.00 | $1,371.52 |
| 0218-074-16-0000 | Yes | Single Family Detached | 1,674 | 1 | 20316Condos_3 | 15 | $3,436.00 | $1,371.52 |
| 0218-074-17-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 16 | $3,283.00 | $1,371.52 |
| 0218-074-18-0000 | No | | | | 20316Condos_3 | CA22 | $0.00 | $0.00 |
| 0218-074-19-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 17 | $3,340.00 | $1,371.52 |
| 0218-074-20-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 18 | $3,175.00 | $1,371.52 |
| 0218-074-21-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_3 | 19 | $3,561.00 | $1,371.52 |
| 0218-074-22-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 20 | $3,283.00 | $1,371.52 |
| 0218-074-23-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 21 | $3,340.00 | $1,371.52 |
| 0218-074-24-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 22 | $3,175.00 | $1,371.52 |
| 0218-074-25-0000 | Yes | Single Family Detached | 1,674 | 1 | 20316Condos_3 | 23 | $3,436.00 | $1,371.52 |
| 0218-074-26-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 24 | $3,283.00 | $1,371.52 |
| 0218-074-27-0000 | No | | | | 20316Condos_3 | CA26 | $0.00 | $0.00 |
| 0218-074-28-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 25 | $3,283.00 | $1,371.52 |
| 0218-074-29-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 26 | $3,175.00 | $1,371.52 |
| 0218-074-30-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 27 | $3,340.00 | $1,371.52 |
| 0218-074-31-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 28 | $3,283.00 | $1,371.52 |
| 0218-074-32-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 29 | $3,175.00 | $1,371.52 |
| 0218-074-33-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 30 | $3,340.00 | $1,371.52 |
| 0218-074-34-0000 | No | | | | 20316Condos_3 | CA29 | $0.00 | $0.00 |
| 0218-074-35-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 31 | $3,283.00 | $1,371.52 |
| 0218-074-36-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 32 | $3,175.00 | $1,371.52 |
| 0218-074-37-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 33 | $3,340.00 | $1,371.52 |
| 0218-074-38-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 34 | $3,283.00 | $1,371.52 |
| 0218-074-39-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 35 | $3,175.00 | $1,371.52 |
| 0218-074-40-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 36 | $3,340.00 | $1,371.52 |
| 0218-074-41-0000 | No | | | | 20316Condos_3 | CA31 | $0.00 | $0.00 |
| 0218-074-42-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 37 | $3,283.00 | $1,371.52 |
| 0218-074-43-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 38 | $3,175.00 | $1,371.52 |
| 0218-074-44-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 39 | $3,340.00 | $1,371.52 |
| 0218-074-45-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_3 | 40 | $3,283.00 | $1,371.52 |
| 0218-074-46-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_3 | 41 | $3,175.00 | $1,371.52 |
| 0218-074-47-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_3 | 42 | $3,340.00 | $1,371.52 |
| 0218-074-48-0000 | No | | | | 20316Condos_3 | CA33 | $0.00 | $0.00 |
| 0218-653-01-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 1 | $2,868.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-653-02-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 2 | $2,868.00 | $0.00 |
| 0218-653-03-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 3 | $2,868.00 | $0.00 |
| 0218-653-04-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 4 | $3,169.00 | $0.00 |
| 0218-653-05-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 5 | $2,868.00 | $0.00 |
| 0218-653-06-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 6 | $3,169.00 | $0.00 |
| 0218-653-07-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 7 | $2,868.00 | $0.00 |
| 0218-653-08-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 8 | $3,169.00 | $0.00 |
| 0218-653-09-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 9 | $3,169.00 | $0.00 |
| 0218-653-10-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 10 | $3,169.00 | $0.00 |
| 0218-653-11-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 11 | $2,935.00 | $0.00 |
| 0218-653-12-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 12 | $2,868.00 | $0.00 |
| 0218-653-13-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 13 | $2,935.00 | $0.00 |
| 0218-653-14-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 14 | $2,868.00 | $0.00 |
| 0218-653-15-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 15 | $2,935.00 | $0.00 |
| 0218-653-16-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 16 | $2,868.00 | $0.00 |
| 0218-653-17-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 17 | $2,935.00 | $0.00 |
| 0218-653-18-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 18 | $3,169.00 | $0.00 |
| 0218-653-19-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 19 | $3,169.00 | $0.00 |
| 0218-653-20-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 20 | $2,935.00 | $0.00 |
| 0218-653-21-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 21 | $2,868.00 | $0.00 |
| 0218-653-22-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 22 | $2,935.00 | $0.00 |
| 0218-653-23-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 23 | $2,868.00 | $0.00 |
| 0218-653-24-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 24 | $2,935.00 | $0.00 |
| 0218-653-25-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 25 | $2,868.00 | $0.00 |
| 0218-653-26-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 26 | $2,935.00 | $0.00 |
| 0218-653-27-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 27 | $3,169.00 | $0.00 |
| 0218-653-28-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 28 | $3,169.00 | $0.00 |
| 0218-653-29-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 29 | $2,868.00 | $0.00 |
| 0218-653-30-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 30 | $2,935.00 | $0.00 |
| 0218-653-31-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 31 | $2,868.00 | $0.00 |
| 0218-653-32-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 32 | $3,169.00 | $0.00 |
| 0218-653-33-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 33 | $2,868.00 | $0.00 |
| 0218-653-34-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 34 | $2,935.00 | $0.00 |
| 0218-653-35-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 35 | $2,868.00 | $0.00 |
| 0218-653-36-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 36 | $2,935.00 | $0.00 |
| 0218-653-37-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 37 | $3,169.00 | $0.00 |
| 0218-653-38-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 38 | $2,935.00 | $0.00 |
| 0218-653-39-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 39 | $2,868.00 | $0.00 |
| 0218-653-40-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 40 | $2,935.00 | $0.00 |
| 0218-653-41-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 41 | $2,868.00 | $0.00 |
| 0218-653-42-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 42 | $2,935.00 | $0.00 |
| 0218-653-43-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 43 | $2,868.00 | $0.00 |
| 0218-653-44-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 44 | $2,935.00 | $0.00 |
| 0218-653-45-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 45 | $3,169.00 | $0.00 |
| 0218-653-46-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 46 | $2,935.00 | $0.00 |
| 0218-653-47-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 47 | $2,868.00 | $0.00 |
| 0218-653-48-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 48 | $3,169.00 | $0.00 |
| 0218-653-49-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 49 | $3,169.00 | $0.00 |
| 0218-653-50-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 50 | $2,935.00 | $0.00 |
| 0218-653-51-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 51 | $2,868.00 | $0.00 |
| 0218-653-52-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 52 | $2,868.00 | $0.00 |
| 0218-653-53-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 53 | $2,935.00 | $0.00 |
| 0218-653-54-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 54 | $3,169.00 | $0.00 |
| 0218-653-55-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 55 | $3,169.00 | $0.00 |
| 0218-653-56-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 56 | $2,868.00 | $0.00 |
| 0218-653-57-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 57 | $2,935.00 | $0.00 |
| 0218-653-58-0000 | No | | | | 20298 | A | $0.00 | $0.00 |
| 0218-653-59-0000 | No | | | | 20298 | B | $0.00 | $0.00 |
| 0218-653-60-0000 | No | | | | 20298 | C | $0.00 | $0.00 |
| 0218-653-61-0000 | No | | | | 20298 | D | $0.00 | $0.00 |
| 0218-653-62-0000 | No | | | | 20298 | N | $0.00 | $0.00 |
| 0218-653-63-0000 | No | | | | 20298 | O | $0.00 | $0.00 |
| 0218-653-64-0000 | No | | | | 20298 | R | $0.00 | $0.00 |
| 0218-653-65-0000 | No | | | | 20298 | S | $0.00 | $0.00 |
| 0218-654-01-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 58 | $3,169.00 | $0.00 |
| 0218-654-02-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 59 | $2,868.00 | $0.00 |
| 0218-654-03-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 60 | $3,169.00 | $0.00 |
| 0218-654-04-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 61 | $3,169.00 | $0.00 |
| 0218-654-05-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 62 | $2,935.00 | $0.00 |
| 0218-654-06-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 63 | $3,169.00 | $0.00 |
| 0218-654-07-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 64 | $3,169.00 | $0.00 |
| 0218-654-08-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 65 | $2,868.00 | $0.00 |
| 0218-654-09-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 66 | $3,169.00 | $0.00 |
| 0218-654-10-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 67 | $3,169.00 | $0.00 |
| 0218-654-11-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 68 | $2,935.00 | $0.00 |
| 0218-654-12-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 69 | $3,169.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-654-13-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 70 | $3,169.00 | $0.00 |
| 0218-654-14-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 71 | $2,868.00 | $0.00 |
| 0218-654-15-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 72 | $3,169.00 | $0.00 |
| 0218-654-16-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 73 | $3,169.00 | $0.00 |
| 0218-654-17-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 74 | $2,935.00 | $0.00 |
| 0218-654-18-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 75 | $3,169.00 | $0.00 |
| 0218-654-19-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 76 | $3,169.00 | $0.00 |
| 0218-654-20-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 77 | $2,868.00 | $0.00 |
| 0218-654-21-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 78 | $3,169.00 | $0.00 |
| 0218-654-22-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 79 | $3,169.00 | $0.00 |
| 0218-654-23-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 80 | $2,935.00 | $0.00 |
| 0218-654-24-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 81 | $3,169.00 | $0.00 |
| 0218-654-25-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 82 | $3,169.00 | $0.00 |
| 0218-654-26-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 83 | $2,868.00 | $0.00 |
| 0218-654-27-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 84 | $3,169.00 | $0.00 |
| 0218-654-28-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 85 | $2,935.00 | $0.00 |
| 0218-654-29-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 86 | $2,868.00 | $0.00 |
| 0218-654-30-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 87 | $3,169.00 | $0.00 |
| 0218-654-31-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 88 | $3,169.00 | $0.00 |
| 0218-654-32-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 89 | $2,935.00 | $0.00 |
| 0218-654-33-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 90 | $2,868.00 | $0.00 |
| 0218-654-34-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 91 | $2,935.00 | $0.00 |
| 0218-654-35-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 92 | $2,868.00 | $0.00 |
| 0218-654-36-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 93 | $3,169.00 | $0.00 |
| 0218-654-37-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 94 | $3,169.00 | $0.00 |
| 0218-654-38-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 95 | $2,935.00 | $0.00 |
| 0218-654-39-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 96 | $2,868.00 | $0.00 |
| 0218-654-40-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 97 | $2,935.00 | $0.00 |
| 0218-654-41-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 98 | $2,868.00 | $0.00 |
| 0218-654-42-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 99 | $3,169.00 | $0.00 |
| 0218-654-43-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 100 | $3,169.00 | $0.00 |
| 0218-654-44-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 101 | $2,935.00 | $0.00 |
| 0218-654-45-0000 | Yes | Single Family Detached | 1,951 | 1 | 20298 | 102 | $2,868.00 | $0.00 |
| 0218-654-46-0000 | Yes | Single Family Detached | 2,043 | 1 | 20298 | 103 | $2,935.00 | $0.00 |
| 0218-654-47-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 104 | $3,169.00 | $0.00 |
| 0218-654-48-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 105 | $3,169.00 | $0.00 |
| 0218-654-49-0000 | Yes | Single Family Detached | 2,365 | 1 | 20298 | 106 | $3,169.00 | $0.00 |
| 0218-654-50-0000 | No | | | | 20298 | E | $0.00 | $0.00 |
| 0218-654-51-0000 | No | | | | 20298 | F | $0.00 | $0.00 |
| 0218-654-52-0000 | No | | | | 20298 | G | $0.00 | $0.00 |
| 0218-654-53-0000 | No | | | | 20298 | H | $0.00 | $0.00 |
| 0218-654-54-0000 | No | | | | 20298 | I | $0.00 | $0.00 |
| 0218-654-55-0000 | No | | | | 20298 | J | $0.00 | $0.00 |
| 0218-654-56-0000 | No | | | | 20298 | K | $0.00 | $0.00 |
| 0218-654-57-0000 | No | | | | 20298 | L | $0.00 | $0.00 |
| 0218-654-58-0000 | No | | | | 20298 | M | $0.00 | $0.00 |
| 0218-654-59-0000 | No | | | | 20298 | P | $0.00 | $0.00 |
| 0218-654-60-0000 | No | | | | 20298 | Q | $0.00 | $0.00 |
| 0218-982-07-0000 | No | | | | 20316 | A | $0.00 | $0.00 |
| 0218-983-01-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 13 | $2,542.00 | $1,371.52 |
| 0218-983-02-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 14 | $2,542.00 | $1,371.52 |
| 0218-983-03-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 15 | $2,542.00 | $1,371.52 |
| 0218-983-04-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 16 | $2,542.00 | $1,371.52 |
| 0218-983-05-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 17 | $2,542.00 | $1,371.52 |
| 0218-983-06-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 18 | $2,542.00 | $1,371.52 |
| 0218-983-07-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 19 | $2,542.00 | $1,371.52 |
| 0218-983-08-0000 | No | | | | 20316Condos_4 | CA9 | $0.00 | $0.00 |
| 0218-983-09-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 20 | $2,542.00 | $1,371.52 |
| 0218-983-10-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 21 | $2,542.00 | $1,371.52 |
| 0218-983-11-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 22 | $2,542.00 | $1,371.52 |
| 0218-983-12-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 23 | $2,542.00 | $1,371.52 |
| 0218-983-13-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 24 | $2,542.00 | $1,371.52 |
| 0218-983-14-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 25 | $2,542.00 | $1,371.52 |
| 0218-983-15-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 26 | $2,542.00 | $1,371.52 |
| 0218-983-16-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 27 | $2,542.00 | $1,371.52 |
| 0218-983-17-0000 | No | | | | 20316Condos_4 | CA13 | $0.00 | $0.00 |
| 0218-983-18-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 28 | $2,542.00 | $1,371.52 |
| 0218-983-19-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 29 | $2,542.00 | $1,371.52 |
| 0218-983-20-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 30 | $2,542.00 | $1,371.52 |
| 0218-983-21-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 31 | $2,542.00 | $1,371.52 |
| 0218-983-22-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 32 | $2,542.00 | $1,371.52 |
| 0218-983-23-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 33 | $2,542.00 | $1,371.52 |
| 0218-983-24-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 34 | $2,542.00 | $1,371.52 |
| 0218-983-25-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 35 | $2,542.00 | $1,371.52 |
| 0218-983-26-0000 | No | | | | 20316Condos_4 | CA17 | $0.00 | $0.00 |
| 0218-983-27-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 36 | $2,542.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-983-28-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 37 | $2,542.00 | $1,371.52 |
| 0218-983-29-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 38 | $2,542.00 | $1,371.52 |
| 0218-983-30-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 39 | $2,542.00 | $1,371.52 |
| 0218-983-31-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 40 | $2,542.00 | $1,371.52 |
| 0218-983-32-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 41 | $2,542.00 | $1,371.52 |
| 0218-983-33-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 42 | $2,542.00 | $1,371.52 |
| 0218-983-34-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 43 | $2,542.00 | $1,371.52 |
| 0218-983-35-0000 | No | | | | 20316Condos_4 | CA21 | $0.00 | $0.00 |
| 0218-983-36-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 44 | $2,542.00 | $1,371.52 |
| 0218-983-37-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 45 | $2,542.00 | $1,371.52 |
| 0218-983-38-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 46 | $2,542.00 | $1,371.52 |
| 0218-983-39-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 47 | $2,542.00 | $1,371.52 |
| 0218-983-40-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 48 | $2,542.00 | $1,371.52 |
| 0218-983-41-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 49 | $2,542.00 | $1,371.52 |
| 0218-983-42-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 50 | $2,542.00 | $1,371.52 |
| 0218-983-43-0000 | No | | | | 20316Condos_4 | CA25 | $0.00 | $0.00 |
| 0218-983-44-0000 | No | | | | 20316Condos_4 | CA2 | $0.00 | $0.00 |
| 0218-983-45-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 1 | $2,542.00 | $1,371.52 |
| 0218-983-46-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 2 | $2,542.00 | $1,371.52 |
| 0218-983-47-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 5 | $2,542.00 | $1,371.52 |
| 0218-983-48-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 6 | $2,542.00 | $1,371.52 |
| 0218-983-49-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 7 | $2,542.00 | $1,371.52 |
| 0218-983-50-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 8 | $2,542.00 | $1,371.52 |
| 0218-983-51-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 9 | $2,542.00 | $1,371.52 |
| 0218-983-52-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 10 | $2,542.00 | $1,371.52 |
| 0218-983-53-0000 | Yes | Single Family Detached | 1,018 | 1 | 20316Condos_4 | 11 | $2,542.00 | $1,371.52 |
| 0218-983-54-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 12 | $2,542.00 | $1,371.52 |
| 0218-983-55-0000 | No | | | | 20316Condos_4 | CA6 | $0.00 | $0.00 |
| 0218-983-58-0000 | Yes | Single Family Detached | 1,046 | 1 | 20316Condos_4 | 3 | $2,542.00 | $1,371.52 |
| 0218-983-59-0000 | Yes | Single Family Detached | 1,044 | 1 | 20316Condos_4 | 4 | $2,542.00 | $1,371.52 |
| 0218-983-60-0000 | No | | | | 20316Condos_4 | CA40 | $0.00 | $0.00 |
| 0218-984-01-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 87 | $3,436.00 | $1,371.52 |
| 0218-984-02-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 88 | $3,340.00 | $1,371.52 |
| 0218-984-03-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 89 | $3,436.00 | $1,371.52 |
| 0218-984-04-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_4 | 90 | $3,778.00 | $1,371.52 |
| 0218-984-05-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 91 | $3,436.00 | $1,371.52 |
| 0218-984-06-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 92 | $3,340.00 | $1,371.52 |
| 0218-984-07-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 93 | $3,436.00 | $1,371.52 |
| 0218-984-08-0000 | Yes | Single Family Detached | 1,820 | 1 | 20316Condos_4 | 94 | $3,778.00 | $1,371.52 |
| 0218-984-09-0000 | No | | | | 20316Condos_4 | CA8 | $0.00 | $0.00 |
| 0218-984-10-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 95 | $3,436.00 | $1,371.52 |
| 0218-984-11-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 96 | $3,340.00 | $1,371.52 |
| 0218-984-12-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 97 | $3,436.00 | $1,371.52 |
| 0218-984-13-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_4 | 98 | $3,778.00 | $1,371.52 |
| 0218-984-14-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 79 | $3,436.00 | $1,371.52 |
| 0218-984-15-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 80 | $3,340.00 | $1,371.52 |
| 0218-984-16-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 81 | $3,436.00 | $1,371.52 |
| 0218-984-17-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_4 | 82 | $3,778.00 | $1,371.52 |
| 0218-984-18-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 83 | $3,436.00 | $1,371.52 |
| 0218-984-19-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 84 | $3,340.00 | $1,371.52 |
| 0218-984-20-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 85 | $3,436.00 | $1,371.52 |
| 0218-984-21-0000 | Yes | Single Family Detached | 1,845 | 1 | 20316Condos_4 | 86 | $3,778.00 | $1,371.52 |
| 0218-984-22-0000 | No | | | | 20316Condos_4 | CA11 | $0.00 | $0.00 |
| 0218-984-23-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 99 | $3,436.00 | $1,371.52 |
| 0218-984-24-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 100 | $3,340.00 | $1,371.52 |
| 0218-984-25-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 101 | $3,436.00 | $1,371.52 |
| 0218-984-26-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_4 | 102 | $3,778.00 | $1,371.52 |
| 0218-984-27-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 103 | $3,436.00 | $1,371.52 |
| 0218-984-28-0000 | Yes | Single Family Detached | 1,596 | 1 | 20316Condos_4 | 104 | $3,340.00 | $1,371.52 |
| 0218-984-29-0000 | Yes | Single Family Detached | 1,648 | 1 | 20316Condos_4 | 105 | $3,436.00 | $1,371.52 |
| 0218-984-30-0000 | Yes | Single Family Detached | 1,826 | 1 | 20316Condos_4 | 106 | $3,778.00 | $1,371.52 |
| 0218-984-31-0000 | No | | | | 20316Condos_4 | CA15 | $0.00 | $0.00 |
| 0218-984-32-0000 | No | | | | 20316Condos_4 | CA4 | $0.00 | $0.00 |
| 0218-985-01-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 65 | $3,340.00 | $1,371.52 |
| 0218-985-02-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 66 | $3,175.00 | $1,371.52 |
| 0218-985-03-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 67 | $3,283.00 | $1,371.52 |
| 0218-985-04-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 68 | $3,340.00 | $1,371.52 |
| 0218-985-05-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 69 | $3,175.00 | $1,371.52 |
| 0218-985-06-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 70 | $3,283.00 | $1,371.52 |
| 0218-985-07-0000 | No | | | | 20316Condos_4 | CA10 | $0.00 | $0.00 |
| 0218-985-08-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 71 | $3,283.00 | $1,371.52 |
| 0218-985-09-0000 | Yes | Single Family Detached | 1,675 | 1 | 20316Condos_4 | 72 | $3,436.00 | $1,371.52 |
| 0218-985-10-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 73 | $3,175.00 | $1,371.52 |
| 0218-985-11-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 74 | $3,340.00 | $1,371.52 |
| 0218-985-12-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 75 | $3,283.00 | $1,371.52 |
| 0218-985-13-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_4 | 76 | $3,561.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-985-14-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 77 | $3,175.00 | $1,371.52 |
| 0218-985-15-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 78 | $3,340.00 | $1,371.52 |
| 0218-985-16-0000 | No | | | | 20316Condos_4 | CA14 | $0.00 | $0.00 |
| 0218-985-17-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 213 | $3,561.00 | $1,371.52 |
| 0218-985-18-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 214 | $2,693.00 | $1,371.52 |
| 0218-985-19-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 215 | $3,340.00 | $1,371.52 |
| 0218-985-20-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 216 | $3,436.00 | $1,371.52 |
| 0218-985-21-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 217 | $3,561.00 | $1,371.52 |
| 0218-985-22-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 218 | $2,693.00 | $1,371.52 |
| 0218-985-23-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 219 | $3,340.00 | $1,371.52 |
| 0218-985-24-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 220 | $3,436.00 | $1,371.52 |
| 0218-985-25-0000 | No | | | | 20316Condos_4 | CA24 | $0.00 | $0.00 |
| 0218-985-26-0000 | No | | | | 20316Condos_4 | CA1 | $0.00 | $0.00 |
| 0218-985-27-0000 | No | | | | 20316Condos_4 | CA3 | $0.00 | $0.00 |
| 0218-985-28-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 144 | $3,436.00 | $1,371.52 |
| 0218-985-29-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 145 | $3,340.00 | $1,371.52 |
| 0218-985-30-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 146 | $2,693.00 | $1,371.52 |
| 0218-985-31-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 147 | $2,693.00 | $1,371.52 |
| 0218-985-32-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 148 | $3,561.00 | $1,371.52 |
| 0218-985-33-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 51 | $3,283.00 | $1,371.52 |
| 0218-985-34-0000 | Yes | Single Family Detached | 1,754 | 1 | 20316Condos_4 | 52 | $3,561.00 | $1,371.52 |
| 0218-985-35-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 53 | $3,175.00 | $1,371.52 |
| 0218-985-36-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 54 | $3,340.00 | $1,371.52 |
| 0218-985-37-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 149 | $3,436.00 | $1,371.52 |
| 0218-985-38-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 150 | $3,340.00 | $1,371.52 |
| 0218-985-39-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 151 | $2,693.00 | $1,371.52 |
| 0218-985-40-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 152 | $2,693.00 | $1,371.52 |
| 0218-985-41-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 153 | $3,561.00 | $1,371.52 |
| 0218-985-42-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 154 | $3,436.00 | $1,371.52 |
| 0218-985-43-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 155 | $3,340.00 | $1,371.52 |
| 0218-985-44-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 156 | $2,693.00 | $1,371.52 |
| 0218-985-45-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 157 | $2,693.00 | $1,371.52 |
| 0218-985-46-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 158 | $3,561.00 | $1,371.52 |
| 0218-985-47-0000 | No | | | | 20316Condos_4 | CA5 | $0.00 | $0.00 |
| 0218-985-48-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 59 | $3,340.00 | $1,371.52 |
| 0218-985-49-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 60 | $3,175.00 | $1,371.52 |
| 0218-985-50-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 61 | $3,283.00 | $1,371.52 |
| 0218-985-51-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 62 | $3,340.00 | $1,371.52 |
| 0218-985-52-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 63 | $3,175.00 | $1,371.52 |
| 0218-985-53-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 64 | $3,283.00 | $1,371.52 |
| 0218-985-54-0000 | No | | | | 20316Condos_4 | CA7 | $0.00 | $0.00 |
| 0218-985-55-0000 | Yes | Single Family Detached | 1,475 | 1 | 20316Condos_4 | 55 | $3,283.00 | $1,371.52 |
| 0218-985-56-0000 | Yes | Single Family Detached | 1,675 | 1 | 20316Condos_4 | 56 | $3,436.00 | $1,371.52 |
| 0218-985-57-0000 | Yes | Single Family Detached | 1,370 | 1 | 20316Condos_4 | 57 | $3,175.00 | $1,371.52 |
| 0218-985-58-0000 | Yes | Single Family Detached | 1,536 | 1 | 20316Condos_4 | 58 | $3,340.00 | $1,371.52 |
| 0218-985-59-0000 | No | | | | 20316Condos_4 | CA39 | $0.00 | $0.00 |
| 0218-985-60-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 139 | $3,436.00 | $1,371.52 |
| 0218-985-61-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 140 | $3,340.00 | $1,371.52 |
| 0218-985-62-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 141 | $2,693.00 | $1,371.52 |
| 0218-985-63-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 142 | $2,693.00 | $1,371.52 |
| 0218-985-64-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 143 | $3,561.00 | $1,371.52 |
| 0218-985-65-0000 | No | | | | 20316Condos_4 | CA41 | $0.00 | $0.00 |
| 0218-985-67-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 131 | $3,561.00 | $1,371.52 |
| 0218-985-68-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 132 | $2,693.00 | $1,371.52 |
| 0218-985-69-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 133 | $3,340.00 | $1,371.52 |
| 0218-985-70-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 134 | $3,436.00 | $1,371.52 |
| 0218-985-71-0000 | Yes | Single Family Detached | 1,739 | 1 | 20316Condos_4 | 135 | $3,561.00 | $1,371.52 |
| 0218-985-72-0000 | Yes | Single Family Detached | 1,197 | 1 | 20316Condos_4 | 136 | $2,693.00 | $1,371.52 |
| 0218-985-73-0000 | Yes | Single Family Detached | 1,550 | 1 | 20316Condos_4 | 137 | $3,340.00 | $1,371.52 |
| 0218-985-74-0000 | Yes | Single Family Detached | 1,644 | 1 | 20316Condos_4 | 138 | $3,436.00 | $1,371.52 |
| 0218-985-75-0000 | No | | | | 20316Condos_4 | CA42 | $0.00 | $0.00 |
| 0218-985-76-0000 | No | | | | 20316Condos_4 | CAA | $0.00 | $0.00 |
| 1073-411-02-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 1 | $3,620.00 | $0.00 |
| 1073-411-03-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 2 | $3,620.00 | $0.00 |
| 1073-411-04-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 3 | $3,301.00 | $0.00 |
| 1073-411-05-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 4 | $3,452.00 | $0.00 |
| 1073-411-06-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 5 | $3,452.00 | $0.00 |
| 1073-411-07-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 6 | $3,301.00 | $0.00 |
| 1073-411-08-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 7 | $3,620.00 | $0.00 |
| 1073-411-09-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 8 | $3,620.00 | $0.00 |
| 1073-411-10-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 9 | $3,620.00 | $0.00 |
| 1073-411-11-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 10 | $3,620.00 | $0.00 |
| 1073-411-12-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 11 | $3,301.00 | $0.00 |
| 1073-411-13-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 12 | $3,452.00 | $0.00 |
| 1073-411-14-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 13 | $3,452.00 | $0.00 |
| 1073-411-15-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 14 | $3,301.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-411-16-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 15 | $3,620.00 | $0.00 |
| 1073-411-17-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 16 | $3,620.00 | $0.00 |
| 1073-411-18-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 17 | $3,620.00 | $0.00 |
| 1073-411-19-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 18 | $3,620.00 | $0.00 |
| 1073-411-20-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 19 | $3,301.00 | $0.00 |
| 1073-411-21-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 20 | $3,452.00 | $0.00 |
| 1073-411-22-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 21 | $3,452.00 | $0.00 |
| 1073-411-23-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 22 | $3,301.00 | $0.00 |
| 1073-411-24-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 23 | $3,620.00 | $0.00 |
| 1073-411-25-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 24 | $3,620.00 | $0.00 |
| 1073-411-26-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 25 | $3,620.00 | $0.00 |
| 1073-411-27-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 26 | $3,620.00 | $0.00 |
| 1073-411-28-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 27 | $3,301.00 | $0.00 |
| 1073-411-29-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 28 | $3,452.00 | $0.00 |
| 1073-411-30-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 29 | $3,452.00 | $0.00 |
| 1073-411-31-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 30 | $3,301.00 | $0.00 |
| 1073-411-32-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 31 | $3,620.00 | $0.00 |
| 1073-411-33-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 32 | $3,620.00 | $0.00 |
| 1073-411-34-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 33 | $3,301.00 | $0.00 |
| 1073-411-35-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 34 | $3,452.00 | $0.00 |
| 1073-411-36-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 35 | $3,452.00 | $0.00 |
| 1073-411-37-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 36 | $3,301.00 | $0.00 |
| 1073-411-38-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 37 | $3,620.00 | $0.00 |
| 1073-411-39-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 38 | $3,620.00 | $0.00 |
| 1073-411-40-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 39 | $3,301.00 | $0.00 |
| 1073-411-41-0000 | Yes | Single Family Detached | 1,638 | 1 | 20389Condos | 40 | $3,306.00 | $0.00 |
| 1073-411-42-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 41 | $3,301.00 | $0.00 |
| 1073-411-43-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 42 | $3,620.00 | $0.00 |
| 1073-411-44-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 43 | $3,301.00 | $0.00 |
| 1073-411-45-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 44 | $3,301.00 | $0.00 |
| 1073-411-46-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 45 | $3,620.00 | $0.00 |
| 1073-411-47-0000 | Yes | Single Family Detached | 1,638 | 1 | 20389Condos | 46 | $3,306.00 | $0.00 |
| 1073-411-48-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 47 | $3,620.00 | $0.00 |
| 1073-411-49-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 48 | $3,620.00 | $0.00 |
| 1073-411-50-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 49 | $3,301.00 | $0.00 |
| 1073-411-51-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 50 | $3,452.00 | $0.00 |
| 1073-411-52-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 51 | $3,452.00 | $0.00 |
| 1073-411-53-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 52 | $3,301.00 | $0.00 |
| 1073-411-54-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 53 | $3,620.00 | $0.00 |
| 1073-411-55-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 54 | $3,620.00 | $0.00 |
| 1073-411-56-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 55 | $3,620.00 | $0.00 |
| 1073-411-57-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 56 | $3,620.00 | $0.00 |
| 1073-411-58-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 57 | $3,301.00 | $0.00 |
| 1073-411-59-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 58 | $3,452.00 | $0.00 |
| 1073-411-60-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 59 | $3,452.00 | $0.00 |
| 1073-411-61-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 60 | $3,301.00 | $0.00 |
| 1073-411-62-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 61 | $3,620.00 | $0.00 |
| 1073-411-63-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 62 | $3,620.00 | $0.00 |
| 1073-411-64-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 63 | $3,620.00 | $0.00 |
| 1073-411-65-0000 | Yes | Single Family Detached | 1,785 | 1 | 20389Condos | 64 | $3,620.00 | $0.00 |
| 1073-411-66-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 65 | $3,301.00 | $0.00 |
| 1073-411-67-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 66 | $3,452.00 | $0.00 |
| 1073-411-68-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 67 | $3,452.00 | $0.00 |
| 1073-411-69-0000 | Yes | Single Family Detached | 1,470 | 1 | 20389Condos | 68 | $3,301.00 | $0.00 |
| 1073-411-70-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 69 | $3,620.00 | $0.00 |
| 1073-411-71-0000 | Yes | Single Family Detached | 1,805 | 1 | 20389Condos | 70 | $3,620.00 | $0.00 |
| 1073-411-72-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 71 | $3,452.00 | $0.00 |
| 1073-411-73-0000 | Yes | Single Family Attached | 1,638 | 1 | 20389Condos | 72 | $3,452.00 | $0.00 |
| 1073-411-74-0000 | Yes | Single Family Detached | 1,638 | 1 | 20389Condos | 73 | $3,306.00 | $0.00 |
| 1073-411-75-0000 | No | | | | 20389Condos | CA1 | $0.00 | $0.00 |
| 1073-411-76-0000 | No | | | | 20389Condos | CA2 | $0.00 | $0.00 |
| 1073-411-77-0000 | No | | | | 20389Condos | CA3 | $0.00 | $0.00 |
| 1073-411-78-0000 | No | | | | 20389Condos | CA4 | $0.00 | $0.00 |
| 1073-411-79-0000 | No | | | | 20389Condos | CA5 | $0.00 | $0.00 |
| 1073-411-80-0000 | No | | | | 20389Condos | CA6 | $0.00 | $0.00 |
| 1073-411-81-0000 | No | | | | 20389Condos | CA7 | $0.00 | $0.00 |
| 1073-411-82-0000 | No | | | | 20389Condos | CA8 | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$2,195,996.00** | **$707,704.32** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 57**
**(Neuhouse)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-084-11-0000 | No | | | | 20135Condos | A | $0.00 | $0.00 |
| 0218-084-12-0000 | No | | | | 20135Condos | B | $0.00 | $0.00 |
| 0218-084-14-0000 | No | | | | 20135Condos | D | $0.00 | $0.00 |
| 0218-084-15-0000 | No | | | | 20135Condos | E | $0.00 | $0.00 |
| 0218-084-16-0000 | No | | | | 20135Condos | F | $0.00 | $0.00 |
| 0218-084-17-0000 | No | | | | 20135Condos | G | $0.00 | $0.00 |
| 0218-084-25-0000 | No | | | | 20134 | J | $0.00 | $0.00 |
| 0218-084-27-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 401 | $2,847.00 | $1,188.58 |
| 0218-084-28-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 402 | $2,847.00 | $1,188.58 |
| 0218-084-29-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 403 | $1,744.00 | $1,188.58 |
| 0218-084-30-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 404 | $2,227.00 | $1,188.58 |
| 0218-084-31-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 405 | $2,227.00 | $1,188.58 |
| 0218-084-32-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 406 | $2,847.00 | $1,188.58 |
| 0218-084-33-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 407 | $2,847.00 | $1,188.58 |
| 0218-084-34-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 408 | $2,227.00 | $1,188.58 |
| 0218-084-35-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 409 | $2,227.00 | $1,188.58 |
| 0218-084-36-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 410 | $1,744.00 | $1,188.58 |
| 0218-084-37-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 411 | $2,847.00 | $1,188.58 |
| 0218-084-38-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 412 | $2,847.00 | $1,188.58 |
| 0218-084-39-0000 | No | | | | 20135Condos | CA4 | $0.00 | $0.00 |
| 0218-084-53-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 101 | $2,847.00 | $1,188.58 |
| 0218-084-54-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 102 | $2,847.00 | $1,188.58 |
| 0218-084-55-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 103 | $1,744.00 | $1,188.58 |
| 0218-084-56-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 104 | $2,227.00 | $1,188.58 |
| 0218-084-57-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 105 | $2,227.00 | $1,188.58 |
| 0218-084-58-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 106 | $2,847.00 | $1,188.58 |
| 0218-084-59-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 107 | $2,847.00 | $1,188.58 |
| 0218-084-60-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 108 | $2,227.00 | $1,188.58 |
| 0218-084-61-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 109 | $2,227.00 | $1,188.58 |
| 0218-084-62-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 110 | $1,744.00 | $1,188.58 |
| 0218-084-63-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 111 | $2,847.00 | $1,188.58 |
| 0218-084-64-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 112 | $2,847.00 | $1,188.58 |
| 0218-084-65-0000 | No | | | | 20135Condos | CA1 | $0.00 | $0.00 |
| 0218-084-66-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 301 | $2,847.00 | $1,188.58 |
| 0218-084-67-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 302 | $2,847.00 | $1,188.58 |
| 0218-084-68-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 303 | $1,744.00 | $1,188.58 |
| 0218-084-69-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 304 | $2,227.00 | $1,188.58 |
| 0218-084-70-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 305 | $2,227.00 | $1,188.58 |
| 0218-084-71-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 306 | $2,847.00 | $1,188.58 |
| 0218-084-72-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 307 | $2,847.00 | $1,188.58 |
| 0218-084-73-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 308 | $2,227.00 | $1,188.58 |
| 0218-084-74-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 309 | $2,227.00 | $1,188.58 |
| 0218-084-75-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 310 | $1,744.00 | $1,188.58 |
| 0218-084-76-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 311 | $2,847.00 | $1,188.58 |
| 0218-084-77-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 312 | $2,847.00 | $1,188.58 |
| 0218-084-78-0000 | No | | | | 20135Condos | CA3 | $0.00 | $0.00 |
| 0218-084-79-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 201 | $2,847.00 | $1,188.58 |
| 0218-084-80-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 202 | $2,847.00 | $1,188.58 |
| 0218-084-81-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 203 | $1,744.00 | $1,188.58 |
| 0218-084-82-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 204 | $2,227.00 | $1,188.58 |
| 0218-084-83-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 205 | $2,227.00 | $1,188.58 |
| 0218-084-84-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 206 | $2,847.00 | $1,188.58 |
| 0218-084-85-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 207 | $2,847.00 | $1,188.58 |
| 0218-084-86-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 208 | $2,227.00 | $1,188.58 |
| 0218-084-87-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 209 | $2,227.00 | $1,188.58 |
| 0218-084-88-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 210 | $1,744.00 | $1,188.58 |
| 0218-084-89-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 211 | $2,847.00 | $1,188.58 |
| 0218-084-90-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 212 | $2,847.00 | $1,188.58 |
| 0218-084-91-0000 | No | | | | 20135Condos | CA2 | $0.00 | $0.00 |
| 0218-085-01-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 1 | $3,887.00 | $1,371.52 |
| 0218-085-02-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 2 | $3,505.00 | $1,371.52 |
| 0218-085-03-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 3 | $3,670.00 | $1,371.52 |
| 0218-085-04-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 4 | $3,887.00 | $1,371.52 |
| 0218-085-05-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 5 | $3,887.00 | $1,371.52 |
| 0218-085-06-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 6 | $3,505.00 | $1,371.52 |
| 0218-085-07-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 7 | $3,670.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-085-08-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 8 | $3,887.00 | $1,371.52 |
| 0218-085-09-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 9 | $3,887.00 | $1,371.52 |
| 0218-085-10-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 10 | $3,670.00 | $1,371.52 |
| 0218-085-11-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 11 | $3,505.00 | $1,371.52 |
| 0218-085-12-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 12 | $3,887.00 | $1,371.52 |
| 0218-085-13-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 13 | $3,887.00 | $1,371.52 |
| 0218-085-14-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 14 | $3,505.00 | $1,371.52 |
| 0218-085-15-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 15 | $3,670.00 | $1,371.52 |
| 0218-085-16-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 16 | $3,887.00 | $1,371.52 |
| 0218-085-17-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 17 | $3,887.00 | $1,371.52 |
| 0218-085-18-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 18 | $3,670.00 | $1,371.52 |
| 0218-085-19-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 19 | $3,505.00 | $1,371.52 |
| 0218-085-20-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 20 | $3,887.00 | $1,371.52 |
| 0218-085-21-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 21 | $3,887.00 | $1,371.52 |
| 0218-085-22-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 22 | $3,505.00 | $1,371.52 |
| 0218-085-23-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 23 | $3,670.00 | $1,371.52 |
| 0218-085-24-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 24 | $3,887.00 | $1,371.52 |
| 0218-085-25-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 25 | $3,887.00 | $1,371.52 |
| 0218-085-26-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 26 | $3,670.00 | $1,371.52 |
| 0218-085-27-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 27 | $3,505.00 | $1,371.52 |
| 0218-085-28-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 28 | $3,887.00 | $1,371.52 |
| 0218-085-29-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 29 | $3,887.00 | $1,371.52 |
| 0218-085-30-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 30 | $3,505.00 | $1,371.52 |
| 0218-085-31-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 31 | $3,670.00 | $1,371.52 |
| 0218-085-32-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 32 | $3,887.00 | $1,371.52 |
| 0218-085-33-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 33 | $3,887.00 | $1,371.52 |
| 0218-085-34-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 34 | $3,670.00 | $1,371.52 |
| 0218-085-35-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 35 | $3,505.00 | $1,371.52 |
| 0218-085-36-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 36 | $3,887.00 | $1,371.52 |
| 0218-085-37-0000 | No | | | | 20136 | A | $0.00 | $0.00 |
| 0218-085-38-0000 | No | | | | 20136 | B | $0.00 | $0.00 |
| 0218-085-39-0000 | No | | | | 20136 | C | $0.00 | $0.00 |
| 0218-085-40-0000 | No | | | | 20136 | D | $0.00 | $0.00 |
| 0218-085-41-0000 | No | | | | 20136 | E | $0.00 | $0.00 |
| 0218-085-42-0000 | No | | | | 20136 | P | $0.00 | $0.00 |
| 0218-085-43-0000 | No | | | | 20136 | Q | $0.00 | $0.00 |
| 0218-086-01-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 37 | $3,887.00 | $1,371.52 |
| 0218-086-02-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 38 | $3,505.00 | $1,371.52 |
| 0218-086-03-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 39 | $3,670.00 | $1,371.52 |
| 0218-086-04-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 40 | $3,887.00 | $1,371.52 |
| 0218-086-05-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 41 | $3,887.00 | $1,371.52 |
| 0218-086-06-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 42 | $3,670.00 | $1,371.52 |
| 0218-086-07-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 43 | $3,505.00 | $1,371.52 |
| 0218-086-08-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 44 | $3,887.00 | $1,371.52 |
| 0218-086-09-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 45 | $3,887.00 | $1,371.52 |
| 0218-086-10-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 46 | $3,505.00 | $1,371.52 |
| 0218-086-11-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 47 | $3,670.00 | $1,371.52 |
| 0218-086-12-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 48 | $3,887.00 | $1,371.52 |
| 0218-086-13-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 49 | $3,887.00 | $1,371.52 |
| 0218-086-14-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 50 | $3,670.00 | $1,371.52 |
| 0218-086-15-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 51 | $3,505.00 | $1,371.52 |
| 0218-086-16-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 52 | $3,887.00 | $1,371.52 |
| 0218-086-17-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 53 | $3,887.00 | $1,371.52 |
| 0218-086-18-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 54 | $3,505.00 | $1,371.52 |
| 0218-086-19-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 55 | $3,670.00 | $1,371.52 |
| 0218-086-20-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 56 | $3,887.00 | $1,371.52 |
| 0218-086-21-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 57 | $3,887.00 | $1,371.52 |
| 0218-086-22-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 58 | $3,670.00 | $1,371.52 |
| 0218-086-23-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 59 | $3,505.00 | $1,371.52 |
| 0218-086-24-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 60 | $3,887.00 | $1,371.52 |
| 0218-086-25-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 61 | $3,887.00 | $1,371.52 |
| 0218-086-26-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 62 | $3,505.00 | $1,371.52 |
| 0218-086-27-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 63 | $3,670.00 | $1,371.52 |
| 0218-086-28-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 64 | $3,887.00 | $1,371.52 |
| 0218-086-29-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 65 | $3,887.00 | $1,371.52 |
| 0218-086-30-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 66 | $3,670.00 | $1,371.52 |
| 0218-086-31-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 67 | $3,505.00 | $1,371.52 |
| 0218-086-32-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 68 | $3,887.00 | $1,371.52 |
| 0218-086-33-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 69 | $3,887.00 | $1,371.52 |
| 0218-086-34-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 70 | $3,505.00 | $1,371.52 |
| 0218-086-35-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 71 | $3,670.00 | $1,371.52 |
| 0218-086-36-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 72 | $3,887.00 | $1,371.52 |
| 0218-086-37-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 73 | $3,887.00 | $1,371.52 |
| 0218-086-38-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 74 | $3,670.00 | $1,371.52 |
| 0218-086-39-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 75 | $3,505.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-086-40-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 76 | $3,887.00 | $1,371.52 |
| 0218-086-41-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 77 | $3,887.00 | $1,371.52 |
| 0218-086-42-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 78 | $3,505.00 | $1,371.52 |
| 0218-086-43-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 79 | $3,670.00 | $1,371.52 |
| 0218-086-44-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 80 | $3,887.00 | $1,371.52 |
| 0218-086-45-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 81 | $3,887.00 | $1,371.52 |
| 0218-086-46-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 82 | $3,670.00 | $1,371.52 |
| 0218-086-47-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 83 | $3,505.00 | $1,371.52 |
| 0218-086-48-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 84 | $3,887.00 | $1,371.52 |
| 0218-086-49-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 85 | $3,887.00 | $1,371.52 |
| 0218-086-50-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 86 | $3,505.00 | $1,371.52 |
| 0218-086-51-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 87 | $3,670.00 | $1,371.52 |
| 0218-086-52-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 88 | $3,887.00 | $1,371.52 |
| 0218-086-53-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 89 | $3,887.00 | $1,371.52 |
| 0218-086-54-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 90 | $3,670.00 | $1,371.52 |
| 0218-086-55-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 91 | $3,505.00 | $1,371.52 |
| 0218-086-56-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 92 | $3,887.00 | $1,371.52 |
| 0218-086-57-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 93 | $3,887.00 | $1,371.52 |
| 0218-086-58-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 94 | $3,505.00 | $1,371.52 |
| 0218-086-59-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 95 | $3,670.00 | $1,371.52 |
| 0218-086-60-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 96 | $3,887.00 | $1,371.52 |
| 0218-086-61-0000 | Yes | Single Family Detached | 2,173 | 1 | 20136 | 97 | $3,887.00 | $1,371.52 |
| 0218-086-62-0000 | Yes | Single Family Detached | 1,922 | 1 | 20136 | 98 | $3,670.00 | $1,371.52 |
| 0218-086-63-0000 | Yes | Single Family Detached | 1,862 | 1 | 20136 | 99 | $3,505.00 | $1,371.52 |
| 0218-086-64-0000 | Yes | Single Family Detached | 2,133 | 1 | 20136 | 100 | $3,887.00 | $1,371.52 |
| 0218-086-65-0000 | No | | | | 20136 | F | $0.00 | $0.00 |
| 0218-086-66-0000 | No | | | | 20136 | G | $0.00 | $0.00 |
| 0218-086-67-0000 | No | | | | 20136 | H | $0.00 | $0.00 |
| 0218-086-68-0000 | No | | | | 20136 | I | $0.00 | $0.00 |
| 0218-086-69-0000 | No | | | | 20136 | J | $0.00 | $0.00 |
| 0218-086-70-0000 | No | | | | 20136 | K | $0.00 | $0.00 |
| 0218-086-71-0000 | No | | | | 20136 | L | $0.00 | $0.00 |
| 0218-086-72-0000 | No | | | | 20136 | M | $0.00 | $0.00 |
| 0218-086-73-0000 | No | | | | 20136 | N | $0.00 | $0.00 |
| 0218-086-74-0000 | No | | | | 20136 | O | $0.00 | $0.00 |
| 0218-086-75-0000 | No | | | | 20136 | R | $0.00 | $0.00 |
| 0218-086-76-0000 | No | | | | 20136 | S | $0.00 | $0.00 |
| 0218-086-77-0000 | No | | | | 20136 | T | $0.00 | $0.00 |
| 0218-086-78-0000 | No | | | | 20134 | A | $0.00 | $0.00 |
| 0218-086-79-0000 | No | | | | 20134 | B | $0.00 | $0.00 |
| 0218-087-01-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 1001 | $2,847.00 | $1,188.58 |
| 0218-087-02-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 1002 | $2,847.00 | $1,188.58 |
| 0218-087-03-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 1003 | $1,744.00 | $1,188.58 |
| 0218-087-04-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 1004 | $2,227.00 | $1,188.58 |
| 0218-087-05-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 1005 | $2,227.00 | $1,188.58 |
| 0218-087-06-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 1006 | $2,847.00 | $1,188.58 |
| 0218-087-07-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 1007 | $2,847.00 | $1,188.58 |
| 0218-087-08-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 1008 | $2,227.00 | $1,188.58 |
| 0218-087-09-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 1009 | $2,227.00 | $1,188.58 |
| 0218-087-10-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 1010 | $1,744.00 | $1,188.58 |
| 0218-087-11-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 1011 | $2,847.00 | $1,188.58 |
| 0218-087-12-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 1012 | $2,847.00 | $1,188.58 |
| 0218-087-13-0000 | No | | | | 20135Condos | CA10 | $0.00 | $0.00 |
| 0218-087-14-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 501 | $2,847.00 | $1,188.58 |
| 0218-087-15-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 502 | $2,847.00 | $1,188.58 |
| 0218-087-16-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 503 | $1,744.00 | $1,188.58 |
| 0218-087-17-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 504 | $2,227.00 | $1,188.58 |
| 0218-087-18-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 505 | $2,227.00 | $1,188.58 |
| 0218-087-19-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 506 | $2,847.00 | $1,188.58 |
| 0218-087-20-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 507 | $2,847.00 | $1,188.58 |
| 0218-087-21-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 508 | $2,227.00 | $1,188.58 |
| 0218-087-22-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 509 | $2,227.00 | $1,188.58 |
| 0218-087-23-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 510 | $1,744.00 | $1,188.58 |
| 0218-087-24-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 511 | $2,847.00 | $1,188.58 |
| 0218-087-25-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 512 | $2,847.00 | $1,188.58 |
| 0218-087-26-0000 | No | | | | 20135Condos | CA5 | $0.00 | $0.00 |
| 0218-087-27-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 701 | $2,847.00 | $1,188.58 |
| 0218-087-28-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 702 | $2,847.00 | $1,188.58 |
| 0218-087-29-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 703 | $1,744.00 | $1,188.58 |
| 0218-087-30-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 704 | $2,227.00 | $1,188.58 |
| 0218-087-31-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 705 | $2,227.00 | $1,188.58 |
| 0218-087-32-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 706 | $2,847.00 | $1,188.58 |
| 0218-087-33-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 707 | $2,847.00 | $1,188.58 |
| 0218-087-34-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 708 | $2,227.00 | $1,188.58 |
| 0218-087-35-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 709 | $2,227.00 | $1,188.58 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-087-36-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 710 | $1,744.00 | $1,188.58 |
| 0218-087-37-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 711 | $2,847.00 | $1,188.58 |
| 0218-087-38-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 712 | $2,847.00 | $1,188.58 |
| 0218-087-39-0000 | No | | | | 20135Condos | CA7 | $0.00 | $0.00 |
| 0218-087-43-0000 | No | | | | 20135Condos | C | $0.00 | $0.00 |
| 0218-087-44-0000 | No | | | | 20135Condos | H | $0.00 | $0.00 |
| 0218-087-45-0000 | No | | | | 20135Condos | I | $0.00 | $0.00 |
| 0218-087-46-0000 | No | | | | 20135Condos | J | $0.00 | $0.00 |
| 0218-087-47-0000 | No | | | | 20135Condos | K | $0.00 | $0.00 |
| 0218-087-48-0000 | No | | | | 20135Condos | L | $0.00 | $0.00 |
| 0218-087-49-0000 | No | | | | 20135Condos | M | $0.00 | $0.00 |
| 0218-087-50-0000 | No | | | | 20134 | I_North | $0.00 | $0.00 |
| 0218-087-51-0000 | No | | | | 20134 | M | $0.00 | $0.00 |
| 0218-087-52-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 901 | $2,847.00 | $1,188.58 |
| 0218-087-53-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 902 | $2,847.00 | $1,188.58 |
| 0218-087-54-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 903 | $1,744.00 | $1,188.58 |
| 0218-087-55-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 904 | $2,227.00 | $1,188.58 |
| 0218-087-56-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 905 | $2,227.00 | $1,188.58 |
| 0218-087-57-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 906 | $2,847.00 | $1,188.58 |
| 0218-087-58-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 907 | $2,847.00 | $1,188.58 |
| 0218-087-59-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 908 | $2,227.00 | $1,188.58 |
| 0218-087-60-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 909 | $2,227.00 | $1,188.58 |
| 0218-087-61-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 910 | $1,744.00 | $1,188.58 |
| 0218-087-62-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 911 | $2,847.00 | $1,188.58 |
| 0218-087-63-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 912 | $2,847.00 | $1,188.58 |
| 0218-087-64-0000 | No | | | | 20135Condos | CA 9 | $0.00 | $0.00 |
| 0218-087-65-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 801 | $2,847.00 | $1,188.58 |
| 0218-087-66-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 802 | $2,847.00 | $1,188.58 |
| 0218-087-67-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 803 | $1,744.00 | $1,188.58 |
| 0218-087-68-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 804 | $2,227.00 | $1,188.58 |
| 0218-087-69-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 805 | $2,227.00 | $1,188.58 |
| 0218-087-70-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 806 | $2,847.00 | $1,188.58 |
| 0218-087-71-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 807 | $2,847.00 | $1,188.58 |
| 0218-087-72-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 808 | $2,227.00 | $1,188.58 |
| 0218-087-73-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 809 | $2,227.00 | $1,188.58 |
| 0218-087-74-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 810 | $1,744.00 | $1,188.58 |
| 0218-087-75-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 811 | $2,847.00 | $1,188.58 |
| 0218-087-76-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 812 | $2,847.00 | $1,188.58 |
| 0218-087-77-0000 | No | | | | 20135Condos | CA8 | $0.00 | $0.00 |
| 0218-087-78-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 601 | $2,847.00 | $1,188.58 |
| 0218-087-79-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 602 | $2,847.00 | $1,188.58 |
| 0218-087-80-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 603 | $1,744.00 | $1,188.58 |
| 0218-087-81-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 604 | $2,227.00 | $1,188.58 |
| 0218-087-82-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 605 | $2,227.00 | $1,188.58 |
| 0218-087-83-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 606 | $2,847.00 | $1,188.58 |
| 0218-087-84-0000 | Yes | Single Family Attached | 1,510 | 1 | 20135Condos | 607 | $2,847.00 | $1,188.58 |
| 0218-087-85-0000 | Yes | Single Family Attached | 1,182 | 1 | 20135Condos | 608 | $2,227.00 | $1,188.58 |
| 0218-087-86-0000 | Yes | Single Family Attached | 1,102 | 1 | 20135Condos | 609 | $2,227.00 | $1,188.58 |
| 0218-087-87-0000 | Yes | Single Family Attached | 949 | 1 | 20135Condos | 610 | $1,744.00 | $1,188.58 |
| 0218-087-88-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 611 | $2,847.00 | $1,188.58 |
| 0218-087-89-0000 | Yes | Single Family Attached | 1,483 | 1 | 20135Condos | 612 | $2,847.00 | $1,188.58 |
| 0218-087-90-0000 | No | | | | 20135Condos | CA6 | $0.00 | $0.00 |
| 0218-093-13-0000 | No | | | | 20137 | A | $0.00 | $0.00 |
| 0218-093-14-0000 | No | | | | 20137 | D | $0.00 | $0.00 |
| 0218-093-15-0000 | No | | | | 20137 | E | $0.00 | $0.00 |
| 0218-093-16-0000 | No | | | | 20137 | F | $0.00 | $0.00 |
| 0218-093-17-0000 | No | | | | 20137 | G | $0.00 | $0.00 |
| 0218-093-22-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 102 | $2,567.00 | $1,188.58 |
| 0218-093-23-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 103 | $2,847.00 | $1,188.58 |
| 0218-093-24-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 104 | $2,847.00 | $1,188.58 |
| 0218-093-25-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 105 | $2,567.00 | $1,188.58 |
| 0218-093-26-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 106 | $3,049.00 | $1,188.58 |
| 0218-093-27-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 201 | $3,049.00 | $1,188.58 |
| 0218-093-28-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 202 | $2,567.00 | $1,188.58 |
| 0218-093-29-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 203 | $2,847.00 | $1,188.58 |
| 0218-093-30-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 204 | $2,847.00 | $1,188.58 |
| 0218-093-31-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 205 | $2,567.00 | $1,188.58 |
| 0218-093-32-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 206 | $3,049.00 | $1,188.58 |
| 0218-093-33-0000 | No | | | | 20137Condos | CA12 | $0.00 | $0.00 |
| 0218-093-34-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 301 | $3,049.00 | $1,188.58 |
| 0218-093-35-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 302 | $2,567.00 | $1,188.58 |
| 0218-093-36-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 303 | $2,847.00 | $1,188.58 |
| 0218-093-37-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 304 | $2,847.00 | $1,188.58 |
| 0218-093-38-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 305 | $2,567.00 | $1,188.58 |
| 0218-093-39-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 306 | $3,049.00 | $1,188.58 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-093-40-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 401 | $3,049.00 | $1,188.58 |
| 0218-093-41-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 402 | $2,567.00 | $1,188.58 |
| 0218-093-42-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 403 | $2,847.00 | $1,188.58 |
| 0218-093-43-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 404 | $2,847.00 | $1,188.58 |
| 0218-093-44-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 405 | $2,567.00 | $1,188.58 |
| 0218-093-45-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 406 | $3,049.00 | $1,188.58 |
| 0218-093-46-0000 | No | | | | 20137Condos | CA11 | $0.00 | $0.00 |
| 0218-093-47-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 501 | $3,049.00 | $1,188.58 |
| 0218-093-48-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 502 | $2,567.00 | $1,188.58 |
| 0218-093-49-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 503 | $2,847.00 | $1,188.58 |
| 0218-093-50-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 504 | $2,847.00 | $1,188.58 |
| 0218-093-51-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 505 | $2,567.00 | $1,188.58 |
| 0218-093-52-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 506 | $3,049.00 | $1,188.58 |
| 0218-093-53-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 601 | $3,049.00 | $1,188.58 |
| 0218-093-54-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 602 | $2,567.00 | $1,188.58 |
| 0218-093-55-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 603 | $2,847.00 | $1,188.58 |
| 0218-093-56-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 604 | $2,847.00 | $1,188.58 |
| 0218-093-57-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 605 | $2,567.00 | $1,188.58 |
| 0218-093-58-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 606 | $3,049.00 | $1,188.58 |
| 0218-093-59-0000 | No | | | | 20137Condos | CA10 | $0.00 | $0.00 |
| 0218-093-60-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 701 | $3,049.00 | $1,188.58 |
| 0218-093-61-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 702 | $2,567.00 | $1,188.58 |
| 0218-093-62-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 703 | $2,847.00 | $1,188.58 |
| 0218-093-63-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 704 | $2,847.00 | $1,188.58 |
| 0218-093-64-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 705 | $2,567.00 | $1,188.58 |
| 0218-093-65-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 706 | $3,049.00 | $1,188.58 |
| 0218-093-66-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 801 | $3,049.00 | $1,188.58 |
| 0218-093-67-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 802 | $2,567.00 | $1,188.58 |
| 0218-093-68-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 803 | $2,847.00 | $1,188.58 |
| 0218-093-69-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 804 | $2,847.00 | $1,188.58 |
| 0218-093-70-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 805 | $2,567.00 | $1,188.58 |
| 0218-093-71-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 806 | $3,049.00 | $1,188.58 |
| 0218-093-72-0000 | No | | | | 20137Condos | CA9 | $0.00 | $0.00 |
| 0218-093-75-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1901 | $3,049.00 | $1,188.58 |
| 0218-093-76-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1902 | $2,567.00 | $1,188.58 |
| 0218-093-77-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1903 | $2,847.00 | $1,188.58 |
| 0218-093-78-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1904 | $2,847.00 | $1,188.58 |
| 0218-093-79-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1905 | $2,567.00 | $1,188.58 |
| 0218-093-80-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1906 | $3,049.00 | $1,188.58 |
| 0218-093-81-0000 | No | | | | 20137Condos | CA1 | $0.00 | $0.00 |
| 0218-093-82-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 901 | $3,049.00 | $1,188.58 |
| 0218-093-83-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 902 | $2,567.00 | $1,188.58 |
| 0218-093-84-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 903 | $2,847.00 | $1,188.58 |
| 0218-093-85-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 904 | $2,847.00 | $1,188.58 |
| 0218-093-86-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 905 | $2,567.00 | $1,188.58 |
| 0218-093-87-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 906 | $3,049.00 | $1,188.58 |
| 0218-093-88-0000 | No | | | | 20137Condos | CA2 | $0.00 | $0.00 |
| 0218-093-89-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 101 | $3,049.00 | $1,188.58 |
| 0218-094-01-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1001 | $3,049.00 | $1,188.58 |
| 0218-094-02-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1002 | $2,567.00 | $1,188.58 |
| 0218-094-03-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1003 | $2,847.00 | $1,188.58 |
| 0218-094-04-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1004 | $2,847.00 | $1,188.58 |
| 0218-094-05-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1005 | $2,567.00 | $1,188.58 |
| 0218-094-06-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1006 | $3,049.00 | $1,188.58 |
| 0218-094-07-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1101 | $3,049.00 | $1,188.58 |
| 0218-094-08-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1102 | $2,567.00 | $1,188.58 |
| 0218-094-09-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1103 | $2,847.00 | $1,188.58 |
| 0218-094-10-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1104 | $2,847.00 | $1,188.58 |
| 0218-094-11-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1105 | $2,567.00 | $1,188.58 |
| 0218-094-12-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1106 | $3,049.00 | $1,188.58 |
| 0218-094-13-0000 | No | | | | 20137Condos | CA8 | $0.00 | $0.00 |
| 0218-094-14-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1201 | $3,049.00 | $1,188.58 |
| 0218-094-15-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1202 | $2,567.00 | $1,188.58 |
| 0218-094-16-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1203 | $2,847.00 | $1,188.58 |
| 0218-094-17-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1204 | $2,847.00 | $1,188.58 |
| 0218-094-18-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1205 | $2,567.00 | $1,188.58 |
| 0218-094-19-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1206 | $3,049.00 | $1,188.58 |
| 0218-094-20-0000 | No | | | | 20137Condos | CA3 | $0.00 | $0.00 |
| 0218-094-21-0000 | No | | | | 20137 | H | $0.00 | $0.00 |
| 0218-094-22-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1301 | $3,049.00 | $1,188.58 |
| 0218-094-23-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1302 | $2,567.00 | $1,188.58 |
| 0218-094-24-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1303 | $2,847.00 | $1,188.58 |
| 0218-094-25-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1304 | $2,847.00 | $1,188.58 |
| 0218-094-26-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1305 | $2,567.00 | $1,188.58 |
| 0218-094-27-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1306 | $3,049.00 | $1,188.58 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-094-28-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1401 | $3,049.00 | $1,188.58 |
| 0218-094-29-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1402 | $2,567.00 | $1,188.58 |
| 0218-094-30-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1403 | $2,847.00 | $1,188.58 |
| 0218-094-31-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1404 | $2,847.00 | $1,188.58 |
| 0218-094-32-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1405 | $2,567.00 | $1,188.58 |
| 0218-094-33-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1406 | $3,049.00 | $1,188.58 |
| 0218-094-34-0000 | No | | | | 20137Condos | CA7 | $0.00 | $0.00 |
| 0218-094-35-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1501 | $3,049.00 | $1,188.58 |
| 0218-094-36-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1502 | $2,567.00 | $1,188.58 |
| 0218-094-37-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1503 | $2,847.00 | $1,188.58 |
| 0218-094-38-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1504 | $2,847.00 | $1,188.58 |
| 0218-094-39-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1505 | $2,567.00 | $1,188.58 |
| 0218-094-40-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1506 | $3,049.00 | $1,188.58 |
| 0218-094-41-0000 | No | | | | 20137Condos | CA4 | $0.00 | $0.00 |
| 0218-094-42-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1601 | $3,049.00 | $1,188.58 |
| 0218-094-43-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1602 | $2,567.00 | $1,188.58 |
| 0218-094-44-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1603 | $2,847.00 | $1,188.58 |
| 0218-094-45-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1604 | $2,847.00 | $1,188.58 |
| 0218-094-46-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1605 | $2,567.00 | $1,188.58 |
| 0218-094-47-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1606 | $3,049.00 | $1,188.58 |
| 0218-094-48-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1701 | $3,049.00 | $1,188.58 |
| 0218-094-49-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1702 | $2,567.00 | $1,188.58 |
| 0218-094-50-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1703 | $2,847.00 | $1,188.58 |
| 0218-094-51-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1704 | $2,847.00 | $1,188.58 |
| 0218-094-52-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1705 | $2,567.00 | $1,188.58 |
| 0218-094-53-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1706 | $3,049.00 | $1,188.58 |
| 0218-094-54-0000 | No | | | | 20137Condos | CA6 | $0.00 | $0.00 |
| 0218-094-57-0000 | No | | | | 20137 | I | $0.00 | $0.00 |
| 0218-094-58-0000 | No | | | | 20137 | J | $0.00 | $0.00 |
| 0218-094-59-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1801 | $3,049.00 | $1,188.58 |
| 0218-094-60-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1802 | $2,567.00 | $1,188.58 |
| 0218-094-61-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1803 | $2,847.00 | $1,188.58 |
| 0218-094-62-0000 | Yes | Single Family Attached | 1,485 | 1 | 20137Condos | 1804 | $2,847.00 | $1,188.58 |
| 0218-094-63-0000 | Yes | Single Family Attached | 1,317 | 1 | 20137Condos | 1805 | $2,567.00 | $1,188.58 |
| 0218-094-64-0000 | Yes | Single Family Attached | 1,611 | 1 | 20137Condos | 1806 | $3,049.00 | $1,188.58 |
| 0218-094-65-0000 | No | | | | 20137Condos | CA5 | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$990,099.00** | **$415,279.72** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 64**
**(Sunset Ranch)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-343-01-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 31 | $5,224.00 | $1,371.52 |
| 0218-343-02-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 32 | $5,148.00 | $1,371.52 |
| 0218-343-03-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 33 | $5,179.00 | $1,371.52 |
| 0218-343-04-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 34 | $5,179.00 | $1,371.52 |
| 0218-343-05-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 35 | $5,148.00 | $1,371.52 |
| 0218-343-06-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 36 | $5,224.00 | $1,371.52 |
| 0218-343-07-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 37 | $5,224.00 | $1,371.52 |
| 0218-343-08-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 38 | $5,148.00 | $1,371.52 |
| 0218-343-09-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 39 | $5,179.00 | $1,371.52 |
| 0218-343-10-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 40 | $5,179.00 | $1,371.52 |
| 0218-343-11-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 41 | $5,148.00 | $1,371.52 |
| 0218-343-12-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 42 | $5,224.00 | $1,371.52 |
| 0218-343-13-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 43 | $5,224.00 | $1,371.52 |
| 0218-343-14-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 44 | $5,148.00 | $1,371.52 |
| 0218-343-15-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 45 | $5,179.00 | $1,371.52 |
| 0218-343-16-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 46 | $5,224.00 | $1,371.52 |
| 0218-343-17-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 47 | $5,148.00 | $1,371.52 |
| 0218-343-18-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 48 | $5,179.00 | $1,371.52 |
| 0218-343-19-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 49 | $5,179.00 | $1,371.52 |
| 0218-343-20-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 50 | $5,148.00 | $1,371.52 |
| 0218-343-21-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 51 | $5,224.00 | $1,371.52 |
| 0218-343-22-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 52 | $5,224.00 | $1,371.52 |
| 0218-343-23-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 53 | $5,148.00 | $1,371.52 |
| 0218-343-24-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 54 | $5,179.00 | $1,371.52 |
| 0218-343-25-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 55 | $5,179.00 | $1,371.52 |
| 0218-343-26-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 56 | $5,148.00 | $1,371.52 |
| 0218-343-27-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 57 | $5,224.00 | $1,371.52 |
| 0218-343-28-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 58 | $5,224.00 | $1,371.52 |
| 0218-343-29-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 59 | $5,148.00 | $1,371.52 |
| 0218-343-30-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 60 | $5,179.00 | $1,371.52 |
| 0218-343-31-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 61 | $5,179.00 | $1,371.52 |
| 0218-343-32-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 62 | $5,148.00 | $1,371.52 |
| 0218-343-33-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 63 | $5,224.00 | $1,371.52 |
| 0218-343-34-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 64 | $5,224.00 | $1,371.52 |
| 0218-343-35-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 65 | $5,148.00 | $1,371.52 |
| 0218-343-36-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 66 | $5,179.00 | $1,371.52 |
| 0218-343-37-0000 | No | | | | 20160 | F | $0.00 | $0.00 |
| 0218-343-38-0000 | No | | | | 20160 | G | $0.00 | $0.00 |
| 0218-343-39-0000 | No | | | | 20160 | S | $0.00 | $0.00 |
| 0218-343-40-0000 | No | | | | 20160 | T | $0.00 | $0.00 |
| 0218-343-41-0000 | No | | | | 20160 | U | $0.00 | $0.00 |
| 0218-343-42-0000 | No | | | | 20160 | V | $0.00 | $0.00 |
| 0218-343-43-0000 | No | | | | 20160 | W | $0.00 | $0.00 |
| 0218-343-44-0000 | No | | | | 20160 | X | $0.00 | $0.00 |
| 0218-343-45-0000 | No | | | | 20160 | Y | $0.00 | $0.00 |
| 0218-343-46-0000 | No | | | | 20157 | G | $0.00 | $0.00 |
| 0218-344-01-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 67 | $5,179.00 | $1,371.52 |
| 0218-344-02-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 68 | $5,148.00 | $1,371.52 |
| 0218-344-03-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 69 | $5,224.00 | $1,371.52 |
| 0218-344-04-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 70 | $5,224.00 | $1,371.52 |
| 0218-344-05-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 71 | $5,148.00 | $1,371.52 |
| 0218-344-06-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 72 | $5,179.00 | $1,371.52 |
| 0218-344-07-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 73 | $5,179.00 | $1,371.52 |
| 0218-344-08-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 74 | $5,148.00 | $1,371.52 |
| 0218-344-09-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 75 | $5,224.00 | $1,371.52 |
| 0218-344-10-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 76 | $5,224.00 | $1,371.52 |
| 0218-344-11-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 77 | $5,148.00 | $1,371.52 |
| 0218-344-12-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 78 | $5,179.00 | $1,371.52 |
| 0218-344-13-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 79 | $5,179.00 | $1,371.52 |
| 0218-344-14-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 80 | $5,148.00 | $1,371.52 |
| 0218-344-15-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 81 | $5,224.00 | $1,371.52 |
| 0218-344-16-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 82 | $5,224.00 | $1,371.52 |
| 0218-344-17-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 83 | $5,148.00 | $1,371.52 |
| 0218-344-18-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 84 | $5,179.00 | $1,371.52 |
| 0218-344-19-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 85 | $5,179.00 | $1,371.52 |
| 0218-344-20-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 86 | $5,148.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-344-21-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 87 | $5,224.00 | $1,371.52 |
| 0218-344-22-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 88 | $5,224.00 | $1,371.52 |
| 0218-344-23-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 89 | $5,148.00 | $1,371.52 |
| 0218-344-24-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 90 | $5,179.00 | $1,371.52 |
| 0218-344-25-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 91 | $5,179.00 | $1,371.52 |
| 0218-344-26-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 92 | $5,148.00 | $1,371.52 |
| 0218-344-27-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 93 | $5,224.00 | $1,371.52 |
| 0218-344-28-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 94 | $5,224.00 | $1,371.52 |
| 0218-344-29-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 95 | $5,148.00 | $1,371.52 |
| 0218-344-30-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 96 | $5,179.00 | $1,371.52 |
| 0218-344-31-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 97 | $5,179.00 | $1,371.52 |
| 0218-344-32-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 98 | $5,148.00 | $1,371.52 |
| 0218-344-33-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 99 | $5,224.00 | $1,371.52 |
| 0218-344-34-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 100 | $5,224.00 | $1,371.52 |
| 0218-344-35-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 101 | $5,148.00 | $1,371.52 |
| 0218-344-36-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 102 | $5,179.00 | $1,371.52 |
| 0218-344-37-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 103 | $5,179.00 | $1,371.52 |
| 0218-344-38-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 104 | $5,148.00 | $1,371.52 |
| 0218-344-39-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 105 | $5,224.00 | $1,371.52 |
| 0218-344-40-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 106 | $5,224.00 | $1,371.52 |
| 0218-344-41-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 107 | $5,148.00 | $1,371.52 |
| 0218-344-42-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 108 | $5,179.00 | $1,371.52 |
| 0218-344-43-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 109 | $5,179.00 | $1,371.52 |
| 0218-344-44-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 110 | $5,224.00 | $1,371.52 |
| 0218-344-45-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 111 | $5,148.00 | $1,371.52 |
| 0218-344-46-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 112 | $5,148.00 | $1,371.52 |
| 0218-344-47-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 113 | $5,224.00 | $1,371.52 |
| 0218-344-48-0000 | No | | | | 20160 | B | $0.00 | $0.00 |
| 0218-344-49-0000 | No | | | | 20160 | H | $0.00 | $0.00 |
| 0218-344-50-0000 | No | | | | 20160 | I | $0.00 | $0.00 |
| 0218-344-51-0000 | No | | | | 20160 | K | $0.00 | $0.00 |
| 0218-344-52-0000 | No | | | | 20160 | L | $0.00 | $0.00 |
| 0218-344-53-0000 | No | | | | 20160 | M | $0.00 | $0.00 |
| 0218-344-54-0000 | No | | | | 20160 | Z | $0.00 | $0.00 |
| 0218-344-55-0000 | No | | | | 20160 | AA | $0.00 | $0.00 |
| 0218-344-56-0000 | No | | | | 20160 | BB | $0.00 | $0.00 |
| 0218-344-57-0000 | No | | | | 20160 | CC | $0.00 | $0.00 |
| 0218-344-58-0000 | No | | | | 20160 | DD | $0.00 | $0.00 |
| 0218-344-59-0000 | No | | | | 20160 | EE | $0.00 | $0.00 |
| 0218-344-60-0000 | No | | | | 20160 | FF | $0.00 | $0.00 |
| 0218-356-17-0000 | No | | | | 20159 | B | $0.00 | $0.00 |
| 0218-356-18-0000 | No | | | | 20159 | C | $0.00 | $0.00 |
| 0218-356-22-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 1 | $4,288.00 | $1,188.88 |
| 0218-356-23-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 2 | $5,131.00 | $1,188.88 |
| 0218-356-24-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 3 | $5,131.00 | $1,188.88 |
| 0218-356-25-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 4 | $4,288.00 | $1,188.88 |
| 0218-356-26-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 5 | $3,338.00 | $1,188.88 |
| 0218-356-27-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 6 | $3,338.00 | $1,188.88 |
| 0218-356-28-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 7 | $4,288.00 | $1,188.88 |
| 0218-356-29-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 8 | $5,131.00 | $1,188.88 |
| 0218-356-30-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 9 | $5,131.00 | $1,188.88 |
| 0218-356-31-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 10 | $4,288.00 | $1,188.88 |
| 0218-356-32-0000 | No | | | | 20159Condos | CA1 | $0.00 | $0.00 |
| 0218-356-33-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 21 | $4,288.00 | $1,188.88 |
| 0218-356-34-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 22 | $5,131.00 | $1,188.88 |
| 0218-356-35-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 23 | $5,131.00 | $1,188.88 |
| 0218-356-36-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 24 | $4,288.00 | $1,188.88 |
| 0218-356-37-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 25 | $3,338.00 | $1,188.88 |
| 0218-356-38-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 26 | $3,338.00 | $1,188.88 |
| 0218-356-39-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 27 | $4,288.00 | $1,188.88 |
| 0218-356-40-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 28 | $5,131.00 | $1,188.88 |
| 0218-356-41-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 29 | $5,131.00 | $1,188.88 |
| 0218-356-42-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 30 | $4,288.00 | $1,188.88 |
| 0218-356-43-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 31 | $4,288.00 | $1,188.88 |
| 0218-356-44-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 32 | $5,131.00 | $1,188.88 |
| 0218-356-45-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 33 | $5,131.00 | $1,188.88 |
| 0218-356-46-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 34 | $4,288.00 | $1,188.88 |
| 0218-356-47-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 35 | $3,338.00 | $1,188.88 |
| 0218-356-48-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 36 | $3,338.00 | $1,188.88 |
| 0218-356-49-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 37 | $4,288.00 | $1,188.88 |
| 0218-356-50-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 38 | $5,131.00 | $1,188.88 |
| 0218-356-51-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 39 | $5,131.00 | $1,188.88 |
| 0218-356-52-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 40 | $4,288.00 | $1,188.88 |
| 0218-356-53-0000 | No | | | | 20159Condos | CA4 | $0.00 | $0.00 |
| 0218-356-54-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 11 | $4,288.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-356-55-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 12 | $5,131.00 | $1,188.88 |
| 0218-356-56-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 13 | $4,288.00 | $1,188.88 |
| 0218-356-57-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 14 | $4,288.00 | $1,188.88 |
| 0218-356-58-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 15 | $3,338.00 | $1,188.88 |
| 0218-356-59-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 16 | $3,338.00 | $1,188.88 |
| 0218-356-60-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 17 | $4,288.00 | $1,188.88 |
| 0218-356-61-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 18 | $5,131.00 | $1,188.88 |
| 0218-356-62-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 19 | $5,131.00 | $1,188.88 |
| 0218-356-63-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 20 | $4,288.00 | $1,188.88 |
| 0218-356-64-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 41 | $4,288.00 | $1,188.88 |
| 0218-356-65-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 42 | $5,131.00 | $1,188.88 |
| 0218-356-66-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 43 | $5,131.00 | $1,188.88 |
| 0218-356-67-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 44 | $4,288.00 | $1,188.88 |
| 0218-356-68-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 45 | $3,338.00 | $1,188.88 |
| 0218-356-69-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 46 | $3,338.00 | $1,188.88 |
| 0218-356-70-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 47 | $4,288.00 | $1,188.88 |
| 0218-356-71-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 48 | $5,131.00 | $1,188.88 |
| 0218-356-72-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 49 | $5,131.00 | $1,188.88 |
| 0218-356-73-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 50 | $4,288.00 | $1,188.88 |
| 0218-356-74-0000 | No | | | | 20159Condos | CA2 | $0.00 | $0.00 |
| 0218-356-75-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 51 | $4,288.00 | $1,188.88 |
| 0218-356-76-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 52 | $5,131.00 | $1,188.88 |
| 0218-356-77-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 53 | $5,131.00 | $1,188.88 |
| 0218-356-78-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 54 | $4,288.00 | $1,188.88 |
| 0218-356-79-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 55 | $3,338.00 | $1,188.88 |
| 0218-356-80-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 56 | $3,338.00 | $1,188.88 |
| 0218-356-81-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 57 | $4,288.00 | $1,188.88 |
| 0218-356-82-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 58 | $5,131.00 | $1,188.88 |
| 0218-356-83-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 59 | $5,131.00 | $1,188.88 |
| 0218-356-84-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 60 | $4,288.00 | $1,188.88 |
| 0218-356-85-0000 | No | | | | 20159Condos | CA6 | $0.00 | $0.00 |
| 0218-357-01-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 61 | $4,288.00 | $1,188.88 |
| 0218-357-02-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 62 | $5,131.00 | $1,188.88 |
| 0218-357-03-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 63 | $5,131.00 | $1,188.88 |
| 0218-357-04-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 64 | $4,288.00 | $1,188.88 |
| 0218-357-05-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 65 | $3,338.00 | $1,188.88 |
| 0218-357-06-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 66 | $3,338.00 | $1,188.88 |
| 0218-357-07-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 67 | $4,288.00 | $1,188.88 |
| 0218-357-08-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 68 | $5,131.00 | $1,188.88 |
| 0218-357-09-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 69 | $5,131.00 | $1,188.88 |
| 0218-357-10-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 70 | $4,288.00 | $1,188.88 |
| 0218-357-11-0000 | No | | | | 20159Condos | CA7 | $0.00 | $0.00 |
| 0218-357-12-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 71 | $4,288.00 | $1,188.88 |
| 0218-357-13-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 72 | $5,131.00 | $1,188.88 |
| 0218-357-14-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 73 | $5,131.00 | $1,188.88 |
| 0218-357-15-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 74 | $4,288.00 | $1,188.88 |
| 0218-357-16-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 75 | $3,338.00 | $1,188.88 |
| 0218-357-17-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 76 | $3,338.00 | $1,188.88 |
| 0218-357-18-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 77 | $4,288.00 | $1,188.88 |
| 0218-357-19-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 78 | $5,131.00 | $1,188.88 |
| 0218-357-20-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 79 | $5,131.00 | $1,188.88 |
| 0218-357-21-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 80 | $4,288.00 | $1,188.88 |
| 0218-357-22-0000 | No | | | | 20159Condos | CA8 | $0.00 | $0.00 |
| 0218-357-23-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 81 | $4,288.00 | $1,188.88 |
| 0218-357-24-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 82 | $5,131.00 | $1,188.88 |
| 0218-357-25-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 83 | $5,131.00 | $1,188.88 |
| 0218-357-26-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 84 | $4,288.00 | $1,188.88 |
| 0218-357-27-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 85 | $3,338.00 | $1,188.88 |
| 0218-357-28-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 86 | $3,338.00 | $1,188.88 |
| 0218-357-29-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 87 | $4,288.00 | $1,188.88 |
| 0218-357-30-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 88 | $5,131.00 | $1,188.88 |
| 0218-357-31-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 89 | $5,131.00 | $1,188.88 |
| 0218-357-32-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 90 | $4,288.00 | $1,188.88 |
| 0218-357-33-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 91 | $4,288.00 | $1,188.88 |
| 0218-357-34-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 92 | $5,131.00 | $1,188.88 |
| 0218-357-35-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 93 | $5,131.00 | $1,188.88 |
| 0218-357-36-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 94 | $4,288.00 | $1,188.88 |
| 0218-357-37-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 95 | $3,338.00 | $1,188.88 |
| 0218-357-38-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 96 | $3,338.00 | $1,188.88 |
| 0218-357-39-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 97 | $4,288.00 | $1,188.88 |
| 0218-357-40-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 98 | $5,131.00 | $1,188.88 |
| 0218-357-41-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 99 | $5,131.00 | $1,188.88 |
| 0218-357-42-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 100 | $4,288.00 | $1,188.88 |
| 0218-357-43-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 101 | $3,338.00 | $1,188.88 |
| 0218-357-44-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 102 | $4,288.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-357-45-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 103 | $5,131.00 | $1,188.88 |
| 0218-357-46-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 104 | $5,131.00 | $1,188.88 |
| 0218-357-47-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 105 | $4,288.00 | $1,188.88 |
| 0218-357-48-0000 | No | | | | 20159 | D | $0.00 | $0.00 |
| 0218-357-49-0000 | No | | | | 20159 | E | $0.00 | $0.00 |
| 0218-357-50-0000 | No | | | | 20157 | F | $0.00 | $0.00 |
| 0218-358-01-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 136 | $4,288.00 | $1,188.88 |
| 0218-358-02-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 137 | $5,131.00 | $1,188.88 |
| 0218-358-03-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 138 | $5,131.00 | $1,188.88 |
| 0218-358-04-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 139 | $4,288.00 | $1,188.88 |
| 0218-358-05-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 140 | $3,338.00 | $1,188.88 |
| 0218-358-06-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 141 | $3,338.00 | $1,188.88 |
| 0218-358-07-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 142 | $4,288.00 | $1,188.88 |
| 0218-358-08-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 143 | $5,131.00 | $1,188.88 |
| 0218-358-09-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 144 | $5,131.00 | $1,188.88 |
| 0218-358-10-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 145 | $4,288.00 | $1,188.88 |
| 0218-358-11-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 126 | $4,288.00 | $1,188.88 |
| 0218-358-12-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 127 | $5,131.00 | $1,188.88 |
| 0218-358-13-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 128 | $5,131.00 | $1,188.88 |
| 0218-358-14-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 129 | $4,288.00 | $1,188.88 |
| 0218-358-15-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 130 | $3,338.00 | $1,188.88 |
| 0218-358-16-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 131 | $3,338.00 | $1,188.88 |
| 0218-358-17-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 132 | $4,288.00 | $1,188.88 |
| 0218-358-18-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 133 | $5,131.00 | $1,188.88 |
| 0218-358-19-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 134 | $5,131.00 | $1,188.88 |
| 0218-358-20-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 135 | $4,288.00 | $1,188.88 |
| 0218-358-21-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 116 | $4,288.00 | $1,188.88 |
| 0218-358-22-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 117 | $5,131.00 | $1,188.88 |
| 0218-358-23-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 118 | $5,131.00 | $1,188.88 |
| 0218-358-24-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 119 | $4,288.00 | $1,188.88 |
| 0218-358-25-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 120 | $3,338.00 | $1,188.88 |
| 0218-358-26-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 121 | $3,338.00 | $1,188.88 |
| 0218-358-27-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 122 | $4,288.00 | $1,188.88 |
| 0218-358-28-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 123 | $5,131.00 | $1,188.88 |
| 0218-358-29-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 124 | $5,131.00 | $1,188.88 |
| 0218-358-30-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 125 | $4,288.00 | $1,188.88 |
| 0218-358-31-0000 | No | | | | 20159Condos | CA13 | $0.00 | $0.00 |
| 0218-358-32-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 106 | $4,288.00 | $1,188.88 |
| 0218-358-33-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 107 | $5,131.00 | $1,188.88 |
| 0218-358-34-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 108 | $5,131.00 | $1,188.88 |
| 0218-358-35-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 109 | $4,288.00 | $1,188.88 |
| 0218-358-36-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 110 | $3,338.00 | $1,188.88 |
| 0218-358-37-0000 | Yes | Single Family Attached | 1,193 | 1 | 20159Condos | 111 | $3,338.00 | $1,188.88 |
| 0218-358-38-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 112 | $4,288.00 | $1,188.88 |
| 0218-358-39-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 113 | $5,131.00 | $1,188.88 |
| 0218-358-40-0000 | Yes | Single Family Attached | 2,111 | 1 | 20159Condos | 114 | $5,131.00 | $1,188.88 |
| 0218-358-41-0000 | Yes | Single Family Attached | 1,880 | 1 | 20159Condos | 115 | $4,288.00 | $1,188.88 |
| 0218-358-42-0000 | No | | | | 20159Condos | CA12 | $0.00 | $0.00 |
| 0218-358-43-0000 | No | | | | 20159 | A | $0.00 | $0.00 |
| 0218-363-33-0000 | No | | | | 20158 | B | $0.00 | $0.00 |
| 0218-363-36-0000 | No | | | | 20158 | E | $0.00 | $0.00 |
| 0218-363-48-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 7 | $3,872.00 | $1,188.88 |
| 0218-363-49-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 8 | $3,872.00 | $1,188.88 |
| 0218-363-50-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 9 | $3,539.00 | $1,188.88 |
| 0218-363-51-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 10 | $3,539.00 | $1,188.88 |
| 0218-363-52-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 11 | $3,872.00 | $1,188.88 |
| 0218-363-53-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 12 | $3,872.00 | $1,188.88 |
| 0218-363-54-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 13 | $3,872.00 | $1,188.88 |
| 0218-363-55-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 14 | $3,872.00 | $1,188.88 |
| 0218-363-56-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 15 | $3,539.00 | $1,188.88 |
| 0218-363-57-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 16 | $3,539.00 | $1,188.88 |
| 0218-363-58-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 17 | $3,872.00 | $1,188.88 |
| 0218-363-59-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 18 | $3,872.00 | $1,188.88 |
| 0218-363-60-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 19 | $3,872.00 | $1,188.88 |
| 0218-363-61-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 20 | $3,872.00 | $1,188.88 |
| 0218-363-62-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 21 | $3,539.00 | $1,188.88 |
| 0218-363-63-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 22 | $3,539.00 | $1,188.88 |
| 0218-363-64-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 23 | $3,872.00 | $1,188.88 |
| 0218-363-65-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 24 | $3,872.00 | $1,188.88 |
| 0218-363-66-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 25 | $3,872.00 | $1,188.88 |
| 0218-363-67-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 26 | $3,872.00 | $1,188.88 |
| 0218-363-68-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 27 | $3,539.00 | $1,188.88 |
| 0218-363-69-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 28 | $3,539.00 | $1,188.88 |
| 0218-363-70-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 29 | $3,872.00 | $1,188.88 |
| 0218-363-71-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 30 | $3,872.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-363-72-0000 | No | | | | 20158Condos | CA5 | $0.00 | $0.00 |
| 0218-363-73-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 1 | $3,872.00 | $1,188.88 |
| 0218-363-74-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 2 | $3,872.00 | $1,188.88 |
| 0218-363-75-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 3 | $3,539.00 | $1,188.88 |
| 0218-363-76-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 4 | $3,539.00 | $1,188.88 |
| 0218-363-77-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 5 | $3,872.00 | $1,188.88 |
| 0218-363-78-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 6 | $3,872.00 | $1,188.88 |
| 0218-363-79-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 31 | $3,872.00 | $1,188.88 |
| 0218-363-80-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 32 | $3,872.00 | $1,188.88 |
| 0218-363-81-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 33 | $3,539.00 | $1,188.88 |
| 0218-363-82-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 34 | $3,539.00 | $1,188.88 |
| 0218-363-83-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 35 | $3,872.00 | $1,188.88 |
| 0218-363-84-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 36 | $3,872.00 | $1,188.88 |
| 0218-364-01-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 37 | $3,872.00 | $1,188.88 |
| 0218-364-02-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 38 | $3,872.00 | $1,188.88 |
| 0218-364-03-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 39 | $3,539.00 | $1,188.88 |
| 0218-364-04-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 40 | $3,539.00 | $1,188.88 |
| 0218-364-05-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 41 | $3,872.00 | $1,188.88 |
| 0218-364-06-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 42 | $3,872.00 | $1,188.88 |
| 0218-364-07-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 43 | $3,872.00 | $1,188.88 |
| 0218-364-08-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 44 | $3,872.00 | $1,188.88 |
| 0218-364-09-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 45 | $3,539.00 | $1,188.88 |
| 0218-364-10-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 46 | $3,539.00 | $1,188.88 |
| 0218-364-11-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 47 | $3,872.00 | $1,188.88 |
| 0218-364-12-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 48 | $3,872.00 | $1,188.88 |
| 0218-364-13-0000 | No | | | | 20158Condos | CA8 | $0.00 | $0.00 |
| 0218-364-14-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 49 | $3,872.00 | $1,188.88 |
| 0218-364-15-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 50 | $3,539.00 | $1,188.88 |
| 0218-364-16-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 51 | $3,872.00 | $1,188.88 |
| 0218-364-17-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 52 | $3,872.00 | $1,188.88 |
| 0218-364-18-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 95 | $3,872.00 | $1,188.88 |
| 0218-364-19-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 96 | $3,872.00 | $1,188.88 |
| 0218-364-20-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 97 | $3,539.00 | $1,188.88 |
| 0218-364-21-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 98 | $3,539.00 | $1,188.88 |
| 0218-364-22-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 99 | $3,872.00 | $1,188.88 |
| 0218-364-23-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 100 | $3,872.00 | $1,188.88 |
| 0218-364-24-0000 | No | | | | 20158Condos | CA17 | $0.00 | $0.00 |
| 0218-364-32-0000 | No | | | | 20158 | A | $0.00 | $0.00 |
| 0218-364-33-0000 | No | | | | 20158 | C | $0.00 | $0.00 |
| 0218-364-34-0000 | No | | | | 20158 | D | $0.00 | $0.00 |
| 0218-364-35-0000 | No | | | | 20158 | F | $0.00 | $0.00 |
| 0218-364-36-0000 | No | | | | 20158 | G | $0.00 | $0.00 |
| 0218-364-37-0000 | No | | | | 20158 | H | $0.00 | $0.00 |
| 0218-364-38-0000 | No | | | | 20158 | I | $0.00 | $0.00 |
| 0218-364-39-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 53 | $3,872.00 | $1,188.88 |
| 0218-364-40-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 54 | $3,872.00 | $1,188.88 |
| 0218-364-41-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 55 | $3,539.00 | $1,188.88 |
| 0218-364-42-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 56 | $3,539.00 | $1,188.88 |
| 0218-364-43-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 57 | $3,872.00 | $1,188.88 |
| 0218-364-44-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 58 | $3,872.00 | $1,188.88 |
| 0218-364-45-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 59 | $3,872.00 | $1,188.88 |
| 0218-364-46-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 60 | $3,872.00 | $1,188.88 |
| 0218-364-47-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 61 | $3,539.00 | $1,188.88 |
| 0218-364-48-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 62 | $3,539.00 | $1,188.88 |
| 0218-364-49-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 63 | $3,872.00 | $1,188.88 |
| 0218-364-50-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 64 | $3,872.00 | $1,188.88 |
| 0218-364-51-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 65 | $3,872.00 | $1,188.88 |
| 0218-364-52-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 66 | $3,872.00 | $1,188.88 |
| 0218-364-53-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 67 | $3,539.00 | $1,188.88 |
| 0218-364-54-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 68 | $3,539.00 | $1,188.88 |
| 0218-364-55-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 69 | $3,872.00 | $1,188.88 |
| 0218-364-56-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 70 | $3,872.00 | $1,188.88 |
| 0218-364-57-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 71 | $3,872.00 | $1,188.88 |
| 0218-364-58-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 72 | $3,872.00 | $1,188.88 |
| 0218-364-59-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 73 | $3,539.00 | $1,188.88 |
| 0218-364-60-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 74 | $3,539.00 | $1,188.88 |
| 0218-364-61-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 75 | $3,872.00 | $1,188.88 |
| 0218-364-62-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 76 | $3,872.00 | $1,188.88 |
| 0218-364-63-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 77 | $3,872.00 | $1,188.88 |
| 0218-364-64-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 78 | $3,872.00 | $1,188.88 |
| 0218-364-65-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 79 | $3,539.00 | $1,188.88 |
| 0218-364-66-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 80 | $3,539.00 | $1,188.88 |
| 0218-364-67-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 81 | $3,872.00 | $1,188.88 |
| 0218-364-68-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 82 | $3,872.00 | $1,188.88 |
| 0218-364-69-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 83 | $3,872.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-364-70-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 84 | $3,872.00 | $1,188.88 |
| 0218-364-71-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 85 | $3,539.00 | $1,188.88 |
| 0218-364-72-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 86 | $3,539.00 | $1,188.88 |
| 0218-364-73-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 87 | $3,872.00 | $1,188.88 |
| 0218-364-74-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 88 | $3,872.00 | $1,188.88 |
| 0218-364-75-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 89 | $3,872.00 | $1,188.88 |
| 0218-364-76-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 90 | $3,872.00 | $1,188.88 |
| 0218-364-77-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 91 | $3,539.00 | $1,188.88 |
| 0218-364-78-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 92 | $3,539.00 | $1,188.88 |
| 0218-364-79-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 93 | $3,872.00 | $1,188.88 |
| 0218-364-80-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 94 | $3,872.00 | $1,188.88 |
| 0218-364-81-0000 | No | | | | 20158Condos | CA16 | $0.00 | $0.00 |
| 0218-365-01-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 163 | $3,872.00 | $1,188.88 |
| 0218-365-02-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 164 | $3,872.00 | $1,188.88 |
| 0218-365-03-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 165 | $3,539.00 | $1,188.88 |
| 0218-365-04-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 166 | $3,539.00 | $1,188.88 |
| 0218-365-05-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 167 | $3,872.00 | $1,188.88 |
| 0218-365-06-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 168 | $3,872.00 | $1,188.88 |
| 0218-365-07-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 169 | $3,872.00 | $1,188.88 |
| 0218-365-08-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 170 | $3,872.00 | $1,188.88 |
| 0218-365-09-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 171 | $3,539.00 | $1,188.88 |
| 0218-365-10-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 172 | $3,539.00 | $1,188.88 |
| 0218-365-11-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 173 | $3,872.00 | $1,188.88 |
| 0218-365-12-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 174 | $3,872.00 | $1,188.88 |
| 0218-365-13-0000 | No | | | | 20158Condos | CA31 | $0.00 | $0.00 |
| 0218-365-26-0000 | No | | | | 20158 | J | $0.00 | $0.00 |
| 0218-365-27-0000 | No | | | | 20158 | K | $0.00 | $0.00 |
| 0218-365-28-0000 | No | | | | 20158 | L | $0.00 | $0.00 |
| 0218-365-29-0000 | No | | | | 20158 | M | $0.00 | $0.00 |
| 0218-365-30-0000 | No | | | | 20158 | N | $0.00 | $0.00 |
| 0218-365-31-0000 | No | | | | 20158 | O | $0.00 | $0.00 |
| 0218-365-32-0000 | No | | | | 20158 | P | $0.00 | $0.00 |
| 0218-365-33-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 151 | $3,872.00 | $1,188.88 |
| 0218-365-34-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 152 | $3,872.00 | $1,188.88 |
| 0218-365-35-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 153 | $3,539.00 | $1,188.88 |
| 0218-365-36-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 154 | $3,539.00 | $1,188.88 |
| 0218-365-37-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 155 | $3,872.00 | $1,188.88 |
| 0218-365-38-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 156 | $3,872.00 | $1,188.88 |
| 0218-365-39-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 157 | $3,872.00 | $1,188.88 |
| 0218-365-40-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 158 | $3,872.00 | $1,188.88 |
| 0218-365-41-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 159 | $3,539.00 | $1,188.88 |
| 0218-365-42-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 160 | $3,539.00 | $1,188.88 |
| 0218-365-43-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 161 | $3,872.00 | $1,188.88 |
| 0218-365-44-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 162 | $3,872.00 | $1,188.88 |
| 0218-365-45-0000 | No | | | | 20158Condos | CA29 | $0.00 | $0.00 |
| 0218-365-46-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 139 | $3,872.00 | $1,188.88 |
| 0218-365-47-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 140 | $3,872.00 | $1,188.88 |
| 0218-365-48-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 141 | $3,539.00 | $1,188.88 |
| 0218-365-49-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 142 | $3,539.00 | $1,188.88 |
| 0218-365-50-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 143 | $3,872.00 | $1,188.88 |
| 0218-365-51-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 144 | $3,872.00 | $1,188.88 |
| 0218-365-52-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 145 | $3,872.00 | $1,188.88 |
| 0218-365-53-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 146 | $3,872.00 | $1,188.88 |
| 0218-365-54-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 147 | $3,539.00 | $1,188.88 |
| 0218-365-55-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 148 | $3,539.00 | $1,188.88 |
| 0218-365-56-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 149 | $3,872.00 | $1,188.88 |
| 0218-365-57-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 150 | $3,872.00 | $1,188.88 |
| 0218-365-58-0000 | No | | | | 20158Condos | CA27 | $0.00 | $0.00 |
| 0218-365-59-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 127 | $3,872.00 | $1,188.88 |
| 0218-365-60-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 128 | $3,872.00 | $1,188.88 |
| 0218-365-61-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 129 | $3,539.00 | $1,188.88 |
| 0218-365-62-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 130 | $3,539.00 | $1,188.88 |
| 0218-365-63-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 131 | $3,872.00 | $1,188.88 |
| 0218-365-64-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 132 | $3,872.00 | $1,188.88 |
| 0218-365-65-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 133 | $3,872.00 | $1,188.88 |
| 0218-365-66-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 134 | $3,872.00 | $1,188.88 |
| 0218-365-67-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 135 | $3,539.00 | $1,188.88 |
| 0218-365-68-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 136 | $3,539.00 | $1,188.88 |
| 0218-365-69-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 137 | $3,872.00 | $1,188.88 |
| 0218-365-70-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 138 | $3,872.00 | $1,188.88 |
| 0218-365-71-0000 | No | | | | 20158Condos | CA25 | $0.00 | $0.00 |
| 0218-365-72-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 117 | $3,872.00 | $1,188.88 |
| 0218-365-73-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 118 | $3,539.00 | $1,188.88 |
| 0218-365-74-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 119 | $3,872.00 | $1,188.88 |
| 0218-365-75-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 120 | $3,872.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-365-76-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 121 | $3,872.00 | $1,188.88 |
| 0218-365-77-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 122 | $3,872.00 | $1,188.88 |
| 0218-365-78-0000 | Yes | Single Family Attached | 1,338 | 1 | 20158Condos | 123 | $3,539.00 | $1,188.88 |
| 0218-365-79-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 124 | $3,539.00 | $1,188.88 |
| 0218-365-80-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 125 | $3,872.00 | $1,188.88 |
| 0218-365-81-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 126 | $3,872.00 | $1,188.88 |
| 0218-365-82-0000 | No | | | | 20158Condos | CA23 | $0.00 | $0.00 |
| 0218-365-83-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 109 | $3,872.00 | $1,188.88 |
| 0218-365-84-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 110 | $3,539.00 | $1,188.88 |
| 0218-365-85-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 111 | $3,872.00 | $1,188.88 |
| 0218-365-86-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 112 | $3,872.00 | $1,188.88 |
| 0218-365-87-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 113 | $3,872.00 | $1,188.88 |
| 0218-365-88-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 114 | $3,539.00 | $1,188.88 |
| 0218-365-89-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 115 | $3,872.00 | $1,188.88 |
| 0218-365-90-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 116 | $3,872.00 | $1,188.88 |
| 0218-365-91-0000 | No | | | | 20158Condos | CA21 | $0.00 | $0.00 |
| 0218-365-92-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 101 | $3,872.00 | $1,188.88 |
| 0218-365-93-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 102 | $3,539.00 | $1,188.88 |
| 0218-365-94-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 103 | $3,872.00 | $1,188.88 |
| 0218-365-95-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 104 | $3,872.00 | $1,188.88 |
| 0218-365-96-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 105 | $3,872.00 | $1,188.88 |
| 0218-365-97-0000 | Yes | Single Family Attached | 1,455 | 1 | 20158Condos | 106 | $3,539.00 | $1,188.88 |
| 0218-365-98-0000 | Yes | Single Family Attached | 1,555 | 1 | 20158Condos | 107 | $3,872.00 | $1,188.88 |
| 0218-365-99-0000 | Yes | Single Family Attached | 1,652 | 1 | 20158Condos | 108 | $3,872.00 | $1,188.88 |
| 0218-424-01-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 1 | $5,179.00 | $1,371.52 |
| 0218-424-02-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 2 | $5,148.00 | $1,371.52 |
| 0218-424-03-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 3 | $5,224.00 | $1,371.52 |
| 0218-424-04-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 4 | $5,224.00 | $1,371.52 |
| 0218-424-05-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 5 | $5,148.00 | $1,371.52 |
| 0218-424-06-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 6 | $5,179.00 | $1,371.52 |
| 0218-424-07-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 7 | $5,179.00 | $1,371.52 |
| 0218-424-08-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 8 | $5,148.00 | $1,371.52 |
| 0218-424-09-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 9 | $5,224.00 | $1,371.52 |
| 0218-424-10-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 10 | $5,224.00 | $1,371.52 |
| 0218-424-11-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 11 | $5,148.00 | $1,371.52 |
| 0218-424-12-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 12 | $5,179.00 | $1,371.52 |
| 0218-424-13-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 13 | $5,179.00 | $1,371.52 |
| 0218-424-14-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 14 | $5,148.00 | $1,371.52 |
| 0218-424-15-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 15 | $5,224.00 | $1,371.52 |
| 0218-424-16-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 16 | $5,179.00 | $1,371.52 |
| 0218-424-17-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 17 | $5,148.00 | $1,371.52 |
| 0218-424-18-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 18 | $5,224.00 | $1,371.52 |
| 0218-424-19-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 19 | $5,224.00 | $1,371.52 |
| 0218-424-20-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 20 | $5,148.00 | $1,371.52 |
| 0218-424-21-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 21 | $5,179.00 | $1,371.52 |
| 0218-424-22-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 22 | $5,179.00 | $1,371.52 |
| 0218-424-23-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 23 | $5,148.00 | $1,371.52 |
| 0218-424-24-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 24 | $5,224.00 | $1,371.52 |
| 0218-424-25-0000 | Yes | Single Family Detached | 2,780 | 1 | 20160 | 25 | $5,224.00 | $1,371.52 |
| 0218-424-26-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 26 | $5,148.00 | $1,371.52 |
| 0218-424-27-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 27 | $5,179.00 | $1,371.52 |
| 0218-424-28-0000 | Yes | Single Family Detached | 2,501 | 1 | 20160 | 28 | $5,179.00 | $1,371.52 |
| 0218-424-29-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 29 | $5,148.00 | $1,371.52 |
| 0218-424-30-0000 | Yes | Single Family Detached | 2,308 | 1 | 20160 | 30 | $5,148.00 | $1,371.52 |
| 0218-424-31-0000 | No | | | | 20160 | A | $0.00 | $0.00 |
| 0218-424-32-0000 | No | | | | 20160 | C | $0.00 | $0.00 |
| 0218-424-33-0000 | No | | | | 20160 | D | $0.00 | $0.00 |
| 0218-424-34-0000 | No | | | | 20160 | E | $0.00 | $0.00 |
| 0218-424-35-0000 | No | | | | 20160 | J | $0.00 | $0.00 |
| 0218-424-36-0000 | No | | | | 20160 | N | $0.00 | $0.00 |
| 0218-424-37-0000 | No | | | | 20160 | O | $0.00 | $0.00 |
| 0218-424-38-0000 | No | | | | 20160 | P | $0.00 | $0.00 |
| 0218-424-39-0000 | No | | | | 20160 | Q | $0.00 | $0.00 |
| 0218-424-40-0000 | No | | | | 20160 | R | $0.00 | $0.00 |
| 0218-555-01-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 1 | $4,362.00 | $1,371.52 |
| 0218-555-02-0000 | Yes | Single Family Detached | 2,524 | 1 | 18916 | 2 | $4,393.00 | $1,371.52 |
| 0218-555-03-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 3 | $4,438.00 | $1,371.52 |
| 0218-555-04-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 4 | $4,393.00 | $1,371.52 |
| 0218-555-05-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 5 | $4,393.00 | $1,371.52 |
| 0218-555-06-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 6 | $4,438.00 | $1,371.52 |
| 0218-555-07-0000 | Yes | Single Family Detached | 2,524 | 1 | 18916 | 7 | $4,393.00 | $1,371.52 |
| 0218-555-08-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 8 | $4,362.00 | $1,371.52 |
| 0218-555-09-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 9 | $4,393.00 | $1,371.52 |
| 0218-555-10-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 10 | $4,438.00 | $1,371.52 |
| 0218-555-11-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 11 | $4,438.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-555-12-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 12 | $4,362.00 | $1,371.52 |
| 0218-555-13-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 13 | $4,362.00 | $1,371.52 |
| 0218-555-14-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 14 | $4,438.00 | $1,371.52 |
| 0218-555-15-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 15 | $4,438.00 | $1,371.52 |
| 0218-555-16-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 16 | $4,393.00 | $1,371.52 |
| 0218-555-17-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 17 | $4,393.00 | $1,371.52 |
| 0218-555-18-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 18 | $4,438.00 | $1,371.52 |
| 0218-555-19-0000 | Yes | Single Family Detached | 2,524 | 1 | 18916 | 19 | $4,393.00 | $1,371.52 |
| 0218-555-20-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 20 | $4,362.00 | $1,371.52 |
| 0218-555-21-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 21 | $4,362.00 | $1,371.52 |
| 0218-555-22-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 22 | $4,438.00 | $1,371.52 |
| 0218-555-23-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 23 | $4,438.00 | $1,371.52 |
| 0218-555-24-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 24 | $4,393.00 | $1,371.52 |
| 0218-555-25-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 25 | $4,362.00 | $1,371.52 |
| 0218-555-26-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 26 | $4,438.00 | $1,371.52 |
| 0218-555-27-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 27 | $4,438.00 | $1,371.52 |
| 0218-555-28-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 28 | $4,393.00 | $1,371.52 |
| 0218-555-29-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 29 | $4,393.00 | $1,371.52 |
| 0218-555-30-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 30 | $4,438.00 | $1,371.52 |
| 0218-555-31-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 31 | $4,438.00 | $1,371.52 |
| 0218-555-32-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 32 | $4,362.00 | $1,371.52 |
| 0218-555-33-0000 | Yes | Single Family Detached | 2,380 | 1 | 18916 | 33 | $4,362.00 | $1,371.52 |
| 0218-555-34-0000 | Yes | Single Family Detached | 2,524 | 1 | 18916 | 34 | $4,393.00 | $1,371.52 |
| 0218-555-35-0000 | Yes | Single Family Detached | 2,791 | 1 | 18916 | 35 | $4,438.00 | $1,371.52 |
| 0218-555-36-0000 | Yes | Single Family Detached | 2,609 | 1 | 18916 | 36 | $4,393.00 | $1,371.52 |
| 0218-555-37-0000 | No | | | | 18916 | A | $0.00 | $0.00 |
| 0218-555-38-0000 | No | | | | 18916 | B | $0.00 | $0.00 |
| 0218-555-39-0000 | No | | | | 18916 | C | $0.00 | $0.00 |
| 0218-555-40-0000 | No | | | | 18916 | D | $0.00 | $0.00 |
| 0218-555-41-0000 | No | | | | 18916 | E | $0.00 | $0.00 |
| 0218-555-42-0000 | No | | | | 18916 | F | $0.00 | $0.00 |
| 0218-555-43-0000 | No | | | | 18916 | G | $0.00 | $0.00 |
| 0218-555-44-0000 | No | | | | 18916 | H | $0.00 | $0.00 |
| 0218-555-45-0000 | No | | | | 18916 | I | $0.00 | $0.00 |
| 0218-555-46-0000 | No | | | | 18916 | J | $0.00 | $0.00 |
| 0218-555-47-0000 | No | | | | 18916 | K | $0.00 | $0.00 |
| 0218-555-48-0000 | No | | | | 18916 | L | $0.00 | $0.00 |
| 0218-555-49-0000 | No | | | | 18916 | M | $0.00 | $0.00 |
| 0218-555-50-0000 | No | | | | 18916 | N | $0.00 | $0.00 |

| | | |
|---|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$2,041,523.00** | **$583,609.20** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 71**
**(Neuhouse Phase 2)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-203-19-0000 | No | | | | 20530 | A | $0.00 | $0.00 |
| 0218-203-23-0000 | No | | | | 20530 | L | $0.00 | $0.00 |
| 0218-203-25-0000 | No | | | | 20530 | N | $0.00 | $0.00 |
| 0218-203-26-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1101 | $3,476.00 | $1,188.88 |
| 0218-203-27-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1102 | $3,476.00 | $1,188.88 |
| 0218-203-28-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1103 | $2,588.00 | $1,188.88 |
| 0218-203-29-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1104 | $2,847.00 | $1,188.88 |
| 0218-203-30-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1105 | $2,847.00 | $1,188.88 |
| 0218-203-31-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1106 | $3,531.00 | $1,188.88 |
| 0218-203-32-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1107 | $3,531.00 | $1,188.88 |
| 0218-203-33-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1108 | $2,847.00 | $1,188.88 |
| 0218-203-34-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1109 | $2,847.00 | $1,188.88 |
| 0218-203-35-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1110 | $2,588.00 | $1,188.88 |
| 0218-203-36-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1111 | $3,476.00 | $1,188.88 |
| 0218-203-37-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1112 | $3,476.00 | $1,188.88 |
| 0218-203-38-0000 | No | | | | 20530Condos | CA1101 | $0.00 | $0.00 |
| 0218-203-40-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1201 | $3,476.00 | $1,188.88 |
| 0218-203-41-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1202 | $3,476.00 | $1,188.88 |
| 0218-203-42-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1203 | $2,588.00 | $1,188.88 |
| 0218-203-43-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1204 | $2,847.00 | $1,188.88 |
| 0218-203-44-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1205 | $2,847.00 | $1,188.88 |
| 0218-203-45-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1206 | $3,531.00 | $1,188.88 |
| 0218-203-46-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1207 | $3,531.00 | $1,188.88 |
| 0218-203-47-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1208 | $2,847.00 | $1,188.88 |
| 0218-203-48-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1209 | $2,847.00 | $1,188.88 |
| 0218-203-49-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1210 | $2,588.00 | $1,188.88 |
| 0218-203-50-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1211 | $3,476.00 | $1,188.88 |
| 0218-203-51-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1212 | $3,476.00 | $1,188.88 |
| 0218-203-52-0000 | No | | | | 20530Condos | CA1201 | $0.00 | $0.00 |
| 0218-204-03-0000 | No | | | | 20530 | B | $0.00 | $0.00 |
| 0218-204-04-0000 | No | | | | 20530 | C | $0.00 | $0.00 |
| 0218-204-06-0000 | No | | | | 20530 | E | $0.00 | $0.00 |
| 0218-204-10-0000 | No | | | | 20530 | O | $0.00 | $0.00 |
| 0218-204-11-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 301 | $3,476.00 | $1,188.88 |
| 0218-204-12-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 302 | $3,476.00 | $1,188.88 |
| 0218-204-13-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 303 | $2,588.00 | $1,188.88 |
| 0218-204-14-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 304 | $2,847.00 | $1,188.88 |
| 0218-204-15-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 305 | $2,847.00 | $1,188.88 |
| 0218-204-16-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 306 | $3,531.00 | $1,188.88 |
| 0218-204-17-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 307 | $3,531.00 | $1,188.88 |
| 0218-204-18-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 308 | $2,847.00 | $1,188.88 |
| 0218-204-19-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 309 | $2,847.00 | $1,188.88 |
| 0218-204-20-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 310 | $2,588.00 | $1,188.88 |
| 0218-204-21-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 311 | $3,476.00 | $1,188.88 |
| 0218-204-22-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 312 | $3,476.00 | $1,188.88 |
| 0218-204-23-0000 | No | | | | 20530Condos | CA301 | $0.00 | $0.00 |
| 0218-204-25-0000 | No | | | | 20530Condos | 101 | $0.00 | $0.00 |
| 0218-204-26-0000 | No | | | | 20530Condos | 102 | $0.00 | $0.00 |
| 0218-204-27-0000 | No | | | | 20530Condos | 103 | $0.00 | $0.00 |
| 0218-204-28-0000 | No | | | | 20530Condos | 104 | $0.00 | $0.00 |
| 0218-204-29-0000 | No | | | | 20530Condos | 105 | $0.00 | $0.00 |
| 0218-204-30-0000 | No | | | | 20530Condos | 106 | $0.00 | $0.00 |
| 0218-204-31-0000 | No | | | | 20530Condos | 107 | $0.00 | $0.00 |
| 0218-204-32-0000 | No | | | | 20530Condos | 108 | $0.00 | $0.00 |
| 0218-204-33-0000 | No | | | | 20530Condos | 109 | $0.00 | $0.00 |
| 0218-204-34-0000 | No | | | | 20530Condos | 110 | $0.00 | $0.00 |
| 0218-204-35-0000 | No | | | | 20530Condos | 111 | $0.00 | $0.00 |
| 0218-204-36-0000 | No | | | | 20530Condos | 112 | $0.00 | $0.00 |
| 0218-204-37-0000 | No | | | | 20530Condos | CA101 | $0.00 | $0.00 |
| 0218-205-01-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 901 | $3,476.00 | $1,188.88 |
| 0218-205-02-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 902 | $3,476.00 | $1,188.88 |
| 0218-205-03-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 903 | $2,588.00 | $1,188.88 |
| 0218-205-04-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 904 | $2,847.00 | $1,188.88 |
| 0218-205-05-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 905 | $2,847.00 | $1,188.88 |
| 0218-205-06-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 906 | $3,531.00 | $1,188.88 |
| 0218-205-07-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 907 | $3,531.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-205-08-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 908 | $2,847.00 | $1,188.88 |
| 0218-205-09-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 909 | $2,847.00 | $1,188.88 |
| 0218-205-10-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 910 | $2,588.00 | $1,188.88 |
| 0218-205-11-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 911 | $3,476.00 | $1,188.88 |
| 0218-205-12-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 912 | $3,476.00 | $1,188.88 |
| 0218-205-13-0000 | No | | | | 20530Condos | CA901 | $0.00 | $0.00 |
| 0218-205-15-0000 | No | | | | 20530 | I | $0.00 | $0.00 |
| 0218-205-16-0000 | No | | | | 20530 | J | $0.00 | $0.00 |
| 0218-205-17-0000 | No | | | | 20530 | K | $0.00 | $0.00 |
| 0218-205-18-0000 | No | | | | 20530 | M | $0.00 | $0.00 |
| 0218-205-19-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 701 | $3,476.00 | $1,188.88 |
| 0218-205-20-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 702 | $3,476.00 | $1,188.88 |
| 0218-205-21-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 703 | $2,588.00 | $1,188.88 |
| 0218-205-22-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 704 | $2,847.00 | $1,188.88 |
| 0218-205-23-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 705 | $2,847.00 | $1,188.88 |
| 0218-205-24-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 706 | $3,531.00 | $1,188.88 |
| 0218-205-25-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 707 | $3,531.00 | $1,188.88 |
| 0218-205-26-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 708 | $2,847.00 | $1,188.88 |
| 0218-205-27-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 709 | $2,847.00 | $1,188.88 |
| 0218-205-28-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 710 | $2,588.00 | $1,188.88 |
| 0218-205-29-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 711 | $3,476.00 | $1,188.88 |
| 0218-205-30-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 712 | $3,476.00 | $1,188.88 |
| 0218-205-31-0000 | No | | | | 20530Condos | CA3 | $0.00 | $0.00 |
| 0218-205-32-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 801 | $3,476.00 | $1,188.88 |
| 0218-205-33-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 802 | $3,476.00 | $1,188.88 |
| 0218-205-34-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 803 | $2,588.00 | $1,188.88 |
| 0218-205-35-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 804 | $2,847.00 | $1,188.88 |
| 0218-205-36-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 805 | $2,847.00 | $1,188.88 |
| 0218-205-37-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 806 | $3,531.00 | $1,188.88 |
| 0218-205-38-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 807 | $3,531.00 | $1,188.88 |
| 0218-205-39-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 808 | $2,847.00 | $1,188.88 |
| 0218-205-40-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 809 | $2,847.00 | $1,188.88 |
| 0218-205-41-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 810 | $2,588.00 | $1,188.88 |
| 0218-205-42-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 811 | $3,476.00 | $1,188.88 |
| 0218-205-43-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 812 | $3,476.00 | $1,188.88 |
| 0218-205-44-0000 | No | | | | 20530Condos | CA6 | $0.00 | $0.00 |
| 0218-205-45-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1001 | $3,476.00 | $1,188.88 |
| 0218-205-46-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1002 | $3,476.00 | $1,188.88 |
| 0218-205-47-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1003 | $2,588.00 | $1,188.88 |
| 0218-205-48-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1004 | $2,847.00 | $1,188.88 |
| 0218-205-49-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1005 | $2,847.00 | $1,188.88 |
| 0218-205-50-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1006 | $3,531.00 | $1,188.88 |
| 0218-205-51-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 1007 | $3,531.00 | $1,188.88 |
| 0218-205-52-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 1008 | $2,847.00 | $1,188.88 |
| 0218-205-53-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 1009 | $2,847.00 | $1,188.88 |
| 0218-205-54-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 1010 | $2,588.00 | $1,188.88 |
| 0218-205-55-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1011 | $3,476.00 | $1,188.88 |
| 0218-205-56-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 1012 | $3,476.00 | $1,188.88 |
| 0218-205-57-0000 | No | | | | 20530Condos | CA1001 | $0.00 | $0.00 |
| 0218-206-02-0000 | No | | | | 20530 | D | $0.00 | $0.00 |
| 0218-206-03-0000 | No | | | | 20530 | F | $0.00 | $0.00 |
| 0218-206-04-0000 | No | | | | 20530 | G | $0.00 | $0.00 |
| 0218-206-05-0000 | No | | | | 20530 | H | $0.00 | $0.00 |
| 0218-206-06-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 501 | $3,476.00 | $1,188.88 |
| 0218-206-07-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 502 | $3,476.00 | $1,188.88 |
| 0218-206-08-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 503 | $2,588.00 | $1,188.88 |
| 0218-206-09-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 504 | $2,847.00 | $1,188.88 |
| 0218-206-10-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 505 | $2,847.00 | $1,188.88 |
| 0218-206-11-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 506 | $3,531.00 | $1,188.88 |
| 0218-206-12-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 507 | $3,531.00 | $1,188.88 |
| 0218-206-13-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 508 | $2,847.00 | $1,188.88 |
| 0218-206-14-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 509 | $2,847.00 | $1,188.88 |
| 0218-206-15-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 510 | $2,588.00 | $1,188.88 |
| 0218-206-16-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 511 | $3,476.00 | $1,188.88 |
| 0218-206-17-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 512 | $3,476.00 | $1,188.88 |
| 0218-206-18-0000 | No | | | | 20530Condos | CA501 | $0.00 | $0.00 |
| 0218-206-19-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 601 | $3,476.00 | $1,188.88 |
| 0218-206-20-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 602 | $3,476.00 | $1,188.88 |
| 0218-206-21-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 603 | $2,588.00 | $1,188.88 |
| 0218-206-22-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 604 | $2,847.00 | $1,188.88 |
| 0218-206-23-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 605 | $2,847.00 | $1,188.88 |
| 0218-206-24-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 606 | $3,531.00 | $1,188.88 |
| 0218-206-25-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 607 | $3,531.00 | $1,188.88 |
| 0218-206-26-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 608 | $2,847.00 | $1,188.88 |
| 0218-206-27-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 609 | $2,847.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-206-28-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 610 | $2,588.00 | $1,188.88 |
| 0218-206-29-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 611 | $3,476.00 | $1,188.88 |
| 0218-206-30-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 612 | $3,476.00 | $1,188.88 |
| 0218-206-31-0000 | No | | | | 20530Condos | CA601 | $0.00 | $0.00 |
| 0218-206-33-0000 | No | | | | 20530Condos | 201 | $0.00 | $0.00 |
| 0218-206-34-0000 | No | | | | 20530Condos | 202 | $0.00 | $0.00 |
| 0218-206-35-0000 | No | | | | 20530Condos | 203 | $0.00 | $0.00 |
| 0218-206-36-0000 | No | | | | 20530Condos | 204 | $0.00 | $0.00 |
| 0218-206-37-0000 | No | | | | 20530Condos | 205 | $0.00 | $0.00 |
| 0218-206-38-0000 | No | | | | 20530Condos | 206 | $0.00 | $0.00 |
| 0218-206-39-0000 | No | | | | 20530Condos | 207 | $0.00 | $0.00 |
| 0218-206-40-0000 | No | | | | 20530Condos | 208 | $0.00 | $0.00 |
| 0218-206-41-0000 | No | | | | 20530Condos | 209 | $0.00 | $0.00 |
| 0218-206-42-0000 | No | | | | 20530Condos | 210 | $0.00 | $0.00 |
| 0218-206-43-0000 | No | | | | 20530Condos | 211 | $0.00 | $0.00 |
| 0218-206-44-0000 | No | | | | 20530Condos | 212 | $0.00 | $0.00 |
| 0218-206-45-0000 | No | | | | 20530Condos | CA201 | $0.00 | $0.00 |
| 0218-206-46-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 401 | $3,476.00 | $1,188.88 |
| 0218-206-47-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 402 | $3,476.00 | $1,188.88 |
| 0218-206-48-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 403 | $2,588.00 | $1,188.88 |
| 0218-206-49-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 404 | $2,847.00 | $1,188.88 |
| 0218-206-50-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 405 | $2,847.00 | $1,188.88 |
| 0218-206-51-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 406 | $3,531.00 | $1,188.88 |
| 0218-206-52-0000 | Yes | Single Family Attached | 1,501 | 1 | 20530Condos | 407 | $3,531.00 | $1,188.88 |
| 0218-206-53-0000 | Yes | Single Family Attached | 1,136 | 1 | 20530Condos | 408 | $2,847.00 | $1,188.88 |
| 0218-206-54-0000 | Yes | Single Family Attached | 1,092 | 1 | 20530Condos | 409 | $2,847.00 | $1,188.88 |
| 0218-206-55-0000 | Yes | Single Family Attached | 937 | 1 | 20530Condos | 410 | $2,588.00 | $1,188.88 |
| 0218-206-56-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 411 | $3,476.00 | $1,188.88 |
| 0218-206-57-0000 | Yes | Single Family Attached | 1,468 | 1 | 20530Condos | 412 | $3,476.00 | $1,188.88 |
| 0218-206-58-0000 | No | | | | 20530Condos | CA401 | $0.00 | $0.00 |
| 0218-565-01-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 1 | $4,788.00 | $1,371.52 |
| 0218-565-02-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 2 | $4,632.00 | $1,371.52 |
| 0218-565-03-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 3 | $5,161.00 | $1,371.52 |
| 0218-565-04-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 4 | $5,161.00 | $1,371.52 |
| 0218-565-05-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 5 | $4,788.00 | $1,371.52 |
| 0218-565-06-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 6 | $4,788.00 | $1,371.52 |
| 0218-565-07-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 7 | $5,161.00 | $1,371.52 |
| 0218-565-08-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 8 | $5,161.00 | $1,371.52 |
| 0218-565-09-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 9 | $4,788.00 | $1,371.52 |
| 0218-565-10-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 10 | $4,788.00 | $1,371.52 |
| 0218-565-11-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 11 | $5,161.00 | $1,371.52 |
| 0218-565-12-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 12 | $5,161.00 | $1,371.52 |
| 0218-565-13-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 13 | $4,788.00 | $1,371.52 |
| 0218-565-14-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 14 | $4,788.00 | $1,371.52 |
| 0218-565-15-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 15 | $5,161.00 | $1,371.52 |
| 0218-565-16-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 16 | $5,161.00 | $1,371.52 |
| 0218-565-17-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 17 | $4,788.00 | $1,371.52 |
| 0218-565-18-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 18 | $4,788.00 | $1,371.52 |
| 0218-565-19-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 19 | $5,161.00 | $1,371.52 |
| 0218-565-20-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 20 | $5,161.00 | $1,371.52 |
| 0218-565-21-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 21 | $4,788.00 | $1,371.52 |
| 0218-565-22-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 22 | $4,788.00 | $1,371.52 |
| 0218-565-23-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 23 | $5,161.00 | $1,371.52 |
| 0218-565-24-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 24 | $5,161.00 | $1,371.52 |
| 0218-565-25-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 25 | $4,788.00 | $1,371.52 |
| 0218-565-26-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 26 | $4,788.00 | $1,371.52 |
| 0218-565-27-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 27 | $5,161.00 | $1,371.52 |
| 0218-565-28-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 28 | $5,161.00 | $1,371.52 |
| 0218-565-29-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 29 | $4,788.00 | $1,371.52 |
| 0218-565-30-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 30 | $4,788.00 | $1,371.52 |
| 0218-565-31-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 31 | $5,161.00 | $1,371.52 |
| 0218-565-32-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 32 | $5,161.00 | $1,371.52 |
| 0218-565-33-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 33 | $4,632.00 | $1,371.52 |
| 0218-565-34-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 34 | $4,788.00 | $1,371.52 |
| 0218-565-35-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 35 | $4,788.00 | $1,371.52 |
| 0218-565-36-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 36 | $4,788.00 | $1,371.52 |
| 0218-565-37-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 37 | $4,632.00 | $1,371.52 |
| 0218-565-38-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 38 | $4,632.00 | $1,371.52 |
| 0218-565-39-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 39 | $5,161.00 | $1,371.52 |
| 0218-565-40-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 40 | $5,161.00 | $1,371.52 |
| 0218-565-41-0000 | No | | | | 20452 | B | $0.00 | $0.00 |
| 0218-565-42-0000 | No | | | | 20452 | C | $0.00 | $0.00 |
| 0218-565-43-0000 | No | | | | 20452 | D | $0.00 | $0.00 |
| 0218-565-44-0000 | No | | | | 20452 | AA | $0.00 | $0.00 |
| 0218-565-45-0000 | No | | | | 20452 | BB | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-565-46-0000 | No | | | | 20452 | CC | $0.00 | $0.00 |
| 0218-565-47-0000 | No | | | | 20452 | DD | $0.00 | $0.00 |
| 0218-565-48-0000 | No | | | | 20452 | EE | $0.00 | $0.00 |
| 0218-565-49-0000 | No | | | | 20452 | FF | $0.00 | $0.00 |
| 0218-565-50-0000 | No | | | | 20452 | GG | $0.00 | $0.00 |
| 0218-565-51-0000 | No | | | | 20452 | HH | $0.00 | $0.00 |
| 0218-565-52-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1501 | $3,890.00 | $1,188.88 |
| 0218-565-53-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1502 | $2,853.00 | $1,188.88 |
| 0218-565-54-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1503 | $3,421.00 | $1,188.88 |
| 0218-565-55-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1504 | $3,421.00 | $1,188.88 |
| 0218-565-56-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1505 | $2,853.00 | $1,188.88 |
| 0218-565-57-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1506 | $3,890.00 | $1,188.88 |
| 0218-565-58-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1601 | $3,890.00 | $1,188.88 |
| 0218-565-59-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1602 | $2,853.00 | $1,188.88 |
| 0218-565-60-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1603 | $3,421.00 | $1,188.88 |
| 0218-565-61-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1604 | $3,421.00 | $1,188.88 |
| 0218-565-62-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1605 | $2,853.00 | $1,188.88 |
| 0218-565-63-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1606 | $3,890.00 | $1,188.88 |
| 0218-565-64-0000 | No | | | | 20452Condos | CA98 | $0.00 | $0.00 |
| 0218-565-64-0000 | No | | | | 20452Condos | CA99 | $0.00 | $0.00 |
| 0218-565-65-0000 | No | | | | 20452 | RR | $0.00 | $0.00 |
| 0218-566-01-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 41 | $5,161.00 | $1,371.52 |
| 0218-566-02-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 42 | $5,161.00 | $1,371.52 |
| 0218-566-03-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 43 | $4,788.00 | $1,371.52 |
| 0218-566-04-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 44 | $4,632.00 | $1,371.52 |
| 0218-566-05-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 45 | $4,788.00 | $1,371.52 |
| 0218-566-06-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 46 | $4,788.00 | $1,371.52 |
| 0218-566-07-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 47 | $4,632.00 | $1,371.52 |
| 0218-566-08-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 48 | $5,161.00 | $1,371.52 |
| 0218-566-09-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 49 | $5,161.00 | $1,371.52 |
| 0218-566-10-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 50 | $4,632.00 | $1,371.52 |
| 0218-566-11-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 51 | $4,788.00 | $1,371.52 |
| 0218-566-12-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 52 | $4,788.00 | $1,371.52 |
| 0218-566-13-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 53 | $4,632.00 | $1,371.52 |
| 0218-566-14-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 54 | $5,161.00 | $1,371.52 |
| 0218-566-15-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 55 | $5,161.00 | $1,371.52 |
| 0218-566-16-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 56 | $4,632.00 | $1,371.52 |
| 0218-566-17-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 57 | $4,788.00 | $1,371.52 |
| 0218-566-18-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 58 | $4,788.00 | $1,371.52 |
| 0218-566-19-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 59 | $4,632.00 | $1,371.52 |
| 0218-566-20-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 60 | $5,161.00 | $1,371.52 |
| 0218-566-21-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 61 | $5,161.00 | $1,371.52 |
| 0218-566-22-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 62 | $4,632.00 | $1,371.52 |
| 0218-566-23-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 63 | $4,788.00 | $1,371.52 |
| 0218-566-24-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 64 | $4,788.00 | $1,371.52 |
| 0218-566-25-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 65 | $4,632.00 | $1,371.52 |
| 0218-566-26-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 66 | $5,161.00 | $1,371.52 |
| 0218-566-27-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 67 | $5,161.00 | $1,371.52 |
| 0218-566-28-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 68 | $4,632.00 | $1,371.52 |
| 0218-566-29-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 69 | $4,788.00 | $1,371.52 |
| 0218-566-30-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 70 | $4,788.00 | $1,371.52 |
| 0218-566-31-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 71 | $4,632.00 | $1,371.52 |
| 0218-566-32-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 72 | $5,161.00 | $1,371.52 |
| 0218-566-33-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 73 | $5,161.00 | $1,371.52 |
| 0218-566-34-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 74 | $4,632.00 | $1,371.52 |
| 0218-566-35-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 75 | $4,788.00 | $1,371.52 |
| 0218-566-36-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 76 | $4,788.00 | $1,371.52 |
| 0218-566-37-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 77 | $4,632.00 | $1,371.52 |
| 0218-566-38-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 78 | $5,161.00 | $1,371.52 |
| 0218-566-39-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 79 | $5,161.00 | $1,371.52 |
| 0218-566-40-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 80 | $4,632.00 | $1,371.52 |
| 0218-566-41-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 81 | $4,788.00 | $1,371.52 |
| 0218-566-42-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 82 | $4,788.00 | $1,371.52 |
| 0218-566-43-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 83 | $4,632.00 | $1,371.52 |
| 0218-566-44-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 84 | $5,161.00 | $1,371.52 |
| 0218-566-45-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 85 | $5,161.00 | $1,371.52 |
| 0218-566-46-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 86 | $4,632.00 | $1,371.52 |
| 0218-566-47-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 87 | $4,788.00 | $1,371.52 |
| 0218-566-48-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 88 | $4,788.00 | $1,371.52 |
| 0218-566-49-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 89 | $4,632.00 | $1,371.52 |
| 0218-566-50-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 90 | $5,161.00 | $1,371.52 |
| 0218-566-51-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 91 | $5,161.00 | $1,371.52 |
| 0218-566-52-0000 | Yes | Single Family Detached | 2,075 | 1 | 20452 | 92 | $4,632.00 | $1,371.52 |
| 0218-566-53-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 93 | $4,788.00 | $1,371.52 |
| 0218-566-54-0000 | Yes | Single Family Detached | 2,328 | 1 | 20452 | 94 | $5,161.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-566-55-0000 | Yes | Single Family Detached | 2,148 | 1 | 20452 | 95 | $4,788.00 | $1,371.52 |
| 0218-566-60-0000 | No | | | | 20452 | E | $0.00 | $0.00 |
| 0218-566-61-0000 | No | | | | 20452 | F | $0.00 | $0.00 |
| 0218-566-62-0000 | No | | | | 20452 | II | $0.00 | $0.00 |
| 0218-566-63-0000 | No | | | | 20452 | JJ | $0.00 | $0.00 |
| 0218-566-64-0000 | No | | | | 20452 | KK | $0.00 | $0.00 |
| 0218-566-65-0000 | No | | | | 20452 | LL | $0.00 | $0.00 |
| 0218-566-66-0000 | No | | | | 20452 | MM | $0.00 | $0.00 |
| 0218-566-67-0000 | No | | | | 20452 | NN | $0.00 | $0.00 |
| 0218-566-68-0000 | No | | | | 20452 | OO | $0.00 | $0.00 |
| 0218-566-69-0000 | No | | | | 20452 | PP | $0.00 | $0.00 |
| 0218-566-70-0000 | No | | | | 20452 | QQ | $0.00 | $0.00 |
| 0218-566-72-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1301 | $3,890.00 | $1,188.88 |
| 0218-566-73-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1302 | $2,853.00 | $1,188.88 |
| 0218-566-74-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1303 | $3,421.00 | $1,188.88 |
| 0218-566-75-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1304 | $3,421.00 | $1,188.88 |
| 0218-566-76-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1305 | $2,853.00 | $1,188.88 |
| 0218-566-77-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1306 | $3,890.00 | $1,188.88 |
| 0218-566-78-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1401 | $3,890.00 | $1,188.88 |
| 0218-566-79-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1402 | $2,853.00 | $1,188.88 |
| 0218-566-80-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1403 | $3,421.00 | $1,188.88 |
| 0218-566-81-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1404 | $3,421.00 | $1,188.88 |
| 0218-566-82-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1405 | $2,853.00 | $1,188.88 |
| 0218-566-83-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1406 | $3,890.00 | $1,188.88 |
| 0218-566-84-0000 | No | | | | 20452Condos | CA96 | $0.00 | $0.00 |
| 0218-566-84-0000 | No | | | | 20452Condos | CA97 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 401 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 402 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 403 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 404 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 405 | $0.00 | $0.00 |
| 0218-567-10-0000 | No | | | | 20452Condos | 406 | $0.00 | $0.00 |
| 0218-567-16-0000 | No | | | | 20452 | UU | $0.00 | $0.00 |
| 0218-567-17-0000 | No | | | | 20452 | VV | $0.00 | $0.00 |
| 0218-567-18-0000 | No | | | | 20452 | WW | $0.00 | $0.00 |
| 0218-567-19-0000 | No | | | | 20452 | XX | $0.00 | $0.00 |
| 0218-567-20-0000 | No | | | | 20452 | YY | $0.00 | $0.00 |
| 0218-567-21-0000 | No | | | | 20452 | ZZ | $0.00 | $0.00 |
| 0218-567-22-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 501 | $3,890.00 | $1,188.88 |
| 0218-567-23-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 502 | $2,853.00 | $1,188.88 |
| 0218-567-24-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 503 | $3,421.00 | $1,188.88 |
| 0218-567-25-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 504 | $3,421.00 | $1,188.88 |
| 0218-567-26-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 505 | $2,853.00 | $1,188.88 |
| 0218-567-27-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 506 | $3,890.00 | $1,188.88 |
| 0218-567-28-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 701 | $3,890.00 | $1,188.88 |
| 0218-567-29-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 702 | $2,853.00 | $1,188.88 |
| 0218-567-30-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 703 | $3,421.00 | $1,188.88 |
| 0218-567-31-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 704 | $3,421.00 | $1,188.88 |
| 0218-567-32-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 705 | $2,853.00 | $1,188.88 |
| 0218-567-33-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 706 | $3,890.00 | $1,188.88 |
| 0218-567-34-0000 | No | | | | 20452Condos | CA104 | $0.00 | $0.00 |
| 0218-567-35-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 101 | $3,890.00 | $1,188.88 |
| 0218-567-36-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 102 | $2,853.00 | $1,188.88 |
| 0218-567-37-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 103 | $3,421.00 | $1,188.88 |
| 0218-567-38-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 104 | $3,421.00 | $1,188.88 |
| 0218-567-39-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 105 | $2,853.00 | $1,188.88 |
| 0218-567-40-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 106 | $3,890.00 | $1,188.88 |
| 0218-567-41-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 301 | $3,890.00 | $1,188.88 |
| 0218-567-42-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 302 | $2,853.00 | $1,188.88 |
| 0218-567-43-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 303 | $3,421.00 | $1,188.88 |
| 0218-567-44-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 304 | $3,421.00 | $1,188.88 |
| 0218-567-45-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 305 | $2,853.00 | $1,188.88 |
| 0218-567-46-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 306 | $3,890.00 | $1,188.88 |
| 0218-567-47-0000 | No | | | | 20452Condos | CA108 | $0.00 | $0.00 |
| 0218-567-48-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 201 | $3,890.00 | $1,188.88 |
| 0218-567-49-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 202 | $2,853.00 | $1,188.88 |
| 0218-567-50-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 203 | $3,421.00 | $1,188.88 |
| 0218-567-51-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 204 | $3,421.00 | $1,188.88 |
| 0218-567-52-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 205 | $2,853.00 | $1,188.88 |
| 0218-567-53-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 206 | $3,890.00 | $1,188.88 |
| 0218-567-54-0000 | No | | | | 20452Condos | CA110 | $0.00 | $0.00 |
| 0218-567-55-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 601 | $3,890.00 | $1,188.88 |
| 0218-567-56-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 602 | $2,853.00 | $1,188.88 |
| 0218-567-57-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 603 | $3,421.00 | $1,188.88 |
| 0218-567-58-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 604 | $3,421.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-567-59-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 605 | $2,853.00 | $1,188.88 |
| 0218-567-60-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 606 | $3,890.00 | $1,188.88 |
| 0218-567-61-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 801 | $3,890.00 | $1,188.88 |
| 0218-567-62-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 802 | $2,853.00 | $1,188.88 |
| 0218-567-63-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 803 | $3,421.00 | $1,188.88 |
| 0218-567-64-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 804 | $3,421.00 | $1,188.88 |
| 0218-567-65-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 805 | $2,853.00 | $1,188.88 |
| 0218-567-66-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 806 | $3,890.00 | $1,188.88 |
| 0218-567-67-0000 | No | | | | 20452Condos | CA106 | $0.00 | $0.00 |
| 0218-568-01-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1001 | $3,890.00 | $1,188.88 |
| 0218-568-02-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1002 | $2,853.00 | $1,188.88 |
| 0218-568-03-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1003 | $3,421.00 | $1,188.88 |
| 0218-568-04-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1004 | $3,421.00 | $1,188.88 |
| 0218-568-05-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1005 | $2,853.00 | $1,188.88 |
| 0218-568-06-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1006 | $3,890.00 | $1,188.88 |
| 0218-568-07-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1201 | $3,890.00 | $1,188.88 |
| 0218-568-08-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1202 | $2,853.00 | $1,188.88 |
| 0218-568-09-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1203 | $3,421.00 | $1,188.88 |
| 0218-568-10-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1204 | $3,421.00 | $1,188.88 |
| 0218-568-11-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1205 | $2,853.00 | $1,188.88 |
| 0218-568-12-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1206 | $3,890.00 | $1,188.88 |
| 0218-568-13-0000 | No | | | | 20452Condos | CA102 | $0.00 | $0.00 |
| 0218-568-16-0000 | No | | | | 20452 | A | $0.00 | $0.00 |
| 0218-568-17-0000 | No | | | | 20452 | SS | $0.00 | $0.00 |
| 0218-568-18-0000 | No | | | | 20452 | TT | $0.00 | $0.00 |
| 0218-568-19-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 901 | $3,890.00 | $1,188.88 |
| 0218-568-20-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 902 | $2,853.00 | $1,188.88 |
| 0218-568-21-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 903 | $3,421.00 | $1,188.88 |
| 0218-568-22-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 904 | $3,421.00 | $1,188.88 |
| 0218-568-23-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 905 | $2,853.00 | $1,188.88 |
| 0218-568-24-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 906 | $3,890.00 | $1,188.88 |
| 0218-568-25-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1106 | $3,890.00 | $1,188.88 |
| 0218-568-26-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1105 | $2,853.00 | $1,188.88 |
| 0218-568-27-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1104 | $3,421.00 | $1,188.88 |
| 0218-568-28-0000 | Yes | Single Family Attached | 1,467 | 1 | 20452Condos | 1103 | $3,421.00 | $1,188.88 |
| 0218-568-29-0000 | Yes | Single Family Attached | 1,294 | 1 | 20452Condos | 1102 | $2,853.00 | $1,188.88 |
| 0218-568-30-0000 | Yes | Single Family Attached | 1,610 | 1 | 20452Condos | 1101 | $3,890.00 | $1,188.88 |
| 0218-568-31-0000 | No | | | | 20452Condos | CA103 | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$1,145,605.00** | **$379,959.20** |

*Goodwin Consulting Group, Inc.*

# APPENDIX E

*Delinquent Special Taxes for*
*Individual Assessor's Parcels*

**Ontario CFD No. 31 (Carriage House / Amberly Lane)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-372-52-0000 | 2025-26 | $1,695.74 |
| 0218-382-26-0000 | 2025-26 | $2,879.52 |
| 0218-382-28-0000 | 2025-26 | $1,054.41 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$5,629.67** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$393,612.84** |
| **Percentage Delinquent** | **1.43%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$5,629.67** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 31 (Carriage House / Amberly Lane)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-372-52-0000 | 2025-26 | $685.76 |
| 0218-382-26-0000 | 2025-26 | $1,371.52 |
| 0218-382-28-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$2,743.04** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$196,127.36** |
| **Percentage Delinquent** | **1.40%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$2,743.04** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 45 (Northpark and Countryside)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-281-28-0000 | 2025-26 | $1,452.00 |
| 1073-281-31-0000 | 2024-25 | $1,452.00 |
| 1073-281-31-0000 | 2025-26 | $1,452.00 |
| 1073-282-01-0000 | 2025-26 | $2,904.00 |
| 1073-282-02-0000 | 2025-26 | $1,452.00 |
| 1073-282-14-0000 | 2025-26 | $1,031.50 |
| 1073-291-13-0000 | 2024-25 | $1,452.00 |
| 1073-291-13-0000 | 2025-26 | $1,452.00 |
| 1073-291-26-0000 | 2025-26 | $1,377.00 |
| 1073-291-39-0000 | 2022-23 | $1,452.00 |
| 1073-291-39-0000 | 2024-25 | $2,904.00 |
| 1073-291-39-0000 | 2025-26 | $2,904.00 |
| 1073-292-02-0000 | 2025-26 | $1,452.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **9** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$15,476.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$643,729.00** |
| **Percentage Delinquent** | **2.40%** |
| **Prior Year Delinquencies** | **$7,260.00** |
| **Total Delinquent Special Tax** | **$22,736.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 45 (Northpark and Countryside)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-281-28-0000 | 2025-26 | $685.76 |
| 1073-281-31-0000 | 2024-25 | $685.76 |
| 1073-281-31-0000 | 2025-26 | $685.76 |
| 1073-282-01-0000 | 2025-26 | $1,371.52 |
| 1073-282-02-0000 | 2025-26 | $685.76 |
| 1073-282-14-0000 | 2025-26 | $685.76 |
| 1073-291-13-0000 | 2024-25 | $685.76 |
| 1073-291-13-0000 | 2025-26 | $685.76 |
| 1073-291-26-0000 | 2025-26 | $685.76 |
| 1073-291-39-0000 | 2022-23 | $721.85 |
| 1073-291-39-0000 | 2024-25 | $1,371.52 |
| 1073-291-39-0000 | 2025-26 | $1,371.52 |
| 1073-292-02-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **9** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$7,543.36** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$331,907.84** |
| **Percentage Delinquent** | **2.27%** |
| **Prior Year Delinquencies** | **$3,464.89** |
| **Total Delinquent Special Tax** | **$11,008.25** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 55 (Parklane)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-362-06-0000 | 2025-26 | $3,478.00 |
| 1073-362-24-0000 | 2025-26 | $1,848.00 |
| 1073-371-20-0000 | 2025-26 | $1,539.00 |
| 1073-371-24-0000 | 2025-26 | $1,539.00 |
| 1073-371-27-0000 | 2025-26 | $1,539.00 |
| 1073-371-41-0000 | 2025-26 | $1,539.00 |
| 1073-371-68-0000 | 2025-26 | $1,468.00 |
| 1073-371-71-0000 | 2024-25 | $1,539.00 |
| 1073-371-71-0000 | 2025-26 | $1,539.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **8** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$14,489.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$758,494.00** |
| **Percentage Delinquent** | **1.91%** |
| **Prior Year Delinquencies** | **$1,539.00** |
| **Total Delinquent Special Tax** | **$16,028.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 55 (Parklane)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-362-06-0000 | 2025-26 | $1,371.52 |
| 1073-362-24-0000 | 2025-26 | $685.76 |
| 1073-371-20-0000 | 2025-26 | $685.76 |
| 1073-371-24-0000 | 2025-26 | $685.76 |
| 1073-371-27-0000 | 2025-26 | $685.76 |
| 1073-371-41-0000 | 2025-26 | $685.76 |
| 1073-371-68-0000 | 2025-26 | $685.76 |
| 1073-371-71-0000 | 2024-25 | $685.76 |
| 1073-371-71-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **8** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$6,171.84** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$309,963.52** |
| **Percentage Delinquent** | **1.99%** |
| **Prior Year Delinquencies** | **$685.76** |
| **Total Delinquent Special Tax** | **$6,857.60** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 56 (Parkside / La Avenida)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-053-19-0000 | 2025-26 | $1,271.00 |
| 0218-054-17-0000 | 2025-26 | $1,780.50 |
| 0218-055-11-0000 | 2025-26 | $1,670.00 |
| 0218-063-29-0000 | 2025-26 | $3,340.00 |
| 0218-063-32-0000 | 2025-26 | $1,780.50 |
| 0218-073-48-0000 | 2025-26 | $1,670.00 |
| 0218-073-76-0000 | 2025-26 | $3,436.00 |
| 0218-074-06-0000 | 2025-26 | $1,587.50 |
| 0218-653-21-0000 | 2025-26 | $1,434.00 |
| 0218-653-42-0000 | 2025-26 | $1,467.50 |
| 0218-653-44-0000 | 2025-26 | $1,467.50 |
| 0218-985-15-0000 | 2024-25 | $1,670.00 |
| 0218-985-15-0000 | 2025-26 | $1,670.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **12** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$22,574.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$1,774,234.00** |
| **Percentage Delinquent** | **1.27%** |
| **Prior Year Delinquencies** | **$1,670.00** |
| **Total Delinquent Special Tax** | **$24,244.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 56 (Parkside / La Avenida)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-053-19-0000 | 2025-26 | $685.76 |
| 0218-054-17-0000 | 2025-26 | $685.76 |
| 0218-055-11-0000 | 2025-26 | $685.76 |
| 0218-063-29-0000 | 2025-26 | $1,371.52 |
| 0218-063-32-0000 | 2025-26 | $685.76 |
| 0218-073-48-0000 | 2025-26 | $685.76 |
| 0218-073-76-0000 | 2025-26 | $1,371.52 |
| 0218-074-06-0000 | 2025-26 | $685.76 |
| 0218-985-15-0000 | 2024-25 | $685.76 |
| 0218-985-15-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **9** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$7,543.36** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$522,549.12** |
| **Percentage Delinquent** | **1.44%** |
| **Prior Year Delinquencies** | **$685.76** |
| **Total Delinquent Special Tax** | **$8,229.12** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 57 (Neuhouse)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-084-85-0000 | 2025-26 | $2,847.00 |
| 0218-086-20-0000 | 2024-25 | $3,887.00 |
| 0218-086-41-0000 | 2022-23 | $1,952.60 |
| 0218-087-76-0000 | 2024-25 | $1,423.50 |
| 0218-087-76-0000 | 2025-26 | $1,423.50 |
| 0218-093-54-0000 | 2025-26 | $2,567.00 |
| 0218-094-28-0000 | 2025-26 | $1,524.50 |
| 0218-094-49-0000 | 2025-26 | $2,567.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$10,929.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$990,099.00** |
| **Percentage Delinquent** | **1.10%** |
| **Prior Year Delinquencies** | **$7,263.10** |
| **Total Delinquent Special Tax** | **$18,192.10** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 57 (Neuhouse)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-084-85-0000 | 2025-26 | $1,188.58 |
| 0218-086-20-0000 | 2024-25 | $1,371.52 |
| 0218-086-41-0000 | 2022-23 | $725.23 |
| 0218-087-76-0000 | 2024-25 | $594.29 |
| 0218-087-76-0000 | 2025-26 | $594.29 |
| 0218-093-54-0000 | 2025-26 | $1,188.58 |
| 0218-094-28-0000 | 2025-26 | $594.29 |
| 0218-094-49-0000 | 2025-26 | $1,188.58 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$4,754.32** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$415,279.72** |
| **Percentage Delinquent** | **1.14%** |
| **Prior Year Delinquencies** | **$2,691.04** |
| **Total Delinquent Special Tax** | **$7,445.36** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 64 (Sunset Ranch)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-343-11-0000 | 2025-26 | $5,148.00 |
| 0218-344-07-0000 | 2024-25 | $2,589.50 |
| 0218-344-07-0000 | 2025-26 | $2,589.50 |
| 0218-344-19-0000 | 2025-26 | $2,589.50 |
| 0218-356-34-0000 | 2025-26 | $5,131.00 |
| 0218-357-32-0000 | 2025-26 | $2,144.00 |
| 0218-357-46-0000 | 2025-26 | $2,565.50 |
| 0218-358-08-0000 | 2025-26 | $2,565.50 |
| 0218-364-04-0000 | 2025-26 | $1,769.50 |
| 0218-364-56-0000 | 2025-26 | $1,936.00 |
| 0218-364-60-0000 | 2025-26 | $1,769.50 |
| 0218-365-51-0000 | 2025-26 | $3,525.86 |
| 0218-365-53-0000 | 2025-26 | $3,872.00 |
| 0218-365-60-0000 | 2025-26 | $1,936.00 |
| 0218-365-72-0000 | 2025-26 | $3,872.00 |
| 0218-365-77-0000 | 2025-26 | $1,936.00 |
| 0218-365-87-0000 | 2025-26 | $1,936.00 |
| 0218-424-21-0000 | 2025-26 | $2,589.50 |
| 0218-424-23-0000 | 2025-26 | $2,574.00 |
| 0218-424-24-0000 | 2025-26 | $2,612.00 |
| 0218-555-01-0000 | 2025-26 | $4,362.00 |
| 0218-555-08-0000 | 2025-26 | $4,362.00 |
| 0218-555-31-0000 | 2025-26 | $4,438.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **22** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$66,223.36** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$2,041,523.00** |
| **Percentage Delinquent** | **3.24%** |
| **Prior Year Delinquencies** | **$2,589.50** |
| **Total Delinquent Special Tax** | **$68,812.86** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 64 (Sunset Ranch)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-343-11-0000 | 2025-26 | $1,371.52 |
| 0218-344-07-0000 | 2024-25 | $685.76 |
| 0218-344-07-0000 | 2025-26 | $685.76 |
| 0218-344-19-0000 | 2025-26 | $685.76 |
| 0218-356-34-0000 | 2025-26 | $1,188.88 |
| 0218-357-32-0000 | 2025-26 | $594.44 |
| 0218-357-46-0000 | 2025-26 | $594.44 |
| 0218-358-08-0000 | 2025-26 | $594.44 |
| 0218-364-04-0000 | 2025-26 | $594.44 |
| 0218-364-56-0000 | 2025-26 | $594.44 |
| 0218-364-60-0000 | 2025-26 | $594.44 |
| 0218-365-51-0000 | 2025-26 | $1,082.60 |
| 0218-365-53-0000 | 2025-26 | $1,188.88 |
| 0218-365-60-0000 | 2025-26 | $594.44 |
| 0218-365-72-0000 | 2025-26 | $1,188.88 |
| 0218-365-77-0000 | 2025-26 | $594.44 |
| 0218-365-87-0000 | 2025-26 | $594.44 |
| 0218-424-21-0000 | 2025-26 | $685.76 |
| 0218-424-23-0000 | 2025-26 | $685.76 |
| 0218-424-24-0000 | 2025-26 | $685.76 |
| 0218-555-01-0000 | 2025-26 | $1,371.52 |
| 0218-555-08-0000 | 2025-26 | $1,371.52 |
| 0218-555-31-0000 | 2025-26 | $1,371.52 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **22** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$18,914.08** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$583,609.20** |
| **Percentage Delinquent** | **3.24%** |
| **Prior Year Delinquencies** | **$685.76** |
| **Total Delinquent Special Tax** | **$19,599.84** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 71 (Neuhouse Phase 2)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-203-47-0000 | 2025-26 | $3,628.00 |
| 0218-566-05-0000 | 2025-26 | $2,540.00 |
| 0218-567-33-0000 | 2025-26 | $4,163.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$10,331.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$780,542.00** |
| **Percentage Delinquent** | **1.32%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$10,331.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 71 (Neuhouse Phase 2)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-203-47-0000 | 2025-26 | $1,188.88 |
| 0218-566-05-0000 | 2025-26 | $685.76 |
| 0218-567-33-0000 | 2025-26 | $1,188.88 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,063.52** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$229,898.40** |
| **Percentage Delinquent** | **1.33%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$3,063.52** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# ONTARIO RANCH NON-BONDED FACILITIES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 2, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Ontario Ranch Non-Bonded Facilities CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFDs....4

IV. Fiscal Year 2026-27 Special Tax Requirements....5

V. Special Tax Levies....6

VI. Special Tax Delinquencies....9

VII. State Reporting Requirements....10

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

On November 30, 1999, the City of Ontario (the "City') completed the annexation of an 8,000-acre agricultural area in the southern portion of the City. That area, known today as Ontario Ranch, is planned for substantial new development including over 47,000 new homes and 16 million square feet of retail and industrial land uses. In recent years, many new housing projects, retail sites, and business parks in Ontario Ranch have begun to develop. The City estimates that full buildout in Ontario Ranch may take 20 years or more.

This new development requires the City to provide additional public services and facilities. To finance these additional services and facilities, the City has formed Mello-Roos Community Facilities Districts ("CFDs") on each new project that develops within Ontario Ranch. All new developments within Ontario Ranch are required to form a CFD that pays for public services. Typically, residential projects will also form a CFD that pays for a portion of the public infrastructure that serves each project. Historically, non-residential developments in Ontario Ranch have not used CFDs to finance public infrastructure. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within Ontario Ranch that are authorized to fund facilities but have not issued bonds yet as of June 1, 2026 (the "Ontario Ranch Non-Bonded Facilities CFDs"). All references to CFDs in the remainder of this report refer to the Ontario Ranch Non-Bonded Facilities CFDs, specifically.

Each CFD can potentially be authorized to fund a different set of services and facilities. However, the City typically authorizes special taxes in the Ontario Ranch Non-Bonded Facilities CFDs to pay for street and bridge improvements, domestic and recycled water distribution facilities, sewer and storm drainage facilities, and other public infrastructure improvements for the benefit of residents within each CFD. In addition, under limited circumstances the special tax revenues generated in the CFDs can be used to directly fund police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City for residents within each CFD. A specific list of authorized services and facilities for each CFD may be found in the Resolution of Intention to Establish a Community Facilities District for each CFD.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space.

Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

# *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levy for the Ontario Ranch Non-Bonded Facilities CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD.
- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.
- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.
- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.
- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

# *III. STATUS OF CFDS*

The City of Ontario continues to form new CFDs in Ontario Ranch as new developments are proposed and move through the planning process. However, not all of these CFDs have levied special taxes as of fiscal year 2026-27. The special tax levy for a CFD commences once a building permit has been issued for new construction of a residential unit or a non-residential building in a CFD.

The table below summarizes the Ontario Ranch Non-Bonded Facilities CFDs that have levied special taxes as of fiscal year 2026-27. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | CFD Built Out* |
|---|---|---|---|
| 77 | The Resort at Ontario Ranch Facilities | 2026-27 | No |

** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special tax for each of the Ontario Ranch Non-Bonded Facilities CFDs is levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD. While each RMA may contain different terms, they always require that the special tax levied be equal to the Special Tax Requirement for that CFD. Generally, the Special Tax Requirement means the amount necessary in any fiscal year (i) to pay principal and interest on bonds, (ii) to pay periodic costs on bonds, (iii) to pay the administrative expenses of the CFD, (iv) to replenish any reserve fund for the bonds, (v) to pay directly for acquisition or construction of facilities, or the cost of services, to the extent that the inclusion of such amounts does not increase the special tax levy on Final Mapped Property or Undeveloped Property in that CFD, and (vi) to provide an amount equal to special tax delinquencies based on the historical delinquency rate for the special taxes as determined by the CFD Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City. The tables in Appendix B show the Special Tax Requirement for each of the Ontario Ranch Non-Bonded Facilities CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, ownership, and building square footage. The various special tax categories each have a maximum special tax rate per unit or per acre. Additionally, the category will determine the priority in which each parcel will be taxed. A general description of the categories is included below, but terms may differ slightly due to minor differences between the CFDs.

The RMAs define Taxable Property as all parcels within the boundaries of a CFD that are not exempt from the Special Tax. Each fiscal year, parcels of Taxable Property are classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property. Developed Property is further categorized into different land use types and square footage ranges which are specific to each CFD. In some CFDs, Final Mapped Property and Undeveloped Property are further categorized by the tract number they are located within.

- Developed Property means for each fiscal year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued before May 1 of the prior fiscal year. Thus, assuming no other classification takes precedence, all parcels of Taxable Property for which building permits for new construction were issued before May 1, 2026, are classified as Developed Property and are subject to the special tax levy for that CFD for fiscal year 2026-27.

- Final Mapped Property means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous fiscal year was located within a final subdivision map. Thus, assuming no other classification takes precedence, all parcels of Taxable Property which were located within a final subdivision map as of January 1, 2026 are classified as Final Mapped Property for fiscal year 2026-27.

- Taxable Public Property means, for each fiscal year, all parcels owned by a public agency that are not exempt from the special tax. The RMAs generally set a limit on the amount of acreage of Public Property in each CFD that will be exempt from the special tax, and any subsequent public property will be classified as Taxable Public Property.

- Taxable Property Owner Association Property means, for each fiscal year, all parcels owned by a property owner association as of January 1 of the prior fiscal year that are not exempt from the special tax. The RMAs generally set a limit on the amount of acreage of Property Owner Association Property in each CFD that will be exempt from the special tax, and any subsequent property owner association property will be classified as Taxable Property Owner Association Property.

- Finally, Undeveloped Property means, for each fiscal year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**Maximum Special Tax Rates**

Section C of each RMA describes the Assigned Special Tax rates that apply to each parcel of Developed Property. The Maximum Special Tax rates applicable to all categories of property in the CFDs are also set forth in Section C of the RMAs. However, the RMAs specify that the Assigned Special Tax on Developed Property shall be analyzed prior to the issuance of bonds. The CFD Administrator shall use the Price Point Study to calculate the Total Tax Burden applicable to all Units, which shall not exceed 1.95% of the Minimum Sale Price of such Units. The Assigned Special Tax shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units. Each Assigned Special Tax reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax, the Backup Special Tax shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred. This process will be carried out for each CFD prior to the issuance of bonds in that CFD. The tables in Appendix A show the final Assigned Special Tax rates for each CFD, including any required reductions.

For Developed Property, the Maximum Special Tax rate is determined by calculating the greater of the applicable Assigned Special Tax rate and the applicable Backup Special Tax rate. Generally for residential land use types, the Assigned Special Tax rates can vary based on the square footage of the Unit in question. For other types of property, the Assigned Special Tax rates are typically applied on a per-acre basis.

In each CFD, the Backup Special Tax rates are set based on the expected land uses in that CFD at the time the CFD is formed. The Backup Special Tax rates may be recalculated in the future if the expected land uses within the CFD change. However, once a parcel has been classified as Developed Property, its Backup Special Tax shall not change.

The percentage of the maximum special tax that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the maximum annual special taxes that can be levied on property in the CFDs.

**Apportionment of Special Taxes**

The amount of Special Tax levied on each parcel in a given CFD each fiscal year will be determined by application of Section D of that RMA. Pursuant to this section, the special tax will be levied as follows:

(1) First, the special tax will be levied proportionately on each parcel of Developed Property up to 100% of the applicable Assigned Special Tax.

(2) If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the special tax shall be levied proportionately on each parcel of Final Mapped Property up to 100% of the Maximum Special Tax for Final Mapped Property.

(3) If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the special tax shall be levied proportionately on each parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property.

(4) If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the special tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such parcel.

(5) If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the special tax shall be levied proportionately on each parcel of Taxable Property Owner Association Property up to 100% of the Maximum Special Tax for Taxable Property Owner Association Property.

(6) If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the special tax shall be levied proportionately on each parcel of Taxable Public Property up to 100% of the Maximum Special Tax for Taxable Public Property.

The actual special tax rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around July 1 of each year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. None of the Ontario Ranch Non-Bonded Facilities CFDs levied taxes in prior fiscal years and therefore there are no delinquencies to report. Thus, the Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of any fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 77**
**(The Resort at Ontario Ranch Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Attached Property | < 1,201 | 0 | 0 | $2,106.00 per Unit | $2,106.00 per Unit | $0.00 |
| Single Family Attached Property | 1,201-1,300 | 0 | 2 | $2,340.00 per Unit | $2,340.00 per Unit | $4,680.00 |
| Single Family Attached Property | 1,301-1,400 | 0 | 0 | $2,495.00 per Unit | $2,495.00 per Unit | $0.00 |
| Single Family Attached Property | 1,401-1,500 | 0 | 0 | $2,612.00 per Unit | $2,612.00 per Unit | $0.00 |
| Single Family Attached Property | 1,501-1,600 | 0 | 0 | $2,728.00 per Unit | $2,728.00 per Unit | $0.00 |
| Single Family Attached Property | 1,601-1,700 | 0 | 0 | $3,079.00 per Unit | $3,079.00 per Unit | $0.00 |
| Single Family Attached Property | 1,701-1,800 | 0 | 0 | $3,147.00 per Unit | $3,147.00 per Unit | $0.00 |
| Single Family Attached Property | 1,801-1,900 | 0 | 0 | $3,205.00 per Unit | $3,205.00 per Unit | $0.00 |
| Single Family Attached Property | 1,901-2,000 | 0 | 0 | $3,295.00 per Unit | $3,295.00 per Unit | $0.00 |
| Single Family Attached Property | 2,001-2,100 | 0 | 2 | $3,374.00 per Unit | $3,374.00 per Unit | $6,748.00 |
| Single Family Attached Property | 2,101-2,200 | 0 | 2 | $3,476.00 per Unit | $3,476.00 per Unit | $6,952.00 |
| Single Family Attached Property | 2,201-2,300 | 0 | 0 | $3,619.00 per Unit | $3,619.00 per Unit | $0.00 |
| Single Family Attached Property | 2,301-2,400 | 0 | 1 | $3,864.00 per Unit | $3,864.00 per Unit | $3,864.00 |
| Single Family Attached Property | > 2,400 | 0 | 0 | $3,935.00 per Unit | $3,935.00 per Unit | $0.00 |
| Single Family Detached Property | < 1,401 | 0 | 0 | $2,628.00 per Unit | $2,628.00 per Unit | $0.00 |
| Single Family Detached Property | 1,401-1,600 | 0 | 0 | $2,808.00 per Unit | $2,808.00 per Unit | $0.00 |
| Single Family Detached Property | 1,601-1,800 | 0 | 0 | $2,967.00 per Unit | $2,967.00 per Unit | $0.00 |
| Single Family Detached Property | 1,801-2,000 | 0 | 2 | $3,176.00 per Unit | $3,176.00 per Unit | $6,352.00 |
| Single Family Detached Property | 2,001-2,200 | 0 | 3 | $3,209.00 per Unit | $3,209.00 per Unit | $9,627.00 |
| Single Family Detached Property | 2,201-2,400 | 0 | 3 | $3,276.00 per Unit | $3,276.00 per Unit | $9,828.00 |
| Single Family Detached Property | > 2,400 | 0 | 0 | $3,501.00 per Unit | $3,501.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $174,374.00 per Acre | $174,374.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $174,374.00 per Acre | $174,374.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $174,374.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 9.63 | $174,374.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 2 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **2** | **15** | | | **$48,051.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 77**
**(The Resort at Ontario Ranch Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $26,551.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$48,051.00** |

*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Maps of Community Facilities Districts*

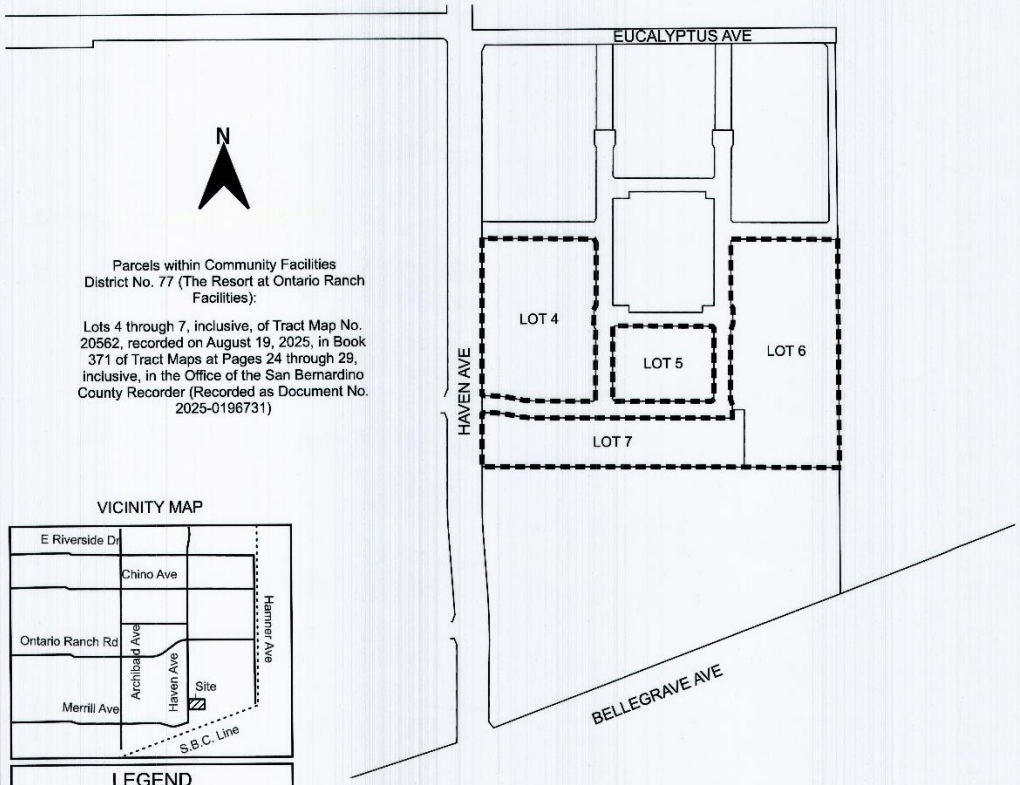
Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 77
# (THE RESORT AT ONTARIO RANCH FACILITIES)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




Parcels within Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities):

Lots 4 through 7, inclusive, of Tract Map No. 20562, recorded on August 19, 2025, in Book 371 of Tract Maps at Pages 24 through 29, inclusive, in the Office of the San Bernardino County Recorder (Recorded as Document No. 2025-0196731)

VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 77 (The Resort At Ontario Ranch Facilities)

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

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of April, 2026.

By: Raiza Vasconcelos Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 77 (The Resort at Ontario Ranch Facilities), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of April, 2026, by its Resolution No. 2026-018.

By: Raiza Vasconcelos-Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2026-0092084, this 9th day of April, 2026, at 1:08 P.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 95, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11.00.

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 77**
**(The Resort at Ontario Ranch Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Tract | Lot | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|---|---|
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 90 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 91 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 89 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 94 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 95 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 92 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 93 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 82 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 83 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 80 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 81 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 86 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 87 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 84 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 85 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 74 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 75 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 72 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 73 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 78 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 79 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 76 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 77 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 66 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 67 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 64 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 65 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 70 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 71 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 68 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 69 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 58 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 59 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 56 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 57 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 62 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 63 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 60 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 61 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 55 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 10 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 11 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 8 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 9 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 14 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 12 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 13 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 2 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 3 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 1 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 6 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 7 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 4 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.05 | 20562Condos_4 | 5 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 21 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 20 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 23 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 22 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 17 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 16 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 19 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 18 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 29 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 28 | | | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 31 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 30 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 25 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 24 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 27 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 26 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 13 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 15 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 14 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 53 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 52 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 55 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 54 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 49 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 51 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 50 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 37 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 36 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 39 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 38 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 33 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 32 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 35 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 34 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 45 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 44 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 41 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 40 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 43 | | | $0.00 |
| 1073-171-04-0000 | No | | 0.02 | 20562_6 | 42 | | | $0.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 18 | 2,041 | 1 | $3,374.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 19 | 2,124 | 1 | $3,476.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 16 | 1,271 | 1 | $2,340.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 17 | 2,124 | 1 | $3,476.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 20 | 2,041 | 1 | $3,374.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 21 | 2,330 | 1 | $3,864.00 |
| 1073-171-04-0000 | Yes | Single Family Attached | 0.05 | 20562Condos_4 | 15 | 1,271 | 1 | $2,340.00 |
| 1073-171-04-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 12 | 1,987 | 1 | $3,176.00 |
| 1073-171-04-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 11 | 2,215 | 1 | $3,276.00 |
| 1073-171-04-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 10 | 2,187 | 1 | $3,209.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 116 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 106 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 107 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 104 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 105 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 110 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 111 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 108 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 109 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 98 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 99 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 96 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 97 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 102 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 103 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 100 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 101 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 88 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 50 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 51 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 48 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 49 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 54 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 52 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 53 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 42 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 43 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 40 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 41 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 46 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 47 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 44 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.05 | 20562Condos_4 | 45 | | | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 34 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 35 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 32 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 33 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 38 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 39 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 36 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 37 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 26 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 27 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 24 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 25 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 30 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 31 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 28 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 29 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 22 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 23 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 114 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 115 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 112 | $0.00 |
| 1073-171-08-0000 | No | 0.05 | 20562Condos_4 | 113 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 85 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 84 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 87 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 86 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 81 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 80 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 83 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 82 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 93 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 92 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 95 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 94 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 89 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 100 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 88 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 91 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 90 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 97 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 69 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 96 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 68 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 99 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 71 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 98 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 70 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 65 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 67 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 66 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 77 | $0.00 |
| 1073-171-08-0000 | No | 0.03 | 20562_5 | 76 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 79 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 78 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 73 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 72 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 75 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_5 | 74 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 95 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 69 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 68 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 71 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 70 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 65 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 64 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 67 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 66 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 77 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 76 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 79 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 78 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 73 | $0.00 |
| 1073-171-08-0000 | No | 0.02 | 20562_6 | 72 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 75 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 74 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 96 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 4 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 1 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 3 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 2 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 48 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 61 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 60 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 63 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 62 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 57 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 56 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 59 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 58 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 47 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 46 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 85 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 84 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 87 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 86 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 81 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 80 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 83 | | | $0.00 |
| 1073-171-08-0000 | No | | 0.02 | 20562_6 | 82 | | | $0.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 5 | 2,215 | 1 | $3,276.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 7 | 1,987 | 1 | $3,176.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 6 | 2,187 | 1 | $3,209.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 9 | 2,200 | 1 | $3,209.00 |
| 1073-171-08-0000 | Yes | Single Family Detached | 0.02 | 20562_6 | 8 | 2,215 | 1 | $3,276.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 55 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 54 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 49 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 48 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 51 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 50 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 61 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 60 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 63 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 62 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 57 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 56 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 59 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 58 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 37 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 36 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 39 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 38 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 33 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 32 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 35 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 34 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 45 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 44 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 47 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 46 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 41 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 40 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 43 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 42 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 21 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 20 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 23 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 22 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 17 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.03 | 20562_7 | 16 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 19 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 18 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 29 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 28 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 31 | | | $0.00 |
| 1073-171-09-0000 | No | | 0.02 | 20562_7 | 30 | | | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 25 | $0.00 |
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 24 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 27 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 26 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 5 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 4 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 7 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 6 | $0.00 |
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 1 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 3 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 2 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 13 | $0.00 |
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 64 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 12 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 15 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 14 | $0.00 |
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 9 | $0.00 |
| 1073-171-09-0000 | No | 0.03 | 20562_7 | 8 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 11 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 10 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 53 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_7 | 52 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 94 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 89 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 88 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 91 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 90 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 113 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 112 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 115 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 114 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 101 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 100 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 103 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 102 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 97 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 99 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 98 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 109 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 108 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 111 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 110 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 105 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 104 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 107 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 106 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 93 | $0.00 |
| 1073-171-09-0000 | No | 0.02 | 20562_6 | 92 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$48,051.00** |

*Goodwin Consulting Group, Inc.*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# ONTARIO RANCH NON-BONDED FACILITIES/SERVICES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 23, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Ontario Ranch Non-Bonded Facilities/Services CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFDs....4

IV. Fiscal Year 2026-27 Special Tax Requirements....5

V. Special Tax Levies....6

VI. Special Tax Delinquencies....9

VII. State Reporting Requirements....10

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

Appendix E – Delinquent Special Taxes for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

On November 30, 1999, the City of Ontario (the "City') completed the annexation of an 8,000-acre agricultural area in the southern portion of the City. That area, known today as Ontario Ranch, is planned for substantial new development including over 47,000 new homes and 16 million square feet of retail and industrial land uses. In recent years, many new housing projects, retail sites, and business parks in Ontario Ranch have begun to develop. The City estimates that full buildout in Ontario Ranch may take 20 years or more.

This new development requires the City to provide additional public services and facilities. To finance these additional services and facilities, the City has formed Mello-Roos Community Facilities Districts ("CFDs") on each new project that develops within Ontario Ranch. All new developments within Ontario Ranch are required to form a CFD that pays for public services. Typically, residential projects will also form a CFD that pays for a portion of the public infrastructure that serves each project. Historically, non-residential developments in Ontario Ranch have not used CFDs to finance public infrastructure. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within Ontario Ranch that are authorized to fund both services and facilities but have not issued bonds yet as of June 1, 2026 (the "Ontario Ranch Non-Bonded Facilities/Services CFDs"). All references to CFDs in the remainder of this report refer to the Ontario Ranch Non-Bonded Facilities/Services CFDs, specifically.

Each CFD can potentially be authorized to fund a different set of services and facilities. However, the City typically authorizes special taxes in the Ontario Ranch Non-Bonded Facilities/Services CFDs to pay for street and bridge improvements, domestic and recycled water distribution facilities, sewer and storm drainage facilities, and other public infrastructure improvements for the benefit of residents within each CFD. In addition, the special tax revenues generated in the CFDs can be used to fund police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City for residents within each CFD. A specific list of authorized services and facilities for each CFD may be found in the Resolution of Intention to Establish a Community Facilities District for each CFD.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space.

Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

# *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levies for the Ontario Ranch Non-Bonded Facilities/Services CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD.

- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.

- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.

- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.

- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

## *III. STATUS OF CFDS*

The City of Ontario continues to form new CFDs in Ontario Ranch as new developments are proposed and move through the planning process. However, not all of these CFDs have levied special taxes as of fiscal year 2026-27. The special tax levies for a CFD commence once a building permit has been issued for new construction of a residential unit or a non-residential building in a CFD.

The table below summarizes the Ontario Ranch Non-Bonded Facilities/Services CFDs that have levied special taxes as of fiscal year 2026-27. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | CFD Built Out* |
|---|---|---|---|
| 52 | Sundance Park | 2025-26 | No |
| 65 | Falloncrest | 2024-25 | No |
| 73 | Neuhouse Phase 2 | 2024-25 | No |
| 75 | Wildflower Acres | 2025-26 | No |
| 76** | Springhill | 2026-27 | No |

** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026*
*** Fiscal year 2026-27 is the first year in which special taxes will be levied for CFD No. 76.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special taxes for each of the Ontario Ranch Non-Bonded Facilities/Services CFDs are levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD. For the Ontario Ranch Non-Bonded Facilities/Services CFDs, the RMAs allow for two special tax levies within each CFD: one which primarily funds facilities ("Special Tax A"), and another which funds services ("Special Tax B"). While each RMA may contain different terms, they always require that the special tax levied be equal to its respective Special Tax Requirement for that CFD.

Generally, the Special Tax A Requirement means the amount necessary in any fiscal year (i) to pay principal and interest on bonds, (ii) to pay periodic costs on bonds, (iii) to pay a pro rata share of the administrative expenses of the CFD, (iv) to replenish any reserve fund for the bonds, (v) to pay directly for acquisition or construction of facilities, or the cost of services, to the extent that the inclusion of such amounts does not increase the Special Tax A levy on Final Mapped Property or Undeveloped Property, and (vi) provide an amount equal to Special Tax A delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City.

The Special Tax B Requirement means the amount necessary in any fiscal year to pay (i) the cost of services, (ii) a pro rata share of the administrative expenses of the CFD, and (iii) any delinquencies based on the historical delinquency rate for the special taxes as determined by the Administrator. For fiscal year 2026-27, the Special Tax B Requirement is also based on an estimate of costs for each CFD that was provided by the City. The tables in Appendix B show the Special Tax A Requirement and Special Tax B Requirement for each of the Ontario Ranch Non-Bonded Facilities/Services CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, ownership, and building square footage. The various special tax categories each have a maximum special tax rate per unit, per square foot, or per acre for both Special Tax A and Special Tax B. Additionally, the category will determine the priority in which each parcel will be taxed. Some categories pertain only to Special Tax A and others only to Special Tax B. A general description of the categories is included below, but terms may differ slightly due to minor differences between the CFDs.

The RMAs define Taxable Property as all parcels within the boundaries of a CFD that are not exempt from the Special Taxes. Each fiscal year, parcels of Taxable Property are classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property. Developed Property is further categorized into different land use types and square footage ranges which are specific to each CFD.

- Developed Property means for each fiscal year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit for new construction was issued before May 1 of the prior fiscal year. Thus, assuming no other classification takes precedence, all parcels of Taxable Property for which building permits for new construction were issued before May 1, 2026, are classified as Developed Property and are subject to the special tax levies for that CFD for fiscal year 2026-27.

- Final Mapped Property means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous fiscal year was located within a final subdivision map. Thus, assuming no other classification takes precedence, all parcels of Taxable Property which were located within a final subdivision map as of January 1, 2026 are classified as Final Mapped Property for fiscal year 2026-27.

- Taxable Public Property means, for each fiscal year, all parcels owned by a public agency that are not exempt from the special taxes. The RMAs set a limit on the amount of acreage of Public Property in each CFD that will be exempt from the special taxes, and any subsequent public property will be classified as Taxable Public Property.

- Taxable Property Owner Association Property means, for each fiscal year, all parcels owned by a property owner association as of January 1 of the prior fiscal year that are not exempt from the special taxes. The RMAs set a limit on the amount of acreage of Property Owner Association Property in each CFD that will be exempt from the special taxes, and any subsequent property owner association property will be classified as Taxable Property Owner Association Property.

- Finally, Undeveloped Property means, for each fiscal year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**Maximum Special Tax Rates**

Special Tax A

Section C of each RMA describes the Assigned Special Tax A rates that apply to each parcel of Developed Property. The Maximum Special Tax A rates applicable to all categories of property in the CFDs are also set forth in Section C of the RMAs. However, the RMAs specify that the Assigned Special Tax A on Developed Property shall be analyzed prior to the issuance of bonds. The CFD Administrator shall use the Price Point Study to calculate the Total Tax Burden applicable to all Units, which shall not exceed 1.95% of the Minimum Sale Price of such Units. The Assigned Special Tax A shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units. Each Assigned Special Tax A reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax A, the Backup Special Tax A shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax A revenues within the Tentative Tract Map area(s) where the Assigned Special Tax A reductions occurred. This process will be carried out for each CFD prior to the issuance of bonds in that CFD.

For Developed Property, the Maximum Special Tax A rate is determined by calculating the greater of the applicable Assigned Special Tax A rate and the applicable Backup Special Tax A rate. Generally for residential land use types, the Assigned Special Tax A rates can vary based on the square footage of the Unit in question. For other types of property, the Assigned Special Tax A rates are typically applied on a per-acre basis.

In each CFD, the Backup Special Tax A rates are initially set based on the expected land uses in that CFD at the time the CFD is formed. The Backup Special Tax A rates may be recalculated in the future if the expected land uses within the CFD change. However, once a parcel has been classified as Developed Property, its Backup Special Tax A shall not change.

The percentage of the Assigned and Maximum Special Tax A rates that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the Maximum Special Tax A that can be levied on property in each of the CFDs.

Special Tax B

The Maximum Special Tax B rates applicable to each category of property are set forth in Section C of each RMA. The percentage of the Maximum Special Tax B rates that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the Maximum Special Tax B that can be levied on property in each of the CFDs.

**Apportionment of Special Taxes**

Special Tax A

The amount of Special Tax A levied on each parcel in a given CFD each fiscal year will be determined by application of Section D of that RMA. Pursuant to this section, the Special Tax A will be levied as follows:

(1) First, the Special Tax A will be levied proportionately on each parcel of Developed Property up to 100% of the applicable Assigned Special Tax A, until the Special Tax A Requirement is satisfied.

(2) If additional monies are needed to satisfy the Special Tax A Requirement after the first step has been completed, then Special Tax A shall be levied proportionately on each parcel of Final Mapped Property up to 100% of the Maximum Special Tax A for Final Mapped Property.

(3) If additional monies are needed to satisfy the Special Tax A Requirement after the first two steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Undeveloped Property up to 100% of the Maximum Special Tax A for Undeveloped Property.

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

(5) If additional monies are needed to satisfy the Special Tax A Requirement after the first four steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Taxable Property Owner Association Property up to 100% of the Maximum Special Tax A for Taxable Property Owner Association Property.

(6) If additional monies are needed to satisfy the Special Tax A Requirement after the first five steps have been completed, then Special Tax A shall be levied proportionately on each parcel of Taxable Public Property up to 100% of the Maximum Special Tax A for Taxable Public Property.

The actual Special Tax A rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

Special Tax B

The amount of Special Tax B levied on each parcel in each fiscal year will be determined by application of Section D of the applicable RMA. Pursuant to this section, the Special Tax B Requirement will be allocated by levying the special tax proportionately on each parcel or portion of each parcel of Developed Property up to 100% of the Maximum Special Tax B, until the Special Tax B Requirement is satisfied. The actual Special Tax B rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. Appendix E of this report shows the parcels and unpaid amounts from prior years that have been reported by the County as delinquent.

These delinquencies shall be collected through San Bernardino County's collection process. The Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of the fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 52**
**(Sundance Park)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Tax Zone 1 Developed Property: | | | | | | | |
| Single Family Property | <1,601 | 0 | 0 | $4,255.00 per Unit | $4,522.00 per Unit | $4,255.00 per Unit | $0.00 |
| Single Family Property | 1,601-1,800 | 32 | 36 | $4,409.00 per Unit | $4,522.00 per Unit | $4,409.00 per Unit | $158,724.00 |
| Single Family Property | 1,801-2,000 | 10 | 11 | $4,589.00 per Unit | $4,589.00 per Unit | $4,589.00 per Unit | $50,479.00 |
| Single Family Property | 2,001-2,200 | 6 | 7 | $5,016.00 per Unit | $5,016.00 per Unit | $5,016.00 per Unit | $35,112.00 |
| Single Family Property | >2,200 | 0 | 0 | $5,097.00 per Unit | $5,097.00 per Unit | $5,097.00 per Unit | $0.00 |
| Other Residential | N/A | 0 | 0.00 | $116,395.00 per Acre | $116,395.00 per Acre | $116,395.00 per Acre | $0.00 |
| Non-Residential | N/A | 0 | 0.00 | $116,395.00 per Acre | $116,395.00 per Acre | $116,395.00 per Acre | $0.00 |
| Tax Zone 2 Developed Property: | | | | | | | |
| Single Family Attached Property | <801 | 0 | 0 | $2,992.00 per Unit | $4,075.00 per Unit | $2,992.00 per Unit | $0.00 |
| Single Family Attached Property | 801-1,000 | 24 | 24 | $3,117.00 per Unit | $4,075.00 per Unit | $3,117.00 per Unit | $74,808.00 |
| Single Family Attached Property | 1,001-1,200 | 24 | 24 | $3,626.00 per Unit | $4,075.00 per Unit | $3,626.00 per Unit | $87,024.00 |
| Single Family Attached Property | 1,201-1,400 | 0 | 0 | $3,786.00 per Unit | $4,075.00 per Unit | $3,786.00 per Unit | $0.00 |
| Single Family Attached Property | 1,401-1,600 | 24 | 24 | $4,024.00 per Unit | $4,075.00 per Unit | $4,024.00 per Unit | $96,576.00 |
| Single Family Attached Property | 1,601-1,800 | 72 | 72 | $4,384.00 per Unit | $4,384.00 per Unit | $4,384.00 per Unit | $315,648.00 |
| Single Family Attached Property | 1,801-2,000 | 24 | 24 | $4,608.00 per Unit | $4,608.00 per Unit | $4,608.00 per Unit | $110,592.00 |
| Single Family Attached Property | >2,000 | 0 | 0 | $4,819.00 per Unit | $4,819.00 per Unit | $4,819.00 per Unit | $0.00 |
| Single Family Detached Property | <1,801 | 0 | 0 | $4,708.00 per Unit | $5,342.00 per Unit | $4,708.00 per Unit | $0.00 |
| Single Family Detached Property | 1,801-2,000 | 45 | 45 | $4,988.00 per Unit | $5,342.00 per Unit | $4,988.00 per Unit | $224,460.00 |
| Single Family Detached Property | 2,001-2,200 | 22 | 22 | $5,482.00 per Unit | $5,482.00 per Unit | $5,482.00 per Unit | $120,604.00 |
| Single Family Detached Property | 2,201-2,400 | 21 | 21 | $5,954.00 per Unit | $5,954.00 per Unit | $5,954.00 per Unit | $125,034.00 |
| Single Family Detached Property | >2,400 | 0 | 0 | $6,038.00 per Unit | $6,038.00 per Unit | $6,038.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0.00 | $116,962.00 per Acre | $116,962.00 per Acre | $116,962.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $116,962.00 per Acre | $116,962.00 per Acre | $116,962.00 per Acre | $0.00 |
| Tax Zone 1 Final Mapped Property | | 12 | 0.53 | N/A | $116,395.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Final Mapped Property | | 42 | 1.63 | N/A | $116,962.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 1 Undeveloped Property | | 0 | 2.37 | N/A | $116,395.00 per Acre | $0.00 per Acre | $0.00 |
| Tax Zone 2 Undeveloped Property | | 0 | 0.00 | N/A | $116,962.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 1 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **305** | **310** | | | | **$1,399,061.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 52**
**(Sundance Park)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Tax Zone 1<br>Developed Property<br>Land Use | Number of<br>Parcels | Number of<br>Units / Sq. Ft. | FY 2026-27<br>Effective<br>Maximum<br>Special Tax B | FY 2026-27<br>Actual<br>Special Tax B | FY 2026-27<br>Special Tax B<br>Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 0 | $1,426.38 per Unit | $1,371.53 per Unit | $0.00 |
| Multiple Family | 48 | 54 | $1,236.43 per Unit | $1,188.88 per Unit | $64,199.52 |
| Gated Community Attached | 0 | 0 | $1,036.80 per Unit | $996.94 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 1 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$64,199.52** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 65**
**(Falloncrest)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Property | <801 | 0 | 0 | $2,718.00 per Unit | $3,701.00 per Unit | $2,718.00 per Unit | $0.00 |
| Single Family Property | 801-1,000 | 26 | 26 | $2,875.00 per Unit | $3,701.00 per Unit | $2,875.00 per Unit | $74,750.00 |
| Single Family Property | 1,001-1,200 | 0 | 0 | $3,188.00 per Unit | $3,701.00 per Unit | $3,188.00 per Unit | $0.00 |
| Single Family Property | 1,201-1,400 | 121 | 121 | $3,580.00 per Unit | $3,701.00 per Unit | $3,580.00 per Unit | $433,180.00 |
| Single Family Property | 1,401-1,600 | 107 | 107 | $3,822.00 per Unit | $3,822.00 per Unit | $3,822.00 per Unit | $408,954.00 |
| Single Family Property | 1,601-1,800 | 52 | 52 | $3,909.00 per Unit | $3,909.00 per Unit | $3,909.00 per Unit | $203,268.00 |
| Single Family Property | 1,801-2,000 | 26 | 26 | $4,135.00 per Unit | $4,135.00 per Unit | $4,135.00 per Unit | $107,510.00 |
| Single Family Property | >2,000 | 0 | 0 | $4,226.00 per Unit | $4,226.00 per Unit | $4,226.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0.00 | $95,803.00 per Acre | $95,803.00 per Acre | $95,803.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0.00 | $95,803.00 per Acre | $95,803.00 per Acre | $95,803.00 per Acre | $0.00 |
| Final Mapped Property | | 30 | 1.18 | N/A | $95,803.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | N/A | $95,803.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **332** | **332** | | | | **$1,227,662.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 65**
**(Falloncrest)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 0 | 0 | $1,426.39 per Unit | $1,371.52 per Unit | $0.00 |
| Multiple Family | 332 | 332 | $1,236.44 per Unit | $1,188.88 per Unit | $394,708.16 |
| Gated Community Attached | 0 | 0 | $1,036.81 per Unit | $996.93 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$394,708.16** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 73**
**(Wildflower Acres)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Attached Property | <1,401 | 0 | 0 | $3,280.00 per Unit | $4,127.00 per Unit | $3,280.00 per Unit | $0.00 |
| Single Family Attached Property | 1,401-1,500 | 21 | 21 | $3,877.00 per Unit | $4,127.00 per Unit | $3,877.00 per Unit | $81,417.00 |
| Single Family Attached Property | 1,501-1,600 | 21 | 21 | $4,101.00 per Unit | $4,127.00 per Unit | $4,101.00 per Unit | $86,121.00 |
| Single Family Attached Property | 1,601-1,700 | 30 | 30 | $4,336.00 per Unit | $4,336.00 per Unit | $4,336.00 per Unit | $130,080.00 |
| Single Family Attached Property | >1,700 | 0 | 0 | $4,491.00 per Unit | $4,491.00 per Unit | $4,491.00 per Unit | $0.00 |
| Single Family Detached Property | <1,501 | 0 | 0 | $4,192.00 per Unit | $5,201.00 per Unit | $4,192.00 per Unit | $0.00 |
| Single Family Detached Property | 1,501-1,700 | 12 | 12 | $4,447.00 per Unit | $5,201.00 per Unit | $4,447.00 per Unit | $53,364.00 |
| Single Family Detached Property | 1,701-1,900 | 33 | 33 | $4,757.00 per Unit | $5,201.00 per Unit | $4,757.00 per Unit | $156,981.00 |
| Single Family Detached Property | 1,901-2,100 | 17 | 17 | $5,241.00 per Unit | $5,241.00 per Unit | $5,241.00 per Unit | $89,097.00 |
| Single Family Detached Property | 2,101-2,300 | 54 | 54 | $5,466.00 per Unit | $5,466.00 per Unit | $5,466.00 per Unit | $295,164.00 |
| Single Family Detached Property | 2,301-2,500 | 19 | 19 | $5,903.00 per Unit | $5,903.00 per Unit | $5,903.00 per Unit | $112,157.00 |
| Single Family Detached Property | >2,500 | 0 | 0 | $6,025.00 per Unit | $6,025.00 per Unit | $6,025.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0 | $97,705.00 per Acre | $97,705.00 per Acre | $97,705.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0 | $97,705.00 per Acre | $97,705.00 per Acre | $97,705.00 per Acre | $0.00 |
| Final Mapped Property | | 114 | 5.79 | N/A | $97,705.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.50 | N/A | $97,705.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **207** | **207** | | | | **$1,004,381.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 73**
**(Wildflower Acres)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family | 135 | 135 | $1,426.38 per Unit | $1,371.52 per Unit | $185,155.20 |
| Multiple Family | 72 | 72 | $1,236.46 per Unit | $1,188.90 per Unit | $85,600.80 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$270,756.00** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 75**
**(Springhill)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Attached Property | <1,401 | 0 | 0 | $1,957.00 per Unit | $2,826.00 per Unit | $1,957.00 per Unit | $0.00 |
| Single Family Attached Property | 1,401-1,600 | 64 | 64 | $2,623.00 per Unit | $2,826.00 per Unit | $2,623.00 per Unit | $167,872.00 |
| Single Family Attached Property | 1,601-1,800 | 32 | 32 | $3,231.00 per Unit | $3,231.00 per Unit | $3,231.00 per Unit | $103,392.00 |
| Single Family Attached Property | >1,800 | 0 | 0 | $3,612.00 per Unit | $3,612.00 per Unit | $3,612.00 per Unit | $0.00 |
| Single Family Detached Property | <1,601 | 0 | 0 | $2,528.00 per Unit | $3,946.00 per Unit | $2,528.00 per Unit | $0.00 |
| Single Family Detached Property | 1,601-1,800 | 19 | 19 | $3,077.00 per Unit | $3,946.00 per Unit | $3,077.00 per Unit | $58,463.00 |
| Single Family Detached Property | 1,801-2,000 | 37 | 37 | $3,451.00 per Unit | $3,946.00 per Unit | $3,451.00 per Unit | $127,687.00 |
| Single Family Detached Property | 2,001-2,200 | 40 | 40 | $3,969.00 per Unit | $3,969.00 per Unit | $3,969.00 per Unit | $158,760.00 |
| Single Family Detached Property | 2,201-2,400 | 38 | 38 | $4,900.00 per Unit | $4,900.00 per Unit | $4,900.00 per Unit | $186,200.00 |
| Single Family Detached Property | >2,400 | 0 | 0 | $5,095.00 per Unit | $5,095.00 per Unit | $5,095.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0 | $70,087.00 per Acre | $70,087.00 per Acre | $70,087.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0 | $70,087.00 per Acre | $70,087.00 per Acre | $70,087.00 per Acre | $0.00 |
| Final Mapped Property | | 35 | 2 | N/A | $70,087.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0 | N/A | $70,087.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **230** | **230** | | | | **$802,374.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 75**
**(Springhill)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 134 | 134 | $1,426.38 per Unit | $1,371.52 per Unit | $183,783.68 |
| Multiple Family | 96 | 96 | $1,236.46 per Unit | $1,188.90 per Unit | $114,134.40 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 0 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$297,918.08** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 76**
**(Compass Pointe)**
**Special Tax A Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned Special Tax A | FY 2026-27 Maximum Special Tax A (1) | FY 2026-27 Actual Special Tax A | FY 2026-27 Special Tax A Levy |
|---|---|---|---|---|---|---|---|
| Developed Property: | | | | | | | |
| Single Family Attached Property | <1,301 | 0 | 0 | $1,194.00 per Unit | $2,058.00 per Unit | $1,194.00 per Unit | $0.00 |
| Single Family Attached Property | 1,301-1,400 | 0 | 0 | $1,623.00 per Unit | $2,058.00 per Unit | $1,623.00 per Unit | $0.00 |
| Single Family Attached Property | 1,401-1,500 | 0 | 8 | $1,841.00 per Unit | $2,058.00 per Unit | $1,841.00 per Unit | $14,728.00 |
| Single Family Attached Property | 1,501-1,600 | 0 | 10 | $2,001.00 per Unit | $2,058.00 per Unit | $2,001.00 per Unit | $20,010.00 |
| Single Family Attached Property | 1,601-1,700 | 0 | 8 | $2,379.00 per Unit | $2,379.00 per Unit | $2,379.00 per Unit | $19,032.00 |
| Single Family Attached Property | >1,700 | 0 | 0 | $2,807.00 per Unit | $2,807.00 per Unit | $2,807.00 per Unit | $0.00 |
| Single Family Detached Property | <1,951 | 0 | 0 | $3,954.00 per Unit | $5,181.00 per Unit | $3,954.00 per Unit | $0.00 |
| Single Family Detached Property | 1,951-2,150 | 0 | 7 | $4,326.00 per Unit | $5,181.00 per Unit | $4,326.00 per Unit | $30,282.00 |
| Single Family Detached Property | 2,151-2,350 | 0 | 7 | $4,916.00 per Unit | $5,181.00 per Unit | $4,916.00 per Unit | $34,412.00 |
| Single Family Detached Property | 2,351-2,550 | 0 | 19 | $5,355.00 per Unit | $5,355.00 per Unit | $5,355.00 per Unit | $101,745.00 |
| Single Family Detached Property | 2,551-2,750 | 0 | 6 | $5,840.00 per Unit | $5,840.00 per Unit | $5,840.00 per Unit | $35,040.00 |
| Single Family Detached Property | 2,751-2,950 | 0 | 11 | $5,981.00 per Unit | $5,981.00 per Unit | $5,981.00 per Unit | $65,791.00 |
| Single Family Detached Property | >2,950 | 0 | 0 | $6,407.00 per Unit | $6,407.00 per Unit | $6,407.00 per Unit | $0.00 |
| Other Residential Property | N/A | 0 | 0 | $57,987.00 per Acre | $57,987.00 per Acre | $57,987.00 per Acre | $0.00 |
| Non-Residential Property | N/A | 0 | 0 | $57,987.00 per Acre | $57,987.00 per Acre | $57,987.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 12.29 | N/A | $57,987.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 7.40 | N/A | $57,987.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 2 | | | | | |
| | | **Parcels** | **Units** | | | | |
| **Total Fiscal Year 2026-27 Special Tax A Levy** | | **2** | **76** | | | | **$321,040.00** |

(1) For Developed Property, the levy of Special Tax A cannot exceed the applicable Assigned Special Tax A rate unless Final Mapped Property and Undeveloped Property are taxed at the Maximum Special Tax A rate.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 76**
**(Compass Pointe)**
**Special Tax B Levy Summary for Fiscal Year 2026-27**

| Developed Property Land Use | Number of Parcels | Number of Units / Sq. Ft. | FY 2026-27 Effective Maximum Special Tax B | FY 2026-27 Actual Special Tax B | FY 2026-27 Special Tax B Levy |
|---|---|---|---|---|---|
| Residential Property: | | | | | |
| Single Family Detached | 0 | 50 | $1,426.38 per Unit | $1,371.52 per Unit | $68,576.00 |
| Multiple Family | 0 | 26 | $1,236.46 per Unit | $1,188.90 per Unit | $30,911.40 |
| Gated Community Attached | 0 | 0 | $1,036.38 per Unit | $996.52 per Unit | $0.00 |
| Non-Residential Property | 0 | 0 | $0.2601 per Sq. Ft. | $0.2501 per Sq. Ft. | $0.00 |
| Undivided Parcels (1) | 2 | | | | |
| **Total Fiscal Year 2026-27 Special Tax B Levy** | | | | | **$99,487.40** |

(1) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 52**
**(Sundance Park)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $1,377,561.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$1,399,061.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $38,974.65 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | ($0.13) |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$64,199.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 65**
**(Falloncrest)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $1,206,162.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$1,227,662.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $369,482.00 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $1.16 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$394,708.16** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 73**
**(Wildflower Acres)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $982,881.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$1,004,381.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $245,531.00 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | ($0.00) |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$270,756.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 75**
**(Springhill)**

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $780,874.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$802,374.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $272,693.08 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$297,918.08** |

*Goodwin Consulting Group, Inc.*

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

**Fiscal Year 2026-27 Special Tax A Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $0.00 |
| Interest Due September 1, 2027 | $0.00 |
| Principal Due September 1, 2027 | $0.00 |
| Total Debt Service | $0.00 |
| | |
| Administrative Costs | |
| District Administration | $13,500.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $21,500.00 |
| | |
| Direct Funding of Facilities | $299,540.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax A Requirement for Fiscal Year 2026-27** | **$321,040.00** |

**Fiscal Year 2026-27 Special Tax B Requirement**

| | |
|---|---|
| City Services Cost | $74,262.52 |
| | |
| Administrative Costs | |
| District Administration | $21,225.00 |
| Tax Consultant/Professional Services | $4,000.00 |
| Total Administrative Expenses | $25,225.00 |
| | |
| Special Tax B Delinquencies | $0.00 |
| | |
| Rounding Adjustment | ($0.12) |
| | |
| **Special Tax B Requirement for Fiscal Year 2026-27** | **$99,487.40** |

*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Maps of Community Facilities Districts*

Conformed copy

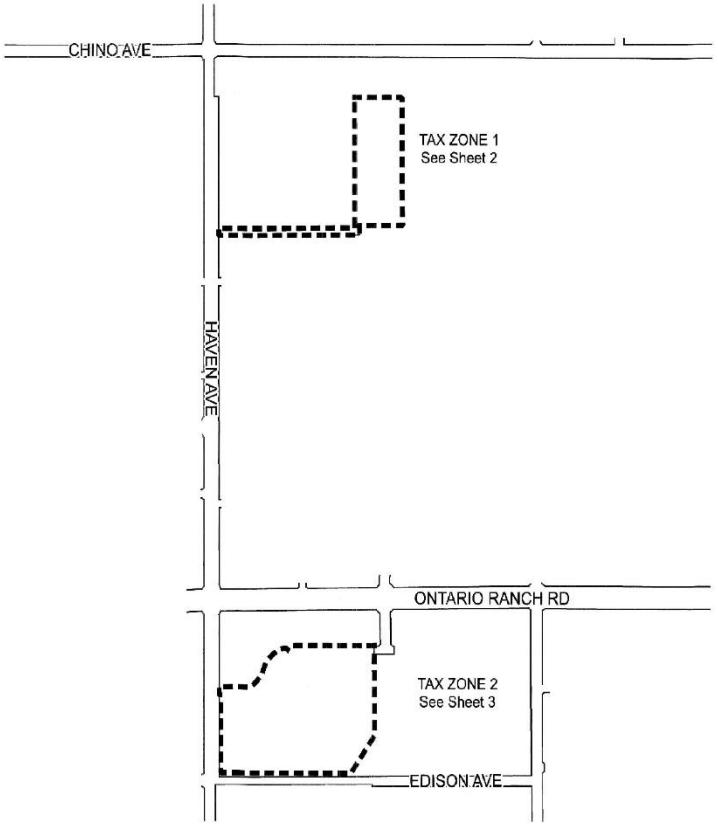
SHEET 1 OF 3

PROPOSED BOUNDARIES OF

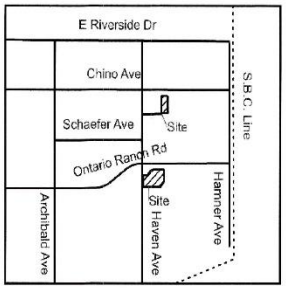
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 52
# (SUNDANCE PARK)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

OVERVIEW MAP




VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 52 (Sundance Park)

(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of July, 2024.

Karen M Warren, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 52 (Sundance Park), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of July, 2024, by its Resolution No. 2024-069.

Karen M Warren, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2024-0153941, this 3rd day of July, 2024, at 1:13 p.m, in Book 91 of Maps of Assessment and Community Facilities Districts at page 74-76, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $15.-

Chris Wilhite
Assessor-Recorder
San Bernardino County

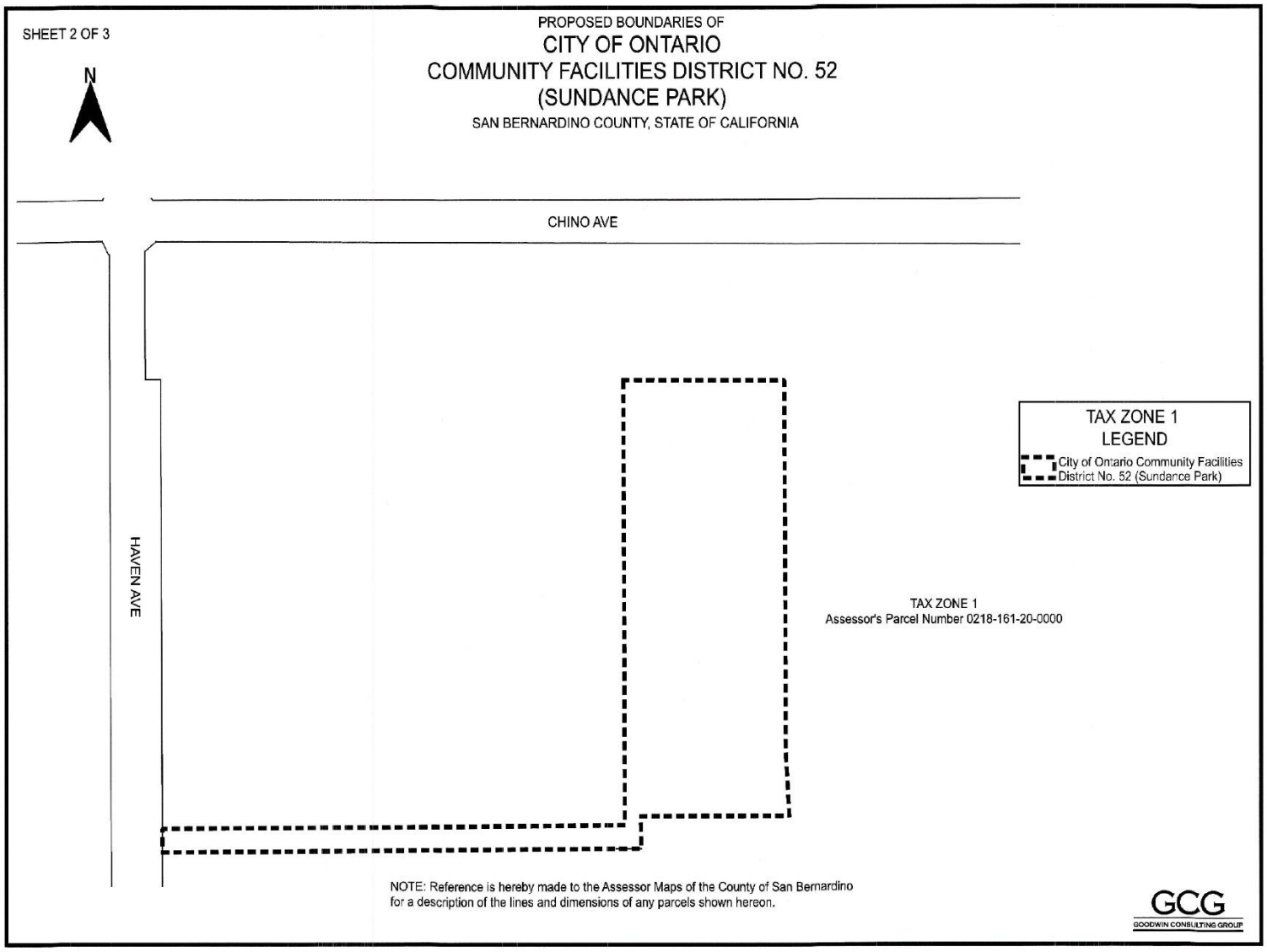
By: Ami Vargas
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

Conformed copy

SHEET 2 OF 3

PROPOSED BOUNDARIES OF
CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 52
(SUNDANCE PARK)
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA



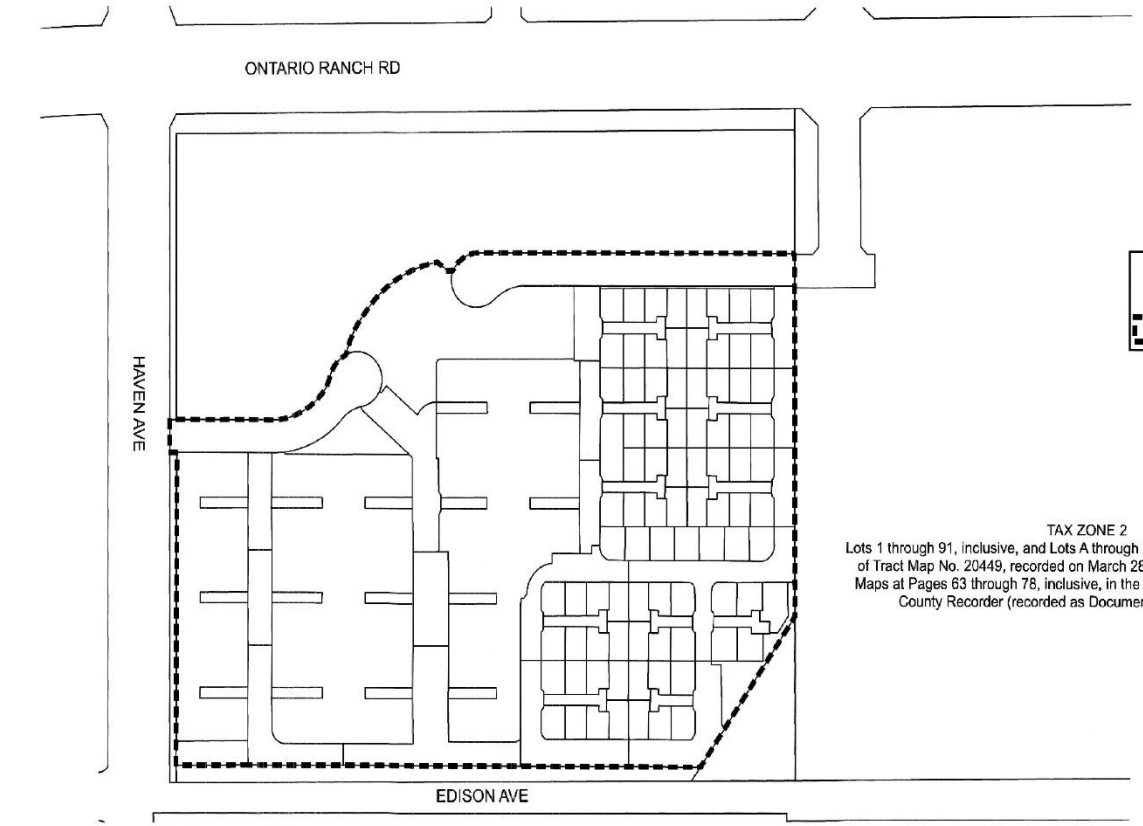

NOTE: Reference is hereby made to the Assessor Maps of the County of San Bernardino for a description of the lines and dimensions of any parcels shown hereon.

GCG
GOODWIN CONSULTING GROUP

confirmed copy

SHEET 3 OF 3

PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 52
# (SUNDANCE PARK)
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




TAX ZONE 2
Lots 1 through 91, inclusive, and Lots A through X and Z through AX, inclusive, of Tract Map No. 20449, recorded on March 28, 2024, in Book 367 of Tract Maps at Pages 63 through 78, inclusive, in the Office of the San Bernardino County Recorder (recorded as Document No. 2024-0070122)

GCG
GOODWIN CONSULTING GROUP

Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 65
# (FALLONCREST)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

VICINITY MAP




LEGEND

City of Ontario Community Facilities District No. 65 (Falloncrest)

Assessor's Parcel Lot Line

Assessor's Parcel Numbers within Community Facilities District No. 65 (Falloncrest):

0218-324-10 through -13
0218-324-21 through -22
0218-324-24 through -43
0218-325-01 through -54
0218-326-01 through -49
0218-334-01 through -81
0218-335-01 through -85
0218-336-01 through -48
0218-337-01 through -82

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

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of April, 2024.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 65 (Falloncrest), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of April, 2024, by its Resolution No. 2024-017.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2024-0098897, this 18th day of April, 2024, at 1:25 p.m, in Book 91 of Maps of Assessment and Community Facilities Districts at page 58, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 0.

Chris Wilhite
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

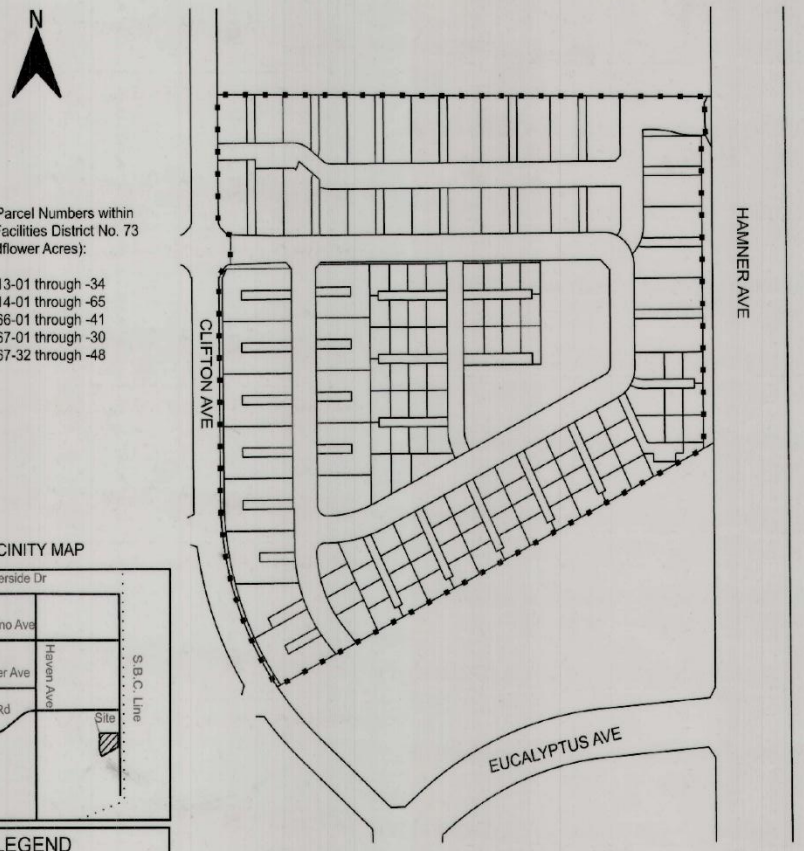
Conformed Copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 73
# (WILDFLOWER ACRES)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




Assessor's Parcel Numbers within Community Facilities District No. 73 (Wildflower Acres):

0218-313-01 through -34
0218-314-01 through -65
0218-666-01 through -41
0218-667-01 through -30
0218-667-32 through -48

VICINITY MAP

LEGEND

▪ ▪ ▪ City of Ontario Community Facilities District No. 73 (Wildflower Acres)

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

(1) Filed in the office of the Clerk of the City of Ontario this 18th day of February, 2025.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 73 (Wildflower Acres), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 18th day of February, 2025, by its Resolution No. 2025-002.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2025-0038619, this 20th day of February, 2025, at 1:53 P.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 27, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11**.

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: _____
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

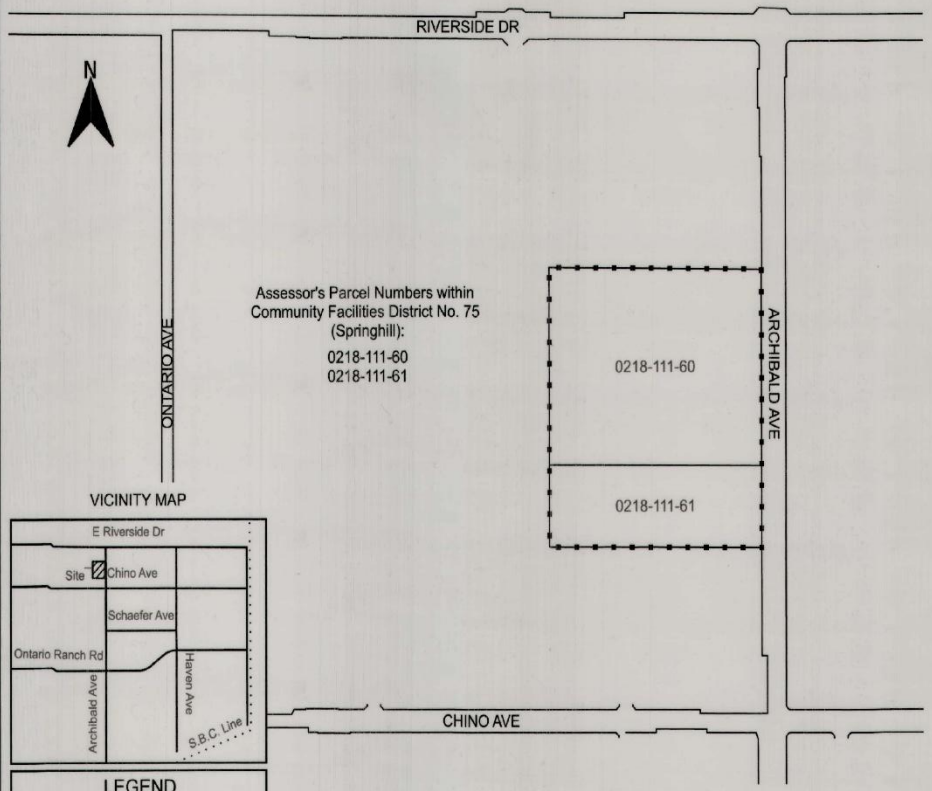
conformed copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 75
# (SPRINGHILL)

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




VICINITY MAP




LEGEND

▪ ▪ ▪ City of Ontario Community Facilities District No. 75 (Springhill)

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

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

Karen Nynarreus, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 75 (Springhill), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 1st day of April, 2025, by its Resolution No. 2025-013.

Karen Nynarreus, Deputy City Clerk
for Sheila Mautz,
Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2025-0072054, this 3rd day of April, 2025, at 1:01 p.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 36, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11.-

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: Ami Vasquez
Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

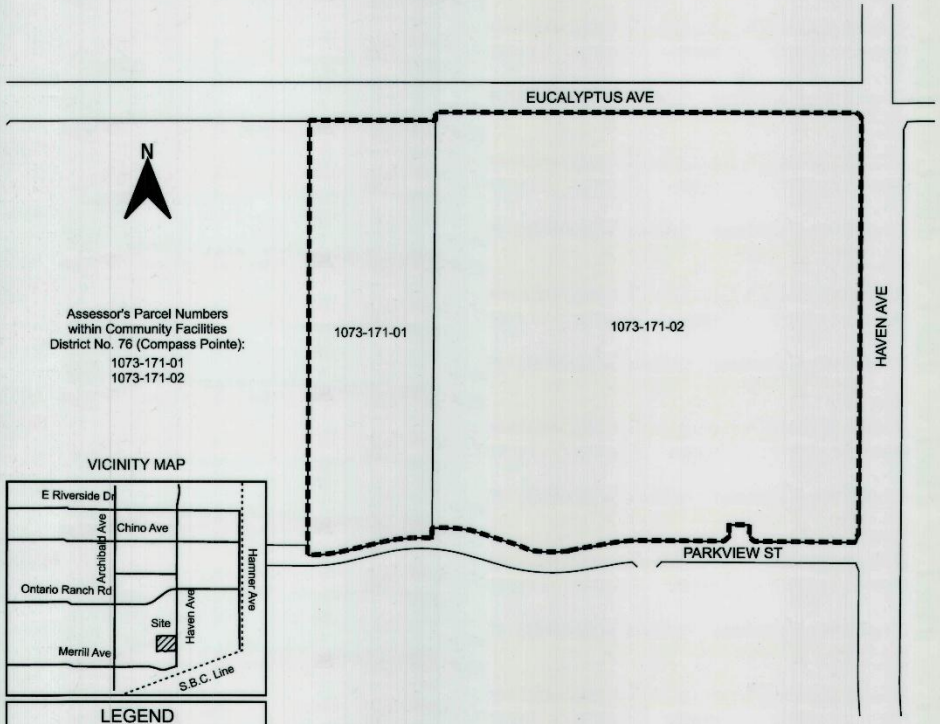
conformed copy

SHEET 1 OF 1

PROPOSED BOUNDARIES OF

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

SAN BERNARDINO COUNTY, STATE OF CALIFORNIA




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

VICINITY MAP




LEGEND

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

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

(1) Filed in the office of the Clerk of the City of Ontario this 16th day of September, 2025.

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 76 (Compass Pointe), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 16th day of September, 2025, by its Resolution No. 2025-138.

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

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2025-0225272, this 18th day of September, 2025, at 1:04 p.m, in Book 92 of Maps of Assessment and Community Facilities Districts at page 61, in the office of the County Recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 11.-

Josie Gonzales
Assessor-Recorder
San Bernardino County

By: Deputy Recorder

GCG
GOODWIN CONSULTING GROUP

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 52**
**(Sundance Park)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-575-01-0000 | Yes | Single Family Detached | 2,131 | 1 | 20449 | 1 | $5,482.00 | $0.00 |
| 0218-575-02-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 2 | $4,988.00 | $0.00 |
| 0218-575-03-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 3 | $4,988.00 | $0.00 |
| 0218-575-04-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 4 | $5,954.00 | $0.00 |
| 0218-575-05-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 5 | $5,954.00 | $0.00 |
| 0218-575-06-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 6 | $4,988.00 | $0.00 |
| 0218-575-07-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 7 | $4,988.00 | $0.00 |
| 0218-575-08-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 8 | $5,482.00 | $0.00 |
| 0218-575-09-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 9 | $5,482.00 | $0.00 |
| 0218-575-10-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 10 | $4,988.00 | $0.00 |
| 0218-575-11-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 11 | $4,988.00 | $0.00 |
| 0218-575-12-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 12 | $5,954.00 | $0.00 |
| 0218-575-13-0000 | Yes | Single Family Detached | 2,361 | 1 | 20449 | 13 | $5,954.00 | $0.00 |
| 0218-575-14-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 14 | $4,988.00 | $0.00 |
| 0218-575-15-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 15 | $4,988.00 | $0.00 |
| 0218-575-16-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 16 | $5,482.00 | $0.00 |
| 0218-575-17-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 17 | $5,482.00 | $0.00 |
| 0218-575-18-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 18 | $4,988.00 | $0.00 |
| 0218-575-19-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 19 | $4,988.00 | $0.00 |
| 0218-575-20-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 20 | $5,954.00 | $0.00 |
| 0218-575-21-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 21 | $5,954.00 | $0.00 |
| 0218-575-22-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 22 | $4,988.00 | $0.00 |
| 0218-575-23-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 23 | $4,988.00 | $0.00 |
| 0218-575-24-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 24 | $5,482.00 | $0.00 |
| 0218-575-25-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 25 | $4,988.00 | $0.00 |
| 0218-575-26-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 26 | $4,988.00 | $0.00 |
| 0218-575-27-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 27 | $4,988.00 | $0.00 |
| 0218-575-28-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 28 | $4,988.00 | $0.00 |
| 0218-575-29-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 29 | $4,988.00 | $0.00 |
| 0218-575-30-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 30 | $4,988.00 | $0.00 |
| 0218-575-31-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 31 | $4,988.00 | $0.00 |
| 0218-575-32-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 32 | $5,482.00 | $0.00 |
| 0218-575-33-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 33 | $4,988.00 | $0.00 |
| 0218-575-34-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 34 | $4,988.00 | $0.00 |
| 0218-575-35-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 35 | $5,954.00 | $0.00 |
| 0218-575-36-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 36 | $5,954.00 | $0.00 |
| 0218-575-37-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 37 | $4,988.00 | $0.00 |
| 0218-575-38-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 38 | $4,988.00 | $0.00 |
| 0218-575-39-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 39 | $5,482.00 | $0.00 |
| 0218-575-40-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 40 | $5,482.00 | $0.00 |
| 0218-575-41-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 41 | $4,988.00 | $0.00 |
| 0218-575-42-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 42 | $4,988.00 | $0.00 |
| 0218-575-43-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 43 | $5,954.00 | $0.00 |
| 0218-575-44-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 44 | $5,954.00 | $0.00 |
| 0218-575-45-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 45 | $4,988.00 | $0.00 |
| 0218-575-46-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 46 | $4,988.00 | $0.00 |
| 0218-575-47-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 47 | $5,482.00 | $0.00 |
| 0218-575-48-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 48 | $5,482.00 | $0.00 |
| 0218-575-49-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 49 | $4,988.00 | $0.00 |
| 0218-575-50-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 50 | $4,988.00 | $0.00 |
| 0218-575-51-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 51 | $5,954.00 | $0.00 |
| 0218-575-52-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 52 | $5,954.00 | $0.00 |
| 0218-575-53-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 53 | $4,988.00 | $0.00 |
| 0218-575-54-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 54 | $4,988.00 | $0.00 |
| 0218-575-55-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 55 | $5,482.00 | $0.00 |
| 0218-575-56-0000 | No | | | | 20449 | A | $0.00 | $0.00 |
| 0218-575-57-0000 | No | | | | 20449 | B | $0.00 | $0.00 |
| 0218-575-58-0000 | No | | | | 20449 | C | $0.00 | $0.00 |
| 0218-575-59-0000 | No | | | | 20449 | D | $0.00 | $0.00 |
| 0218-575-60-0000 | No | | | | 20449 | E | $0.00 | $0.00 |
| 0218-575-61-0000 | No | | | | 20449 | F | $0.00 | $0.00 |
| 0218-575-62-0000 | No | | | | 20449 | G | $0.00 | $0.00 |
| 0218-575-63-0000 | No | | | | 20449 | H | $0.00 | $0.00 |
| 0218-575-64-0000 | No | | | | 20449 | I | $0.00 | $0.00 |
| 0218-575-65-0000 | No | | | | 20449 | J | $0.00 | $0.00 |
| 0218-575-66-0000 | No | | | | 20449 | K | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-575-67-0000 | No | | | | 20449 | L | $0.00 | $0.00 |
| 0218-575-68-0000 | No | | | | 20449 | M | $0.00 | $0.00 |
| 0218-576-01-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 56 | $5,482.00 | $0.00 |
| 0218-576-02-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 57 | $4,988.00 | $0.00 |
| 0218-576-03-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 58 | $4,988.00 | $0.00 |
| 0218-576-04-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 59 | $5,954.00 | $0.00 |
| 0218-576-05-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 60 | $5,954.00 | $0.00 |
| 0218-576-06-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 61 | $4,988.00 | $0.00 |
| 0218-576-07-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 62 | $4,988.00 | $0.00 |
| 0218-576-08-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 63 | $5,482.00 | $0.00 |
| 0218-576-09-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 64 | $5,482.00 | $0.00 |
| 0218-576-10-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 65 | $4,988.00 | $0.00 |
| 0218-576-11-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 66 | $4,988.00 | $0.00 |
| 0218-576-12-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 67 | $5,954.00 | $0.00 |
| 0218-576-13-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 68 | $5,954.00 | $0.00 |
| 0218-576-14-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 69 | $4,988.00 | $0.00 |
| 0218-576-15-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 70 | $4,988.00 | $0.00 |
| 0218-576-16-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 71 | $5,482.00 | $0.00 |
| 0218-576-17-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 72 | $5,482.00 | $0.00 |
| 0218-576-18-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 73 | $4,988.00 | $0.00 |
| 0218-576-19-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 74 | $5,954.00 | $0.00 |
| 0218-576-20-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 75 | $4,988.00 | $0.00 |
| 0218-576-21-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 76 | $5,482.00 | $0.00 |
| 0218-576-22-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 77 | $5,482.00 | $0.00 |
| 0218-576-23-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 78 | $4,988.00 | $0.00 |
| 0218-576-24-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 79 | $5,954.00 | $0.00 |
| 0218-576-25-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 80 | $5,954.00 | $0.00 |
| 0218-576-26-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 81 | $4,988.00 | $0.00 |
| 0218-576-27-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 82 | $5,482.00 | $0.00 |
| 0218-576-28-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 83 | $5,482.00 | $0.00 |
| 0218-576-29-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 84 | $4,988.00 | $0.00 |
| 0218-576-30-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 85 | $5,954.00 | $0.00 |
| 0218-576-31-0000 | Yes | Single Family Detached | 2,360 | 1 | 20449 | 86 | $5,954.00 | $0.00 |
| 0218-576-32-0000 | Yes | Single Family Detached | 1,889 | 1 | 20449 | 87 | $4,988.00 | $0.00 |
| 0218-576-33-0000 | Yes | Single Family Detached | 2,130 | 1 | 20449 | 88 | $5,482.00 | $0.00 |
| 0218-576-34-0000 | No | | | | 20449 | N | $0.00 | $0.00 |
| 0218-576-35-0000 | No | | | | 20449 | O | $0.00 | $0.00 |
| 0218-576-36-0000 | No | | | | 20449 | P | $0.00 | $0.00 |
| 0218-576-37-0000 | No | | | | 20449 | Q | $0.00 | $0.00 |
| 0218-576-38-0000 | No | | | | 20449 | R | $0.00 | $0.00 |
| 0218-576-39-0000 | No | | | | 20449 | S | $0.00 | $0.00 |
| 0218-576-40-0000 | No | | | | 20449 | T | $0.00 | $0.00 |
| 0218-576-41-0000 | No | | | | 20449 | U | $0.00 | $0.00 |
| 0218-576-42-0000 | No | | | | 20449 | V | $0.00 | $0.00 |
| 0218-576-43-0000 | No | | | | 20449 | W | $0.00 | $0.00 |
| 0218-576-44-0000 | No | | | | 20449 | X | $0.00 | $0.00 |
| 0218-577-02-0000 | No | | | | 20449 | AA | $0.00 | $0.00 |
| 0218-577-03-0000 | No | | | | 20449 | AB | $0.00 | $0.00 |
| 0218-577-04-0000 | No | | | | 20449 | AC | $0.00 | $0.00 |
| 0218-577-05-0000 | No | | | | 20449 | AD | $0.00 | $0.00 |
| 0218-577-08-0000 | No | | | | 20449 | AH | $0.00 | $0.00 |
| 0218-577-09-0000 | No | | | | 20449 | AJ | $0.00 | $0.00 |
| 0218-577-12-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 169 | $3,117.00 | $0.00 |
| 0218-577-13-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 170 | $3,626.00 | $0.00 |
| 0218-577-14-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 171 | $4,384.00 | $0.00 |
| 0218-577-15-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 172 | $4,384.00 | $0.00 |
| 0218-577-16-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 173 | $4,024.00 | $0.00 |
| 0218-577-17-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 174 | $4,608.00 | $0.00 |
| 0218-577-18-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 175 | $4,384.00 | $0.00 |
| 0218-577-19-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 176 | $4,384.00 | $0.00 |
| 0218-577-20-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 177 | $4,608.00 | $0.00 |
| 0218-577-21-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 178 | $4,024.00 | $0.00 |
| 0218-577-22-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 179 | $4,384.00 | $0.00 |
| 0218-577-23-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 180 | $4,384.00 | $0.00 |
| 0218-577-24-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 181 | $3,626.00 | $0.00 |
| 0218-577-25-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 182 | $3,117.00 | $0.00 |
| 0218-577-26-0000 | No | | | | 20449Condos | CA1 | $0.00 | $0.00 |
| 0218-577-28-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 155 | $3,117.00 | $0.00 |
| 0218-577-29-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 156 | $3,626.00 | $0.00 |
| 0218-577-30-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 157 | $4,384.00 | $0.00 |
| 0218-577-31-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 158 | $4,384.00 | $0.00 |
| 0218-577-32-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 159 | $4,024.00 | $0.00 |
| 0218-577-33-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 160 | $4,608.00 | $0.00 |
| 0218-577-34-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 161 | $4,384.00 | $0.00 |
| 0218-577-35-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 162 | $4,384.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-577-36-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 163 | $4,608.00 | $0.00 |
| 0218-577-37-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 164 | $4,024.00 | $0.00 |
| 0218-577-38-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 165 | $4,384.00 | $0.00 |
| 0218-577-39-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 166 | $4,384.00 | $0.00 |
| 0218-577-40-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 167 | $3,626.00 | $0.00 |
| 0218-577-41-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 168 | $3,117.00 | $0.00 |
| 0218-577-42-0000 | No | | | | 20449Condos | CA5 | $0.00 | $0.00 |
| 0218-577-43-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 197 | $3,117.00 | $0.00 |
| 0218-577-44-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 198 | $3,626.00 | $0.00 |
| 0218-577-45-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 199 | $4,384.00 | $0.00 |
| 0218-577-46-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 200 | $4,384.00 | $0.00 |
| 0218-577-47-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 201 | $4,024.00 | $0.00 |
| 0218-577-48-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 202 | $4,608.00 | $0.00 |
| 0218-577-49-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 203 | $4,384.00 | $0.00 |
| 0218-577-50-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 204 | $4,384.00 | $0.00 |
| 0218-577-51-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 205 | $4,608.00 | $0.00 |
| 0218-577-52-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 206 | $4,024.00 | $0.00 |
| 0218-577-53-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 207 | $4,384.00 | $0.00 |
| 0218-577-54-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 208 | $4,384.00 | $0.00 |
| 0218-577-55-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 209 | $3,626.00 | $0.00 |
| 0218-577-56-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 210 | $3,117.00 | $0.00 |
| 0218-577-57-0000 | No | | | | 20449Condos | CA6 | $0.00 | $0.00 |
| 0218-577-59-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 183 | $3,117.00 | $0.00 |
| 0218-577-60-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 184 | $3,626.00 | $0.00 |
| 0218-577-61-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 185 | $4,384.00 | $0.00 |
| 0218-577-62-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 186 | $4,384.00 | $0.00 |
| 0218-577-63-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 187 | $4,024.00 | $0.00 |
| 0218-577-64-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 188 | $4,608.00 | $0.00 |
| 0218-577-65-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 189 | $4,384.00 | $0.00 |
| 0218-577-66-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 190 | $4,384.00 | $0.00 |
| 0218-577-67-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 191 | $4,608.00 | $0.00 |
| 0218-577-68-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 192 | $4,024.00 | $0.00 |
| 0218-577-69-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 193 | $4,384.00 | $0.00 |
| 0218-577-70-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 194 | $4,384.00 | $0.00 |
| 0218-577-71-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 195 | $3,626.00 | $0.00 |
| 0218-577-72-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 196 | $3,117.00 | $0.00 |
| 0218-577-73-0000 | No | | | | 20449Condos | CA15 | $0.00 | $0.00 |
| 0218-578-01-0000 | No | | | | 20449Condos | 127 | $0.00 | $0.00 |
| 0218-578-02-0000 | No | | | | 20449Condos | 128 | $0.00 | $0.00 |
| 0218-578-03-0000 | No | | | | 20449Condos | 129 | $0.00 | $0.00 |
| 0218-578-04-0000 | No | | | | 20449Condos | 130 | $0.00 | $0.00 |
| 0218-578-05-0000 | No | | | | 20449Condos | 131 | $0.00 | $0.00 |
| 0218-578-06-0000 | No | | | | 20449Condos | 132 | $0.00 | $0.00 |
| 0218-578-07-0000 | No | | | | 20449Condos | 133 | $0.00 | $0.00 |
| 0218-578-08-0000 | No | | | | 20449Condos | 134 | $0.00 | $0.00 |
| 0218-578-09-0000 | No | | | | 20449Condos | 135 | $0.00 | $0.00 |
| 0218-578-10-0000 | No | | | | 20449Condos | 136 | $0.00 | $0.00 |
| 0218-578-11-0000 | No | | | | 20449Condos | 137 | $0.00 | $0.00 |
| 0218-578-12-0000 | No | | | | 20449Condos | 138 | $0.00 | $0.00 |
| 0218-578-13-0000 | No | | | | 20449Condos | 139 | $0.00 | $0.00 |
| 0218-578-14-0000 | No | | | | 20449Condos | 140 | $0.00 | $0.00 |
| 0218-578-15-0000 | No | | | | 20449Condos | CA14 | $0.00 | $0.00 |
| 0218-578-16-0000 | No | | | | 20449Condos | 141 | $0.00 | $0.00 |
| 0218-578-17-0000 | No | | | | 20449Condos | 142 | $0.00 | $0.00 |
| 0218-578-18-0000 | No | | | | 20449Condos | 143 | $0.00 | $0.00 |
| 0218-578-19-0000 | No | | | | 20449Condos | 144 | $0.00 | $0.00 |
| 0218-578-20-0000 | No | | | | 20449Condos | 145 | $0.00 | $0.00 |
| 0218-578-21-0000 | No | | | | 20449Condos | 146 | $0.00 | $0.00 |
| 0218-578-22-0000 | No | | | | 20449Condos | 147 | $0.00 | $0.00 |
| 0218-578-23-0000 | No | | | | 20449Condos | 148 | $0.00 | $0.00 |
| 0218-578-24-0000 | No | | | | 20449Condos | 149 | $0.00 | $0.00 |
| 0218-578-25-0000 | No | | | | 20449Condos | 150 | $0.00 | $0.00 |
| 0218-578-26-0000 | No | | | | 20449Condos | 151 | $0.00 | $0.00 |
| 0218-578-27-0000 | No | | | | 20449Condos | 152 | $0.00 | $0.00 |
| 0218-578-28-0000 | No | | | | 20449Condos | 153 | $0.00 | $0.00 |
| 0218-578-29-0000 | No | | | | 20449Condos | 154 | $0.00 | $0.00 |
| 0218-578-30-0000 | No | | | | 20449Condos | CA12 | $0.00 | $0.00 |
| 0218-578-31-0000 | No | | | | 20449 | AE | $0.00 | $0.00 |
| 0218-578-32-0000 | No | | | | 20449 | AF | $0.00 | $0.00 |
| 0218-578-33-0000 | No | | | | 20449 | AL | $0.00 | $0.00 |
| 0218-578-34-0000 | No | | | | 20449 | AN | $0.00 | $0.00 |
| 0218-623-02-0000 | No | | | | 20449 | Z | $0.00 | $0.00 |
| 0218-695-03-0000 | No | | | | 20449 | AG | $0.00 | $0.00 |
| 0218-695-04-0000 | No | | | | 20449 | AI | $0.00 | $0.00 |
| 0218-695-05-0000 | No | | | | 20449 | AK | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-695-07-0000 | No | | | | 20449 | AO | $0.00 | $0.00 |
| 0218-695-08-0000 | No | | | | 20449 | AP | $0.00 | $0.00 |
| 0218-695-11-0000 | No | | | | 20449 | AS | $0.00 | $0.00 |
| 0218-695-13-0000 | No | | | | 20449 | AU | $0.00 | $0.00 |
| 0218-695-20-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 71 | $3,117.00 | $0.00 |
| 0218-695-21-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 72 | $3,626.00 | $0.00 |
| 0218-695-22-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 73 | $4,384.00 | $0.00 |
| 0218-695-23-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 74 | $4,384.00 | $0.00 |
| 0218-695-24-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 75 | $4,024.00 | $0.00 |
| 0218-695-25-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 76 | $4,608.00 | $0.00 |
| 0218-695-26-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 77 | $4,384.00 | $0.00 |
| 0218-695-27-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 78 | $4,384.00 | $0.00 |
| 0218-695-28-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 79 | $4,608.00 | $0.00 |
| 0218-695-29-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 80 | $4,024.00 | $0.00 |
| 0218-695-30-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 81 | $4,384.00 | $0.00 |
| 0218-695-31-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 82 | $4,384.00 | $0.00 |
| 0218-695-32-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 83 | $3,626.00 | $0.00 |
| 0218-695-33-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 84 | $3,117.00 | $0.00 |
| 0218-695-34-0000 | No | | | | 20449Condos | CA3 | $0.00 | $0.00 |
| 0218-695-36-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 85 | $3,117.00 | $0.00 |
| 0218-695-37-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 86 | $3,626.00 | $0.00 |
| 0218-695-38-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 87 | $4,384.00 | $0.00 |
| 0218-695-39-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 88 | $4,384.00 | $0.00 |
| 0218-695-40-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 89 | $4,024.00 | $0.00 |
| 0218-695-41-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 90 | $4,608.00 | $0.00 |
| 0218-695-42-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 91 | $4,384.00 | $0.00 |
| 0218-695-43-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 92 | $4,384.00 | $0.00 |
| 0218-695-44-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 93 | $4,608.00 | $0.00 |
| 0218-695-45-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 94 | $4,024.00 | $0.00 |
| 0218-695-46-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 95 | $4,384.00 | $0.00 |
| 0218-695-47-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 96 | $4,384.00 | $0.00 |
| 0218-695-48-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 97 | $3,626.00 | $0.00 |
| 0218-695-49-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 98 | $3,117.00 | $0.00 |
| 0218-695-50-0000 | No | | | | 20449Condos | CA4 | $0.00 | $0.00 |
| 0218-695-52-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 57 | $3,117.00 | $0.00 |
| 0218-695-53-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 58 | $3,626.00 | $0.00 |
| 0218-695-54-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 59 | $4,384.00 | $0.00 |
| 0218-695-55-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 60 | $4,384.00 | $0.00 |
| 0218-695-56-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 61 | $4,024.00 | $0.00 |
| 0218-695-57-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 62 | $4,608.00 | $0.00 |
| 0218-695-58-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 63 | $4,384.00 | $0.00 |
| 0218-695-59-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 64 | $4,384.00 | $0.00 |
| 0218-695-60-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 65 | $4,608.00 | $0.00 |
| 0218-695-61-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 66 | $4,024.00 | $0.00 |
| 0218-695-62-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 67 | $4,384.00 | $0.00 |
| 0218-695-63-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 68 | $4,384.00 | $0.00 |
| 0218-695-64-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 69 | $3,626.00 | $0.00 |
| 0218-695-65-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 70 | $3,117.00 | $0.00 |
| 0218-695-66-0000 | No | | | | 20449Condos | CA8 | $0.00 | $0.00 |
| 0218-695-67-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 99 | $3,117.00 | $0.00 |
| 0218-695-68-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 100 | $3,626.00 | $0.00 |
| 0218-695-69-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 101 | $4,384.00 | $0.00 |
| 0218-695-70-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 102 | $4,384.00 | $0.00 |
| 0218-695-71-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 103 | $4,024.00 | $0.00 |
| 0218-695-72-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 104 | $4,608.00 | $0.00 |
| 0218-695-73-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 105 | $4,384.00 | $0.00 |
| 0218-695-74-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 106 | $4,384.00 | $0.00 |
| 0218-695-75-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 107 | $4,608.00 | $0.00 |
| 0218-695-76-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 108 | $4,024.00 | $0.00 |
| 0218-695-77-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 109 | $4,384.00 | $0.00 |
| 0218-695-78-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 110 | $4,384.00 | $0.00 |
| 0218-695-79-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 111 | $3,626.00 | $0.00 |
| 0218-695-80-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 112 | $3,117.00 | $0.00 |
| 0218-695-81-0000 | No | | | | 20449Condos | CA11 | $0.00 | $0.00 |
| 0218-696-01-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 1 | $3,117.00 | $0.00 |
| 0218-696-02-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 2 | $3,626.00 | $0.00 |
| 0218-696-03-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 3 | $4,384.00 | $0.00 |
| 0218-696-04-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 4 | $4,384.00 | $0.00 |
| 0218-696-05-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 5 | $4,024.00 | $0.00 |
| 0218-696-06-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 6 | $4,608.00 | $0.00 |
| 0218-696-07-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 7 | $4,384.00 | $0.00 |
| 0218-696-08-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 8 | $4,384.00 | $0.00 |
| 0218-696-09-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 9 | $4,608.00 | $0.00 |
| 0218-696-10-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 10 | $4,024.00 | $0.00 |
| 0218-696-11-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 11 | $4,384.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-696-12-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 12 | $4,384.00 | $0.00 |
| 0218-696-13-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 13 | $3,626.00 | $0.00 |
| 0218-696-14-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 14 | $3,117.00 | $0.00 |
| 0218-696-15-0000 | No | | | | 20449Condos | CA2 | $0.00 | $0.00 |
| 0218-696-17-0000 | No | | | | 20449 | AR | $0.00 | $0.00 |
| 0218-696-18-0000 | No | | | | 20449 | AT | $0.00 | $0.00 |
| 0218-696-19-0000 | No | | | | 20449 | AV | $0.00 | $0.00 |
| 0218-696-20-0000 | No | | | | 20449 | AX | $0.00 | $0.00 |
| 0218-696-23-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 15 | $3,117.00 | $0.00 |
| 0218-696-24-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 16 | $3,626.00 | $0.00 |
| 0218-696-25-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 17 | $4,384.00 | $0.00 |
| 0218-696-26-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 18 | $4,384.00 | $0.00 |
| 0218-696-27-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 19 | $4,024.00 | $0.00 |
| 0218-696-28-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 20 | $4,608.00 | $0.00 |
| 0218-696-29-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 21 | $4,384.00 | $0.00 |
| 0218-696-30-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 22 | $4,384.00 | $0.00 |
| 0218-696-31-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 23 | $4,608.00 | $0.00 |
| 0218-696-32-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 24 | $4,024.00 | $0.00 |
| 0218-696-33-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 25 | $4,384.00 | $0.00 |
| 0218-696-34-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 26 | $4,384.00 | $0.00 |
| 0218-696-35-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 27 | $3,626.00 | $0.00 |
| 0218-696-36-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 28 | $3,117.00 | $0.00 |
| 0218-696-37-0000 | No | | | | 20449Condos | CA7 | $0.00 | $0.00 |
| 0218-696-38-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 29 | $3,117.00 | $0.00 |
| 0218-696-39-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 30 | $3,626.00 | $0.00 |
| 0218-696-40-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 31 | $4,384.00 | $0.00 |
| 0218-696-41-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 32 | $4,384.00 | $0.00 |
| 0218-696-42-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 33 | $4,024.00 | $0.00 |
| 0218-696-43-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 34 | $4,608.00 | $0.00 |
| 0218-696-44-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 35 | $4,384.00 | $0.00 |
| 0218-696-45-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 36 | $4,384.00 | $0.00 |
| 0218-696-46-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 37 | $4,608.00 | $0.00 |
| 0218-696-47-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 38 | $4,024.00 | $0.00 |
| 0218-696-48-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 39 | $4,384.00 | $0.00 |
| 0218-696-49-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 40 | $4,384.00 | $0.00 |
| 0218-696-50-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 41 | $3,626.00 | $0.00 |
| 0218-696-51-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 42 | $3,117.00 | $0.00 |
| 0218-696-52-0000 | No | | | | 20449Condos | CA9 | $0.00 | $0.00 |
| 0218-697-01-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 43 | $3,117.00 | $0.00 |
| 0218-697-02-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 44 | $3,626.00 | $0.00 |
| 0218-697-03-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 45 | $4,384.00 | $0.00 |
| 0218-697-04-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 46 | $4,384.00 | $0.00 |
| 0218-697-05-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 47 | $4,024.00 | $0.00 |
| 0218-697-06-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 48 | $4,608.00 | $0.00 |
| 0218-697-07-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 49 | $4,384.00 | $0.00 |
| 0218-697-08-0000 | Yes | Single Family Attached | 1,734 | 1 | 20449Condos | 50 | $4,384.00 | $0.00 |
| 0218-697-09-0000 | Yes | Single Family Attached | 1,851 | 1 | 20449Condos | 51 | $4,608.00 | $0.00 |
| 0218-697-10-0000 | Yes | Single Family Attached | 1,471 | 1 | 20449Condos | 52 | $4,024.00 | $0.00 |
| 0218-697-11-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 53 | $4,384.00 | $0.00 |
| 0218-697-12-0000 | Yes | Single Family Attached | 1,692 | 1 | 20449Condos | 54 | $4,384.00 | $0.00 |
| 0218-697-13-0000 | Yes | Single Family Attached | 1,154 | 1 | 20449Condos | 55 | $3,626.00 | $0.00 |
| 0218-697-14-0000 | Yes | Single Family Attached | 993 | 1 | 20449Condos | 56 | $3,117.00 | $0.00 |
| 0218-697-15-0000 | No | | | | 20449Condos | CA10 | $0.00 | $0.00 |
| 0218-697-16-0000 | No | | | | 20449Condos | 113 | $0.00 | $0.00 |
| 0218-697-17-0000 | No | | | | 20449Condos | 114 | $0.00 | $0.00 |
| 0218-697-18-0000 | No | | | | 20449Condos | 115 | $0.00 | $0.00 |
| 0218-697-19-0000 | No | | | | 20449Condos | 116 | $0.00 | $0.00 |
| 0218-697-20-0000 | No | | | | 20449Condos | 117 | $0.00 | $0.00 |
| 0218-697-21-0000 | No | | | | 20449Condos | 118 | $0.00 | $0.00 |
| 0218-697-22-0000 | No | | | | 20449Condos | 119 | $0.00 | $0.00 |
| 0218-697-23-0000 | No | | | | 20449Condos | 120 | $0.00 | $0.00 |
| 0218-697-24-0000 | No | | | | 20449Condos | 121 | $0.00 | $0.00 |
| 0218-697-25-0000 | No | | | | 20449Condos | 122 | $0.00 | $0.00 |
| 0218-697-26-0000 | No | | | | 20449Condos | 123 | $0.00 | $0.00 |
| 0218-697-27-0000 | No | | | | 20449Condos | 124 | $0.00 | $0.00 |
| 0218-697-28-0000 | No | | | | 20449Condos | 125 | $0.00 | $0.00 |
| 0218-697-29-0000 | No | | | | 20449Condos | 126 | $0.00 | $0.00 |
| 0218-697-30-0000 | No | | | | 20449Condos | CA13 | $0.00 | $0.00 |
| 0218-697-31-0000 | No | | | | 20449 | AW | $0.00 | $0.00 |
| 0218-697-32-0000 | No | | | | 20449 | AM | $0.00 | $0.00 |
| 0218-697-33-0000 | No | | | | 20449 | AQ | $0.00 | $0.00 |
| 0218-715-02-0000 | No | | | | 20529 | C | $0.00 | $0.00 |
| 0218-715-03-0000 | No | | | | 20529 | E | $0.00 | $0.00 |
| 0218-715-04-0000 | No | | | | 20529 | G | $0.00 | $0.00 |
| 0218-715-05-0000 | No | | | | 20529 | I | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-715-06-0000 | No | | | | 20529 | K | $0.00 | $0.00 |
| 0218-715-07-0000 | No | | | | 20529 | M | $0.00 | $0.00 |
| 0218-715-08-0000 | No | | | | 20529 | N | $0.00 | $0.00 |
| 0218-715-10-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 97 | $4,589.00 | $1,188.88 |
| 0218-715-11-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 98 | $4,409.00 | $1,188.88 |
| 0218-715-12-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 99 | $4,409.00 | $1,188.88 |
| 0218-715-13-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 100 | $4,409.00 | $1,188.88 |
| 0218-715-14-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 101 | $4,409.00 | $1,188.88 |
| 0218-715-15-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 102 | $4,589.00 | $1,188.88 |
| 0218-715-16-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 103 | $4,589.00 | $1,188.88 |
| 0218-715-17-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 104 | $4,409.00 | $1,188.88 |
| 0218-715-18-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 105 | $4,409.00 | $1,188.88 |
| 0218-715-19-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 106 | $4,409.00 | $1,188.88 |
| 0218-715-20-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 107 | $4,409.00 | $1,188.88 |
| 0218-715-21-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 108 | $5,016.00 | $1,188.88 |
| 0218-715-22-0000 | No | | | | 20529Condos | CA1 | $0.00 | $0.00 |
| 0218-715-24-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 85 | $5,016.00 | $1,188.88 |
| 0218-715-25-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 86 | $4,409.00 | $1,188.88 |
| 0218-715-26-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 87 | $4,409.00 | $1,188.88 |
| 0218-715-27-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 88 | $4,409.00 | $1,188.88 |
| 0218-715-28-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 89 | $4,409.00 | $1,188.88 |
| 0218-715-29-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 90 | $4,589.00 | $1,188.88 |
| 0218-715-30-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 91 | $4,589.00 | $1,188.88 |
| 0218-715-31-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 92 | $4,409.00 | $1,188.88 |
| 0218-715-32-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 93 | $4,409.00 | $1,188.88 |
| 0218-715-33-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 94 | $4,409.00 | $1,188.88 |
| 0218-715-34-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 95 | $4,409.00 | $1,188.88 |
| 0218-715-35-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 96 | $4,589.00 | $1,188.88 |
| 0218-715-36-0000 | No | | | | 20529Condos | CA3 | $0.00 | $0.00 |
| 0218-715-38-0000 | No | | | | 20529Condos | 73 | $0.00 | $0.00 |
| 0218-715-39-0000 | No | | | | 20529Condos | 74 | $0.00 | $0.00 |
| 0218-715-40-0000 | No | | | | 20529Condos | 75 | $0.00 | $0.00 |
| 0218-715-41-0000 | No | | | | 20529Condos | 76 | $0.00 | $0.00 |
| 0218-715-42-0000 | No | | | | 20529Condos | 77 | $0.00 | $0.00 |
| 0218-715-43-0000 | No | | | | 20529Condos | 78 | $0.00 | $0.00 |
| 0218-715-44-0000 | No | | | | 20529Condos | 79 | $0.00 | $0.00 |
| 0218-715-45-0000 | No | | | | 20529Condos | 80 | $0.00 | $0.00 |
| 0218-715-46-0000 | No | | | | 20529Condos | 81 | $0.00 | $0.00 |
| 0218-715-47-0000 | No | | | | 20529Condos | 82 | $0.00 | $0.00 |
| 0218-715-48-0000 | No | | | | 20529Condos | 83 | $0.00 | $0.00 |
| 0218-715-49-0000 | No | | | | 20529Condos | 84 | $0.00 | $0.00 |
| 0218-715-50-0000 | No | | | | 20529Condos | CA5 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 120 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 109 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 110 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 111 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 112 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 113 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 114 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 115 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 116 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 117 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 118 | $0.00 | $0.00 |
| 0218-715-51-0000 | No | | | | 20529Condos | 119 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 52 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 53 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 54 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 55 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 72 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 64 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 65 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 66 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 67 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 68 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 69 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 70 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 71 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 56 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 57 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 58 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 59 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 60 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 61 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 62 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 63 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-725-01-0000 | No | | | | 20529Condos | 49 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 50 | $0.00 | $0.00 |
| 0218-725-01-0000 | No | | | | 20529Condos | 51 | $0.00 | $0.00 |
| 0218-725-03-0000 | No | | | | 20529 | A | $0.00 | $0.00 |
| 0218-725-04-0000 | No | | | | 20529 | B | $0.00 | $0.00 |
| 0218-725-05-0000 | No | | | | 20529 | D | $0.00 | $0.00 |
| 0218-725-06-0000 | No | | | | 20529 | F | $0.00 | $0.00 |
| 0218-725-07-0000 | No | | | | 20529 | H | $0.00 | $0.00 |
| 0218-725-08-0000 | No | | | | 20529 | J | $0.00 | $0.00 |
| 0218-725-09-0000 | No | | | | 20529 | L | $0.00 | $0.00 |
| 0218-725-10-0000 | No | | | | 20529 | O | $0.00 | $0.00 |
| 0218-725-12-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 13 | $4,589.00 | $1,188.88 |
| 0218-725-13-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 14 | $4,409.00 | $1,188.88 |
| 0218-725-14-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 15 | $4,409.00 | $1,188.88 |
| 0218-725-15-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 16 | $4,409.00 | $1,188.88 |
| 0218-725-16-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 17 | $4,409.00 | $1,188.88 |
| 0218-725-17-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 18 | $5,016.00 | $1,188.88 |
| 0218-725-18-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 19 | $5,016.00 | $1,188.88 |
| 0218-725-19-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 20 | $4,409.00 | $1,188.88 |
| 0218-725-20-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 21 | $4,409.00 | $1,188.88 |
| 0218-725-21-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 22 | $4,409.00 | $1,188.88 |
| 0218-725-22-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 23 | $4,409.00 | $1,188.88 |
| 0218-725-23-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 24 | $4,589.00 | $1,188.88 |
| 0218-725-24-0000 | No | | | | 20529Condos | CA2 | $0.00 | $0.00 |
| 0218-725-26-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 25 | $4,589.00 | $1,188.88 |
| 0218-725-27-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 26 | $4,409.00 | $1,188.88 |
| 0218-725-28-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 27 | $4,409.00 | $1,188.88 |
| 0218-725-29-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 28 | $4,409.00 | $1,188.88 |
| 0218-725-30-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 29 | $4,409.00 | $1,188.88 |
| 0218-725-31-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 30 | $5,016.00 | $1,188.88 |
| 0218-725-32-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 31 | $5,016.00 | $1,188.88 |
| 0218-725-33-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 32 | $4,409.00 | $1,188.88 |
| 0218-725-34-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 33 | $4,409.00 | $1,188.88 |
| 0218-725-35-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 34 | $4,409.00 | $1,188.88 |
| 0218-725-36-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 35 | $4,409.00 | $1,188.88 |
| 0218-725-37-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 36 | $4,589.00 | $1,188.88 |
| 0218-725-38-0000 | No | | | | 20529Condos | CA4 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 8 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 9 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 10 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 11 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 12 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 7 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 40 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 41 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 42 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 43 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 44 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 45 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 46 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 47 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 37 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 38 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 39 | $0.00 | $0.00 |
| 0218-725-39-0000 | No | | | | 20529Condos | 48 | $0.00 | $0.00 |
| 0218-725-39-0000 | Yes | Single Family Attached | 1,820 | 1 | 20529Condos | 1 | $4,589.00 | $1,188.88 |
| 0218-725-39-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 2 | $4,409.00 | $1,188.88 |
| 0218-725-39-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 3 | $4,409.00 | $1,188.88 |
| 0218-725-39-0000 | Yes | Single Family Attached | 1,717 | 1 | 20529Condos | 4 | $4,409.00 | $1,188.88 |
| 0218-725-39-0000 | Yes | Single Family Attached | 1,706 | 1 | 20529Condos | 5 | $4,409.00 | $1,188.88 |
| 0218-725-39-0000 | Yes | Single Family Attached | 2,132 | 1 | 20529Condos | 6 | $5,016.00 | $1,188.88 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$1,399,061.00** | **$64,199.52** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 65**
**(Falloncrest)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-324-10-0000 | No | | | | 20399 | A | $0.00 | $0.00 |
| 0218-324-11-0000 | No | | | | 20399 | B | $0.00 | $0.00 |
| 0218-324-12-0000 | No | | | | 20399 | C | $0.00 | $0.00 |
| 0218-324-13-0000 | No | | | | 20399 | D | $0.00 | $0.00 |
| 0218-324-21-0000 | No | | | | 20399 | AA | $0.00 | $0.00 |
| 0218-324-22-0000 | No | | | | 20399 | GG | $0.00 | $0.00 |
| 0218-324-24-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 213 | $3,822.00 | $1,188.88 |
| 0218-324-25-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 214 | $3,822.00 | $1,188.88 |
| 0218-324-26-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 215 | $3,580.00 | $1,188.88 |
| 0218-324-27-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 216 | $3,580.00 | $1,188.88 |
| 0218-324-28-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 217 | $3,822.00 | $1,188.88 |
| 0218-324-29-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 218 | $3,822.00 | $1,188.88 |
| 0218-324-30-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 219 | $3,822.00 | $1,188.88 |
| 0218-324-31-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 220 | $3,822.00 | $1,188.88 |
| 0218-324-32-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 221 | $3,580.00 | $1,188.88 |
| 0218-324-33-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 222 | $3,580.00 | $1,188.88 |
| 0218-324-34-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 223 | $3,822.00 | $1,188.88 |
| 0218-324-35-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 224 | $3,822.00 | $1,188.88 |
| 0218-324-36-0000 | No | | | | 20399Condos | CA16 | $0.00 | $0.00 |
| 0218-324-37-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 225 | $3,822.00 | $1,188.88 |
| 0218-324-38-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 226 | $3,822.00 | $1,188.88 |
| 0218-324-39-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 227 | $3,580.00 | $1,188.88 |
| 0218-324-40-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 228 | $3,580.00 | $1,188.88 |
| 0218-324-41-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 229 | $3,822.00 | $1,188.88 |
| 0218-324-42-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 230 | $3,822.00 | $1,188.88 |
| 0218-324-43-0000 | No | | | | 20399Condos | CA17 | $0.00 | $0.00 |
| 0218-325-01-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 231 | $3,822.00 | $1,188.88 |
| 0218-325-02-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 232 | $3,822.00 | $1,188.88 |
| 0218-325-03-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 233 | $3,580.00 | $1,188.88 |
| 0218-325-04-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 234 | $3,822.00 | $1,188.88 |
| 0218-325-05-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 235 | $3,822.00 | $1,188.88 |
| 0218-325-06-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 236 | $3,822.00 | $1,188.88 |
| 0218-325-07-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 237 | $3,580.00 | $1,188.88 |
| 0218-325-08-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 238 | $3,580.00 | $1,188.88 |
| 0218-325-09-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 239 | $3,822.00 | $1,188.88 |
| 0218-325-10-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 240 | $3,822.00 | $1,188.88 |
| 0218-325-11-0000 | No | | | | 20399Condos | 241 | $0.00 | $0.00 |
| 0218-325-12-0000 | No | | | | 20399Condos | 242 | $0.00 | $0.00 |
| 0218-325-13-0000 | No | | | | 20399Condos | 243 | $0.00 | $0.00 |
| 0218-325-14-0000 | No | | | | 20399Condos | 244 | $0.00 | $0.00 |
| 0218-325-15-0000 | No | | | | 20399Condos | 245 | $0.00 | $0.00 |
| 0218-325-16-0000 | No | | | | 20399Condos | 246 | $0.00 | $0.00 |
| 0218-325-17-0000 | No | | | | 20399Condos | 247 | $0.00 | $0.00 |
| 0218-325-18-0000 | No | | | | 20399Condos | 248 | $0.00 | $0.00 |
| 0218-325-19-0000 | No | | | | 20399Condos | 249 | $0.00 | $0.00 |
| 0218-325-20-0000 | No | | | | 20399Condos | 250 | $0.00 | $0.00 |
| 0218-325-21-0000 | No | | | | 20399Condos | 251 | $0.00 | $0.00 |
| 0218-325-22-0000 | No | | | | 20399Condos | 252 | $0.00 | $0.00 |
| 0218-325-23-0000 | No | | | | 20399Condos | CA19 | $0.00 | $0.00 |
| 0218-325-24-0000 | No | | | | 20399Condos | 253 | $0.00 | $0.00 |
| 0218-325-25-0000 | No | | | | 20399Condos | 254 | $0.00 | $0.00 |
| 0218-325-26-0000 | No | | | | 20399Condos | 255 | $0.00 | $0.00 |
| 0218-325-27-0000 | No | | | | 20399Condos | 256 | $0.00 | $0.00 |
| 0218-325-28-0000 | No | | | | 20399Condos | 257 | $0.00 | $0.00 |
| 0218-325-29-0000 | No | | | | 20399Condos | 258 | $0.00 | $0.00 |
| 0218-325-30-0000 | No | | | | 20399Condos | 259 | $0.00 | $0.00 |
| 0218-325-31-0000 | No | | | | 20399Condos | 260 | $0.00 | $0.00 |
| 0218-325-32-0000 | No | | | | 20399Condos | 261 | $0.00 | $0.00 |
| 0218-325-33-0000 | No | | | | 20399Condos | 262 | $0.00 | $0.00 |
| 0218-325-34-0000 | No | | | | 20399Condos | 263 | $0.00 | $0.00 |
| 0218-325-35-0000 | No | | | | 20399Condos | 264 | $0.00 | $0.00 |
| 0218-325-36-0000 | No | | | | 20399Condos | CA20 | $0.00 | $0.00 |
| 0218-325-37-0000 | No | | | | 20399Condos | 265 | $0.00 | $0.00 |
| 0218-325-38-0000 | No | | | | 20399Condos | 266 | $0.00 | $0.00 |
| 0218-325-39-0000 | No | | | | 20399Condos | 267 | $0.00 | $0.00 |
| 0218-325-40-0000 | No | | | | 20399Condos | 268 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-325-41-0000 | No | | | | 20399Condos | 269 | $0.00 | $0.00 |
| 0218-325-42-0000 | No | | | | 20399Condos | 270 | $0.00 | $0.00 |
| 0218-325-43-0000 | No | | | | 20399Condos | CA21E | $0.00 | $0.00 |
| 0218-325-44-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 271 | $3,822.00 | $1,188.88 |
| 0218-325-45-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 272 | $3,822.00 | $1,188.88 |
| 0218-325-46-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 273 | $3,580.00 | $1,188.88 |
| 0218-325-47-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 274 | $3,580.00 | $1,188.88 |
| 0218-325-48-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 275 | $3,822.00 | $1,188.88 |
| 0218-325-49-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 276 | $3,822.00 | $1,188.88 |
| 0218-325-50-0000 | No | | | | 20399Condos | CA21W | $0.00 | $0.00 |
| 0218-325-51-0000 | No | | | | 20399 | E | $0.00 | $0.00 |
| 0218-325-52-0000 | No | | | | 20399 | F | $0.00 | $0.00 |
| 0218-325-53-0000 | No | | | | 20399 | G | $0.00 | $0.00 |
| 0218-325-54-0000 | No | | | | 20399 | H | $0.00 | $0.00 |
| 0218-326-01-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 1 | $2,875.00 | $1,188.88 |
| 0218-326-02-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 2 | $3,580.00 | $1,188.88 |
| 0218-326-03-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 3 | $3,580.00 | $1,188.88 |
| 0218-326-04-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 4 | $3,580.00 | $1,188.88 |
| 0218-326-05-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 5 | $3,909.00 | $1,188.88 |
| 0218-326-06-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 6 | $4,135.00 | $1,188.88 |
| 0218-326-07-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 7 | $3,909.00 | $1,188.88 |
| 0218-326-08-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 8 | $3,909.00 | $1,188.88 |
| 0218-326-09-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 9 | $4,135.00 | $1,188.88 |
| 0218-326-10-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 10 | $3,909.00 | $1,188.88 |
| 0218-326-11-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 11 | $3,580.00 | $1,188.88 |
| 0218-326-12-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 12 | $3,580.00 | $1,188.88 |
| 0218-326-13-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 13 | $3,580.00 | $1,188.88 |
| 0218-326-14-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 14 | $2,875.00 | $1,188.88 |
| 0218-326-15-0000 | No | | | | 20399Condos | CA1 | $0.00 | $0.00 |
| 0218-326-16-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 15 | $2,875.00 | $1,188.88 |
| 0218-326-17-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 16 | $3,580.00 | $1,188.88 |
| 0218-326-18-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 17 | $3,580.00 | $1,188.88 |
| 0218-326-19-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 18 | $3,580.00 | $1,188.88 |
| 0218-326-20-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 19 | $3,909.00 | $1,188.88 |
| 0218-326-21-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 20 | $4,135.00 | $1,188.88 |
| 0218-326-22-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 21 | $3,909.00 | $1,188.88 |
| 0218-326-23-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 22 | $3,909.00 | $1,188.88 |
| 0218-326-24-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 23 | $4,135.00 | $1,188.88 |
| 0218-326-25-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 24 | $3,909.00 | $1,188.88 |
| 0218-326-26-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 25 | $3,580.00 | $1,188.88 |
| 0218-326-27-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 26 | $3,580.00 | $1,188.88 |
| 0218-326-28-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 27 | $3,580.00 | $1,188.88 |
| 0218-326-29-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 28 | $2,875.00 | $1,188.88 |
| 0218-326-30-0000 | No | | | | 20399Condos | CA2 | $0.00 | $0.00 |
| 0218-326-31-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 29 | $2,875.00 | $1,188.88 |
| 0218-326-32-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 30 | $3,580.00 | $1,188.88 |
| 0218-326-33-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 31 | $3,580.00 | $1,188.88 |
| 0218-326-34-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 32 | $3,580.00 | $1,188.88 |
| 0218-326-35-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 33 | $3,909.00 | $1,188.88 |
| 0218-326-36-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 34 | $4,135.00 | $1,188.88 |
| 0218-326-37-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 35 | $3,909.00 | $1,188.88 |
| 0218-326-38-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 36 | $3,909.00 | $1,188.88 |
| 0218-326-39-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 37 | $4,135.00 | $1,188.88 |
| 0218-326-40-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 38 | $3,909.00 | $1,188.88 |
| 0218-326-41-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 39 | $3,580.00 | $1,188.88 |
| 0218-326-42-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 40 | $3,580.00 | $1,188.88 |
| 0218-326-43-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 41 | $3,580.00 | $1,188.88 |
| 0218-326-44-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 42 | $2,875.00 | $1,188.88 |
| 0218-326-45-0000 | No | | | | 20399Condos | CA3 | $0.00 | $0.00 |
| 0218-326-46-0000 | No | | | | 20399 | I | $0.00 | $0.00 |
| 0218-326-47-0000 | No | | | | 20399 | J | $0.00 | $0.00 |
| 0218-326-48-0000 | No | | | | 20399 | K | $0.00 | $0.00 |
| 0218-326-49-0000 | No | | | | 20399 | HH | $0.00 | $0.00 |
| 0218-334-01-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 277 | $3,822.00 | $1,188.88 |
| 0218-334-02-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 278 | $3,822.00 | $1,188.88 |
| 0218-334-03-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 279 | $3,580.00 | $1,188.88 |
| 0218-334-04-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 280 | $3,822.00 | $1,188.88 |
| 0218-334-05-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 281 | $3,822.00 | $1,188.88 |
| 0218-334-06-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 282 | $3,822.00 | $1,188.88 |
| 0218-334-07-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 283 | $3,580.00 | $1,188.88 |
| 0218-334-08-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 284 | $3,822.00 | $1,188.88 |
| 0218-334-09-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 285 | $3,822.00 | $1,188.88 |
| 0218-334-10-0000 | No | | | | 20399Condos | CA22 | $0.00 | $0.00 |
| 0218-334-11-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 286 | $3,822.00 | $1,188.88 |
| 0218-334-12-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 287 | $3,822.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-334-13-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 288 | $3,580.00 | $1,188.88 |
| 0218-334-14-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 289 | $3,580.00 | $1,188.88 |
| 0218-334-15-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 290 | $3,822.00 | $1,188.88 |
| 0218-334-16-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 291 | $3,822.00 | $1,188.88 |
| 0218-334-17-0000 | No | | | | 20399Condos | CA23 | $0.00 | $0.00 |
| 0218-334-18-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 330 | $3,822.00 | $1,188.88 |
| 0218-334-19-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 331 | $3,822.00 | $1,188.88 |
| 0218-334-20-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 332 | $3,580.00 | $1,188.88 |
| 0218-334-21-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 333 | $3,822.00 | $1,188.88 |
| 0218-334-22-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 334 | $3,822.00 | $1,188.88 |
| 0218-334-23-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 335 | $3,822.00 | $1,188.88 |
| 0218-334-24-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 336 | $3,822.00 | $1,188.88 |
| 0218-334-25-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 337 | $3,580.00 | $1,188.88 |
| 0218-334-26-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 338 | $3,822.00 | $1,188.88 |
| 0218-334-27-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 339 | $3,822.00 | $1,188.88 |
| 0218-334-28-0000 | No | | | | 20399Condos | CA27 | $0.00 | $0.00 |
| 0218-334-29-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 340 | $3,822.00 | $1,188.88 |
| 0218-334-30-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 341 | $3,822.00 | $1,188.88 |
| 0218-334-31-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 342 | $3,580.00 | $1,188.88 |
| 0218-334-32-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 343 | $3,822.00 | $1,188.88 |
| 0218-334-33-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 344 | $3,822.00 | $1,188.88 |
| 0218-334-34-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 345 | $3,822.00 | $1,188.88 |
| 0218-334-35-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 346 | $3,580.00 | $1,188.88 |
| 0218-334-36-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 347 | $3,822.00 | $1,188.88 |
| 0218-334-37-0000 | No | | | | 20399Condos | CA28 | $0.00 | $0.00 |
| 0218-334-38-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 325 | $3,822.00 | $1,188.88 |
| 0218-334-39-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 326 | $3,822.00 | $1,188.88 |
| 0218-334-40-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 327 | $3,580.00 | $1,188.88 |
| 0218-334-41-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 328 | $3,822.00 | $1,188.88 |
| 0218-334-42-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 329 | $3,822.00 | $1,188.88 |
| 0218-334-43-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 348 | $3,822.00 | $1,188.88 |
| 0218-334-44-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 349 | $3,822.00 | $1,188.88 |
| 0218-334-45-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 350 | $3,580.00 | $1,188.88 |
| 0218-334-46-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 351 | $3,822.00 | $1,188.88 |
| 0218-334-47-0000 | No | | | | 20399Condos | CA26 | $0.00 | $0.00 |
| 0218-334-48-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 57 | $2,875.00 | $1,188.88 |
| 0218-334-49-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 58 | $3,580.00 | $1,188.88 |
| 0218-334-50-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 59 | $3,580.00 | $1,188.88 |
| 0218-334-51-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 60 | $3,580.00 | $1,188.88 |
| 0218-334-52-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 61 | $3,909.00 | $1,188.88 |
| 0218-334-53-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 62 | $4,135.00 | $1,188.88 |
| 0218-334-54-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 63 | $3,909.00 | $1,188.88 |
| 0218-334-55-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 64 | $3,909.00 | $1,188.88 |
| 0218-334-56-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 65 | $4,135.00 | $1,188.88 |
| 0218-334-57-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 66 | $3,909.00 | $1,188.88 |
| 0218-334-58-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 67 | $3,580.00 | $1,188.88 |
| 0218-334-59-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 68 | $3,580.00 | $1,188.88 |
| 0218-334-60-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 69 | $3,580.00 | $1,188.88 |
| 0218-334-61-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 70 | $2,875.00 | $1,188.88 |
| 0218-334-62-0000 | No | | | | 20399Condos | CA5 | $0.00 | $0.00 |
| 0218-334-63-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 71 | $2,875.00 | $1,188.88 |
| 0218-334-64-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 72 | $3,580.00 | $1,188.88 |
| 0218-334-65-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 73 | $3,580.00 | $1,188.88 |
| 0218-334-66-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 74 | $3,580.00 | $1,188.88 |
| 0218-334-67-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 75 | $3,909.00 | $1,188.88 |
| 0218-334-68-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 76 | $4,135.00 | $1,188.88 |
| 0218-334-69-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 77 | $3,909.00 | $1,188.88 |
| 0218-334-70-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 78 | $3,909.00 | $1,188.88 |
| 0218-334-71-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 79 | $4,135.00 | $1,188.88 |
| 0218-334-72-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 80 | $3,909.00 | $1,188.88 |
| 0218-334-73-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 81 | $3,580.00 | $1,188.88 |
| 0218-334-74-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 82 | $3,580.00 | $1,188.88 |
| 0218-334-75-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 83 | $3,580.00 | $1,188.88 |
| 0218-334-76-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 84 | $2,875.00 | $1,188.88 |
| 0218-334-77-0000 | No | | | | 20399Condos | CA6 | $0.00 | $0.00 |
| 0218-334-78-0000 | No | | | | 20399 | W | $0.00 | $0.00 |
| 0218-334-79-0000 | No | | | | 20399 | X | $0.00 | $0.00 |
| 0218-334-80-0000 | No | | | | 20399 | CC | $0.00 | $0.00 |
| 0218-334-81-0000 | No | | | | 20399 | DD | $0.00 | $0.00 |
| 0218-335-01-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 309 | $3,822.00 | $1,188.88 |
| 0218-335-02-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 310 | $3,822.00 | $1,188.88 |
| 0218-335-03-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 311 | $3,580.00 | $1,188.88 |
| 0218-335-04-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 312 | $3,580.00 | $1,188.88 |
| 0218-335-05-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 313 | $3,822.00 | $1,188.88 |
| 0218-335-06-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 314 | $3,822.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-335-07-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 357 | $3,822.00 | $1,188.88 |
| 0218-335-08-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 358 | $3,822.00 | $1,188.88 |
| 0218-335-09-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 359 | $3,580.00 | $1,188.88 |
| 0218-335-10-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 360 | $3,580.00 | $1,188.88 |
| 0218-335-11-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 361 | $3,822.00 | $1,188.88 |
| 0218-335-12-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 362 | $3,822.00 | $1,188.88 |
| 0218-335-13-0000 | No | | | | 20399Condos | CA30E | $0.00 | $0.00 |
| 0218-335-14-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 315 | $3,822.00 | $1,188.88 |
| 0218-335-15-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 316 | $3,822.00 | $1,188.88 |
| 0218-335-16-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 317 | $3,580.00 | $1,188.88 |
| 0218-335-17-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 318 | $3,822.00 | $1,188.88 |
| 0218-335-18-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 319 | $3,822.00 | $1,188.88 |
| 0218-335-19-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 352 | $3,822.00 | $1,188.88 |
| 0218-335-20-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 353 | $3,822.00 | $1,188.88 |
| 0218-335-21-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 354 | $3,580.00 | $1,188.88 |
| 0218-335-22-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 355 | $3,822.00 | $1,188.88 |
| 0218-335-23-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 356 | $3,822.00 | $1,188.88 |
| 0218-335-24-0000 | No | | | | 20399Condos | CA30W | $0.00 | $0.00 |
| 0218-335-25-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 297 | $3,822.00 | $1,188.88 |
| 0218-335-26-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 298 | $3,822.00 | $1,188.88 |
| 0218-335-27-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 299 | $3,580.00 | $1,188.88 |
| 0218-335-28-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 300 | $3,580.00 | $1,188.88 |
| 0218-335-29-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 301 | $3,822.00 | $1,188.88 |
| 0218-335-30-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 302 | $3,822.00 | $1,188.88 |
| 0218-335-31-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 303 | $3,822.00 | $1,188.88 |
| 0218-335-32-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 304 | $3,822.00 | $1,188.88 |
| 0218-335-33-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 305 | $3,580.00 | $1,188.88 |
| 0218-335-34-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 306 | $3,580.00 | $1,188.88 |
| 0218-335-35-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 307 | $3,822.00 | $1,188.88 |
| 0218-335-36-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 308 | $3,822.00 | $1,188.88 |
| 0218-335-37-0000 | No | | | | 20399Condos | CA24 | $0.00 | $0.00 |
| 0218-335-38-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 292 | $3,822.00 | $1,188.88 |
| 0218-335-39-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 293 | $3,822.00 | $1,188.88 |
| 0218-335-40-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 294 | $3,580.00 | $1,188.88 |
| 0218-335-41-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 295 | $3,822.00 | $1,188.88 |
| 0218-335-42-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 296 | $3,822.00 | $1,188.88 |
| 0218-335-43-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 320 | $3,822.00 | $1,188.88 |
| 0218-335-44-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 321 | $3,822.00 | $1,188.88 |
| 0218-335-45-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 322 | $3,580.00 | $1,188.88 |
| 0218-335-46-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 323 | $3,822.00 | $1,188.88 |
| 0218-335-47-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 324 | $3,822.00 | $1,188.88 |
| 0218-335-48-0000 | No | | | | 20399Condos | CA25 | $0.00 | $0.00 |
| 0218-335-49-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 183 | $3,822.00 | $1,188.88 |
| 0218-335-50-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 184 | $3,822.00 | $1,188.88 |
| 0218-335-51-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 185 | $3,580.00 | $1,188.88 |
| 0218-335-52-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 186 | $3,580.00 | $1,188.88 |
| 0218-335-53-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 187 | $3,822.00 | $1,188.88 |
| 0218-335-54-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 188 | $3,822.00 | $1,188.88 |
| 0218-335-55-0000 | No | | | | 20399Condos | CA13 | $0.00 | $0.00 |
| 0218-335-56-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 189 | $3,822.00 | $1,188.88 |
| 0218-335-57-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 190 | $3,822.00 | $1,188.88 |
| 0218-335-58-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 191 | $3,580.00 | $1,188.88 |
| 0218-335-59-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 192 | $3,580.00 | $1,188.88 |
| 0218-335-60-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 193 | $3,822.00 | $1,188.88 |
| 0218-335-61-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 194 | $3,822.00 | $1,188.88 |
| 0218-335-62-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 195 | $3,822.00 | $1,188.88 |
| 0218-335-63-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 196 | $3,822.00 | $1,188.88 |
| 0218-335-64-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 197 | $3,580.00 | $1,188.88 |
| 0218-335-65-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 198 | $3,580.00 | $1,188.88 |
| 0218-335-66-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 199 | $3,822.00 | $1,188.88 |
| 0218-335-67-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 200 | $3,822.00 | $1,188.88 |
| 0218-335-68-0000 | No | | | | 20399Condos | CA14 | $0.00 | $0.00 |
| 0218-335-69-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 201 | $3,822.00 | $1,188.88 |
| 0218-335-70-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 202 | $3,822.00 | $1,188.88 |
| 0218-335-71-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 203 | $3,580.00 | $1,188.88 |
| 0218-335-72-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 204 | $3,580.00 | $1,188.88 |
| 0218-335-73-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 205 | $3,822.00 | $1,188.88 |
| 0218-335-74-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 206 | $3,822.00 | $1,188.88 |
| 0218-335-75-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 207 | $3,822.00 | $1,188.88 |
| 0218-335-76-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 208 | $3,822.00 | $1,188.88 |
| 0218-335-77-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 209 | $3,580.00 | $1,188.88 |
| 0218-335-78-0000 | Yes | Single Family | 1,314 | 1 | 20399Condos | 210 | $3,580.00 | $1,188.88 |
| 0218-335-79-0000 | Yes | Single Family | 1,444 | 1 | 20399Condos | 211 | $3,822.00 | $1,188.88 |
| 0218-335-80-0000 | Yes | Single Family | 1,593 | 1 | 20399Condos | 212 | $3,822.00 | $1,188.88 |
| 0218-335-81-0000 | No | | | | 20399Condos | CA15 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-335-82-0000 | No | | | | 20399 | U | $0.00 | $0.00 |
| 0218-335-83-0000 | No | | | | 20399 | V | $0.00 | $0.00 |
| 0218-335-84-0000 | No | | | | 20399 | EE | $0.00 | $0.00 |
| 0218-335-85-0000 | No | | | | 20399 | FF | $0.00 | $0.00 |
| 0218-336-01-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 43 | $2,875.00 | $1,188.88 |
| 0218-336-02-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 44 | $3,580.00 | $1,188.88 |
| 0218-336-03-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 45 | $3,580.00 | $1,188.88 |
| 0218-336-04-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 46 | $3,580.00 | $1,188.88 |
| 0218-336-05-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 47 | $3,909.00 | $1,188.88 |
| 0218-336-06-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 48 | $4,135.00 | $1,188.88 |
| 0218-336-07-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 49 | $3,909.00 | $1,188.88 |
| 0218-336-08-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 50 | $3,909.00 | $1,188.88 |
| 0218-336-09-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 51 | $4,135.00 | $1,188.88 |
| 0218-336-10-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 52 | $3,909.00 | $1,188.88 |
| 0218-336-11-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 53 | $3,580.00 | $1,188.88 |
| 0218-336-12-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 54 | $3,580.00 | $1,188.88 |
| 0218-336-13-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 55 | $3,580.00 | $1,188.88 |
| 0218-336-14-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 56 | $2,875.00 | $1,188.88 |
| 0218-336-15-0000 | No | | | | 20399Condos | CA4 | $0.00 | $0.00 |
| 0218-336-16-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 85 | $2,875.00 | $1,188.88 |
| 0218-336-17-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 86 | $3,580.00 | $1,188.88 |
| 0218-336-18-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 87 | $3,580.00 | $1,188.88 |
| 0218-336-19-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 88 | $3,580.00 | $1,188.88 |
| 0218-336-20-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 89 | $3,909.00 | $1,188.88 |
| 0218-336-21-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 90 | $4,135.00 | $1,188.88 |
| 0218-336-22-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 91 | $3,909.00 | $1,188.88 |
| 0218-336-23-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 92 | $3,909.00 | $1,188.88 |
| 0218-336-24-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 93 | $4,135.00 | $1,188.88 |
| 0218-336-25-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 94 | $3,909.00 | $1,188.88 |
| 0218-336-26-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 95 | $3,580.00 | $1,188.88 |
| 0218-336-27-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 96 | $3,580.00 | $1,188.88 |
| 0218-336-28-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 97 | $3,580.00 | $1,188.88 |
| 0218-336-29-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 98 | $2,875.00 | $1,188.88 |
| 0218-336-30-0000 | No | | | | 20399Condos | CA7 | $0.00 | $0.00 |
| 0218-336-31-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 99 | $2,875.00 | $1,188.88 |
| 0218-336-32-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 100 | $3,580.00 | $1,188.88 |
| 0218-336-33-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 101 | $3,580.00 | $1,188.88 |
| 0218-336-34-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 102 | $3,580.00 | $1,188.88 |
| 0218-336-35-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 103 | $3,909.00 | $1,188.88 |
| 0218-336-36-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 104 | $4,135.00 | $1,188.88 |
| 0218-336-37-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 105 | $3,909.00 | $1,188.88 |
| 0218-336-38-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 106 | $3,909.00 | $1,188.88 |
| 0218-336-39-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 107 | $4,135.00 | $1,188.88 |
| 0218-336-40-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 108 | $3,909.00 | $1,188.88 |
| 0218-336-41-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 109 | $3,580.00 | $1,188.88 |
| 0218-336-42-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 110 | $3,580.00 | $1,188.88 |
| 0218-336-43-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 111 | $3,580.00 | $1,188.88 |
| 0218-336-44-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 112 | $2,875.00 | $1,188.88 |
| 0218-336-45-0000 | No | | | | 20399Condos | CA8 | $0.00 | $0.00 |
| 0218-336-46-0000 | No | | | | 20399 | L | $0.00 | $0.00 |
| 0218-336-47-0000 | No | | | | 20399 | M | $0.00 | $0.00 |
| 0218-336-48-0000 | No | | | | 20399 | N | $0.00 | $0.00 |
| 0218-337-01-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 113 | $2,875.00 | $1,188.88 |
| 0218-337-02-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 114 | $3,580.00 | $1,188.88 |
| 0218-337-03-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 115 | $3,580.00 | $1,188.88 |
| 0218-337-04-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 116 | $3,580.00 | $1,188.88 |
| 0218-337-05-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 117 | $3,909.00 | $1,188.88 |
| 0218-337-06-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 118 | $4,135.00 | $1,188.88 |
| 0218-337-07-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 119 | $3,909.00 | $1,188.88 |
| 0218-337-08-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 120 | $3,909.00 | $1,188.88 |
| 0218-337-09-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 121 | $4,135.00 | $1,188.88 |
| 0218-337-10-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 122 | $3,909.00 | $1,188.88 |
| 0218-337-11-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 123 | $3,580.00 | $1,188.88 |
| 0218-337-12-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 124 | $3,580.00 | $1,188.88 |
| 0218-337-13-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 125 | $3,580.00 | $1,188.88 |
| 0218-337-14-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 126 | $2,875.00 | $1,188.88 |
| 0218-337-15-0000 | No | | | | 20399Condos | CA9 | $0.00 | $0.00 |
| 0218-337-16-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 127 | $2,875.00 | $1,188.88 |
| 0218-337-17-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 128 | $3,580.00 | $1,188.88 |
| 0218-337-18-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 129 | $3,580.00 | $1,188.88 |
| 0218-337-19-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 130 | $3,580.00 | $1,188.88 |
| 0218-337-20-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 131 | $3,909.00 | $1,188.88 |
| 0218-337-21-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 132 | $4,135.00 | $1,188.88 |
| 0218-337-22-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 133 | $3,909.00 | $1,188.88 |
| 0218-337-23-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 134 | $3,909.00 | $1,188.88 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-337-24-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 135 | $4,135.00 | $1,188.88 |
| 0218-337-25-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 136 | $3,909.00 | $1,188.88 |
| 0218-337-26-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 137 | $3,580.00 | $1,188.88 |
| 0218-337-27-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 138 | $3,580.00 | $1,188.88 |
| 0218-337-28-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 139 | $3,580.00 | $1,188.88 |
| 0218-337-29-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 140 | $2,875.00 | $1,188.88 |
| 0218-337-30-0000 | No | | | | 20399Condos | CA10 | $0.00 | $0.00 |
| 0218-337-31-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 141 | $2,875.00 | $1,188.88 |
| 0218-337-32-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 142 | $3,580.00 | $1,188.88 |
| 0218-337-33-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 143 | $3,580.00 | $1,188.88 |
| 0218-337-34-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 144 | $3,580.00 | $1,188.88 |
| 0218-337-35-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 145 | $3,909.00 | $1,188.88 |
| 0218-337-36-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 146 | $4,135.00 | $1,188.88 |
| 0218-337-37-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 147 | $3,909.00 | $1,188.88 |
| 0218-337-38-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 148 | $3,909.00 | $1,188.88 |
| 0218-337-39-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 149 | $4,135.00 | $1,188.88 |
| 0218-337-40-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 150 | $3,909.00 | $1,188.88 |
| 0218-337-41-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 151 | $3,580.00 | $1,188.88 |
| 0218-337-42-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 152 | $3,580.00 | $1,188.88 |
| 0218-337-43-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 153 | $3,580.00 | $1,188.88 |
| 0218-337-44-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 154 | $2,875.00 | $1,188.88 |
| 0218-337-45-0000 | No | | | | 20399Condos | CA11 | $0.00 | $0.00 |
| 0218-337-46-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 155 | $2,875.00 | $1,188.88 |
| 0218-337-47-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 156 | $3,580.00 | $1,188.88 |
| 0218-337-48-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 157 | $3,580.00 | $1,188.88 |
| 0218-337-49-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 158 | $3,580.00 | $1,188.88 |
| 0218-337-50-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 159 | $3,909.00 | $1,188.88 |
| 0218-337-51-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 160 | $4,135.00 | $1,188.88 |
| 0218-337-52-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 161 | $3,909.00 | $1,188.88 |
| 0218-337-53-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 162 | $3,909.00 | $1,188.88 |
| 0218-337-54-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 163 | $4,135.00 | $1,188.88 |
| 0218-337-55-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 164 | $3,909.00 | $1,188.88 |
| 0218-337-56-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 165 | $3,580.00 | $1,188.88 |
| 0218-337-57-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 166 | $3,580.00 | $1,188.88 |
| 0218-337-58-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 167 | $3,580.00 | $1,188.88 |
| 0218-337-59-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 168 | $2,875.00 | $1,188.88 |
| 0218-337-60-0000 | No | | | | 20399Condos | CA12W | $0.00 | $0.00 |
| 0218-337-61-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 169 | $2,875.00 | $1,188.88 |
| 0218-337-62-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 170 | $3,580.00 | $1,188.88 |
| 0218-337-63-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 171 | $3,580.00 | $1,188.88 |
| 0218-337-64-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 172 | $3,580.00 | $1,188.88 |
| 0218-337-65-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 173 | $3,909.00 | $1,188.88 |
| 0218-337-66-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 174 | $4,135.00 | $1,188.88 |
| 0218-337-67-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 175 | $3,909.00 | $1,188.88 |
| 0218-337-68-0000 | Yes | Single Family | 1,654 | 1 | 20399Condos | 176 | $3,909.00 | $1,188.88 |
| 0218-337-69-0000 | Yes | Single Family | 1,815 | 1 | 20399Condos | 177 | $4,135.00 | $1,188.88 |
| 0218-337-70-0000 | Yes | Single Family | 1,681 | 1 | 20399Condos | 178 | $3,909.00 | $1,188.88 |
| 0218-337-71-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 179 | $3,580.00 | $1,188.88 |
| 0218-337-72-0000 | Yes | Single Family | 1,388 | 1 | 20399Condos | 180 | $3,580.00 | $1,188.88 |
| 0218-337-73-0000 | Yes | Single Family | 1,309 | 1 | 20399Condos | 181 | $3,580.00 | $1,188.88 |
| 0218-337-74-0000 | Yes | Single Family | 845 | 1 | 20399Condos | 182 | $2,875.00 | $1,188.88 |
| 0218-337-75-0000 | No | | | | 20399Condos | CA12E | $0.00 | $0.00 |
| 0218-337-76-0000 | No | | | | 20399 | O | $0.00 | $0.00 |
| 0218-337-77-0000 | No | | | | 20399 | P | $0.00 | $0.00 |
| 0218-337-78-0000 | No | | | | 20399 | Q | $0.00 | $0.00 |
| 0218-337-79-0000 | No | | | | 20399 | R | $0.00 | $0.00 |
| 0218-337-80-0000 | No | | | | 20399 | S | $0.00 | $0.00 |
| 0218-337-81-0000 | No | | | | 20399 | T | $0.00 | $0.00 |
| 0218-337-82-0000 | No | | | | 20399 | BB | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$1,227,662.00** | **$394,708.16** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 73**
**(Wildflower Acres)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-313-10-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 14 | $5,466.00 | $1,371.52 |
| 0218-313-11-0000 | Yes | Single Family Detached | 2,378 | 1 | 20451 | 15 | $5,903.00 | $1,371.52 |
| 0218-313-12-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 16 | $5,466.00 | $1,371.52 |
| 0218-313-13-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 17 | $5,466.00 | $1,371.52 |
| 0218-313-14-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 18 | $5,466.00 | $1,371.52 |
| 0218-313-15-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 19 | $5,903.00 | $1,371.52 |
| 0218-313-16-0000 | Yes | Single Family Detached | 2,378 | 1 | 20451 | 20 | $5,903.00 | $1,371.52 |
| 0218-313-17-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 21 | $5,466.00 | $1,371.52 |
| 0218-313-18-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 22 | $5,466.00 | $1,371.52 |
| 0218-313-19-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 23 | $5,466.00 | $1,371.52 |
| 0218-313-20-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 24 | $5,466.00 | $1,371.52 |
| 0218-313-21-0000 | Yes | Single Family Detached | 2,143 | 1 | 20451 | 25 | $5,466.00 | $1,371.52 |
| 0218-313-22-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 26 | $5,466.00 | $1,371.52 |
| 0218-313-23-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 27 | $5,903.00 | $1,371.52 |
| 0218-313-24-0000 | No | | | | 20451 | D | $0.00 | $0.00 |
| 0218-313-25-0000 | No | | | | 20451 | J | $0.00 | $0.00 |
| 0218-313-32-0000 | No | | | | 20451 | KK | $0.00 | $0.00 |
| 0218-313-33-0000 | No | | | | 20451 | LL | $0.00 | $0.00 |
| 0218-313-34-0000 | No | | | | 20451 | MM | $0.00 | $0.00 |
| 0218-313-35-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 163 | $4,757.00 | $1,371.52 |
| 0218-313-36-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 164 | $4,757.00 | $1,371.52 |
| 0218-313-37-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 165 | $5,241.00 | $1,371.52 |
| 0218-313-38-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 166 | $4,757.00 | $1,371.52 |
| 0218-313-39-0000 | Yes | Single Family Detached | 1,564 | 1 | 20451 | 167 | $4,447.00 | $1,371.52 |
| 0218-313-40-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 168 | $5,241.00 | $1,371.52 |
| 0218-313-41-0000 | No | | | | 20451 | CA11 | $0.00 | $0.00 |
| 0218-313-42-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 169 | $4,757.00 | $1,371.52 |
| 0218-313-43-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 170 | $4,757.00 | $1,371.52 |
| 0218-313-44-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 171 | $5,241.00 | $1,371.52 |
| 0218-313-45-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 172 | $4,757.00 | $1,371.52 |
| 0218-313-46-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 173 | $4,447.00 | $1,371.52 |
| 0218-313-47-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 174 | $5,241.00 | $1,371.52 |
| 0218-313-48-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 175 | $4,757.00 | $1,371.52 |
| 0218-313-49-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 176 | $4,757.00 | $1,371.52 |
| 0218-313-50-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 177 | $4,757.00 | $1,371.52 |
| 0218-313-51-0000 | No | | | | 20451 | CA12 | $0.00 | $0.00 |
| 0218-313-51-0000 | No | | | | 20451 | CA13 | $0.00 | $0.00 |
| 0218-314-01-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 52 | $5,466.00 | $1,371.52 |
| 0218-314-02-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 53 | $5,466.00 | $1,371.52 |
| 0218-314-03-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 54 | $5,466.00 | $1,371.52 |
| 0218-314-04-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 55 | $5,466.00 | $1,371.52 |
| 0218-314-05-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 56 | $5,466.00 | $1,371.52 |
| 0218-314-06-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 57 | $5,466.00 | $1,371.52 |
| 0218-314-07-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 58 | $5,466.00 | $1,371.52 |
| 0218-314-08-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 59 | $5,903.00 | $1,371.52 |
| 0218-314-09-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 60 | $5,903.00 | $1,371.52 |
| 0218-314-10-0000 | Yes | Single Family Detached | 2,143 | 1 | 20451 | 61 | $5,466.00 | $1,371.52 |
| 0218-314-11-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 62 | $5,466.00 | $1,371.52 |
| 0218-314-12-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 63 | $5,466.00 | $1,371.52 |
| 0218-314-13-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 64 | $5,466.00 | $1,371.52 |
| 0218-314-14-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 65 | $5,466.00 | $1,371.52 |
| 0218-314-15-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 66 | $5,466.00 | $1,371.52 |
| 0218-314-16-0000 | Yes | Single Family Detached | 2,378 | 1 | 20451 | 67 | $5,903.00 | $1,371.52 |
| 0218-314-17-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 68 | $5,903.00 | $1,371.52 |
| 0218-314-18-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 69 | $5,466.00 | $1,371.52 |
| 0218-314-19-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 70 | $5,466.00 | $1,371.52 |
| 0218-314-20-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 71 | $5,466.00 | $1,371.52 |
| 0218-314-21-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 72 | $5,466.00 | $1,371.52 |
| 0218-314-22-0000 | Yes | Single Family Detached | 2,143 | 1 | 20451 | 73 | $5,466.00 | $1,371.52 |
| 0218-314-23-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 74 | $5,466.00 | $1,371.52 |
| 0218-314-24-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 75 | $5,903.00 | $1,371.52 |
| 0218-314-25-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 76 | $5,903.00 | $1,371.52 |
| 0218-314-26-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 77 | $5,466.00 | $1,371.52 |
| 0218-314-27-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 78 | $5,466.00 | $1,371.52 |
| 0218-314-28-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 79 | $5,466.00 | $1,371.52 |
| 0218-314-29-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 80 | $5,466.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-314-30-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 81 | $5,466.00 | $1,371.52 |
| 0218-314-31-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 82 | $5,466.00 | $1,371.52 |
| 0218-314-32-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 83 | $5,903.00 | $1,371.52 |
| 0218-314-33-0000 | Yes | Single Family Detached | 2,378 | 1 | 20451 | 84 | $5,903.00 | $1,371.52 |
| 0218-314-34-0000 | Yes | Single Family Detached | 2,143 | 1 | 20451 | 85 | $5,466.00 | $1,371.52 |
| 0218-314-35-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 86 | $5,466.00 | $1,371.52 |
| 0218-314-36-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 87 | $5,466.00 | $1,371.52 |
| 0218-314-37-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 88 | $5,466.00 | $1,371.52 |
| 0218-314-38-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 89 | $5,466.00 | $1,371.52 |
| 0218-314-39-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 90 | $5,466.00 | $1,371.52 |
| 0218-314-40-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 91 | $5,903.00 | $1,371.52 |
| 0218-314-41-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 92 | $5,903.00 | $1,371.52 |
| 0218-314-42-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 93 | $5,466.00 | $1,371.52 |
| 0218-314-43-0000 | Yes | Single Family Detached | 2,230 | 1 | 20451 | 94 | $5,466.00 | $1,371.52 |
| 0218-314-44-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 95 | $5,466.00 | $1,371.52 |
| 0218-314-45-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 96 | $5,466.00 | $1,371.52 |
| 0218-314-46-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 97 | $5,466.00 | $1,371.52 |
| 0218-314-47-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 98 | $5,466.00 | $1,371.52 |
| 0218-314-48-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 99 | $5,903.00 | $1,371.52 |
| 0218-314-49-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 100 | $5,903.00 | $1,371.52 |
| 0218-314-50-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 101 | $5,466.00 | $1,371.52 |
| 0218-314-51-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 102 | $5,903.00 | $1,371.52 |
| 0218-314-52-0000 | No | | | | 20451 | 103 | $0.00 | $0.00 |
| 0218-314-53-0000 | No | | | | 20451 | 104 | $0.00 | $0.00 |
| 0218-314-54-0000 | No | | | | 20451 | 105 | $0.00 | $0.00 |
| 0218-314-55-0000 | No | | | | 20451 | 106 | $0.00 | $0.00 |
| 0218-314-56-0000 | No | | | | 20451 | 107 | $0.00 | $0.00 |
| 0218-314-57-0000 | No | | | | 20451 | 108 | $0.00 | $0.00 |
| 0218-314-58-0000 | No | | | | 20451 | C | $0.00 | $0.00 |
| 0218-314-59-0000 | No | | | | 20451 | RR | $0.00 | $0.00 |
| 0218-314-60-0000 | No | | | | 20451 | SS | $0.00 | $0.00 |
| 0218-314-61-0000 | No | | | | 20451 | TT | $0.00 | $0.00 |
| 0218-314-62-0000 | No | | | | 20451 | UU | $0.00 | $0.00 |
| 0218-314-63-0000 | No | | | | 20451 | VV | $0.00 | $0.00 |
| 0218-314-64-0000 | No | | | | 20451 | WW | $0.00 | $0.00 |
| 0218-314-65-0000 | No | | | | 20451 | XX | $0.00 | $0.00 |
| 0218-315-01-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 127 | $4,757.00 | $1,371.52 |
| 0218-315-02-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 128 | $4,447.00 | $1,371.52 |
| 0218-315-03-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 129 | $4,757.00 | $1,371.52 |
| 0218-315-04-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 130 | $5,241.00 | $1,371.52 |
| 0218-315-05-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 131 | $5,241.00 | $1,371.52 |
| 0218-315-06-0000 | Yes | Single Family Detached | 1,564 | 1 | 20451 | 132 | $4,447.00 | $1,371.52 |
| 0218-315-07-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 133 | $4,757.00 | $1,371.52 |
| 0218-315-08-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 134 | $4,757.00 | $1,371.52 |
| 0218-315-09-0000 | No | | | | 20451 | CA6 | $0.00 | $0.00 |
| 0218-315-10-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 119 | $4,757.00 | $1,371.52 |
| 0218-315-11-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 120 | $4,447.00 | $1,371.52 |
| 0218-315-12-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 121 | $4,757.00 | $1,371.52 |
| 0218-315-13-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 122 | $5,241.00 | $1,371.52 |
| 0218-315-14-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 123 | $5,241.00 | $1,371.52 |
| 0218-315-15-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 124 | $4,447.00 | $1,371.52 |
| 0218-315-16-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 125 | $4,757.00 | $1,371.52 |
| 0218-315-17-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 126 | $4,757.00 | $1,371.52 |
| 0218-315-18-0000 | No | | | | 20451 | CA5 | $0.00 | $0.00 |
| 0218-315-19-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 111 | $4,757.00 | $1,371.52 |
| 0218-315-20-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 112 | $4,447.00 | $1,371.52 |
| 0218-315-21-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 113 | $4,757.00 | $1,371.52 |
| 0218-315-22-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 114 | $5,241.00 | $1,371.52 |
| 0218-315-23-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 115 | $5,241.00 | $1,371.52 |
| 0218-315-24-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 116 | $4,447.00 | $1,371.52 |
| 0218-315-25-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 117 | $4,757.00 | $1,371.52 |
| 0218-315-26-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 118 | $4,757.00 | $1,371.52 |
| 0218-315-27-0000 | No | | | | 20451 | CA4 | $0.00 | $0.00 |
| 0218-315-28-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 10 | $5,241.00 | $1,371.52 |
| 0218-315-29-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 11 | $4,757.00 | $1,371.52 |
| 0218-315-30-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 12 | $4,757.00 | $1,371.52 |
| 0218-315-31-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 13 | $5,241.00 | $1,371.52 |
| 0218-315-32-0000 | Yes | Single Family Detached | 1,564 | 1 | 20451 | 109 | $4,447.00 | $1,371.52 |
| 0218-315-33-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 110 | $4,757.00 | $1,371.52 |
| 0218-315-34-0000 | No | | | | 20451 | CA3 | $0.00 | $0.00 |
| 0218-315-35-0000 | No | | | | 20451 | 1 | $0.00 | $0.00 |
| 0218-315-36-0000 | No | | | | 20451 | 2 | $0.00 | $0.00 |
| 0218-315-37-0000 | No | | | | 20451 | 3 | $0.00 | $0.00 |
| 0218-315-38-0000 | No | | | | 20451 | 4 | $0.00 | $0.00 |
| 0218-315-39-0000 | No | | | | 20451 | 5 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-315-40-0000 | No | | | | 20451 | 6 | $0.00 | $0.00 |
| 0218-315-41-0000 | No | | | | 20451 | 7 | $0.00 | $0.00 |
| 0218-315-42-0000 | No | | | | 20451 | 8 | $0.00 | $0.00 |
| 0218-315-43-0000 | No | | | | 20451 | 9 | $0.00 | $0.00 |
| 0218-315-44-0000 | No | | | | 20451 | CA1 | $0.00 | $0.00 |
| 0218-315-44-0000 | No | | | | 20451 | CA2 | $0.00 | $0.00 |
| 0218-315-45-0000 | No | | | | 20451 | AA | $0.00 | $0.00 |
| 0218-315-46-0000 | No | | | | 20451 | BB | $0.00 | $0.00 |
| 0218-315-47-0000 | No | | | | 20451 | CC | $0.00 | $0.00 |
| 0218-315-48-0000 | No | | | | 20451 | DD | $0.00 | $0.00 |
| 0218-315-49-0000 | No | | | | 20451 | EE | $0.00 | $0.00 |
| 0218-315-50-0000 | No | | | | 20451 | FF | $0.00 | $0.00 |
| 0218-666-05-0000 | Yes | Single Family Detached | 2,410 | 1 | 20451 | 28 | $5,903.00 | $1,371.52 |
| 0218-666-06-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 29 | $5,466.00 | $1,371.52 |
| 0218-666-07-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 30 | $5,466.00 | $1,371.52 |
| 0218-666-08-0000 | Yes | Single Family Detached | 2,271 | 1 | 20451 | 31 | $5,466.00 | $1,371.52 |
| 0218-666-09-0000 | No | | | | 20451 | 32 | $0.00 | $0.00 |
| 0218-666-10-0000 | No | | | | 20451 | 33 | $0.00 | $0.00 |
| 0218-666-11-0000 | No | | | | 20451 | 34 | $0.00 | $0.00 |
| 0218-666-12-0000 | No | | | | 20451 | 35 | $0.00 | $0.00 |
| 0218-666-13-0000 | Yes | Single Family Detached | 2,390 | 1 | 20451 | 36 | $5,903.00 | $1,371.52 |
| 0218-666-14-0000 | Yes | Single Family Detached | 2,167 | 1 | 20451 | 37 | $5,466.00 | $1,371.52 |
| 0218-666-15-0000 | Yes | Single Family Detached | 2,240 | 1 | 20451 | 38 | $5,466.00 | $1,371.52 |
| 0218-666-16-0000 | Yes | Single Family Detached | 2,281 | 1 | 20451 | 39 | $5,466.00 | $1,371.52 |
| 0218-666-17-0000 | No | | | | 20451 | 40 | $0.00 | $0.00 |
| 0218-666-18-0000 | No | | | | 20451 | 41 | $0.00 | $0.00 |
| 0218-666-19-0000 | No | | | | 20451 | 42 | $0.00 | $0.00 |
| 0218-666-20-0000 | No | | | | 20451 | 43 | $0.00 | $0.00 |
| 0218-666-21-0000 | No | | | | 20451 | 44 | $0.00 | $0.00 |
| 0218-666-22-0000 | No | | | | 20451 | 45 | $0.00 | $0.00 |
| 0218-666-23-0000 | No | | | | 20451 | 46 | $0.00 | $0.00 |
| 0218-666-24-0000 | No | | | | 20451 | 47 | $0.00 | $0.00 |
| 0218-666-25-0000 | No | | | | 20451 | 48 | $0.00 | $0.00 |
| 0218-666-26-0000 | No | | | | 20451 | 49 | $0.00 | $0.00 |
| 0218-666-27-0000 | No | | | | 20451 | 50 | $0.00 | $0.00 |
| 0218-666-28-0000 | No | | | | 20451 | 51 | $0.00 | $0.00 |
| 0218-666-29-0000 | No | | | | 20451 | B | $0.00 | $0.00 |
| 0218-666-30-0000 | No | | | | 20451 | E | $0.00 | $0.00 |
| 0218-666-31-0000 | No | | | | 20451 | F | $0.00 | $0.00 |
| 0218-666-32-0000 | No | | | | 20451 | G | $0.00 | $0.00 |
| 0218-666-33-0000 | No | | | | 20451 | I | $0.00 | $0.00 |
| 0218-666-34-0000 | No | | | | 20451 | GG | $0.00 | $0.00 |
| 0218-666-35-0000 | No | | | | 20451 | HH | $0.00 | $0.00 |
| 0218-666-36-0000 | No | | | | 20451 | II | $0.00 | $0.00 |
| 0218-666-37-0000 | No | | | | 20451 | JJ | $0.00 | $0.00 |
| 0218-666-38-0000 | No | | | | 20451 | NN | $0.00 | $0.00 |
| 0218-666-39-0000 | No | | | | 20451 | OO | $0.00 | $0.00 |
| 0218-666-40-0000 | No | | | | 20451 | PP | $0.00 | $0.00 |
| 0218-666-41-0000 | No | | | | 20451 | QQ | $0.00 | $0.00 |
| 0218-666-42-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 135 | $4,757.00 | $1,371.52 |
| 0218-666-43-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 136 | $4,447.00 | $1,371.52 |
| 0218-666-44-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 137 | $4,757.00 | $1,371.52 |
| 0218-666-45-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 138 | $5,241.00 | $1,371.52 |
| 0218-666-46-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 139 | $5,241.00 | $1,371.52 |
| 0218-666-47-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 140 | $4,447.00 | $1,371.52 |
| 0218-666-48-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 141 | $4,757.00 | $1,371.52 |
| 0218-666-49-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 142 | $4,757.00 | $1,371.52 |
| 0218-666-50-0000 | No | | | | 20451 | CA7 | $0.00 | $0.00 |
| 0218-666-51-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 157 | $4,757.00 | $1,371.52 |
| 0218-666-52-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 158 | $4,757.00 | $1,371.52 |
| 0218-666-53-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 159 | $5,241.00 | $1,371.52 |
| 0218-666-54-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 160 | $4,757.00 | $1,371.52 |
| 0218-666-55-0000 | Yes | Single Family Detached | 1,575 | 1 | 20451 | 161 | $4,447.00 | $1,371.52 |
| 0218-666-56-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 162 | $5,241.00 | $1,371.52 |
| 0218-666-57-0000 | No | | | | 20451 | CA10 | $0.00 | $0.00 |
| 0218-666-58-0000 | No | | | | 20451 | 143 | $0.00 | $0.00 |
| 0218-666-59-0000 | No | | | | 20451 | 144 | $0.00 | $0.00 |
| 0218-666-60-0000 | No | | | | 20451 | 145 | $0.00 | $0.00 |
| 0218-666-61-0000 | No | | | | 20451 | 146 | $0.00 | $0.00 |
| 0218-666-62-0000 | No | | | | 20451 | 147 | $0.00 | $0.00 |
| 0218-666-63-0000 | No | | | | 20451 | 148 | $0.00 | $0.00 |
| 0218-666-64-0000 | No | | | | 20451 | 149 | $0.00 | $0.00 |
| 0218-666-65-0000 | No | | | | 20451 | 150 | $0.00 | $0.00 |
| 0218-666-66-0000 | No | | | | 20451 | CA8 | $0.00 | $0.00 |
| 0218-666-67-0000 | Yes | Single Family Detached | 1,753 | 1 | 20451 | 151 | $4,757.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-666-68-0000 | Yes | Single Family Detached | 1,707 | 1 | 20451 | 152 | $4,757.00 | $1,371.52 |
| 0218-666-69-0000 | Yes | Single Family Detached | 2,038 | 1 | 20451 | 153 | $5,241.00 | $1,371.52 |
| 0218-666-70-0000 | No | | | | 20451 | 154 | $0.00 | $0.00 |
| 0218-666-71-0000 | No | | | | 20451 | 155 | $0.00 | $0.00 |
| 0218-666-72-0000 | No | | | | 20451 | 156 | $0.00 | $0.00 |
| 0218-666-73-0000 | No | | | | 20451 | CA9 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 192 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 197 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 193 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 194 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 195 | $0.00 | $0.00 |
| 0218-667-17-0000 | No | | | | 20451Condos | 196 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 181 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 182 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 183 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 178 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 179 | $0.00 | $0.00 |
| 0218-667-18-0000 | No | | | | 20451Condos | 180 | $0.00 | $0.00 |
| 0218-667-33-0000 | No | | | | 20451 | K | $0.00 | $0.00 |
| 0218-667-41-0000 | No | | | | 20451 | FFF | $0.00 | $0.00 |
| 0218-667-42-0000 | No | | | | 20451 | GGG | $0.00 | $0.00 |
| 0218-667-43-0000 | No | | | | 20451 | HHH | $0.00 | $0.00 |
| 0218-667-44-0000 | No | | | | 20451 | III | $0.00 | $0.00 |
| 0218-667-49-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 198 | $4,336.00 | $1,188.90 |
| 0218-667-50-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 199 | $4,101.00 | $1,188.90 |
| 0218-667-51-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 200 | $3,877.00 | $1,188.90 |
| 0218-667-52-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 201 | $4,101.00 | $1,188.90 |
| 0218-667-53-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 202 | $3,877.00 | $1,188.90 |
| 0218-667-54-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 203 | $4,336.00 | $1,188.90 |
| 0218-667-55-0000 | No | | | | 20451Condos | CA124 | $0.00 | $0.00 |
| 0218-667-56-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 204 | $4,336.00 | $1,188.90 |
| 0218-667-57-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 205 | $4,101.00 | $1,188.90 |
| 0218-667-58-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 206 | $3,877.00 | $1,188.90 |
| 0218-667-59-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 207 | $4,336.00 | $1,188.90 |
| 0218-667-60-0000 | No | | | | 20451Condos | CA129 | $0.00 | $0.00 |
| 0218-667-61-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 214 | $4,336.00 | $1,188.90 |
| 0218-667-62-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 215 | $4,101.00 | $1,188.90 |
| 0218-667-63-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 216 | $3,877.00 | $1,188.90 |
| 0218-667-64-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 217 | $4,336.00 | $1,188.90 |
| 0218-667-65-0000 | No | | | | 20451Condos | CA123 | $0.00 | $0.00 |
| 0218-667-66-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 208 | $4,336.00 | $1,188.90 |
| 0218-667-67-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 209 | $4,101.00 | $1,188.90 |
| 0218-667-68-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 210 | $3,877.00 | $1,188.90 |
| 0218-667-69-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 211 | $4,101.00 | $1,188.90 |
| 0218-667-70-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 212 | $3,877.00 | $1,188.90 |
| 0218-667-71-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 213 | $4,336.00 | $1,188.90 |
| 0218-667-72-0000 | No | | | | 20451Condos | CA130 | $0.00 | $0.00 |
| 0218-667-73-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 184 | $4,336.00 | $1,188.90 |
| 0218-667-74-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 185 | $4,101.00 | $1,188.90 |
| 0218-667-75-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 186 | $3,877.00 | $1,188.90 |
| 0218-667-76-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 187 | $4,336.00 | $1,188.90 |
| 0218-667-77-0000 | No | | | | 20451Condos | CA127 | $0.00 | $0.00 |
| 0218-667-78-0000 | No | | | | 20451Condos | 188 | $0.00 | $0.00 |
| 0218-667-79-0000 | No | | | | 20451Condos | 189 | $0.00 | $0.00 |
| 0218-667-80-0000 | No | | | | 20451Condos | 190 | $0.00 | $0.00 |
| 0218-667-81-0000 | No | | | | 20451Condos | 191 | $0.00 | $0.00 |
| 0218-667-82-0000 | No | | | | 20451Condos | CA128 | $0.00 | $0.00 |
| 0218-668-01-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 218 | $4,336.00 | $1,188.90 |
| 0218-668-02-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 219 | $4,101.00 | $1,188.90 |
| 0218-668-03-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 220 | $3,877.00 | $1,188.90 |
| 0218-668-04-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 221 | $4,336.00 | $1,188.90 |
| 0218-668-05-0000 | No | | | | 20451Condos | CA122 | $0.00 | $0.00 |
| 0218-668-06-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 222 | $4,336.00 | $1,188.90 |
| 0218-668-07-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 223 | $4,101.00 | $1,188.90 |
| 0218-668-08-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 224 | $3,877.00 | $1,188.90 |
| 0218-668-09-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 225 | $4,101.00 | $1,188.90 |
| 0218-668-10-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 226 | $3,877.00 | $1,188.90 |
| 0218-668-11-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 227 | $4,336.00 | $1,188.90 |
| 0218-668-12-0000 | No | | | | 20451Condos | CA131 | $0.00 | $0.00 |
| 0218-668-13-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 228 | $4,336.00 | $1,188.90 |
| 0218-668-14-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 229 | $4,101.00 | $1,188.90 |
| 0218-668-15-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 230 | $3,877.00 | $1,188.90 |
| 0218-668-16-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 231 | $4,101.00 | $1,188.90 |
| 0218-668-17-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 232 | $3,877.00 | $1,188.90 |
| 0218-668-18-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 233 | $4,336.00 | $1,188.90 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-668-19-0000 | No | | | | 20451Condos | CA132 | $0.00 | $0.00 |
| 0218-668-20-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 234 | $4,336.00 | $1,188.90 |
| 0218-668-21-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 235 | $4,101.00 | $1,188.90 |
| 0218-668-22-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 236 | $3,877.00 | $1,188.90 |
| 0218-668-23-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 237 | $4,336.00 | $1,188.90 |
| 0218-668-24-0000 | No | | | | 20451Condos | CA121 | $0.00 | $0.00 |
| 0218-668-25-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 238 | $4,336.00 | $1,188.90 |
| 0218-668-26-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 239 | $4,101.00 | $1,188.90 |
| 0218-668-27-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 240 | $3,877.00 | $1,188.90 |
| 0218-668-28-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 241 | $4,336.00 | $1,188.90 |
| 0218-668-29-0000 | No | | | | 20451Condos | CA120 | $0.00 | $0.00 |
| 0218-668-30-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 242 | $4,336.00 | $1,188.90 |
| 0218-668-31-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 243 | $4,101.00 | $1,188.90 |
| 0218-668-32-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 244 | $3,877.00 | $1,188.90 |
| 0218-668-33-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 245 | $4,101.00 | $1,188.90 |
| 0218-668-34-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 246 | $3,877.00 | $1,188.90 |
| 0218-668-35-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 247 | $4,336.00 | $1,188.90 |
| 0218-668-36-0000 | No | | | | 20451Condos | CA133 | $0.00 | $0.00 |
| 0218-668-37-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 248 | $4,336.00 | $1,188.90 |
| 0218-668-38-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 249 | $4,101.00 | $1,188.90 |
| 0218-668-39-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 250 | $3,877.00 | $1,188.90 |
| 0218-668-40-0000 | Yes | Single Family Attached | 1,593 | 1 | 20451Condos | 251 | $4,101.00 | $1,188.90 |
| 0218-668-41-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 252 | $3,877.00 | $1,188.90 |
| 0218-668-42-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 253 | $4,336.00 | $1,188.90 |
| 0218-668-43-0000 | No | | | | 20451Condos | CA134 | $0.00 | $0.00 |
| 0218-668-44-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 254 | $4,336.00 | $1,188.90 |
| 0218-668-45-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 255 | $4,101.00 | $1,188.90 |
| 0218-668-46-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 256 | $3,877.00 | $1,188.90 |
| 0218-668-47-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 257 | $4,336.00 | $1,188.90 |
| 0218-668-48-0000 | No | | | | 20451Condos | CA119 | $0.00 | $0.00 |
| 0218-668-49-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 258 | $4,336.00 | $1,188.90 |
| 0218-668-50-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 259 | $4,101.00 | $1,188.90 |
| 0218-668-51-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 260 | $3,877.00 | $1,188.90 |
| 0218-668-52-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 261 | $4,336.00 | $1,188.90 |
| 0218-668-53-0000 | No | | | | 20451Condos | CA118 | $0.00 | $0.00 |
| 0218-668-54-0000 | No | | | | 20451 | DDD | $0.00 | $0.00 |
| 0218-668-55-0000 | No | | | | 20451 | EEE | $0.00 | $0.00 |
| 0218-668-56-0000 | No | | | | 20451 | JJJ | $0.00 | $0.00 |
| 0218-668-57-0000 | No | | | | 20451 | KKK | $0.00 | $0.00 |
| 0218-668-58-0000 | No | | | | 20451Condos | 262 | $0.00 | $0.00 |
| 0218-668-59-0000 | No | | | | 20451Condos | 263 | $0.00 | $0.00 |
| 0218-668-60-0000 | No | | | | 20451Condos | 264 | $0.00 | $0.00 |
| 0218-668-61-0000 | No | | | | 20451Condos | 265 | $0.00 | $0.00 |
| 0218-668-62-0000 | No | | | | 20451Condos | 266 | $0.00 | $0.00 |
| 0218-668-63-0000 | No | | | | 20451Condos | 267 | $0.00 | $0.00 |
| 0218-668-64-0000 | No | | | | 20451Condos | CA135 | $0.00 | $0.00 |
| 0218-668-65-0000 | No | | | | 20451Condos | 268 | $0.00 | $0.00 |
| 0218-668-66-0000 | No | | | | 20451Condos | 269 | $0.00 | $0.00 |
| 0218-668-67-0000 | No | | | | 20451Condos | 270 | $0.00 | $0.00 |
| 0218-668-68-0000 | No | | | | 20451Condos | 271 | $0.00 | $0.00 |
| 0218-668-69-0000 | No | | | | 20451Condos | 272 | $0.00 | $0.00 |
| 0218-668-70-0000 | No | | | | 20451Condos | 273 | $0.00 | $0.00 |
| 0218-668-71-0000 | No | | | | 20451Condos | CA136 | $0.00 | $0.00 |
| 0218-668-72-0000 | Yes | Single Family Attached | 1,644 | 1 | 20451Condos | 274 | $4,336.00 | $1,188.90 |
| 0218-668-73-0000 | Yes | Single Family Attached | 1,572 | 1 | 20451Condos | 275 | $4,101.00 | $1,188.90 |
| 0218-668-74-0000 | Yes | Single Family Attached | 1,498 | 1 | 20451Condos | 276 | $3,877.00 | $1,188.90 |
| 0218-668-75-0000 | Yes | Single Family Attached | 1,650 | 1 | 20451Condos | 277 | $4,336.00 | $1,188.90 |
| 0218-668-76-0000 | No | | | | 20451Condos | CA117 | $0.00 | $0.00 |
| 0218-668-77-0000 | No | | | | 20451Condos | 278 | $0.00 | $0.00 |
| 0218-668-78-0000 | No | | | | 20451Condos | 279 | $0.00 | $0.00 |
| 0218-668-79-0000 | No | | | | 20451Condos | 280 | $0.00 | $0.00 |
| 0218-668-80-0000 | No | | | | 20451Condos | 281 | $0.00 | $0.00 |
| 0218-668-81-0000 | No | | | | 20451Condos | CA116 | $0.00 | $0.00 |
| 0218-668-82-0000 | No | | | | 20451Condos | 282 | $0.00 | $0.00 |
| 0218-668-83-0000 | No | | | | 20451Condos | 283 | $0.00 | $0.00 |
| 0218-668-84-0000 | No | | | | 20451Condos | 284 | $0.00 | $0.00 |
| 0218-668-85-0000 | No | | | | 20451Condos | 285 | $0.00 | $0.00 |
| 0218-668-86-0000 | No | | | | 20451Condos | 286 | $0.00 | $0.00 |
| 0218-668-87-0000 | No | | | | 20451Condos | 287 | $0.00 | $0.00 |
| 0218-668-88-0000 | No | | | | 20451Condos | CA137 | $0.00 | $0.00 |
| 0218-668-89-0000 | No | | | | 20451 | LLL | $0.00 | $0.00 |
| 0218-668-90-0000 | No | | | | 20451 | CCC | $0.00 | $0.00 |
| 0218-669-01-0000 | No | | | | 20451Condos | 288 | $0.00 | $0.00 |
| 0218-669-02-0000 | No | | | | 20451Condos | 289 | $0.00 | $0.00 |
| 0218-669-03-0000 | No | | | | 20451Condos | 290 | $0.00 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 0218-669-04-0000 | No | 20451Condos | 291 | $0.00 | $0.00 |
| 0218-669-05-0000 | No | 20451Condos | 292 | $0.00 | $0.00 |
| 0218-669-06-0000 | No | 20451Condos | 293 | $0.00 | $0.00 |
| 0218-669-07-0000 | No | 20451Condos | CA138 | $0.00 | $0.00 |
| 0218-669-08-0000 | No | 20451Condos | 294 | $0.00 | $0.00 |
| 0218-669-09-0000 | No | 20451Condos | 295 | $0.00 | $0.00 |
| 0218-669-10-0000 | No | 20451Condos | 296 | $0.00 | $0.00 |
| 0218-669-11-0000 | No | 20451Condos | 297 | $0.00 | $0.00 |
| 0218-669-12-0000 | No | 20451Condos | CA115 | $0.00 | $0.00 |
| 0218-669-13-0000 | No | 20451Condos | 298 | $0.00 | $0.00 |
| 0218-669-14-0000 | No | 20451Condos | 299 | $0.00 | $0.00 |
| 0218-669-15-0000 | No | 20451Condos | 300 | $0.00 | $0.00 |
| 0218-669-16-0000 | No | 20451Condos | 301 | $0.00 | $0.00 |
| 0218-669-17-0000 | No | 20451Condos | 302 | $0.00 | $0.00 |
| 0218-669-18-0000 | No | 20451Condos | 303 | $0.00 | $0.00 |
| 0218-669-19-0000 | No | 20451Condos | CA114 | $0.00 | $0.00 |
| 0218-669-20-0000 | No | 20451Condos | 304 | $0.00 | $0.00 |
| 0218-669-21-0000 | No | 20451Condos | 305 | $0.00 | $0.00 |
| 0218-669-22-0000 | No | 20451Condos | 306 | $0.00 | $0.00 |
| 0218-669-23-0000 | No | 20451Condos | 307 | $0.00 | $0.00 |
| 0218-669-24-0000 | No | 20451Condos | 308 | $0.00 | $0.00 |
| 0218-669-25-0000 | No | 20451Condos | 309 | $0.00 | $0.00 |
| 0218-669-26-0000 | No | 20451Condos | CA113 | $0.00 | $0.00 |
| 0218-669-27-0000 | No | 20451Condos | 310 | $0.00 | $0.00 |
| 0218-669-28-0000 | No | 20451Condos | 311 | $0.00 | $0.00 |
| 0218-669-29-0000 | No | 20451Condos | 312 | $0.00 | $0.00 |
| 0218-669-30-0000 | No | 20451Condos | 313 | $0.00 | $0.00 |
| 0218-669-31-0000 | No | 20451Condos | 314 | $0.00 | $0.00 |
| 0218-669-32-0000 | No | 20451Condos | 315 | $0.00 | $0.00 |
| 0218-669-33-0000 | No | 20451Condos | CA112 | $0.00 | $0.00 |
| 0218-669-34-0000 | No | 20451Condos | 316 | $0.00 | $0.00 |
| 0218-669-35-0000 | No | 20451Condos | 317 | $0.00 | $0.00 |
| 0218-669-36-0000 | No | 20451Condos | 318 | $0.00 | $0.00 |
| 0218-669-37-0000 | No | 20451Condos | 319 | $0.00 | $0.00 |
| 0218-669-38-0000 | No | 20451Condos | 320 | $0.00 | $0.00 |
| 0218-669-39-0000 | No | 20451Condos | 321 | $0.00 | $0.00 |
| 0218-669-40-0000 | No | 20451Condos | CA111 | $0.00 | $0.00 |
| 0218-669-41-0000 | No | 20451Condos | 322 | $0.00 | $0.00 |
| 0218-669-42-0000 | No | 20451Condos | 323 | $0.00 | $0.00 |
| 0218-669-43-0000 | No | 20451Condos | 324 | $0.00 | $0.00 |
| 0218-669-44-0000 | No | 20451Condos | 325 | $0.00 | $0.00 |
| 0218-669-45-0000 | No | 20451Condos | 326 | $0.00 | $0.00 |
| 0218-669-46-0000 | No | 20451Condos | 327 | $0.00 | $0.00 |
| 0218-669-47-0000 | No | 20451Condos | CA110 | $0.00 | $0.00 |
| 0218-669-48-0000 | No | 20451Condos | 328 | $0.00 | $0.00 |
| 0218-669-49-0000 | No | 20451Condos | 329 | $0.00 | $0.00 |
| 0218-669-50-0000 | No | 20451Condos | 330 | $0.00 | $0.00 |
| 0218-669-51-0000 | No | 20451Condos | 331 | $0.00 | $0.00 |
| 0218-669-52-0000 | No | 20451Condos | 332 | $0.00 | $0.00 |
| 0218-669-53-0000 | No | 20451Condos | 333 | $0.00 | $0.00 |
| 0218-669-54-0000 | No | 20451Condos | CA109 | $0.00 | $0.00 |
| 0218-669-55-0000 | No | 20451 | MMM | $0.00 | $0.00 |
| 0218-669-56-0000 | No | 20451 | BBB | $0.00 | $0.00 |
| 0218-669-57-0000 | No | 20451 | H | $0.00 | $0.00 |
| 0218-669-58-0000 | No | 20451 | AAA | $0.00 | $0.00 |
| 0218-669-59-0000 | No | 20451 | ZZ | $0.00 | $0.00 |
| 0218-669-60-0000 | No | 20451 | YY | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | **$1,004,381.00** | **$270,756.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 75**
**(Springhill)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 0218-684-01-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 1 | $3,969.00 | $1,371.52 |
| 0218-684-02-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 2 | $4,900.00 | $1,371.52 |
| 0218-684-03-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 3 | $4,900.00 | $1,371.52 |
| 0218-684-04-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 4 | $3,969.00 | $1,371.52 |
| 0218-684-05-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 5 | $4,900.00 | $1,371.52 |
| 0218-684-06-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 6 | $4,900.00 | $1,371.52 |
| 0218-684-07-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 7 | $4,900.00 | $1,371.52 |
| 0218-684-08-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 8 | $3,969.00 | $1,371.52 |
| 0218-684-09-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 9 | $4,900.00 | $1,371.52 |
| 0218-684-10-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 10 | $3,969.00 | $1,371.52 |
| 0218-684-11-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 11 | $4,900.00 | $1,371.52 |
| 0218-684-12-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 12 | $4,900.00 | $1,371.52 |
| 0218-684-13-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 13 | $4,900.00 | $1,371.52 |
| 0218-684-14-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 14 | $3,969.00 | $1,371.52 |
| 0218-684-15-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 15 | $4,900.00 | $1,371.52 |
| 0218-684-16-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 16 | $4,900.00 | $1,371.52 |
| 0218-684-17-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 17 | $3,969.00 | $1,371.52 |
| 0218-684-18-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 18 | $4,900.00 | $1,371.52 |
| 0218-684-19-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 19 | $4,900.00 | $1,371.52 |
| 0218-684-20-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 20 | $3,969.00 | $1,371.52 |
| 0218-684-21-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 21 | $4,900.00 | $1,371.52 |
| 0218-684-22-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 22 | $4,900.00 | $1,371.52 |
| 0218-684-23-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 23 | $3,969.00 | $1,371.52 |
| 0218-684-24-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 24 | $4,900.00 | $1,371.52 |
| 0218-684-25-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 25 | $3,969.00 | $1,371.52 |
| 0218-684-26-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 26 | $4,900.00 | $1,371.52 |
| 0218-684-27-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 27 | $4,900.00 | $1,371.52 |
| 0218-684-28-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 28 | $4,900.00 | $1,371.52 |
| 0218-684-29-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 29 | $3,969.00 | $1,371.52 |
| 0218-684-30-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 30 | $4,900.00 | $1,371.52 |
| 0218-684-31-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 31 | $4,900.00 | $1,371.52 |
| 0218-684-32-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 32 | $4,900.00 | $1,371.52 |
| 0218-684-33-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 33 | $4,900.00 | $1,371.52 |
| 0218-684-34-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 34 | $4,900.00 | $1,371.52 |
| 0218-684-35-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 35 | $3,969.00 | $1,371.52 |
| 0218-684-36-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 36 | $4,900.00 | $1,371.52 |
| 0218-684-37-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 37 | $4,900.00 | $1,371.52 |
| 0218-684-38-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 38 | $4,900.00 | $1,371.52 |
| 0218-684-39-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 39 | $3,969.00 | $1,371.52 |
| 0218-684-40-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 40 | $4,900.00 | $1,371.52 |
| 0218-684-41-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 41 | $4,900.00 | $1,371.52 |
| 0218-684-42-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 42 | $3,969.00 | $1,371.52 |
| 0218-684-43-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 43 | $4,900.00 | $1,371.52 |
| 0218-684-44-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 44 | $3,969.00 | $1,371.52 |
| 0218-684-45-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 45 | $4,900.00 | $1,371.52 |
| 0218-684-46-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 46 | $4,900.00 | $1,371.52 |
| 0218-684-47-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 47 | $3,969.00 | $1,371.52 |
| 0218-684-48-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 48 | $4,900.00 | $1,371.52 |
| 0218-684-49-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 49 | $4,900.00 | $1,371.52 |
| 0218-684-50-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 50 | $3,969.00 | $1,371.52 |
| 0218-684-51-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 51 | $3,969.00 | $1,371.52 |
| 0218-684-52-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 52 | $4,900.00 | $1,371.52 |
| 0218-684-53-0000 | Yes | Single Family Detached | 2,376 | 1 | 20536 | 53 | $4,900.00 | $1,371.52 |
| 0218-684-54-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 54 | $4,900.00 | $1,371.52 |
| 0218-684-55-0000 | Yes | Single Family Detached | 2,188 | 1 | 20536 | 55 | $3,969.00 | $1,371.52 |
| 0218-684-56-0000 | Yes | Single Family Detached | 2,291 | 1 | 20536 | 56 | $4,900.00 | $1,371.52 |
| 0218-684-57-0000 | No | | | | 20536 | C | $0.00 | $0.00 |
| 0218-684-58-0000 | No | | | | 20536 | D | $0.00 | $0.00 |
| 0218-684-59-0000 | No | | | | 20536 | F | $0.00 | $0.00 |
| 0218-685-01-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 73 | $3,077.00 | $1,371.52 |
| 0218-685-02-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 74 | $3,451.00 | $1,371.52 |
| 0218-685-03-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 75 | $3,969.00 | $1,371.52 |
| 0218-685-04-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 76 | $3,451.00 | $1,371.52 |
| 0218-685-05-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 77 | $3,077.00 | $1,371.52 |
| 0218-685-06-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 78 | $3,969.00 | $1,371.52 |
| 0218-685-07-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 79 | $3,451.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-685-08-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 80 | $3,451.00 | $1,371.52 |
| 0218-685-09-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 81 | $3,077.00 | $1,371.52 |
| 0218-685-10-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 82 | $3,451.00 | $1,371.52 |
| 0218-685-11-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 83 | $3,969.00 | $1,371.52 |
| 0218-685-12-0000 | No | | | | 20536 | 84 | $0.00 | $0.00 |
| 0218-685-13-0000 | No | | | | 20536 | 85 | $0.00 | $0.00 |
| 0218-685-14-0000 | No | | | | 20536 | 86 | $0.00 | $0.00 |
| 0218-685-15-0000 | No | | | | 20536 | 87 | $0.00 | $0.00 |
| 0218-685-16-0000 | No | | | | 20536 | 88 | $0.00 | $0.00 |
| 0218-685-17-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 89 | $3,077.00 | $1,371.52 |
| 0218-685-18-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 90 | $3,451.00 | $1,371.52 |
| 0218-685-19-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 91 | $3,969.00 | $1,371.52 |
| 0218-685-20-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 92 | $3,451.00 | $1,371.52 |
| 0218-685-21-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 93 | $3,077.00 | $1,371.52 |
| 0218-685-22-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 94 | $3,969.00 | $1,371.52 |
| 0218-685-23-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 95 | $3,451.00 | $1,371.52 |
| 0218-685-24-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 96 | $3,451.00 | $1,371.52 |
| 0218-685-25-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 97 | $3,969.00 | $1,371.52 |
| 0218-685-26-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 98 | $3,969.00 | $1,371.52 |
| 0218-685-27-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 99 | $3,969.00 | $1,371.52 |
| 0218-685-28-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 100 | $3,077.00 | $1,371.52 |
| 0218-685-29-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 101 | $3,451.00 | $1,371.52 |
| 0218-685-30-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 102 | $3,969.00 | $1,371.52 |
| 0218-685-31-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 103 | $3,451.00 | $1,371.52 |
| 0218-685-32-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 104 | $3,077.00 | $1,371.52 |
| 0218-685-33-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 105 | $3,969.00 | $1,371.52 |
| 0218-685-34-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 106 | $3,451.00 | $1,371.52 |
| 0218-685-35-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 107 | $3,451.00 | $1,371.52 |
| 0218-685-36-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 108 | $3,077.00 | $1,371.52 |
| 0218-685-37-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 109 | $3,451.00 | $1,371.52 |
| 0218-685-38-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 110 | $3,969.00 | $1,371.52 |
| 0218-685-39-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 111 | $3,451.00 | $1,371.52 |
| 0218-685-40-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 112 | $3,077.00 | $1,371.52 |
| 0218-685-41-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 113 | $3,969.00 | $1,371.52 |
| 0218-685-42-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 114 | $3,451.00 | $1,371.52 |
| 0218-685-43-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 115 | $3,451.00 | $1,371.52 |
| 0218-685-44-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 116 | $3,077.00 | $1,371.52 |
| 0218-685-45-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 117 | $3,451.00 | $1,371.52 |
| 0218-685-46-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 118 | $3,969.00 | $1,371.52 |
| 0218-685-47-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 119 | $3,451.00 | $1,371.52 |
| 0218-685-48-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 120 | $3,077.00 | $1,371.52 |
| 0218-685-49-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 121 | $3,969.00 | $1,371.52 |
| 0218-685-50-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 122 | $3,451.00 | $1,371.52 |
| 0218-685-51-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 123 | $3,451.00 | $1,371.52 |
| 0218-685-52-0000 | No | | | | 20536 | N | $0.00 | $0.00 |
| 0218-685-53-0000 | No | | | | 20536 | Q | $0.00 | $0.00 |
| 0218-685-54-0000 | No | | | | 20536 | V | $0.00 | $0.00 |
| 0218-685-55-0000 | No | | | | 20536 | W | $0.00 | $0.00 |
| 0218-685-56-0000 | No | | | | 20536 | X | $0.00 | $0.00 |
| 0218-685-57-0000 | No | | | | 20536 | Y | $0.00 | $0.00 |
| 0218-685-58-0000 | No | | | | 20536 | AA | $0.00 | $0.00 |
| 0218-704-01-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 57 | $3,077.00 | $1,371.52 |
| 0218-704-02-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 58 | $3,451.00 | $1,371.52 |
| 0218-704-03-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 59 | $3,969.00 | $1,371.52 |
| 0218-704-04-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 60 | $3,451.00 | $1,371.52 |
| 0218-704-05-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 61 | $3,077.00 | $1,371.52 |
| 0218-704-06-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 62 | $3,969.00 | $1,371.52 |
| 0218-704-07-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 63 | $3,451.00 | $1,371.52 |
| 0218-704-08-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 64 | $3,451.00 | $1,371.52 |
| 0218-704-09-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 65 | $3,077.00 | $1,371.52 |
| 0218-704-10-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 66 | $3,451.00 | $1,371.52 |
| 0218-704-11-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 67 | $3,969.00 | $1,371.52 |
| 0218-704-12-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 68 | $3,451.00 | $1,371.52 |
| 0218-704-13-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 69 | $3,077.00 | $1,371.52 |
| 0218-704-14-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 70 | $3,969.00 | $1,371.52 |
| 0218-704-15-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 71 | $3,451.00 | $1,371.52 |
| 0218-704-16-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 72 | $3,451.00 | $1,371.52 |
| 0218-704-17-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 124 | $3,077.00 | $1,371.52 |
| 0218-704-18-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 125 | $3,451.00 | $1,371.52 |
| 0218-704-19-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 126 | $3,969.00 | $1,371.52 |
| 0218-704-20-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 127 | $3,451.00 | $1,371.52 |
| 0218-704-21-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 128 | $3,077.00 | $1,371.52 |
| 0218-704-22-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 129 | $3,969.00 | $1,371.52 |
| 0218-704-23-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 130 | $3,451.00 | $1,371.52 |
| 0218-704-24-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 131 | $3,451.00 | $1,371.52 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-704-25-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 132 | $3,077.00 | $1,371.52 |
| 0218-704-26-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 133 | $3,451.00 | $1,371.52 |
| 0218-704-27-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 134 | $3,969.00 | $1,371.52 |
| 0218-704-28-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 135 | $3,451.00 | $1,371.52 |
| 0218-704-29-0000 | Yes | Single Family Detached | 1,742 | 1 | 20536 | 136 | $3,077.00 | $1,371.52 |
| 0218-704-30-0000 | Yes | Single Family Detached | 2,133 | 1 | 20536 | 137 | $3,969.00 | $1,371.52 |
| 0218-704-31-0000 | Yes | Single Family Detached | 1,938 | 1 | 20536 | 138 | $3,451.00 | $1,371.52 |
| 0218-704-32-0000 | Yes | Single Family Detached | 1,906 | 1 | 20536 | 139 | $3,451.00 | $1,371.52 |
| 0218-704-34-0000 | No | | | | 20536 | L | $0.00 | $0.00 |
| 0218-704-35-0000 | No | | | | 20536 | M | $0.00 | $0.00 |
| 0218-704-36-0000 | No | | | | 20536 | O | $0.00 | $0.00 |
| 0218-704-37-0000 | No | | | | 20536 | P | $0.00 | $0.00 |
| 0218-705-02-0000 | No | | | | 20536Condos | A | $0.00 | $0.00 |
| 0218-705-03-0000 | No | | | | 20536Condos | B | $0.00 | $0.00 |
| 0218-705-05-0000 | No | | | | 20536Condos | G | $0.00 | $0.00 |
| 0218-705-06-0000 | No | | | | 20536Condos | H | $0.00 | $0.00 |
| 0218-705-07-0000 | No | | | | 20536Condos | I | $0.00 | $0.00 |
| 0218-705-10-0000 | No | | | | 20536Condos | Z | $0.00 | $0.00 |
| 0218-705-11-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 1 | $3,231.00 | $1,188.90 |
| 0218-705-12-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 2 | $2,623.00 | $1,188.90 |
| 0218-705-13-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 3 | $2,623.00 | $1,188.90 |
| 0218-705-14-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 4 | $2,623.00 | $1,188.90 |
| 0218-705-15-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 5 | $2,623.00 | $1,188.90 |
| 0218-705-16-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 6 | $3,231.00 | $1,188.90 |
| 0218-705-17-0000 | No | | | | 20536Condos | CA2 | $0.00 | $0.00 |
| 0218-705-18-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 7 | $3,231.00 | $1,188.90 |
| 0218-705-19-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 8 | $2,623.00 | $1,188.90 |
| 0218-705-20-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 9 | $2,623.00 | $1,188.90 |
| 0218-705-21-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 10 | $2,623.00 | $1,188.90 |
| 0218-705-22-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 11 | $2,623.00 | $1,188.90 |
| 0218-705-23-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 12 | $3,231.00 | $1,188.90 |
| 0218-705-24-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 13 | $3,231.00 | $1,188.90 |
| 0218-705-25-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 14 | $2,623.00 | $1,188.90 |
| 0218-705-26-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 15 | $2,623.00 | $1,188.90 |
| 0218-705-27-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 16 | $2,623.00 | $1,188.90 |
| 0218-705-28-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 17 | $2,623.00 | $1,188.90 |
| 0218-705-29-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 18 | $3,231.00 | $1,188.90 |
| 0218-705-30-0000 | No | | | | 20536Condos | CA3 | $0.00 | $0.00 |
| 0218-705-31-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 19 | $3,231.00 | $1,188.90 |
| 0218-705-32-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 20 | $2,623.00 | $1,188.90 |
| 0218-705-33-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 21 | $2,623.00 | $1,188.90 |
| 0218-705-34-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 22 | $2,623.00 | $1,188.90 |
| 0218-705-35-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 23 | $2,623.00 | $1,188.90 |
| 0218-705-36-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 24 | $3,231.00 | $1,188.90 |
| 0218-705-37-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 25 | $3,231.00 | $1,188.90 |
| 0218-705-38-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 26 | $2,623.00 | $1,188.90 |
| 0218-705-39-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 27 | $2,623.00 | $1,188.90 |
| 0218-705-40-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 28 | $2,623.00 | $1,188.90 |
| 0218-705-41-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 29 | $2,623.00 | $1,188.90 |
| 0218-705-42-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 30 | $3,231.00 | $1,188.90 |
| 0218-705-43-0000 | No | | | | 20536Condos | CA4 | $0.00 | $0.00 |
| 0218-705-44-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 31 | $3,231.00 | $1,188.90 |
| 0218-705-45-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 32 | $2,623.00 | $1,188.90 |
| 0218-705-46-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 33 | $2,623.00 | $1,188.90 |
| 0218-705-47-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 34 | $2,623.00 | $1,188.90 |
| 0218-705-48-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 35 | $2,623.00 | $1,188.90 |
| 0218-705-49-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 36 | $3,231.00 | $1,188.90 |
| 0218-705-50-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 37 | $3,231.00 | $1,188.90 |
| 0218-705-51-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 38 | $2,623.00 | $1,188.90 |
| 0218-705-52-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 39 | $2,623.00 | $1,188.90 |
| 0218-705-53-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 40 | $2,623.00 | $1,188.90 |
| 0218-705-54-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 41 | $2,623.00 | $1,188.90 |
| 0218-705-55-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 42 | $3,231.00 | $1,188.90 |
| 0218-705-56-0000 | No | | | | 20536Condos | CA5 | $0.00 | $0.00 |
| 0218-706-01-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 43 | $3,231.00 | $1,188.90 |
| 0218-706-02-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 44 | $2,623.00 | $1,188.90 |
| 0218-706-03-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 45 | $2,623.00 | $1,188.90 |
| 0218-706-04-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 46 | $2,623.00 | $1,188.90 |
| 0218-706-05-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 47 | $2,623.00 | $1,188.90 |
| 0218-706-06-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 48 | $3,231.00 | $1,188.90 |
| 0218-706-07-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 49 | $3,231.00 | $1,188.90 |
| 0218-706-08-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 50 | $2,623.00 | $1,188.90 |
| 0218-706-09-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 51 | $2,623.00 | $1,188.90 |
| 0218-706-10-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 52 | $2,623.00 | $1,188.90 |
| 0218-706-11-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 53 | $2,623.00 | $1,188.90 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-706-12-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 54 | $3,231.00 | $1,188.90 |
| 0218-706-13-0000 | No | | | | 20536Condos | CA7 | $0.00 | $0.00 |
| 0218-706-14-0000 | No | | | | 20536Condos | 55 | $0.00 | $0.00 |
| 0218-706-15-0000 | No | | | | 20536Condos | 56 | $0.00 | $0.00 |
| 0218-706-16-0000 | No | | | | 20536Condos | 57 | $0.00 | $0.00 |
| 0218-706-17-0000 | No | | | | 20536Condos | 58 | $0.00 | $0.00 |
| 0218-706-18-0000 | No | | | | 20536Condos | 59 | $0.00 | $0.00 |
| 0218-706-19-0000 | No | | | | 20536Condos | 60 | $0.00 | $0.00 |
| 0218-706-20-0000 | No | | | | 20536Condos | 61 | $0.00 | $0.00 |
| 0218-706-21-0000 | No | | | | 20536Condos | 62 | $0.00 | $0.00 |
| 0218-706-22-0000 | No | | | | 20536Condos | 63 | $0.00 | $0.00 |
| 0218-706-23-0000 | No | | | | 20536Condos | 64 | $0.00 | $0.00 |
| 0218-706-24-0000 | No | | | | 20536Condos | 65 | $0.00 | $0.00 |
| 0218-706-25-0000 | No | | | | 20536Condos | 66 | $0.00 | $0.00 |
| 0218-706-26-0000 | No | | | | 20536Condos | CA9 | $0.00 | $0.00 |
| 0218-706-27-0000 | No | | | | 20536Condos | 67 | $0.00 | $0.00 |
| 0218-706-28-0000 | No | | | | 20536Condos | 68 | $0.00 | $0.00 |
| 0218-706-29-0000 | No | | | | 20536Condos | 69 | $0.00 | $0.00 |
| 0218-706-30-0000 | No | | | | 20536Condos | 70 | $0.00 | $0.00 |
| 0218-706-31-0000 | No | | | | 20536Condos | 71 | $0.00 | $0.00 |
| 0218-706-32-0000 | No | | | | 20536Condos | 72 | $0.00 | $0.00 |
| 0218-706-33-0000 | No | | | | 20536Condos | CA10 | $0.00 | $0.00 |
| 0218-706-34-0000 | No | | | | 20536Condos | 73 | $0.00 | $0.00 |
| 0218-706-35-0000 | No | | | | 20536Condos | 74 | $0.00 | $0.00 |
| 0218-706-36-0000 | No | | | | 20536Condos | 75 | $0.00 | $0.00 |
| 0218-706-37-0000 | No | | | | 20536Condos | 76 | $0.00 | $0.00 |
| 0218-706-38-0000 | No | | | | 20536Condos | 77 | $0.00 | $0.00 |
| 0218-706-39-0000 | No | | | | 20536Condos | 78 | $0.00 | $0.00 |
| 0218-706-40-0000 | No | | | | 20536Condos | CA11 | $0.00 | $0.00 |
| 0218-706-41-0000 | No | | | | 20536Condos | E | $0.00 | $0.00 |
| 0218-706-42-0000 | No | | | | 20536Condos | J | $0.00 | $0.00 |
| 0218-706-43-0000 | No | | | | 20536Condos | K | $0.00 | $0.00 |
| 0218-707-01-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 79 | $3,231.00 | $1,188.90 |
| 0218-707-02-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 80 | $2,623.00 | $1,188.90 |
| 0218-707-03-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 81 | $2,623.00 | $1,188.90 |
| 0218-707-04-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 82 | $2,623.00 | $1,188.90 |
| 0218-707-05-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 83 | $2,623.00 | $1,188.90 |
| 0218-707-06-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 84 | $3,231.00 | $1,188.90 |
| 0218-707-07-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 85 | $3,231.00 | $1,188.90 |
| 0218-707-08-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 86 | $2,623.00 | $1,188.90 |
| 0218-707-09-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 87 | $2,623.00 | $1,188.90 |
| 0218-707-10-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 88 | $2,623.00 | $1,188.90 |
| 0218-707-11-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 89 | $2,623.00 | $1,188.90 |
| 0218-707-12-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 90 | $3,231.00 | $1,188.90 |
| 0218-707-13-0000 | No | | | | 20536Condos | CA8 | $0.00 | $0.00 |
| 0218-707-14-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 91 | $3,231.00 | $1,188.90 |
| 0218-707-15-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 92 | $2,623.00 | $1,188.90 |
| 0218-707-16-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 93 | $2,623.00 | $1,188.90 |
| 0218-707-17-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 94 | $2,623.00 | $1,188.90 |
| 0218-707-18-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 95 | $2,623.00 | $1,188.90 |
| 0218-707-19-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 96 | $3,231.00 | $1,188.90 |
| 0218-707-20-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 97 | $3,231.00 | $1,188.90 |
| 0218-707-21-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 98 | $2,623.00 | $1,188.90 |
| 0218-707-22-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 99 | $2,623.00 | $1,188.90 |
| 0218-707-23-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 100 | $2,623.00 | $1,188.90 |
| 0218-707-24-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 101 | $2,623.00 | $1,188.90 |
| 0218-707-25-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 102 | $3,231.00 | $1,188.90 |
| 0218-707-26-0000 | No | | | | 20536Condos | CA1 | $0.00 | $0.00 |
| 0218-707-27-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 103 | $3,231.00 | $1,188.90 |
| 0218-707-28-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 104 | $2,623.00 | $1,188.90 |
| 0218-707-29-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 105 | $2,623.00 | $1,188.90 |
| 0218-707-30-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 106 | $2,623.00 | $1,188.90 |
| 0218-707-31-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 107 | $2,623.00 | $1,188.90 |
| 0218-707-32-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 108 | $3,231.00 | $1,188.90 |
| 0218-707-33-0000 | No | | | | 20536Condos | 109 | $0.00 | $0.00 |
| 0218-707-34-0000 | No | | | | 20536Condos | 110 | $0.00 | $0.00 |
| 0218-707-35-0000 | No | | | | 20536Condos | 111 | $0.00 | $0.00 |
| 0218-707-36-0000 | No | | | | 20536Condos | 112 | $0.00 | $0.00 |
| 0218-707-37-0000 | No | | | | 20536Condos | 113 | $0.00 | $0.00 |
| 0218-707-38-0000 | No | | | | 20536Condos | 114 | $0.00 | $0.00 |
| 0218-707-39-0000 | No | | | | 20536Condos | CA12 | $0.00 | $0.00 |
| 0218-707-40-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 115 | $3,231.00 | $1,188.90 |
| 0218-707-41-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 116 | $2,623.00 | $1,188.90 |
| 0218-707-42-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 117 | $2,623.00 | $1,188.90 |
| 0218-707-43-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 118 | $2,623.00 | $1,188.90 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 0218-707-44-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 119 | $2,623.00 | $1,188.90 |
| 0218-707-45-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 120 | $3,231.00 | $1,188.90 |
| 0218-707-46-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 121 | $3,231.00 | $1,188.90 |
| 0218-707-47-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 122 | $2,623.00 | $1,188.90 |
| 0218-707-48-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 123 | $2,623.00 | $1,188.90 |
| 0218-707-49-0000 | Yes | Single Family Attached | 1,578 | 1 | 20536Condos | 124 | $2,623.00 | $1,188.90 |
| 0218-707-50-0000 | Yes | Single Family Attached | 1,502 | 1 | 20536Condos | 125 | $2,623.00 | $1,188.90 |
| 0218-707-51-0000 | Yes | Single Family Attached | 1,686 | 1 | 20536Condos | 126 | $3,231.00 | $1,188.90 |
| 0218-707-52-0000 | No | | | | 20536Condos | CA6 | $0.00 | $0.00 |
| 0218-707-53-0000 | No | | | | 20536Condos | R | $0.00 | $0.00 |
| 0218-707-54-0000 | No | | | | 20536Condos | S | $0.00 | $0.00 |
| 0218-707-55-0000 | No | | | | 20536Condos | T | $0.00 | $0.00 |
| 0218-707-56-0000 | No | | | | 20536Condos | U | $0.00 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$802,374.00** | **$297,918.08** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 76**
**(Compass Pointe)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Residential Floor Area (Sq. Ft.) | Number of Units | Tract No. | Lot No. | Actual Special Tax A | Actual Special Tax B |
|---|---|---|---|---|---|---|---|---|
| 1073-171-01-0000 | No | | | | 20472 | 68 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 69 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 56 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 54 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 55 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 52 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 53 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 42 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 43 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 40 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 41 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 46 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 47 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 44 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 45 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 32 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 33 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 38 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 39 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 26 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 27 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 24 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 25 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 30 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 31 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 28 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 29 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 18 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 19 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 16 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 17 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 22 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 23 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 20 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 21 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 3 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 6 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 4 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 5 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 75 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 76 | $0.00 | $0.00 |
| 1073-171-01-0000 | No | | | | 20472 | 70 | $0.00 | $0.00 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,394 | 1 | 20472 | 58 | $5,355.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 59 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 57 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,755 | 1 | 20472 | 60 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 61 | $5,840.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 10 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,394 | 1 | 20472 | 11 | $5,355.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 8 | $5,840.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,755 | 1 | 20472 | 9 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 14 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,394 | 1 | 20472 | 15 | $5,355.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 12 | $5,840.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,755 | 1 | 20472 | 13 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 2 | $5,840.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 1 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,394 | 1 | 20472 | 7 | $5,355.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,755 | 1 | 20472 | 66 | $5,981.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 67 | $5,840.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,394 | 1 | 20472 | 64 | $5,355.00 | $1,371.52 |
| 1073-171-01-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 65 | $5,981.00 | $1,371.52 |
| 1073-171-02-0000 | No | | | | 20472Condos | 350 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | | | | 20472Condos | 348 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | | | | 20472Condos | 349 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | | | | 20472Condos | 342 | $0.00 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-02-0000 | No | 20472Condos | 343 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 340 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 341 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 346 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 347 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 344 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 345 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 334 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 335 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 332 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 333 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 338 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 339 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 336 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 337 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 326 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 327 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 324 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 325 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 330 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 331 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 328 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 329 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 318 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 319 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 316 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 317 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 322 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 323 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 320 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 321 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 310 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 311 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 308 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 309 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 314 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 315 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 312 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 313 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 302 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 303 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 300 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 301 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 306 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 307 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 304 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 305 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 294 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 295 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 292 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 293 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 298 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 299 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 296 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 297 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 286 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 287 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 284 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 285 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 290 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 291 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 288 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 289 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 278 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 279 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 276 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 277 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 282 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 283 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 280 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 281 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 270 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 271 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 268 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 269 | $0.00 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-02-0000 | No | 20472Condos | 274 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 275 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 272 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 273 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 186 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 187 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 184 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 185 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 190 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 191 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 188 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 189 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 178 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 179 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 176 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 177 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 182 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 183 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 180 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 181 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 170 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 171 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 168 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 169 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 174 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 175 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 172 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 173 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 162 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 163 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 160 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 161 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 166 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 167 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 164 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 165 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 154 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 155 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 152 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 153 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 158 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 159 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 156 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 157 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 146 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 147 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 144 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 145 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 150 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 151 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 148 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 149 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 138 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 139 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 136 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 137 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 142 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 143 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 140 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 141 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 130 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 131 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 128 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 129 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 134 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 135 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 132 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 133 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 194 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 195 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 192 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 193 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 196 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 50 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 51 | $0.00 | $0.00 |

| | | | | | |
|---|---|---|---|---|---|
| 1073-171-02-0000 | No | 20472 | 48 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 49 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 34 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 35 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 36 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 37 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 122 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 123 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 120 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 121 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 126 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 127 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 124 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 125 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 114 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 115 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 112 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 113 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 118 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 119 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 116 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 117 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 110 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 111 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 109 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 82 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 83 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 80 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 81 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 78 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 79 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 77 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472 | 71 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 264 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 265 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 254 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 255 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 252 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 253 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 258 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 259 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 256 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 257 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 246 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 247 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 244 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 245 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 250 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 251 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 248 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 249 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 238 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 239 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 236 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 237 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 242 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 243 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 240 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 241 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 235 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 212 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 206 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 207 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 204 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 205 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 210 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 211 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 208 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 209 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 202 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 203 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 201 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 262 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 263 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | 20472Condos | 260 | $0.00 | $0.00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 1073-171-02-0000 | No | | | | 20472Condos | 261 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | | | | 20472Condos | 266 | $0.00 | $0.00 |
| 1073-171-02-0000 | No | | | | 20472Condos | 267 | $0.00 | $0.00 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,872 | 1 | 20472 | 62 | $5,981.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,613 | 1 | 20472 | 63 | $5,840.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 106 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 107 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 104 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 105 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 108 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 98 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 99 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 96 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 97 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 102 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 103 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 100 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 101 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 90 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 91 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 88 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 89 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 94 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 95 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 92 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 93 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 86 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 87 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,488 | 1 | 20472 | 84 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 85 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,121 | 1 | 20472 | 74 | $4,326.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,548 | 1 | 20472 | 72 | $5,355.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Detached | 2,219 | 1 | 20472 | 73 | $4,916.00 | $1,371.52 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 230 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 231 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 228 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 229 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 234 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 232 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 233 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 222 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 223 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 220 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 221 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 226 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 227 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 224 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 225 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 214 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 215 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 213 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 218 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 219 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 216 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 217 | $2,379.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 198 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,444 | 1 | 20472Condos | 199 | $1,841.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,503 | 1 | 20472Condos | 197 | $2,001.00 | $1,188.90 |
| 1073-171-02-0000 | Yes | Single Family Attached | 1,640 | 1 | 20472Condos | 200 | $2,379.00 | $1,188.90 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | | **$321,040.00** | **$99,487.40** |

*Goodwin Consulting Group, Inc.*

# APPENDIX E

*Delinquent Special Taxes for*
*Individual Assessor's Parcels*

**Ontario CFD No. 52 (Sundance Park)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-575-26-0000 | 2025-26 | $4,988.00 |
| 0218-575-38-0000 | 2025-26 | $2,494.00 |
| 0218-575-51-0000 | 2025-26 | $2,977.00 |
| 0218-576-23-0000 | 2025-26 | $2,494.00 |
| 0218-577-13-0000 | 2025-26 | $1,813.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$14,766.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$903,765.00** |
| **Percentage Delinquent** | **1.63%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$14,766.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 65 (Falloncrest)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-334-38-0000 | 2025-26 | $3,822.00 |
| 0218-335-06-0000 | 2025-26 | $1,911.00 |
| 0218-335-35-0000 | 2025-26 | $1,911.00 |
| 0218-335-39-0000 | 2025-26 | $1,911.00 |
| 0218-336-27-0000 | 2025-26 | $1,790.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$11,345.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$880,108.00** |
| **Percentage Delinquent** | **1.29%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$11,345.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 65 (Falloncrest)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-334-38-0000 | 2025-26 | $1,188.88 |
| 0218-335-06-0000 | 2025-26 | $594.44 |
| 0218-335-35-0000 | 2025-26 | $594.44 |
| 0218-335-39-0000 | 2025-26 | $594.44 |
| 0218-336-27-0000 | 2025-26 | $594.44 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **5** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,566.64** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$282,953.44** |
| **Percentage Delinquent** | **1.26%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$3,566.64** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 73 (Wildflower Acres)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-313-12-0000 | 2025-26 | $5,466.00 |
| 0218-313-20-0000 | 2025-26 | $5,466.00 |
| 0218-666-44-0000 | 2025-26 | $2,378.50 |
| 0218-666-48-0000 | 2025-26 | $2,378.50 |
| 0218-666-54-0000 | 2025-26 | $2,378.50 |
| 0218-666-56-0000 | 2025-26 | $5,241.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **6** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$23,308.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$304,439.00** |
| **Percentage Delinquent** | **7.66%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$23,308.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 73 (Wildflower Acres)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-313-12-0000 | 2025-26 | $1,371.52 |
| 0218-313-20-0000 | 2025-26 | $1,371.52 |
| 0218-666-44-0000 | 2025-26 | $685.76 |
| 0218-666-48-0000 | 2025-26 | $685.76 |
| 0218-666-54-0000 | 2025-26 | $685.76 |
| 0218-666-56-0000 | 2025-26 | $1,371.52 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **6** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$6,171.84** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$82,022.88** |
| **Percentage Delinquent** | **7.52%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$6,171.84** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 75 (Springhill)**
**Special Tax A**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-685-23-0000 | 2025-26 | $1,725.50 |
| 0218-685-35-0000 | 2025-26 | $1,725.50 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **2** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,451.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$311,779.00** |
| **Percentage Delinquent** | **1.11%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$3,451.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 75 (Springhill)**
**Special Tax B**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-685-23-0000 | 2025-26 | $685.76 |
| 0218-685-35-0000 | 2025-26 | $685.76 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **2** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$1,371.52** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$112,747.92** |
| **Percentage Delinquent** | **1.22%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$1,371.52** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

GOODWIN CONSULTING GROUP

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICTS
# ONTARIO RANCH BONDED FACILITIES CFDS

## CFD TAX ADMINISTRATION REPORT
## FISCAL YEAR 2026-27

**June 2, 2026**

655 UNIVERSITY AVE, SUITE 200 • SACRAMENTO, CA 95825
PHONE: (916) 561-0890 • FAX: (916) 561-0891
WWW.GOODWINCONSULTINGGROUP.NET

*City of Ontario*
*Ontario Ranch Bonded Facilities CFDs*
*CFD Tax Administration Report*

## TABLE OF CONTENTS

***SECTION*** ***PAGE***


I. Introduction....1

II. Purpose of Report....3

III. Status of CFDs....4

IV. Fiscal Year 2026-27 Special Tax Requirements....5

V. Special Tax Levies....6

VI. Special Tax Delinquencies....9

VII. State Reporting Requirements....10

Appendix A – Summaries of Fiscal Year 2026-27 Special Tax Levies

Appendix B – Fiscal Year 2026-27 Special Tax Requirements

Appendix C – Boundary Maps of Community Facilities Districts

Appendix D – Fiscal Year 2026-27 Special Tax Levies for Individual Assessor's Parcels

Appendix E – Delinquent Special Taxes for Individual Assessor's Parcels

# I. INTRODUCTION

## City of Ontario Community Facilities Districts

On November 30, 1999, the City of Ontario (the "City') completed the annexation of an 8,000-acre agricultural area in the southern portion of the City. That area, known today as Ontario Ranch, is planned for substantial new development including over 47,000 new homes and 16 million square feet of retail and industrial land uses. In recent years, many new housing projects, retail sites, and business parks in Ontario Ranch have begun to develop. The City estimates that full buildout in Ontario Ranch may take 20 years or more.

This new development requires the City to provide additional public services and facilities. To finance these additional services and facilities, the City has formed Mello-Roos Community Facilities Districts ("CFDs") on each new project that develops within Ontario Ranch. All new developments within Ontario Ranch are required to form a CFD that pays for public services. Typically, residential projects will also form a CFD that pays for a portion of the public infrastructure that serves each project. Historically, non-residential developments in Ontario Ranch have not used CFDs to finance public infrastructure. This CFD Tax Administration Report ("Report") provides information regarding the City's CFDs within Ontario Ranch that have issued bonds to pay for public facilities on or prior to June 1, 2026 (the "Ontario Ranch Bonded Facilities CFDs"). All references to CFDs in the remainder of this report refer to the Ontario Ranch Bonded Facilities CFDs, specifically.

Each CFD can potentially be authorized to fund a different set of services and facilities. However, the City typically authorizes special taxes in the Ontario Ranch Bonded Facilities CFDs to pay for street and bridge improvements, domestic and recycled water distribution facilities, sewer and storm drainage facilities, and other public infrastructure improvements for the benefit of residents within each CFD. In addition, under limited circumstances the special tax revenues generated in the CFDs can be used to directly fund police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads, and open space, flood and storm protection services, and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City for residents within each CFD. A specific list of authorized services and facilities for each CFD may be found in the Resolution of Intention to Establish a Community Facilities District for each CFD.

## The Mello-Roos Community Facilities Act of 1982

The California State Legislature (the "Legislature") approved the Mello-Roos Community Facilities Act of 1982 that provides for the levy of a special tax within a defined geographic area (i.e., a community facilities district) if such a levy is approved by two-thirds of the qualified electors in the area. Community facilities districts can generate funding for a broad range of facilities and eligible services. These services include police protection services, fire protection and suppression services, library services, recreation program services, flood and storm protection services, street lighting services, and maintenance of roads, parks, parkways, and open space.

Special taxes can be allocated to property in any reasonable manner other than on an ad valorem basis.

A community facilities district is authorized to issue tax-exempt bonds that are secured by land within the district. If a parcel does not pay the special tax levied on it, a public agency can foreclose on the parcel and use the proceeds of the foreclosure sale to ensure that bondholders receive interest and principal payments on the bonds. Because bonds issued by a community facilities district are land-secured, there is no risk to a public agency's general fund or taxing capacity. In addition, because the bonds are tax-exempt, they typically carry an interest rate that is lower than conventional construction financing.

## *II. PURPOSE OF REPORT*

This Report presents findings from research and financial analysis performed by Goodwin Consulting Group, Inc. to determine the fiscal year 2026-27 special tax levy for the Ontario Ranch Bonded Facilities CFDs. The Report is intended to provide information to interested parties regarding these CFDs, including the special taxes to be levied in fiscal year 2026-27, the status of development in each CFD, and information regarding special tax delinquencies within each CFD.

The remainder of the Report is organized as follows:

- **Section III** lists the individual CFDs in which special taxes have been levied in fiscal year 2026-27, and also provides information on the status of construction in each CFD. Additionally, information on the special tax bonds is provided in this section.

- **Section IV** identifies the financial obligations, in particular, the Special Tax Requirements for the CFDs for fiscal year 2026-27.

- **Section V** provides a summary of the methodologies used to apportion special taxes among parcels in each CFD.

- **Section VI** describes delinquencies in payment of the special taxes in prior fiscal years.

- **Section VII** provides information regarding state reporting requirements applicable to the CFDs.

# *III. STATUS OF CFDS*

The City of Ontario continues to form new CFDs in Ontario Ranch as new developments are proposed and move through the planning process. However, not all of these CFDs have levied special taxes as of fiscal year 2026-27. The special tax levy for a CFD commences once a building permit has been issued for new construction of a residential unit or a non-residential building in a CFD.

The table below summarizes the Ontario Ranch Bonded Facilities CFDs that have levied special taxes as of fiscal year 2026-27 and provides the outstanding principal amount of special tax bonds for each CFD. The table also shows whether all of the anticipated units and/or non-residential buildings have been issued building permits. The summary tables in Appendix A show the amounts levied in each CFD for fiscal year 2026-27. See the maps included in Appendix C for the specific boundaries of each CFD.

**Status of CFDs**
**Fiscal Year 2026-27**

| CFD No. | CFD Name | First FY Levied | Bond Series | Outstanding Principal | CFD Built Out* |
|---|---|---|---|---|---|
| 24 | Park Place Facilities Phase 1 | 2015-16 | 2016 | $13,120,000 | Yes |
| 25 | Park Place Facilities Phase II | 2017-18 | 2019 | $7,585,000 | Yes |
| 26 | Park Place Facilities Phase III | 2018-19 | 2019 | $7,860,000 | Yes |
| 28 | New Haven Facilities - Area A | 2016-17 | 2017 | $7,535,000 | Yes |
| 30 | New Haven Facilities - Area B | 2017-18 | 2017 | $11,955,000 | Yes |
| 33 | Archibald/Shaefer - Facilities | 2019-20 | 2019 | $5,440,000 | Yes |
| 34 | Countryside Phase 1 North - Facilities | 2017-18 | 2018 | $6,765,000 | Yes |
| 35 | Countryside Phase 2 South - Facilities | 2023-24 | 2024 | $11,130,000 | Yes |
| 38 | Park & Turner NE Facilities | 2018-19 | 2019 | $9,295,000 | Yes |
| 39 | New Haven Facilities - Area C | 2018-19 | 2019 | $4,490,000 | Yes |
| 40 | Emerald Park Facilities | 2019-20 | 2020 | $5,740,000 | Yes |
| 41 | Canvas Park Facilities | 2020-21 | 2022 | $12,910,000 | Yes |
| 42 | West Haven | 2020-21 | 2022 | $6,740,000 | Yes |
| 43 | Park Place Facilities Phase IV | 2019-20 | 2020 | $14,330,000 | Yes |
| 46 | Avenue 176 Facilities | 2020-21 | 2021 | $6,585,000 | Yes |
| 53 | Tevelde Facilities | 2020-21 | 2021 | $20,190,000 | Yes |
| 54 | Esperanza Facilities | 2020-21 | 2022 | $5,820,000 | Yes |
| 66 | Olive and Oleander Facilities | 2023-24 | 2024 | $10,245,000 | Yes |

* *As of June 30, 2026.*
*** Indicates that all anticipated residential units and/or non-residential square footage have had building permits issued as of May 1, 2026.*

# *IV. FISCAL YEAR 2026-27 SPECIAL TAX REQUIREMENTS*

The special tax for each of the Ontario Ranch Bonded Facilities CFDs is levied according to the methodology set forth in the Rate and Method of Apportionment of Special Tax (the "RMA") for that CFD. The RMAs were each adopted as an exhibit to the Resolution of Formation for a given CFD. While each RMA may contain different terms, they always require that the special tax levied be equal to the Special Tax Requirement for that CFD. Generally, the Special Tax Requirement means the amount necessary in any fiscal year (i) to pay principal and interest on bonds, (ii) to pay periodic costs on bonds, (iii) to pay the administrative expenses of the CFD, (iv) to replenish any reserve fund for the bonds, (v) to pay directly for acquisition or construction of facilities, or the cost of services, to the extent that the inclusion of such amounts does not increase the special tax levy on Final Mapped Property or Undeveloped Property in that CFD, and (vi) to provide an amount equal to special tax delinquencies based on the historical delinquency rate for the special taxes as determined by the CFD Administrator. For fiscal year 2026-27, the Special Tax Requirements were based on estimated costs for each CFD provided by the City. The tables in Appendix B show the Special Tax Requirement for each of the Ontario Ranch Bonded Facilities CFDs.

# V. SPECIAL TAX LEVIES

**Special Tax Categories**

Pursuant to the adopted RMAs, all property within each CFD is assigned to a special tax category. The categories are specific to the individual CFD, but typically RMAs will include categories for development status, land use types, ownership, and building square footage. The various special tax categories each have a maximum special tax rate per unit or per acre. Additionally, the category will determine the priority in which each parcel will be taxed. A general description of the categories is included below, but terms may differ slightly due to minor differences between the CFDs.

The RMAs define Taxable Property as all parcels within the boundaries of a CFD that are not exempt from the Special Tax. Each fiscal year, parcels of Taxable Property are classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property. Developed Property is further categorized into different land use types and square footage ranges which are specific to each CFD. In some CFDs, Final Mapped Property and Undeveloped Property are further categorized by the tract number they are located within.

- Developed Property means for each fiscal year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued before May 1 of the prior fiscal year. Thus, assuming no other classification takes precedence, all parcels of Taxable Property for which building permits for new construction were issued before May 1, 2026, are classified as Developed Property and are subject to the special tax levy for that CFD for fiscal year 2026-27.

- Final Mapped Property means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous fiscal year was located within a final subdivision map. Thus, assuming no other classification takes precedence, all parcels of Taxable Property which were located within a final subdivision map as of January 1, 2026 are classified as Final Mapped Property for fiscal year 2026-27.

- Taxable Public Property means, for each fiscal year, all parcels owned by a public agency that are not exempt from the special tax. The RMAs generally set a limit on the amount of acreage of Public Property in each CFD that will be exempt from the special tax, and any subsequent public property will be classified as Taxable Public Property.

- Taxable Property Owner Association Property means, for each fiscal year, all parcels owned by a property owner association as of January 1 of the prior fiscal year that are not exempt from the special tax. The RMAs generally set a limit on the amount of acreage of Property Owner Association Property in each CFD that will be exempt from the special tax, and any subsequent property owner association property will be classified as Taxable Property Owner Association Property.

- Finally, Undeveloped Property means, for each fiscal year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**Maximum Special Tax Rates**

Section C of each RMA describes the Assigned Special Tax rates that apply to each parcel of Developed Property. The Maximum Special Tax rates applicable to all categories of property in the CFDs are also set forth in Section C of the RMAs. However, the RMAs specify that the Assigned Special Tax on Developed Property shall be analyzed prior to the issuance of bonds. The CFD Administrator shall use the Price Point Study to calculate the Total Tax Burden applicable to all Units, which shall not exceed 1.95% of the Minimum Sale Price of such Units. The Assigned Special Tax shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units. Each Assigned Special Tax reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax, the Backup Special Tax shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred. This process was carried out for each CFD prior to the issuance of bonds in that CFD. The tables in Appendix A show the final Assigned Special Tax rates for each CFD, including any required reductions.

For Developed Property, the Maximum Special Tax rate is determined by calculating the greater of the applicable Assigned Special Tax rate and the applicable Backup Special Tax rate. Generally for residential land use types, the Assigned Special Tax rates can vary based on the square footage of the Unit in question. For other types of property, the Assigned Special Tax rates are typically applied on a per-acre basis.

In each CFD, the Backup Special Tax rates are set based on the expected land uses in that CFD at the time the CFD is formed. The Backup Special Tax rates may be recalculated in the future if the expected land uses within the CFD change. However, once a parcel has been classified as Developed Property, its Backup Special Tax shall not change.

The percentage of the maximum special tax that will be levied on each land use category in fiscal year 2026-27 is determined by the method of apportionment included in Section D of each RMA. The tables in Appendix A identify the maximum annual special taxes that can be levied on property in the CFDs.

**Apportionment of Special Taxes**

The amount of Special Tax levied on each parcel in a given CFD each fiscal year will be determined by application of Section D of that RMA. Pursuant to this section, the special tax will be levied as follows:

(1) First, the special tax will be levied proportionately on each parcel of Developed Property up to 100% of the applicable Assigned Special Tax.

(2) If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the special tax shall be levied proportionately on each parcel of Final Mapped Property up to 100% of the Maximum Special Tax for Final Mapped Property.

(3) If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the special tax shall be levied proportionately on each parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property.

(4) If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the special tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such parcel.

(5) If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the special tax shall be levied proportionately on each parcel of Taxable Property Owner Association Property up to 100% of the Maximum Special Tax for Taxable Property Owner Association Property.

(6) If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the special tax shall be levied proportionately on each parcel of Taxable Public Property up to 100% of the Maximum Special Tax for Taxable Public Property.

The actual special tax rates and the number of units of Taxable Property for fiscal year 2026-27 are shown in the tables in Appendix A.

## *VI. SPECIAL TAX DELINQUENCIES*

The special taxes for the CFDs are collected via the annual secured property tax bills issued by San Bernardino County. Annually, around the end of each fiscal year, the San Bernardino County Auditor-Controller's Office reports on the special taxes that are delinquent. Appendix E of this report shows the parcels and unpaid amounts from prior years that have been reported by the County as delinquent.

These delinquencies shall be collected through San Bernardino County's collection process. The Special Tax Requirements for fiscal year 2026-27 have not been increased as a result of the fiscal year 2025-26 delinquencies.

# *VII. STATE REPORTING REQUIREMENTS*

**Assembly Bill No. 1666**

On July 25, 2016, Governor Jerry Brown signed Assembly Bill No. 1666, adding Section 53343.2 to the California Government Code ("GC"). The bill enhances the transparency of community facilities districts by requiring that certain reports be accessible on a local agency's web site. Pursuant to Section 53343.2, a local agency that has a web site shall, within seven months after the last day of each fiscal year of the district, display prominently on its web site the following information:

Item (a): A copy of an annual report, if requested, pursuant to GC Section 53343.1. The report required by Section 53343.1 includes CFD budgetary information for the prior fiscal year and is only prepared by a community facilities district at the request of a person who resides in or owns property in the community facilities district. If the annual report has not been requested to be prepared, then a posting to the web site would not be necessary.

Item (b): A copy of the report provided to the California Debt and Investment Advisory Commission ("CDIAC") pursuant to GC Section 53359.5. Under Section 53359.5, local agencies must provide CDIAC with the following: (i) notice of proposed sale of bonds; (ii) annual reports on the fiscal status of bonded districts; and (iii) notice of any failure to pay debt service on bonds, or of any draw on a reserve fund to pay debt service on bonds.

Item (c): A copy of the report provided to the State Controller's Office pursuant to GC Section 12463.2. This section refers to the parcel tax portion of a local agency's Financial Transactions Report that is prepared for the State Controller's Office annually. Note that school districts are not subject to the reporting required by GC Section 12463.2.

**Assembly Bill No. 1483**

On October 9, 2019, Governor Gavin Newsom signed Assembly Bill No. 1483, adding Section 65940.1 to the California Government Code. The law requires that a city, county, or special district that has an internet website, maintain on its website a current schedule of fees, exactions, and affordability requirements imposed by the public agency on all housing development projects. Pursuant to Section 65940.1, the definition of an exaction includes a special tax levied pursuant to the Mello-Roos Community Facilities Act.

Assembly Bill No. 1483 defines a housing development project as consisting of (a) residential units only; or (b) mixed-use developments consisting of residential and non-residential land uses with at least two-thirds of the square footage designated for residential use; or (c) transitional housing or supportive housing. Assembly Bill No. 1483 also requires a city, county, or special district to update this information on their website within 30 days of any changes made to the information.

**Senate Bill No. 165**

On September 18, 2000, former Governor Gray Davis signed Senate Bill 165 which enacted the Local Agency Special Tax and Bond Accountability Act. In approving the bill, the Legislature declared that local agencies need to demonstrate to the voters that special taxes and bond proceeds are being spent on the facilities and services for which they were intended. To further this objective, the Legislature added Sections 50075.3 and 53411 to the California Government Code setting forth annual reporting requirements relative to special taxes collected and bonds issued by a local public agency. Pursuant to the Sections 50075.3 and 53411, the "chief fiscal officer" of the public agency will, by January 1, 2002, and at least once a year thereafter, file a report with the City setting forth (i) the amount of special taxes that have been collected and expended; (ii) the status of any project required or authorized to be funded by the special taxes; (iii) if bonds have been issued, the amount of bonds that have been collected and expended; and (iv) if bonds have been issued, the status of any project required or authorized to be funded from bond proceeds.

# APPENDIX A

*Summaries of Fiscal Year 2026-27*
*Special Tax Levies*

**City of Ontario**
**Community Facilities District No. 24**
**(Park Place Facilities Phase 1)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Residential Property | <1,601 | 0 | 0 | $1,713.00 per Unit | $1,606.40 per Unit | $0.00 |
| Residential Property | 1,601-1,700 | 17 | 17 | $1,817.00 per Unit | $1,703.93 per Unit | $28,966.81 |
| Residential Property | 1,701-1,800 | 14 | 14 | $1,904.00 per Unit | $1,785.52 per Unit | $24,997.28 |
| Residential Property | 1,801-1,900 | 14 | 14 | $1,986.00 per Unit | $1,862.42 per Unit | $26,073.88 |
| Residential Property | 1,901-2,000 | 15 | 15 | $2,099.00 per Unit | $1,968.38 per Unit | $29,525.70 |
| Residential Property | 2,001-2,100 | 0 | 0 | $2,107.00 per Unit | $1,975.89 per Unit | $0.00 |
| Residential Property | 2,101-2,200 | 38 | 38 | $2,209.00 per Unit | $2,071.54 per Unit | $78,718.52 |
| Residential Property | 2,201-2,300 | 8 | 8 | $2,277.00 per Unit | $2,135.31 per Unit | $17,082.48 |
| Residential Property | 2,301-2,400 | 35 | 35 | $2,386.00 per Unit | $2,237.53 per Unit | $78,313.55 |
| Residential Property | 2,401-2,500 | 56 | 56 | $2,460.00 per Unit | $2,306.92 per Unit | $129,187.52 |
| Residential Property | 2,501-2,600 | 12 | 12 | $2,571.00 per Unit | $2,411.01 per Unit | $28,932.12 |
| Residential Property | 2,601-2,700 | 21 | 21 | $2,681.00 per Unit | $2,514.17 per Unit | $52,797.57 |
| Residential Property | 2,701-2,800 | 8 | 8 | $2,729.00 per Unit | $2,559.18 per Unit | $20,473.44 |
| Residential Property | 2,801-2,900 | 24 | 24 | $2,783.00 per Unit | $2,609.82 per Unit | $62,635.68 |
| Residential Property | 2,901-3,000 | 16 | 16 | $2,875.00 per Unit | $2,696.10 per Unit | $43,137.60 |
| Residential Property | 3,001-3,100 | 38 | 38 | $3,003.00 per Unit | $2,816.13 per Unit | $107,012.94 |
| Residential Property | 3,101-3,200 | 8 | 8 | $3,112.00 per Unit | $2,918.35 per Unit | $23,346.80 |
| Residential Property | 3,201-3,300 | 40 | 40 | $3,124.00 per Unit | $2,929.60 per Unit | $117,184.00 |
| Residential Property | 3,301-3,400 | 0 | 0 | $3,205.00 per Unit | $3,005.56 per Unit | $0.00 |
| Residential Property | 3,401-3,500 | 27 | 27 | $3,301.00 per Unit | $3,095.59 per Unit | $83,580.93 |
| Residential Property | 3,501-3,600 | 16 | 16 | $3,425.00 per Unit | $3,211.87 per Unit | $51,389.92 |
| Residential Property | 3,601-3,700 | 0 | 0 | $3,458.00 per Unit | $3,242.82 per Unit | $0.00 |
| Residential Property | 3,701-3,800 | 0 | 0 | $3,542.00 per Unit | $3,321.59 per Unit | $0.00 |
| Residential Property | 3,801-3,900 | 0 | 0 | $3,627.00 per Unit | $3,401.30 per Unit | $0.00 |
| Residential Property | 3,901-4,000 | 25 | 25 | $3,781.00 per Unit | $3,545.72 per Unit | $88,643.00 |
| Residential Property | >4,000 | 0 | 0 | $3,795.00 per Unit | $3,558.85 per Unit | $0.00 |
| | Tract No. | | | | | |
| Non-Residential Property | 18075 | 0 | 0 | $30,244.00 per Acre | $28,362.00 per Acre | $0.00 |
| Non-Residential Property | 18076 | 0 | 0 | $28,397.00 per Acre | $26,629.93 per Acre | $0.00 |
| Non-Residential Property | 18077 | 0 | 0 | $22,874.00 per Acre | $21,450.61 per Acre | $0.00 |
| Non-Residential Property | 18078 | 0 | 0 | $26,147.00 per Acre | $24,519.94 per Acre | $0.00 |
| Non-Residential Property | 18079 | 0 | 0 | $29,831.00 per Acre | $27,974.70 per Acre | $0.00 |
| Non-Residential Property | 18080 | 0 | 0 | $30,820.00 per Acre | $28,902.15 per Acre | $0.00 |
| Non-Residential Property | 18913-1 | 0 | 0 | $34,640.00 per Acre | $32,484.44 per Acre | $0.00 |
| Non-Residential Property | 18945 | 0 | 0 | $34,640.00 per Acre | $32,484.44 per Acre | $0.00 |
| Final Mapped Property | 18075 | 0 | 0 | $32,771.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18076 | 0 | 0 | $31,193.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18077 | 0 | 0 | $24,756.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18078 | 0 | 0 | $28,780.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18079 | 0 | 0 | $32,255.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18080 | 0 | 0 | $33,625.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18945 | 0 | 0 | $36,156.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18075 | 0 | 0 | $32,771.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18076 | 0 | 0 | $31,193.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18077 | 0 | 0 | $24,756.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18078 | 0 | 0 | $28,780.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18079 | 0 | 0 | $32,255.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18080 | 0 | 0 | $33,625.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18945 | 0 | 0 | $36,156.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **432** | **432** | | | **$1,091,999.74** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 25**
**(Park Place Facilities Phase II)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Residential Property | <1,701 | 0 | 0 | $1,691.00 per Unit | $1,691.00 per Unit | $0.00 |
| Residential Property | 1,701-1,800 | 0 | 0 | $1,806.00 per Unit | $1,806.00 per Unit | $0.00 |
| Residential Property | 1,801-1,900 | 0 | 0 | $1,911.00 per Unit | $1,911.00 per Unit | $0.00 |
| Residential Property | 1,901-2,000 | 0 | 0 | $1,999.00 per Unit | $1,999.00 per Unit | $0.00 |
| Residential Property | 2,001-2,100 | 0 | 0 | $2,078.00 per Unit | $2,078.00 per Unit | $0.00 |
| Residential Property | 2,101-2,200 | 0 | 0 | $2,297.00 per Unit | $2,297.00 per Unit | $0.00 |
| Residential Property | 2,201-2,300 | 26 | 26 | $2,332.00 per Unit | $2,332.00 per Unit | $60,632.00 |
| Residential Property | 2,301-2,400 | 27 | 27 | $2,442.00 per Unit | $2,442.00 per Unit | $65,934.00 |
| Residential Property | 2,401-2,500 | 92 | 92 | $2,525.00 per Unit | $2,525.00 per Unit | $232,300.00 |
| Residential Property | 2,501-2,600 | 0 | 0 | $2,586.00 per Unit | $2,586.00 per Unit | $0.00 |
| Residential Property | 2,601-2,700 | 20 | 20 | $2,714.00 per Unit | $2,714.00 per Unit | $54,280.00 |
| Residential Property | 2,701-2,800 | 30 | 30 | $2,732.00 per Unit | $2,732.00 per Unit | $81,960.00 |
| Residential Property | 2,801-2,900 | 29 | 29 | $2,883.00 per Unit | $2,883.00 per Unit | $83,607.00 |
| Residential Property | 2,901-3,000 | 0 | 0 | $2,885.00 per Unit | $2,885.00 per Unit | $0.00 |
| Residential Property | 3,001-3,100 | 29 | 29 | $2,966.00 per Unit | $2,966.00 per Unit | $86,014.00 |
| Residential Property | 3,101-3,200 | 0 | 0 | $2,999.00 per Unit | $2,999.00 per Unit | $0.00 |
| Residential Property | >3,200 | 0 | 0 | $3,113.00 per Unit | $3,113.00 per Unit | $0.00 |
| | Tract No. | | | | | |
| Non-Residential Property | 18266 | 0 | 0 | $30,188.00 per Acre | $30,188.00 per Acre | $0.00 |
| Non-Residential Property | 18267 | 0 | 0 | $28,339.00 per Acre | $28,339.00 per Acre | $0.00 |
| Non-Residential Property | 18977-78 | 0 | 0 | $31,412.00 per Acre | $31,412.00 per Acre | $0.00 |
| Final Mapped Property | 18266 | 0 | 0 | $30,188.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18267 | 0 | 0 | $28,339.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18977-78 | 0 | 0 | $31,412.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18266 | 0 | 0 | $30,188.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18267 | 0 | 0 | $28,339.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18977-78 | 0 | 0 | $31,412.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **253** | **253** | | | **$664,727.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 26**
**(Park Place Facilities Phase III)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Residential Property | <1,701 | 0 | 0 | $1,937.00 per Unit | $1,937.00 per Unit | $0.00 |
| Residential Property | 1,701-1,800 | 25 | 25 | $2,034.00 per Unit | $2,034.00 per Unit | $50,850.00 |
| Residential Property | 1,801-1,900 | 38 | 38 | $2,147.00 per Unit | $2,147.00 per Unit | $81,586.00 |
| Residential Property | 1,901-2,000 | 25 | 25 | $2,331.00 per Unit | $2,331.00 per Unit | $58,275.00 |
| Residential Property | 2,001-2,100 | 52 | 52 | $2,375.00 per Unit | $2,375.00 per Unit | $123,500.00 |
| Residential Property | 2,101-2,200 | 1 | 1 | $2,401.00 per Unit | $2,401.00 per Unit | $2,401.00 |
| Residential Property | 2,201-2,300 | 63 | 63 | $2,480.00 per Unit | $2,480.00 per Unit | $156,240.00 |
| Residential Property | 2,301-2,400 | 20 | 20 | $2,674.00 per Unit | $2,674.00 per Unit | $53,480.00 |
| Residential Property | 2,401-2,500 | 0 | 0 | $2,718.00 per Unit | $2,718.00 per Unit | $0.00 |
| Residential Property | 2,501-2,600 | 27 | 27 | $2,793.00 per Unit | $2,793.00 per Unit | $75,411.00 |
| Residential Property | 2,601-2,700 | 28 | 28 | $2,863.00 per Unit | $2,863.00 per Unit | $80,164.00 |
| Residential Property | 2,701-2,800 | 0 | 0 | $3,025.00 per Unit | $3,025.00 per Unit | $0.00 |
| Residential Property | 2,801-2,900 | 0 | 0 | $3,122.00 per Unit | $3,122.00 per Unit | $0.00 |
| Residential Property | 2,901-3,000 | 0 | 0 | $3,227.00 per Unit | $3,227.00 per Unit | $0.00 |
| Residential Property | 3,001-3,100 | 0 | 0 | $3,324.00 per Unit | $3,324.00 per Unit | $0.00 |
| Residential Property | 3,101-3,200 | 0 | 0 | $3,420.00 per Unit | $3,420.00 per Unit | $0.00 |
| Residential Property | >3,200 | 0 | 0 | $3,517.00 per Unit | $3,517.00 per Unit | $0.00 |
| | Tract No. | | | | | |
| Non-Residential Property | 18073 | 0 | 0 | $41,577.00 per Acre | $41,577.00 per Acre | $0.00 |
| Non-Residential Property | 18074 | 0 | 0 | $55,099.00 per Acre | $55,099.00 per Acre | $0.00 |
| Non-Residential Property | 18998 | 0 | 0 | $35,217.00 per Acre | $35,217.00 per Acre | $0.00 |
| Final Mapped Property | 18073 | 0 | 0 | $41,577.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18074 | 0 | 0 | $55,099.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18998 | 0 | 0 | $35,217.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18073 | 0 | 0 | $41,577.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18074 | 0 | 0 | $55,099.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18998 | 0 | 0 | $35,217.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **279** | **279** | | | **$681,907.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 28**
**(New Haven Facilities - Area A)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $1,725.00 per Unit | $1,717.89 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,900 | 28 | 28 | $1,818.00 per Unit | $1,810.50 per Unit | $50,694.00 |
| Single Family Detached Property | 1,901-2,100 | 54 | 54 | $2,005.00 per Unit | $1,996.73 per Unit | $107,823.42 |
| Single Family Detached Property | 2,101-2,300 | 58 | 58 | $2,201.00 per Unit | $2,191.92 per Unit | $127,131.36 |
| Single Family Detached Property | 2,301-2,500 | 0 | 0 | $2,354.00 per Unit | $2,344.29 per Unit | $0.00 |
| Single Family Detached Property | 2,501-2,700 | 28 | 28 | $2,501.00 per Unit | $2,490.69 per Unit | $69,739.32 |
| Single Family Detached Property | 2,701-2,900 | 18 | 18 | $2,694.00 per Unit | $2,682.89 per Unit | $48,292.02 |
| Single Family Detached Property | 2,901-3,100 | 0 | 0 | $2,769.00 per Unit | $2,757.58 per Unit | $0.00 |
| Single Family Detached Property | 3,101-3,300 | 32 | 32 | $2,910.00 per Unit | $2,898.00 per Unit | $92,736.00 |
| Single Family Detached Property | 3,301-3,500 | 13 | 13 | $3,083.00 per Unit | $3,070.29 per Unit | $39,913.77 |
| Single Family Detached Property | 3,501-3,700 | 14 | 14 | $3,184.00 per Unit | $3,170.87 per Unit | $44,392.18 |
| Single Family Detached Property | 3,701-3,900 | 0 | 0 | $3,323.00 per Unit | $3,309.30 per Unit | $0.00 |
| Single Family Detached Property | 3,901-4,100 | 0 | 0 | $3,462.00 per Unit | $3,447.72 per Unit | $0.00 |
| Single Family Detached Property | 4,101-4,300 | 0 | 0 | $3,600.00 per Unit | $3,585.15 per Unit | $0.00 |
| Single Family Detached Property | 4,301-4,500 | 0 | 0 | $3,739.00 per Unit | $3,723.58 per Unit | $0.00 |
| Single Family Detached Property | 4,501-4,700 | 0 | 0 | $3,877.00 per Unit | $3,861.01 per Unit | $0.00 |
| Single Family Detached Property | >4,700 | 0 | 0 | $4,016.00 per Unit | $3,999.44 per Unit | $0.00 |
| Single Family Attached Property | <801 | 0 | 0 | $773.00 per Unit | $769.81 per Unit | $0.00 |
| Single Family Attached Property | 801-950 | 0 | 0 | $854.00 per Unit | $850.48 per Unit | $0.00 |
| Single Family Attached Property | 951-1,100 | 26 | 26 | $896.00 per Unit | $892.31 per Unit | $23,200.06 |
| Single Family Attached Property | 1,101-1,300 | 0 | 0 | $1,098.00 per Unit | $1,093.47 per Unit | $0.00 |
| Single Family Attached Property | 1,301-1,500 | 13 | 13 | $1,260.00 per Unit | $1,254.80 per Unit | $16,312.40 |
| Single Family Attached Property | 1,501-1,700 | 26 | 26 | $1,422.00 per Unit | $1,416.14 per Unit | $36,819.64 |
| Single Family Attached Property | 1,701-1,900 | 26 | 26 | $1,594.00 per Unit | $1,587.43 per Unit | $41,273.18 |
| Single Family Attached Property | 1,901-2,100 | 0 | 0 | $1,747.00 per Unit | $1,739.80 per Unit | $0.00 |
| Single Family Attached Property | 2,101-2,300 | 0 | 0 | $1,910.00 per Unit | $1,902.12 per Unit | $0.00 |
| Single Family Attached Property | >2,300 | 0 | 0 | $2,072.00 per Unit | $2,063.46 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $32,777.00 per Acre | $32,641.83 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $32,777.00 per Acre | $32,641.83 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $32,777.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $32,777.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **336** | **336** | | | **$698,327.35** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 30**
**(New Haven Facilities - Area B)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $1,660.00 per Unit | $1,660.00 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,900 | 6 | 6 | $1,837.00 per Unit | $1,837.00 per Unit | $11,022.00 |
| Single Family Detached Property | 1,901-2,100 | 48 | 48 | $1,896.00 per Unit | $1,896.00 per Unit | $91,008.00 |
| Single Family Detached Property | 2,101-2,300 | 91 | 91 | $2,053.00 per Unit | $2,053.00 per Unit | $186,823.00 |
| Single Family Detached Property | 2,301-2,500 | 0 | 0 | $2,251.00 per Unit | $2,251.00 per Unit | $0.00 |
| Single Family Detached Property | 2,501-2,700 | 66 | 66 | $2,404.00 per Unit | $2,404.00 per Unit | $158,664.00 |
| Single Family Detached Property | 2,701-2,900 | 31 | 31 | $2,557.00 per Unit | $2,557.00 per Unit | $79,267.00 |
| Single Family Detached Property | 2,901-3,100 | 0 | 0 | $2,703.00 per Unit | $2,703.00 per Unit | $0.00 |
| Single Family Detached Property | 3,101-3,300 | 54 | 54 | $2,816.00 per Unit | $2,816.00 per Unit | $152,064.00 |
| Single Family Detached Property | 3,301-3,500 | 24 | 24 | $2,962.00 per Unit | $2,962.00 per Unit | $71,088.00 |
| Single Family Detached Property | 3,501-3,700 | 24 | 24 | $3,156.00 per Unit | $3,156.00 per Unit | $75,744.00 |
| Single Family Detached Property | 3,701-3,900 | 0 | 0 | $3,274.00 per Unit | $3,274.00 per Unit | $0.00 |
| Single Family Detached Property | >3,900 | 0 | 0 | $3,429.00 per Unit | $3,429.00 per Unit | $0.00 |
| Single Family Attached Property | <801 | 0 | 0 | $851.00 per Unit | $851.00 per Unit | $0.00 |
| Single Family Attached Property | 801-950 | 0 | 0 | $911.00 per Unit | $911.00 per Unit | $0.00 |
| Single Family Attached Property | 951-1,100 | 28 | 28 | $1,019.00 per Unit | $1,019.00 per Unit | $28,532.00 |
| Single Family Attached Property | 1,101-1,300 | 0 | 0 | $1,136.00 per Unit | $1,136.00 per Unit | $0.00 |
| Single Family Attached Property | 1,301-1,500 | 14 | 14 | $1,300.00 per Unit | $1,300.00 per Unit | $18,200.00 |
| Single Family Attached Property | 1,501-1,700 | 28 | 28 | $1,595.00 per Unit | $1,595.00 per Unit | $44,660.00 |
| Single Family Attached Property | 1,701-1,900 | 28 | 28 | $1,691.00 per Unit | $1,691.00 per Unit | $47,348.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $1,886.00 per Unit | $1,886.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $28,946.00 per Acre | $28,946.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $28,946.00 per Acre | $28,946.00 per Acre | $0.00 |
| Final Mapped Property | | 2 | 0.22 | $28,946.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $28,946.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **442** | **442** | | | **$964,420.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 33**
**(Archibald/Schaefer - Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Property | <1,101 | 0 | 0 | $1,020.00 per Unit | $1,020.00 per Unit | $0.00 |
| Single Family Property | 1,101-1,300 | 25 | 25 | $1,339.00 per Unit | $1,339.00 per Unit | $33,475.00 |
| Single Family Property | 1,301-1,500 | 27 | 27 | $1,587.00 per Unit | $1,587.00 per Unit | $42,849.00 |
| Single Family Property | 1,501-1,700 | 28 | 28 | $1,757.00 per Unit | $1,757.00 per Unit | $49,196.00 |
| Single Family Property | 1,701-1,900 | 23 | 23 | $2,095.00 per Unit | $2,095.00 per Unit | $48,185.00 |
| Single Family Property | 1,901-2,100 | 48 | 48 | $2,385.00 per Unit | $2,385.00 per Unit | $114,480.00 |
| Single Family Property | 2,101-2,300 | 17 | 17 | $2,507.00 per Unit | $2,507.00 per Unit | $42,619.00 |
| Single Family Property | 2,301-2,500 | 27 | 27 | $2,553.00 per Unit | $2,553.00 per Unit | $68,931.00 |
| Single Family Property | 2,501-2,700 | 17 | 17 | $2,907.00 per Unit | $2,907.00 per Unit | $49,419.00 |
| Single Family Property | 2,701-2,900 | 17 | 17 | $3,080.00 per Unit | $3,080.00 per Unit | $52,360.00 |
| Single Family Property | >2,900 | 0 | 0 | $3,160.00 per Unit | $3,160.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $25,577.00 per Acre | $25,577.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $25,577.00 per Acre | $25,577.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $25,577.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $25,577.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **229** | **229** | | | **$501,514.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 34**
**(Countryside Phase 1 North – Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Property | <1,701 | 0 | 0 | $1,800.00 per Unit | $1,676.51 per Unit | $0.00 |
| Single Family Property | 1,701-1,900 | 19 | 19 | $1,887.00 per Unit | $1,757.54 per Unit | $33,393.26 |
| Single Family Property | 1,901-2,100 | 5 | 5 | $2,224.00 per Unit | $2,071.42 per Unit | $10,357.10 |
| Single Family Property | 2,101-2,300 | 25 | 25 | $2,236.00 per Unit | $2,082.60 per Unit | $52,065.00 |
| Single Family Property | 2,301-2,500 | 55 | 55 | $2,488.00 per Unit | $2,317.31 per Unit | $127,452.05 |
| Single Family Property | 2,501-2,700 | 64 | 64 | $2,752.00 per Unit | $2,563.20 per Unit | $164,044.80 |
| Single Family Property | 2,701-2,900 | 31 | 31 | $2,796.00 per Unit | $2,604.18 per Unit | $80,729.58 |
| Single Family Property | 2,901-3,100 | 27 | 27 | $3,017.00 per Unit | $2,810.02 per Unit | $75,870.54 |
| Single Family Property | 3,101-3,300 | 0 | 0 | $3,118.00 per Unit | $2,904.09 per Unit | $0.00 |
| Single Family Property | 3,301-3,500 | 0 | 0 | $3,368.00 per Unit | $3,136.94 per Unit | $0.00 |
| Single Family Property | 3,501-3,700 | 0 | 0 | $3,467.00 per Unit | $3,229.15 per Unit | $0.00 |
| Single Family Property | 3,701-3,900 | 0 | 0 | $3,650.00 per Unit | $3,399.59 per Unit | $0.00 |
| Single Family Property | >3,900 | 0 | 0 | $3,824.00 per Unit | $3,561.65 per Unit | $0.00 |
| Other Residential Property | | 0 | 0 | $22,929.00 per Acre | $21,355.95 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0 | $22,929.00 per Acre | $21,355.95 per Acre | $0.00 |
| Final Map Property | | 0 | 0 | $22,929.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0 | $22,929.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **226** | **226** | | | **$543,912.33** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 35**
**(Countryside Phase 2 South - Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Property | <1,501 | 0 | 0 | $3,342.00 per Unit | $3,342.00 per Unit | $0.00 |
| Single Family Property | 1,501-1,700 | 33 | 33 | $3,454.00 per Unit | $3,454.00 per Unit | $113,982.00 |
| Single Family Property | 1,701-1,900 | 37 | 37 | $3,626.00 per Unit | $3,626.00 per Unit | $134,162.00 |
| Single Family Property | 1,901-2,100 | 35 | 35 | $3,849.00 per Unit | $3,849.00 per Unit | $134,715.00 |
| Single Family Property | 2,101-2,300 | 81 | 81 | $3,935.00 per Unit | $3,935.00 per Unit | $318,735.00 |
| Single Family Property | 2,301-2,500 | 49 | 49 | $4,073.00 per Unit | $4,073.00 per Unit | $199,577.00 |
| Single Family Property | >2,500 | 0 | 0 | $4,262.00 per Unit | $4,262.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $52,912.00 per Acre | $52,912.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $52,912.00 per Acre | $52,912.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $52,912.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $52,912.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **235** | **235** | | | **$901,171.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 38**
**(Park & Turner NE Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Residential Property | <1,501 | 0 | 0 | $1,771.00 per Unit | $1,771.00 per Unit | $0.00 |
| Residential Property | 1,501-1,600 | 0 | 0 | $1,842.00 per Unit | $1,842.00 per Unit | $0.00 |
| Residential Property | 1,601-1,700 | 38 | 38 | $1,964.00 per Unit | $1,964.00 per Unit | $74,632.00 |
| Residential Property | 1,701-1,800 | 44 | 44 | $2,046.00 per Unit | $2,046.00 per Unit | $90,024.00 |
| Residential Property | 1,801-1,900 | 0 | 0 | $2,050.00 per Unit | $2,050.00 per Unit | $0.00 |
| Residential Property | 1,901-2,000 | 7 | 7 | $2,148.00 per Unit | $2,148.00 per Unit | $15,036.00 |
| Residential Property | 2,001-2,100 | 11 | 11 | $2,219.00 per Unit | $2,219.00 per Unit | $24,409.00 |
| Residential Property | 2,101-2,200 | 9 | 9 | $2,289.00 per Unit | $2,289.00 per Unit | $20,601.00 |
| Residential Property | 2,201-2,300 | 36 | 36 | $2,383.00 per Unit | $2,383.00 per Unit | $85,788.00 |
| Residential Property | 2,301-2,400 | 33 | 33 | $2,405.00 per Unit | $2,405.00 per Unit | $79,365.00 |
| Residential Property | 2,401-2,500 | 43 | 43 | $2,536.00 per Unit | $2,536.00 per Unit | $109,048.00 |
| Residential Property | 2,501-2,600 | 14 | 14 | $2,539.00 per Unit | $2,539.00 per Unit | $35,546.00 |
| Residential Property | 2,601-2,700 | 0 | 0 | $2,609.00 per Unit | $2,609.00 per Unit | $0.00 |
| Residential Property | 2,701-2,800 | 48 | 48 | $2,724.00 per Unit | $2,724.00 per Unit | $130,752.00 |
| Residential Property | 2,801-2,900 | 0 | 0 | $2,749.00 per Unit | $2,749.00 per Unit | $0.00 |
| Residential Property | 2,901-3,000 | 47 | 47 | $2,865.00 per Unit | $2,865.00 per Unit | $134,655.00 |
| Residential Property | 3,001-3,100 | 0 | 0 | $2,888.00 per Unit | $2,888.00 per Unit | $0.00 |
| Residential Property | >3,100 | 0 | 0 | $2,958.00 per Unit | $2,958.00 per Unit | $0.00 |
| | Tract No. | | | | | |
| Non-Residential Property | 18662 | 0 | 0 | $31,636.00 per Acre | $31,636.00 per Acre | $0.00 |
| Final Mapped Property | 18662 | 0 | 0 | $31,636.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18662 | 0 | 0 | $31,636.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **330** | **330** | | | **$799,856.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 39**
**(New Haven Facilities - Area C)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $1,582.00 per Unit | $1,582.00 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,900 | 0 | 0 | $1,731.00 per Unit | $1,731.00 per Unit | $0.00 |
| Single Family Detached Property | 1,901-2,100 | 0 | 0 | $2,029.00 per Unit | $2,029.00 per Unit | $0.00 |
| Single Family Detached Property | 2,101-2,300 | 40 | 40 | $2,318.00 per Unit | $2,318.00 per Unit | $92,720.00 |
| Single Family Detached Property | 2,301-2,500 | 0 | 0 | $2,424.00 per Unit | $2,424.00 per Unit | $0.00 |
| Single Family Detached Property | 2,501-2,700 | 22 | 22 | $2,523.00 per Unit | $2,523.00 per Unit | $55,506.00 |
| Single Family Detached Property | 2,701-2,900 | 0 | 0 | $2,714.00 per Unit | $2,714.00 per Unit | $0.00 |
| Single Family Detached Property | 2,901-3,100 | 0 | 0 | $2,882.00 per Unit | $2,882.00 per Unit | $0.00 |
| Single Family Detached Property | 3,101-3,300 | 0 | 0 | $3,035.00 per Unit | $3,035.00 per Unit | $0.00 |
| Single Family Detached Property | 3,301-3,500 | 0 | 0 | $3,187.00 per Unit | $3,187.00 per Unit | $0.00 |
| Single Family Detached Property | 3,501-3,700 | 0 | 0 | $3,337.00 per Unit | $3,337.00 per Unit | $0.00 |
| Single Family Detached Property | 3,701-3,900 | 0 | 0 | $3,451.00 per Unit | $3,451.00 per Unit | $0.00 |
| Single Family Detached Property | >3,900 | 0 | 0 | $3,539.00 per Unit | $3,539.00 per Unit | $0.00 |
| Single Family Attached Property | <801 | 0 | 0 | $562.00 per Unit | $562.00 per Unit | $0.00 |
| Single Family Attached Property | 801-950 | 0 | 0 | $773.00 per Unit | $773.00 per Unit | $0.00 |
| Single Family Attached Property | 951-1,100 | 20 | 20 | $1,111.00 per Unit | $1,111.00 per Unit | $22,220.00 |
| Single Family Attached Property | 1,101-1,300 | 31 | 31 | $1,470.00 per Unit | $1,470.00 per Unit | $45,570.00 |
| Single Family Attached Property | 1,301-1,500 | 41 | 41 | $1,567.00 per Unit | $1,567.00 per Unit | $64,247.00 |
| Single Family Attached Property | 1,501-1,700 | 51 | 51 | $1,793.00 per Unit | $1,793.00 per Unit | $91,443.00 |
| Single Family Attached Property | 1,701-1,900 | 20 | 20 | $2,009.00 per Unit | $2,009.00 per Unit | $40,180.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $2,107.00 per Unit | $2,107.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $39,039.00 per Acre | $39,039.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $39,039.00 per Acre | $39,039.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $39,039.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $39,039.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **225** | **225** | | | **$411,886.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 40**
**(Emerald Park Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $2,073.00 per Unit | $2,073.00 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,900 | 0 | 0 | $2,147.00 per Unit | $2,147.00 per Unit | $0.00 |
| Single Family Detached Property | 1,901-2,100 | 0 | 0 | $2,305.00 per Unit | $2,305.00 per Unit | $0.00 |
| Single Family Detached Property | 2,101-2,300 | 32 | 32 | $2,508.00 per Unit | $2,508.00 per Unit | $80,256.00 |
| Single Family Detached Property | 2,301-2,500 | 0 | 0 | $2,626.00 per Unit | $2,626.00 per Unit | $0.00 |
| Single Family Detached Property | 2,501-2,700 | 16 | 16 | $2,793.00 per Unit | $2,793.00 per Unit | $44,688.00 |
| Single Family Detached Property | 2,701-2,900 | 0 | 0 | $2,942.00 per Unit | $2,942.00 per Unit | $0.00 |
| Single Family Detached Property | 2,901-3,100 | 0 | 0 | $3,100.00 per Unit | $3,100.00 per Unit | $0.00 |
| Single Family Detached Property | 3,101-3,300 | 0 | 0 | $3,258.00 per Unit | $3,258.00 per Unit | $0.00 |
| Single Family Detached Property | 3,301-3,500 | 0 | 0 | $3,416.00 per Unit | $3,416.00 per Unit | $0.00 |
| Single Family Detached Property | 3,501-3,700 | 0 | 0 | $3,574.00 per Unit | $3,574.00 per Unit | $0.00 |
| Single Family Detached Property | 3,701-3,900 | 0 | 0 | $3,732.00 per Unit | $3,732.00 per Unit | $0.00 |
| Single Family Detached Property | >3,900 | 0 | 0 | $3,890.00 per Unit | $3,890.00 per Unit | $0.00 |
| Single Family Attached Property | <801 | 0 | 0 | $966.00 per Unit | $966.00 per Unit | $0.00 |
| Single Family Attached Property | 801-950 | 0 | 0 | $1,079.00 per Unit | $1,079.00 per Unit | $0.00 |
| Single Family Attached Property | 951-1,100 | 26 | 26 | $1,276.00 per Unit | $1,276.00 per Unit | $33,176.00 |
| Single Family Attached Property | 1,101-1,300 | 42 | 42 | $1,459.00 per Unit | $1,459.00 per Unit | $61,278.00 |
| Single Family Attached Property | 1,301-1,500 | 55 | 55 | $1,655.00 per Unit | $1,655.00 per Unit | $91,025.00 |
| Single Family Attached Property | 1,501-1,700 | 68 | 68 | $1,905.00 per Unit | $1,905.00 per Unit | $129,540.00 |
| Single Family Attached Property | 1,701-1,900 | 26 | 26 | $2,144.00 per Unit | $2,144.00 per Unit | $55,744.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $2,319.00 per Unit | $2,319.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $46,243.00 per Acre | $46,243.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $46,243.00 per Acre | $46,243.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $46,243.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $46,243.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **265** | **265** | | | **$495,707.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 41**
**(Canvas Park Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <1,801 | 0 | 0 | $2,293.00 per Unit | $2,293.00 per Unit | $0.00 |
| Single Family Detached Property | 1,801-2,000 | 31 | 31 | $2,378.00 per Unit | $2,378.00 per Unit | $73,718.00 |
| Single Family Detached Property | 2,001-2,200 | 28 | 28 | $2,491.00 per Unit | $2,491.00 per Unit | $69,748.00 |
| Single Family Detached Property | 2,201-2,400 | 28 | 28 | $2,612.00 per Unit | $2,612.00 per Unit | $73,136.00 |
| Single Family Detached Property | >2,400 | 0 | 0 | $2,653.00 per Unit | $2,653.00 per Unit | $0.00 |
| Single Family Attached Property | <901 | 0 | 0 | $1,075.00 per Unit | $1,075.00 per Unit | $0.00 |
| Single Family Attached Property | 901-1,100 | 35 | 35 | $1,140.00 per Unit | $1,140.00 per Unit | $39,900.00 |
| Single Family Attached Property | 1,101-1,300 | 35 | 35 | $1,400.00 per Unit | $1,400.00 per Unit | $49,000.00 |
| Single Family Attached Property | 1,301-1,500 | 171 | 171 | $1,632.00 per Unit | $1,632.00 per Unit | $279,072.00 |
| Single Family Attached Property | 1,501-1,700 | 138 | 138 | $1,759.00 per Unit | $1,759.00 per Unit | $242,742.00 |
| Single Family Attached Property | 1,701-1,900 | 70 | 70 | $1,923.00 per Unit | $1,923.00 per Unit | $134,610.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $2,066.00 per Unit | $2,066.00 per Unit | $0.00 |
| Single Family Attached Three Story | <751 | 0 | 0 | $711.00 per Unit | $711.00 per Unit | $0.00 |
| Single Family Attached Three Story | 751-900 | 0 | 0 | $833.00 per Unit | $833.00 per Unit | $0.00 |
| Single Family Attached Three Story | 901-1,050 | 0 | 0 | $1,040.00 per Unit | $1,040.00 per Unit | $0.00 |
| Single Family Attached Three Story | 1,051-1,200 | 0 | 0 | $1,127.00 per Unit | $1,127.00 per Unit | $0.00 |
| Single Family Attached Three Story | 1,201-1,400 | 0 | 0 | $1,251.00 per Unit | $1,251.00 per Unit | $0.00 |
| Single Family Attached Three Story | 1,401-1,600 | 0 | 0 | $1,503.00 per Unit | $1,503.00 per Unit | $0.00 |
| Single Family Attached Three Story | 1,601-1,800 | 0 | 0 | $1,615.00 per Unit | $1,615.00 per Unit | $0.00 |
| Single Family Attached Three Story | >1,800 | 0 | 0 | $1,717.00 per Unit | $1,717.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $43,199.00 per Acre | $43,199.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $43,199.00 per Acre | $43,199.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $43,199.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $43,199.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **536** | **536** | | | **$961,926.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 42**
**(West Haven)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Property | <1,901 | 37 | 37 | $2,453.00 per Unit | $2,453.00 per Unit | $90,761.00 |
| Single Family Property | 1,901-2,100 | 21 | 21 | $2,542.00 per Unit | $2,542.00 per Unit | $53,382.00 |
| Single Family Property | 2,101-2,300 | 22 | 22 | $2,709.00 per Unit | $2,709.00 per Unit | $59,598.00 |
| Single Family Property | 2,301-2,500 | 0 | 0 | $2,886.00 per Unit | $2,886.00 per Unit | $0.00 |
| Single Family Property | 2,501-2,700 | 22 | 22 | $3,063.00 per Unit | $3,063.00 per Unit | $67,386.00 |
| Single Family Property | 2,701-2,900 | 29 | 29 | $3,237.00 per Unit | $3,237.00 per Unit | $93,873.00 |
| Single Family Property | 2,901-3,100 | 34 | 34 | $3,411.00 per Unit | $3,411.00 per Unit | $115,974.00 |
| Single Family Property | 3,101-3,300 | 31 | 31 | $3,584.00 per Unit | $3,584.00 per Unit | $111,104.00 |
| Single Family Property | 3,301-3,500 | 0 | 0 | $3,758.00 per Unit | $3,758.00 per Unit | $0.00 |
| Single Family Property | >3,500 | 0 | 0 | $3,832.00 per Unit | $3,832.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $33,755.00 per Acre | $33,755.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $33,755.00 per Acre | $33,755.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $33,755.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $33,755.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **196** | **196** | | | **$592,078.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 43**
**(Park Place Facilities Phase IV)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Residential Property | | | | | | |
| Single Family Detached Property | <1,701 | 0 | 0 | $2,282.00 per Unit | $2,282.00 per Unit | $0.00 |
| Single Family Detached Property | 1,701-1,800 | 0 | 0 | $2,366.00 per Unit | $2,366.00 per Unit | $0.00 |
| Single Family Detached Property | 1,801-1,900 | 0 | 0 | $2,449.00 per Unit | $2,449.00 per Unit | $0.00 |
| Single Family Detached Property | 1,901-2,000 | 0 | 0 | $2,502.00 per Unit | $2,502.00 per Unit | $0.00 |
| Single Family Detached Property | 2,001-2,100 | 0 | 0 | $2,616.00 per Unit | $2,616.00 per Unit | $0.00 |
| Single Family Detached Property | 2,101-2,200 | 0 | 0 | $2,666.00 per Unit | $2,666.00 per Unit | $0.00 |
| Single Family Detached Property | 2,201-2,300 | 20 | 20 | $2,823.00 per Unit | $2,823.00 per Unit | $56,460.00 |
| Single Family Detached Property | 2,301-2,400 | 20 | 20 | $2,830.00 per Unit | $2,830.00 per Unit | $56,600.00 |
| Single Family Detached Property | 2,401-2,500 | 75 | 75 | $2,990.00 per Unit | $2,990.00 per Unit | $224,250.00 |
| Single Family Detached Property | 2,501-2,600 | 0 | 0 | $3,073.00 per Unit | $3,073.00 per Unit | $0.00 |
| Single Family Detached Property | 2,601-2,700 | 27 | 27 | $3,156.00 per Unit | $3,156.00 per Unit | $85,212.00 |
| Single Family Detached Property | 2,701-2,800 | 24 | 24 | $3,240.00 per Unit | $3,240.00 per Unit | $77,760.00 |
| Single Family Detached Property | 2,801-2,900 | 0 | 0 | $3,282.00 per Unit | $3,282.00 per Unit | $0.00 |
| Single Family Detached Property | 2,901-3,000 | 22 | 22 | $3,406.00 per Unit | $3,406.00 per Unit | $74,932.00 |
| Single Family Detached Property | 3,001-3,100 | 0 | 0 | $3,448.00 per Unit | $3,448.00 per Unit | $0.00 |
| Single Family Detached Property | 3,101-3,200 | 33 | 33 | $3,573.00 per Unit | $3,573.00 per Unit | $117,909.00 |
| Single Family Detached Property | 3,201-3,300 | 0 | 0 | $3,615.00 per Unit | $3,615.00 per Unit | $0.00 |
| Single Family Detached Property | 3,301-3,400 | 0 | 0 | $3,739.00 per Unit | $3,739.00 per Unit | $0.00 |
| Single Family Detached Property | >3,400 | 35 | 35 | $3,782.00 per Unit | $3,782.00 per Unit | $132,370.00 |
| One Story Property | <2,301 | 0 | 0 | $3,185.00 per Unit | $3,185.00 per Unit | $0.00 |
| One Story Property | 2,301-2,400 | 0 | 0 | $3,252.00 per Unit | $3,252.00 per Unit | $0.00 |
| One Story Property | 2,401-2,500 | 45 | 45 | $3,346.00 per Unit | $3,346.00 per Unit | $150,570.00 |
| One Story Property | 2,501-2,600 | 0 | 0 | $3,389.00 per Unit | $3,389.00 per Unit | $0.00 |
| One Story Property | 2,601-2,700 | 34 | 34 | $3,442.00 per Unit | $3,442.00 per Unit | $117,028.00 |
| One Story Property | 2,701-2,800 | 0 | 0 | $3,521.00 per Unit | $3,521.00 per Unit | $0.00 |
| One Story Property | >2,800 | 0 | 0 | $3,588.00 per Unit | $3,588.00 per Unit | $0.00 |
| | Tract No. | | | | | |
| Other Property | 18065 | 0 | 0 | $34,777.00 per Acre | $34,777.00 per Acre | $0.00 |
| Other Property | 18066 | 0 | 0 | $30,226.00 per Acre | $30,226.00 per Acre | $0.00 |
| Other Property | 18067 | 0 | 0 | $24,095.00 per Acre | $24,095.00 per Acre | $0.00 |
| Other Property | 18068 | 0 | 0 | $35,974.00 per Acre | $35,974.00 per Acre | $0.00 |
| Other Property | 18081 | 0 | 0 | $35,386.00 per Acre | $35,386.00 per Acre | $0.00 |
| Final Mapped Property | 18065 | 0 | 0 | $34,777.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18066 | 0 | 0 | $30,226.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18067 | 0 | 0 | $24,095.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18068 | 0 | 0 | $35,974.00 per Acre | $0.00 per Acre | $0.00 |
| Final Mapped Property | 18081 | 0 | 0 | $35,386.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18065 | 0 | 0 | $34,777.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18066 | 0 | 0 | $30,226.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18067 | 0 | 0 | $24,095.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18068 | 0 | 0 | $35,974.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18081 | 0 | 0 | $35,386.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **335** | **335** | | | **$1,093,091.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 46**
**(Avenue 176 Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Property | <2,151 | 0 | 0 | $2,167.00 per Unit | $2,167.00 per Unit | $0.00 |
| Single Family Property | 2,151-2,350 | 0 | 0 | $2,274.00 per Unit | $2,274.00 per Unit | $0.00 |
| Single Family Property | 2,351-2,550 | 49 | 49 | $2,751.00 per Unit | $2,751.00 per Unit | $134,799.00 |
| Single Family Property | 2,551-2,750 | 26 | 26 | $2,879.00 per Unit | $2,879.00 per Unit | $74,854.00 |
| Single Family Property | 2,751-2,950 | 22 | 22 | $3,141.00 per Unit | $3,141.00 per Unit | $69,102.00 |
| Single Family Property | 2,951-3,150 | 24 | 24 | $3,275.00 per Unit | $3,275.00 per Unit | $78,600.00 |
| Single Family Property | 3,151-3,350 | 55 | 55 | $3,416.00 per Unit | $3,416.00 per Unit | $187,880.00 |
| Single Family Property | 3,351-3,550 | 0 | 0 | $3,666.00 per Unit | $3,666.00 per Unit | $0.00 |
| Single Family Property | >3,550 | 0 | 0 | $3,901.00 per Unit | $3,901.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $26,735.00 per Acre | $26,735.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $26,735.00 per Acre | $26,735.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $26,735.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $26,735.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **176** | **176** | | | **$545,235.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 53**
**(Tevelde Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <2,201 | 0 | 0 | $2,529.00 per Unit | $2,529.00 per Unit | $0.00 |
| Single Family Detached Property | 2,201-2,300 | 19 | 19 | $2,642.00 per Unit | $2,642.00 per Unit | $50,198.00 |
| Single Family Detached Property | 2,301-2,400 | 18 | 18 | $2,798.00 per Unit | $2,798.00 per Unit | $50,364.00 |
| Single Family Detached Property | 2,401-2,500 | 36 | 36 | $2,956.00 per Unit | $2,956.00 per Unit | $106,416.00 |
| Single Family Detached Property | 2,501-2,600 | 37 | 37 | $3,049.00 per Unit | $3,049.00 per Unit | $112,813.00 |
| Single Family Detached Property | 2,601-2,700 | 20 | 20 | $3,094.00 per Unit | $3,094.00 per Unit | $61,880.00 |
| Single Family Detached Property | 2,701-2,800 | 18 | 18 | $3,260.00 per Unit | $3,260.00 per Unit | $58,680.00 |
| Single Family Detached Property | 2,801-2,900 | 54 | 54 | $3,329.00 per Unit | $3,329.00 per Unit | $179,766.00 |
| Single Family Detached Property | 2,901-3,000 | 40 | 40 | $3,484.00 per Unit | $3,484.00 per Unit | $139,360.00 |
| Single Family Detached Property | 3,001-3,100 | 40 | 40 | $3,639.00 per Unit | $3,639.00 per Unit | $145,560.00 |
| Single Family Detached Property | 3,101-3,200 | 1 | 1 | $3,657.00 per Unit | $3,657.00 per Unit | $3,657.00 |
| Single Family Detached Property | 3,201-3,300 | 0 | 0 | $3,770.00 per Unit | $3,770.00 per Unit | $0.00 |
| Single Family Detached Property | 3,301-3,400 | 41 | 41 | $3,974.00 per Unit | $3,974.00 per Unit | $162,934.00 |
| Single Family Detached Property | 3,401-3,500 | 33 | 33 | $3,998.00 per Unit | $3,998.00 per Unit | $131,934.00 |
| Single Family Detached Property | 3,501-3,600 | 0 | 0 | $4,108.00 per Unit | $4,108.00 per Unit | $0.00 |
| Single Family Detached Property | 3,601-3,700 | 0 | 0 | $4,221.00 per Unit | $4,221.00 per Unit | $0.00 |
| Single Family Detached Property | 3,701-3,800 | 35 | 35 | $4,356.00 per Unit | $4,356.00 per Unit | $152,460.00 |
| Single Family Detached Property | >3,800 | 1 | 1 | $4,437.00 per Unit | $4,437.00 per Unit | $4,437.00 |
| One Story Property | <2,201 | 0 | 0 | $2,946.00 per Unit | $2,946.00 per Unit | $0.00 |
| One Story Property | 2,201-2,300 | 11 | 11 | $3,042.00 per Unit | $3,042.00 per Unit | $33,462.00 |
| One Story Property | 2,301-2,400 | 28 | 28 | $3,123.00 per Unit | $3,123.00 per Unit | $87,444.00 |
| One Story Property | >2400 | 0 | 0 | $3,198.00 per Unit | $3,198.00 per Unit | $0.00 |
| | Tract | | | | | |
| Other Property | 18929 | 0 | 0 | $33,652.00 per Acre | $33,652.00 per Acre | $0.00 |
| Other Property | 18930 | 0 | 0 | $33,652.00 per Acre | $33,652.00 per Acre | $0.00 |
| Final Map Property | 18929 | 0 | 0 | $33,652.00 per Acre | $0.00 per Acre | $0.00 |
| Final Map Property | 18930 | 0 | 0 | $33,652.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18929 | 0 | 0 | $33,652.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | 18930 | 0 | 0 | $33,652.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **432** | **432** | | | **$1,481,365.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 54**
**(Esperanza Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <2,201 | 0 | 0 | $2,574.00 per Unit | $2,574.00 per Unit | $0.00 |
| Single Family Detached Property | 2,201-2,400 | 0 | 0 | $2,848.00 per Unit | $2,848.00 per Unit | $0.00 |
| Single Family Detached Property | 2,401-2,600 | 31 | 31 | $3,016.00 per Unit | $3,016.00 per Unit | $93,496.00 |
| Single Family Detached Property | 2,601-2,800 | 32 | 32 | $3,216.00 per Unit | $3,216.00 per Unit | $102,912.00 |
| Single Family Detached Property | 2,801-3,000 | 37 | 37 | $3,441.00 per Unit | $3,441.00 per Unit | $127,317.00 |
| Single Family Detached Property | 3,001-3,200 | 0 | 0 | $3,579.00 per Unit | $3,579.00 per Unit | $0.00 |
| Single Family Detached Property | >3,200 | 0 | 0 | $3,761.00 per Unit | $3,761.00 per Unit | $0.00 |
| Single Family Attached Property | <901 | 0 | 0 | $1,090.00 per Unit | $1,090.00 per Unit | $0.00 |
| Single Family Attached Property | 901-1,100 | 0 | 0 | $1,166.00 per Unit | $1,166.00 per Unit | $0.00 |
| Single Family Attached Property | 1,101-1,300 | 42 | 42 | $1,312.00 per Unit | $1,312.00 per Unit | $55,104.00 |
| Single Family Attached Property | 1,301-1,500 | 42 | 42 | $1,484.00 per Unit | $1,484.00 per Unit | $62,328.00 |
| Single Family Attached Property | 1,501-1,700 | 42 | 42 | $1,623.00 per Unit | $1,623.00 per Unit | $68,166.00 |
| Single Family Attached Property | 1,701-1,900 | 0 | 0 | $1,766.00 per Unit | $1,766.00 per Unit | $0.00 |
| Single Family Attached Property | >1,900 | 0 | 0 | $1,840.00 per Unit | $1,840.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $32,813.00 per Acre | $32,813.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $32,813.00 per Acre | $32,813.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $32,813.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $32,813.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **226** | **226** | | | **$509,323.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.

(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 66**
**(Olive and Oleander Facilities)**
**Special Tax Levy Summary for Fiscal Year 2026-27**

| Land Use | Residential Floor Area (Sq. Ft.) | Number of Parcels | Number of Units / Acres | FY 2026-27 Assigned / Maximum Special Tax (1) | FY 2026-27 Actual Special Tax | FY 2026-27 Special Tax Levy |
|---|---|---|---|---|---|---|
| Developed Property: | | | | | | |
| Single Family Detached Property | <2,001 | 0 | 0 | $3,775.00 per Unit | $3,775.00 per Unit | $0.00 |
| Single Family Detached Property | 2,001-2,200 | 15 | 15 | $4,031.00 per Unit | $4,031.00 per Unit | $60,465.00 |
| Single Family Detached Property | 2,201-2,400 | 50 | 50 | $4,190.00 per Unit | $4,190.00 per Unit | $209,500.00 |
| Single Family Detached Property | 2,401-2,600 | 22 | 22 | $4,509.00 per Unit | $4,509.00 per Unit | $99,198.00 |
| Single Family Detached Property | >2,600 | 0 | 0 | $4,616.00 per Unit | $4,616.00 per Unit | $0.00 |
| Single Family Attached Property | <1,301 | 0 | 0 | $2,958.00 per Unit | $2,958.00 per Unit | $0.00 |
| Single Family Attached Property | 1,301-1,450 | 41 | 41 | $3,216.00 per Unit | $3,216.00 per Unit | $131,856.00 |
| Single Family Attached Property | 1,451-1,600 | 48 | 48 | $3,388.00 per Unit | $3,388.00 per Unit | $162,624.00 |
| Single Family Attached Property | 1,601-1,750 | 48 | 48 | $3,602.00 per Unit | $3,602.00 per Unit | $172,896.00 |
| Single Family Attached Property | >1,750 | 0 | 0 | $3,860.00 per Unit | $3,860.00 per Unit | $0.00 |
| Other Residential Property | | 0 | 0.00 | $74,898.00 per Acre | $74,898.00 per Acre | $0.00 |
| Non-Residential Property | | 0 | 0.00 | $74,898.00 per Acre | $74,898.00 per Acre | $0.00 |
| Final Mapped Property | | 0 | 0.00 | $74,898.00 per Acre | $0.00 per Acre | $0.00 |
| Undeveloped Property | | 0 | 0.00 | $74,898.00 per Acre | $0.00 per Acre | $0.00 |
| Undivided Parcels (2) | | 0 | | | | |
| | | **Parcels** | **Units** | | | |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | **224** | **224** | | | **$836,539.00** |

(1) For Developed Property, the Assigned Special Tax is shown. For Final Mapped Property and Undeveloped Property, the Maximum Special Tax is shown.
(2) Counts parcels which are undivided and comprise units in different land use categories. The units located on these parcels are shown separately in their respective land use categories.

*Goodwin Consulting Group, Inc.*

# APPENDIX B

*Fiscal Year 2026-27*
*Special Tax Requirements*

**City of Ontario**
**Community Facilities District No. 24**
**(Park Place Facilities Phase 1)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $278,909.38 |
| Interest Due September 1, 2027 | $278,909.38 |
| Principal Due September 1, 2027 | $435,000.00 |
| Total Debt Service | $992,818.76 |
| | |
| Administrative Costs | |
| District Administration | $71,292.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $79,292.00 |
| | |
| Direct Funding of Facilities | $19,888.90 |
| | |
| Rounding Adjustment | $0.08 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$1,091,999.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 25**
**(Park Place Facilities Phase II)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $167,212.50 |
| Interest Due September 1, 2027 | $167,212.50 |
| Principal Due September 1, 2027 | $190,000.00 |
| Total Debt Service | $524,425.00 |
| | |
| Administrative Costs | |
| District Administration | $78,645.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $86,645.00 |
| | |
| Direct Funding of Facilities | $53,657.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$664,727.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 26**
**(Park Place Facilities Phase III)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $173,450.00 |
| Interest Due September 1, 2027 | $173,450.00 |
| Principal Due September 1, 2027 | $190,000.00 |
| Total Debt Service | $536,900.00 |
| | |
| Administrative Costs | |
| District Administration | $78,645.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $86,645.00 |
| | |
| Direct Funding of Facilities | $58,362.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$681,907.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 28**
**(New Haven Facilities - Area A)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $169,137.50 |
| Interest Due September 1, 2027 | $169,137.50 |
| Principal Due September 1, 2027 | $220,000.00 |
| Total Debt Service | $558,275.00 |
| | |
| Administrative Costs | |
| District Administration | $73,671.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $81,671.00 |
| | |
| Direct Funding of Facilities | $58,381.31 |
| | |
| Rounding Adjustment | $0.04 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$698,327.35** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 30**
**(New Haven Facilities - Area B)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $221,609.38 |
| Interest Due September 1, 2027 | $221,609.38 |
| Principal Due September 1, 2027 | $350,000.00 |
| Total Debt Service | $793,218.76 |
| | |
| Administrative Costs | |
| District Administration | $76,121.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $84,121.00 |
| | |
| Direct Funding of Facilities | $87,080.24 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$964,420.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 33**
**(Archibald/Schaefer - Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $122,625.00 |
| Interest Due September 1, 2027 | $122,625.00 |
| Principal Due September 1, 2027 | $125,000.00 |
| Total Debt Service | $370,250.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $42,020.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$501,514.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 34**
**(Countryside Phase 1 North – Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $128,853.13 |
| Interest Due September 1, 2027 | $128,853.13 |
| Principal Due September 1, 2027 | $195,000.00 |
| Total Debt Service | $452,706.26 |
| | |
| Administrative Costs | |
| District Administration | $76,121.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $84,121.00 |
| | |
| Direct Funding of Facilities | $7,084.85 |
| | |
| Rounding Adjustment | $0.22 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$543,912.33** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 35**
**(Countryside Phase 2 South - Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $273,750.00 |
| Interest Due September 1, 2027 | $273,750.00 |
| Principal Due September 1, 2027 | $190,000.00 |
| Total Debt Service | $737,500.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $74,427.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$901,171.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 38**
**(Park & Turner NE Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $206,334.38 |
| Interest Due September 1, 2027 | $206,334.38 |
| Principal Due September 1, 2027 | $235,000.00 |
| Total Debt Service | $647,668.76 |
| | |
| Administrative Costs | |
| District Administration | $78,645.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $86,645.00 |
| | |
| Direct Funding of Facilities | $65,542.24 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$799,856.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 39**
**(New Haven Facilities - Area C)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $87,765.63 |
| Interest Due September 1, 2027 | $87,765.63 |
| Principal Due September 1, 2027 | $115,000.00 |
| Total Debt Service | $290,531.26 |
| | |
| Administrative Costs | |
| District Administration | $78,645.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $86,645.00 |
| | |
| Direct Funding of Facilities | $34,709.74 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$411,886.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 40**
**(Emerald Park Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $112,100.00 |
| Interest Due September 1, 2027 | $112,100.00 |
| Principal Due September 1, 2027 | $145,000.00 |
| Total Debt Service | $369,200.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $37,263.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$495,707.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 41**
**(Canvas Park Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $252,700.00 |
| Interest Due September 1, 2027 | $252,700.00 |
| Principal Due September 1, 2027 | $285,000.00 |
| Total Debt Service | $790,400.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $82,282.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$961,926.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 42**
**(West Haven)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $160,781.25 |
| Interest Due September 1, 2027 | $160,781.25 |
| Principal Due September 1, 2027 | $135,000.00 |
| Total Debt Service | $456,562.50 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $46,271.50 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$592,078.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 43**
**(Park Place Facilities Phase IV)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $273,950.00 |
| Interest Due September 1, 2027 | $273,950.00 |
| Principal Due September 1, 2027 | $360,000.00 |
| Total Debt Service | $907,900.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $95,947.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$1,093,091.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 46**
**(Avenue 176 Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $128,700.00 |
| Interest Due September 1, 2027 | $128,700.00 |
| Principal Due September 1, 2027 | $155,000.00 |
| Total Debt Service | $412,400.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $43,591.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$545,235.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 53**
**(Tevelde Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $394,700.00 |
| Interest Due September 1, 2027 | $394,700.00 |
| Principal Due September 1, 2027 | $475,000.00 |
| Total Debt Service | $1,264,400.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $127,721.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$1,481,365.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 54**
**(Esperanza Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $131,162.50 |
| Interest Due September 1, 2027 | $131,162.50 |
| Principal Due September 1, 2027 | $115,000.00 |
| Total Debt Service | $377,325.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $42,754.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$509,323.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 66**
**(Olive and Oleander Facilities)**

**Fiscal Year 2026-27 Special Tax Requirement**

| | |
|---|---|
| Debt Service | |
| Interest Due March 1, 2027 | $252,000.00 |
| Interest Due September 1, 2027 | $252,000.00 |
| Principal Due September 1, 2027 | $175,000.00 |
| Total Debt Service | $679,000.00 |
| | |
| Administrative Costs | |
| District Administration | $81,244.00 |
| Tax Consultant/Professional Services | $8,000.00 |
| Total Administrative Expenses | $89,244.00 |
| | |
| Direct Funding of Facilities | $68,295.00 |
| | |
| Rounding Adjustment | $0.00 |
| | |
| **Special Tax Requirement for Fiscal Year 2026-27** | **$836,539.00** |

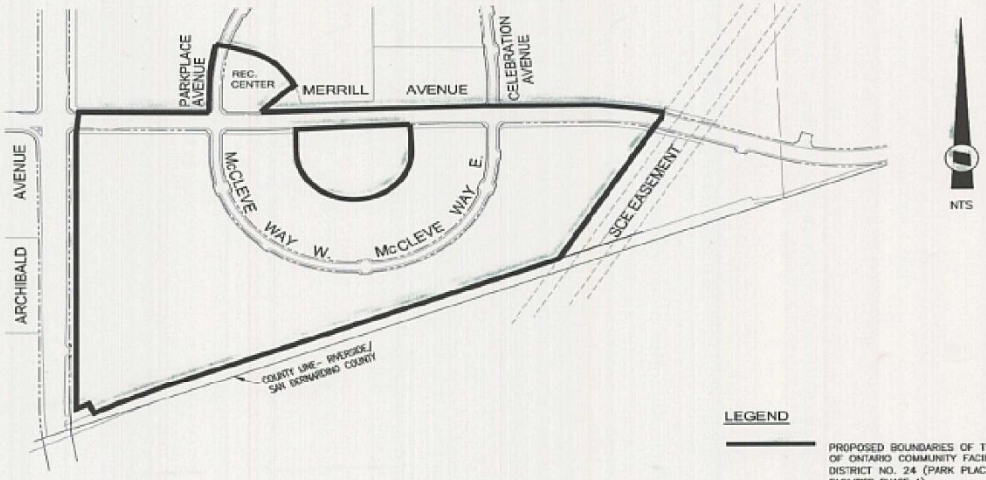
*Goodwin Consulting Group, Inc.*

# APPENDIX C

*Boundary Maps of Community Facilities Districts*

# PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 24
# (PARK PLACE FACILITIES PHASE 1)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA

CONTAINS ALL OF TRACT 18913-1 AND A PORTION OF TRACT 17821 AS SHOWN ON MAPS FILED IN BOOK 338 OF TRACT MAPS, AT PAGES 1 THROUGH 7 AND BOOK 333 OF TRACT MAPS, PAGES 64 THROUGH 77, RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.




LEGEND

PROPOSED BOUNDARIES OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 24 (PARK PLACE FACILITIES PHASE 1)

CFD NO. 24 APNs

0218-062-01 Thru 69
0218-072-01 Thru 38
0218-083-01 Thru 28
0218-092-01 Thru 47
0218-355-01 Thru 75
0218-342-01 Thru 57
0218-362-01 Thru 55
0218-022-13
0218-352-13, 16, 18 & 19

FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO
THIS 2nd DAY OF September, 2014

CLERK OF THE CITY OF ONTARIO

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 24 (PARK PLACE FACILITIES PHASE 1), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 2nd DAY OF September, 2014, BY ITS RESOLUTION NO. 2014-090

CLERK OF THE CITY OF ONTARIO

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

FILED THIS 4th DAY OF September 2014, AT THE HOUR OF 2:41 O'CLOCK PM, IN BOOK 86 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 28, AND AS INSTRUMENT NO. 2014-0327047, IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA. ~~EXEMPT RECORDING REQUESTED PER CALIFORNIA CODE 6103~~

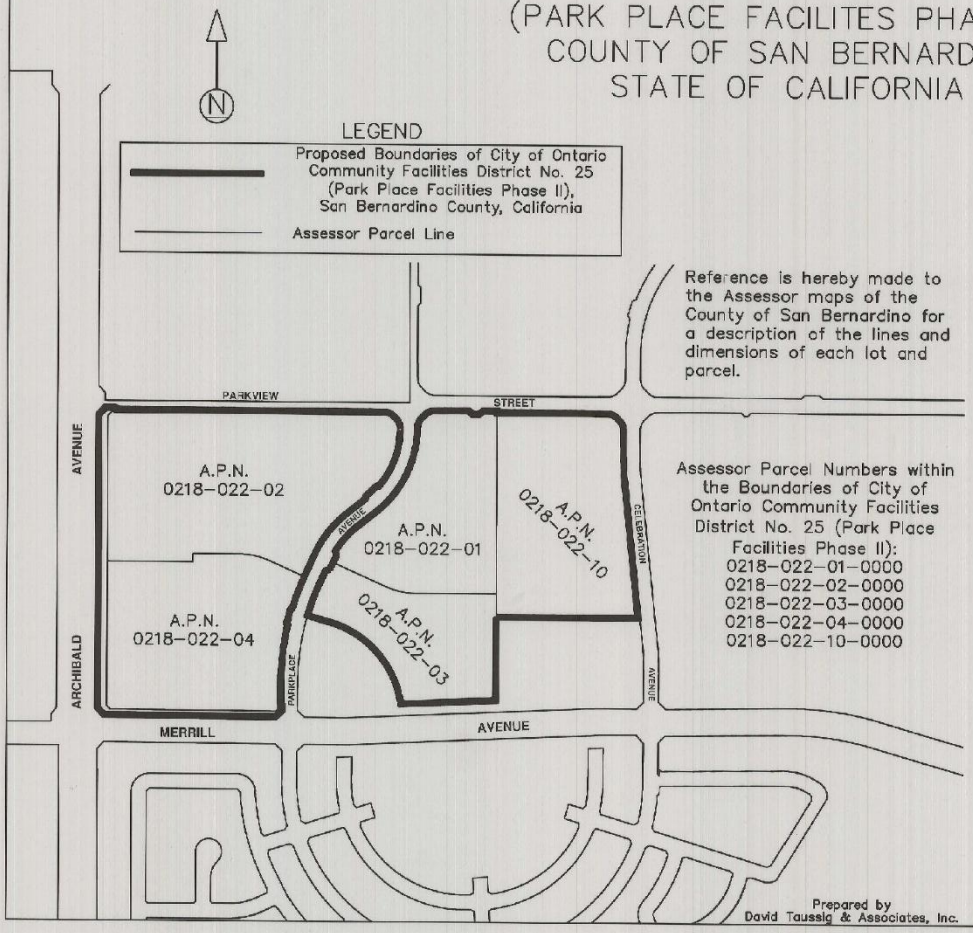
DENNIS DRAEGER
ASSESSOR-RECORDER-COUNTY CLERK
COUNTY OF SAN BERNARDINO

BY: Susan Garcia
DEPUTY RECORDER

Recorded in Official Records, County of San Bernardino
Rec#: 2014-0327047
9/4/2014 2:41 PM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 25 (PARK PLACE FACILITES PHASE II) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 25 (Park Place Facilities Phase II):
0218-022-01-0000
0218-022-02-0000
0218-022-03-0000
0218-022-04-0000
0218-022-10-0000

Prepared by
David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 5th day of December, 2016.

Sheila Mautz, Assistant City Clerk
for
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 25 (Park Place Facilities Phase II), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 6th day of December, 2016, by its Resolution No. 2016-119.

Sheila Mautz, Assistant City Clerk
for
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2016-0550068, this 15TH day of DECEMBER, 2016, at 3:44 P.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 35, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $10.00.

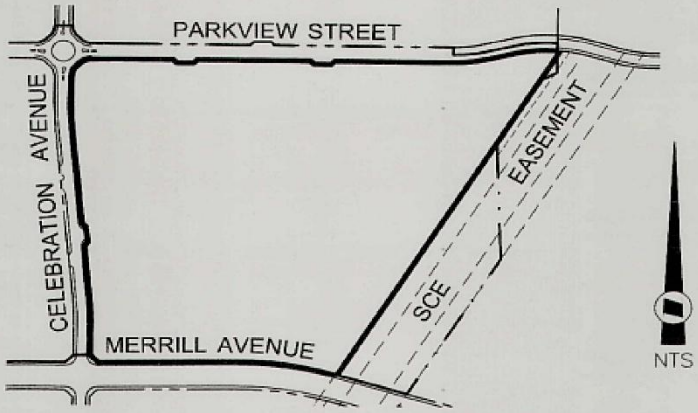
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Nicole Turrie-Rost
Deputy Recorder

Recorded in Official Records County of San Bernardino Doc #: 2016-0550068 12/15/2016 3:44 PM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




*REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH LOT AND PARCEL.

**LEGEND**

PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III) SAN BERNARDINO COUNTY, CALIFORNIA

ASSESSOR PARCEL NUMBERS WITHIN THE BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III):

| A.P.N. | |
|---|---|
| 0218-033-01 | 0218-033-04 |
| 0218-033-02 | 0218-033-05 |
| 0218-033-03 | 0218-033-06 |

(1) FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO THIS 6th DAY OF December 2017

Sheila Mautz, Asst. City Clerk
for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 26 (PARK PLACE FACILITIES PHASE III), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 5th DAY OF December 2017, BY ITS RESOLUTION NO. 2017-145.

Sheila Mautz, Asst. City Clerk
for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(3) SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2017-0524939, THIS 12TH DAY OF DECEMBER, 2017, AT 10:14 A.M. IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 73, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO IN THE AMOUNT OF $10.00.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

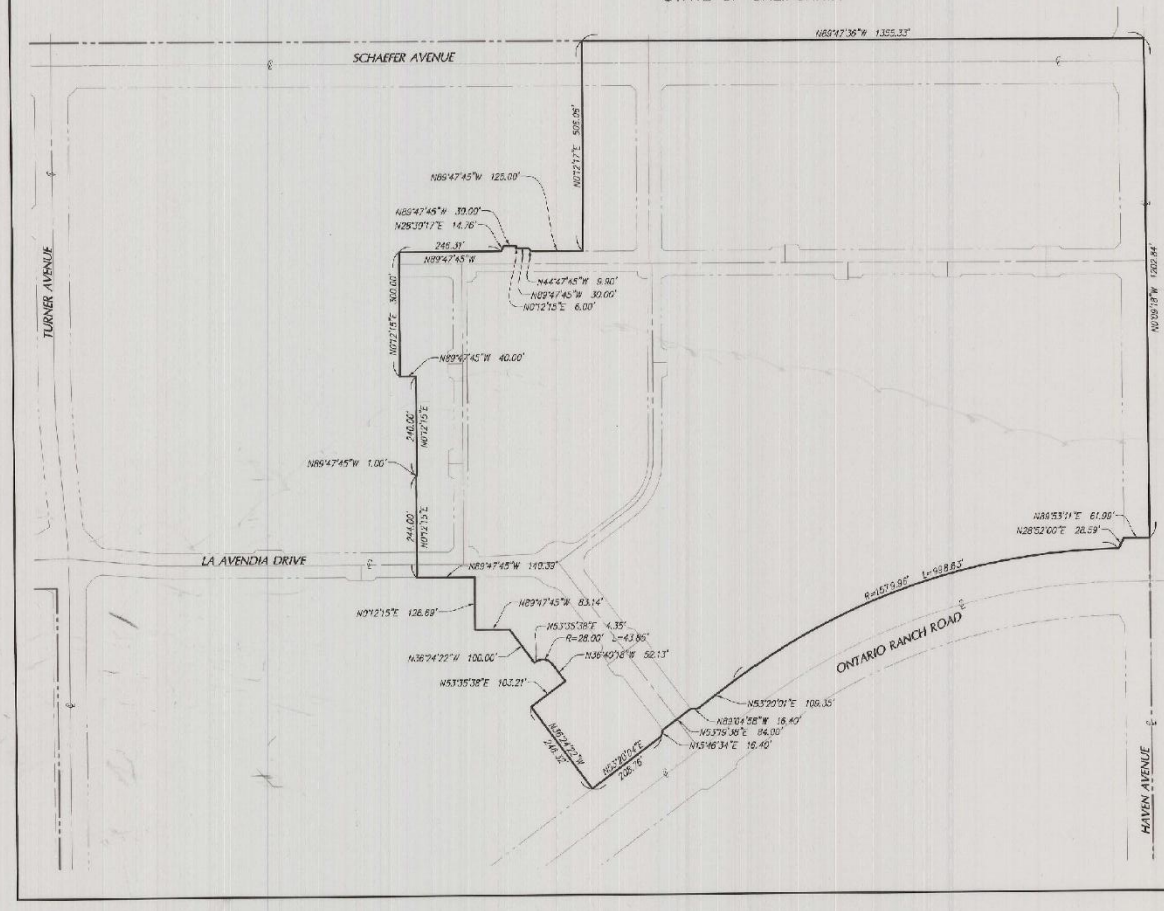
BY: Nicole Currie-Rodd
DEPUTY RECORDER

Recorded in Official Records
County of San Bernardino
Doc#: 2017-0524939
12/12/2017 10:14 AM

PREPARED BY L.D.KING, INC.

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 28 (NEW HAVEN FACILITIES - AREA A)

COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA




Filed in the office of the City Clerk of the City of Ontario this 15th day of September, 2015.

Assist City Clerk of the City of Ontario

I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 28 (New Haven Facilities – Area A), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 15th day of Sept., 2015, by its Resolution No. 2015-078

Assist City Clerk of the City of Ontario

San Bernardino County Recorder's Certificate

Filed this 22nd day of SEPTEMBER 20 15 at the hour of 2:09 o'clock P m, in Book 84a of Maps of Assessment and Community Facilities Districts at Page 97, and under document number 2015-0414226 in the Office of the County Recorder in the County of San Bernardino, State of California, at the request of the City of Ontario, in the amount of $10.00

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Deputy Recorder

Recorded in Official Records
County of San Bernardino
Bob Dutton
9/22/2015 2:09 PM

## LEGEND

PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 28 (NEW HAVEN FACILITIES – AREA A)

RIGHT-OF-WAY

STREET CENTERLINE

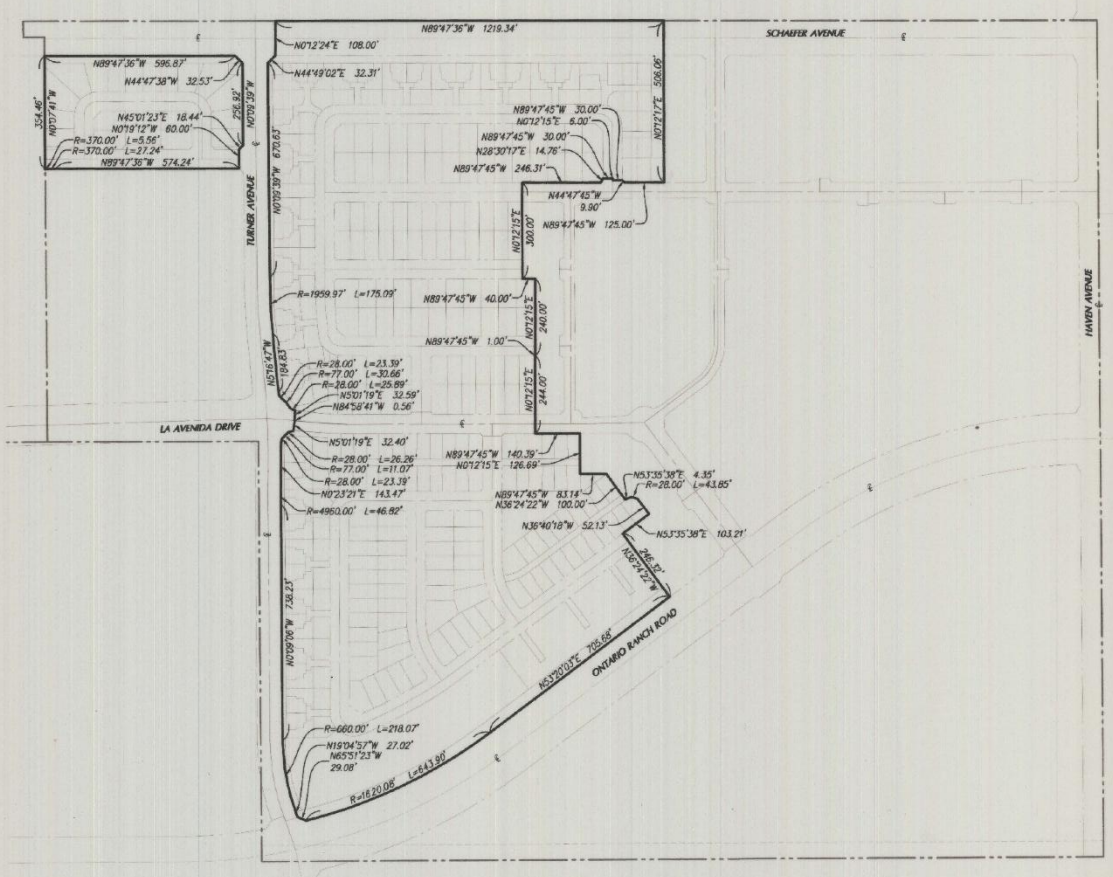
City of Ontario Community Facilities District No. 28 (New Haven Facilities – Area A) includes:

Lots 1 through 17, inclusive, of Tract Map No. 18991.
Lots 1 through 227, inclusive of Tract Map No. 18992.

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 30 (NEW HAVEN FACILITIES - AREA B)

COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA




Filed in the office of the City Clerk of the City of Ontario this 17th day of May 2016.

Asst. City Clerk of the City of Ontario

I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 30 (New Haven Facilities – Area B), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 17th day of May, 2016, by its Resolution No. 2016-034

Asst. City Clerk of the City of Ontario

San Bernardino County Recorder's Certificate

Filed this 20 day of May, 2016 at the hour of 9:53 AM o'clock A.m. in Book 87 of Maps of Assessment and Community Facilities Districts at Page 14 and under document number 2016019676 in the Office of the County Recorder in the County of San Bernardino, State of California, at the request of the City of Ontario, in the amount of $ 10.00

Bob Dutton
Assessor-Recorder
County of San Bernardino

By _____ Deputy Recorder

City of Ontario Community Facilities District No. 30 (New Haven Facilities – Area B) includes:

APNs:
0218-472-01 THROUGH -74
0218-473-01 THROUGH -30
0218-482-01 THROUGH -55
0218-483-01 THROUGH -48
0218-492-01 THROUGH -23
0218-502-01 THROUGH -80
0218-503-01 THROUGH -44
0218-513-01 THROUGH -22
0218-513-24 THROUGH -26
0218-513-28 THROUGH -31

## LEGEND

PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 30 (NEW HAVEN FACILITIES – AREA B)

RIGHT-OF-WAY

STREET CENTERLINE

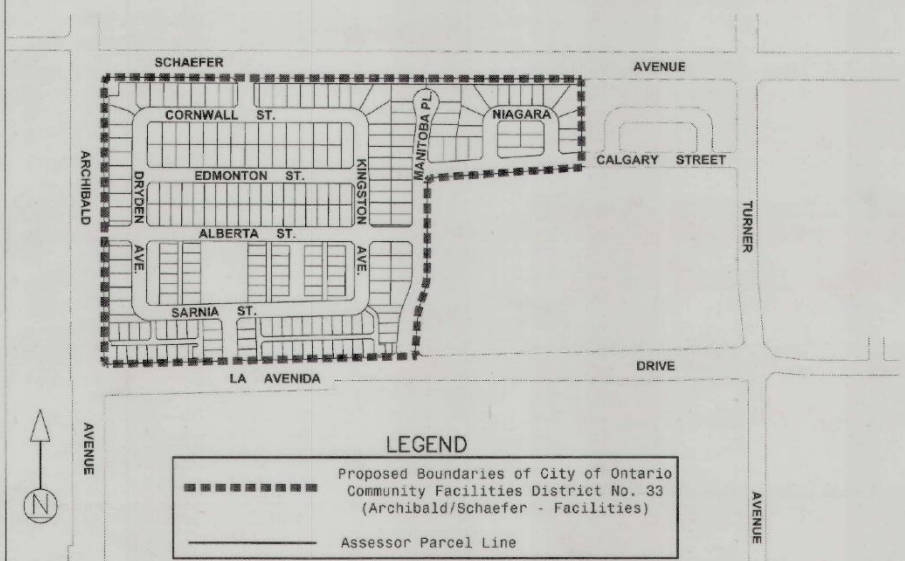
SCALE: 1" = 200'

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

Recorded in Official Records County of San Bernardino
Docs: 2016-0197676
5/19/2016 9:53 AM

SHEET 1 OF 2

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 33 (ARCHIBALD/SCHAEFER - FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




## LEGEND

| | |
|---|---|
| ▬ ▬ ▬ ▬ ▬ ▬ ▬ | Proposed Boundaries of City of Ontario Community Facilities District No. 33 (Archibald/Schaefer - Facilities) |
| ——— | Assessor Parcel Line |

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 21st day of August, 2018.

Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 33 (Archibald/Schaefer - Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 21st day of August, 2018, by its Resolution No. 2018-114.

Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018-0314836, this 28th day of AUGUST, 2018, at 2:01 P.m., in Book 87 of Maps of Assessment and Community Facilities Districts at pages 100 AND 101, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 19.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

SHEET 2 OF 2

# PROPOSED BOUNDARIES OF
# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 33
# (ARCHIBALD/SCHAEFER - FACILITIES)
# COUNTY OF SAN BERNARDINO
# STATE OF CALIFORNIA

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 33 (Archibald/Schaefer - Facilities):

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-633-01-0000 | 0218-633-41-0000 | 0218-634-28-0000 | 0218-642-02-0000 | 0218-642-42-0000 | 0218-643-40-0000 | 0218-652-09-0000 |
| 0218-633-02-0000 | 0218-633-42-0000 | 0218-634-29-0000 | 0218-642-03-0000 | 0218-643-01-0000 | 0218-643-41-0000 | 0218-652-10-0000 |
| 0218-633-03-0000 | 0218-633-43-0000 | 0218-634-30-0000 | 0218-642-04-0000 | 0218-643-02-0000 | 0218-643-42-0000 | 0218-652-11-0000 |
| 0218-633-04-0000 | 0218-633-44-0000 | 0218-634-31-0000 | 0218-642-05-0000 | 0218-643-03-0000 | 0218-643-43-0000 | 0218-652-12-0000 |
| 0218-633-05-0000 | 0218-633-45-0000 | 0218-634-32-0000 | 0218-642-06-0000 | 0218-643-04-0000 | 0218-643-44-0000 | 0218-652-13-0000 |
| 0218-633-06-0000 | 0218-633-46-0000 | 0218-634-33-0000 | 0218-642-07-0000 | 0218-643-05-0000 | 0218-643-45-0000 | 0218-652-14-0000 |
| 0218-633-07-0000 | 0218-633-47-0000 | 0218-634-34-0000 | 0218-642-08-0000 | 0218-643-06-0000 | 0218-643-46-0000 | 0218-652-15-0000 |
| 0218-633-08-0000 | 0218-633-48-0000 | 0218-634-35-0000 | 0218-642-09-0000 | 0218-643-07-0000 | 0218-643-47-0000 | 0218-652-16-0000 |
| 0218-633-09-0000 | 0218-633-49-0000 | 0218-634-36-0000 | 0218-642-10-0000 | 0218-643-08-0000 | 0218-643-48-0000 | 0218-652-17-0000 |
| 0218-633-10-0000 | 0218-633-50-0000 | 0218-634-37-0000 | 0218-642-11-0000 | 0218-643-09-0000 | 0218-643-49-0000 | 0218-652-18-0000 |
| 0218-633-11-0000 | 0218-633-51-0000 | 0218-634-38-0000 | 0218-642-12-0000 | 0218-643-10-0000 | 0218-643-50-0000 | 0218-652-19-0000 |
| 0218-633-12-0000 | 0218-633-52-0000 | 0218-634-39-0000 | 0218-642-13-0000 | 0218-643-11-0000 | 0218-643-51-0000 | 0218-652-20-0000 |
| 0218-633-13-0000 | 0218-633-53-0000 | 0218-634-40-0000 | 0218-642-14-0000 | 0218-643-12-0000 | 0218-643-52-0000 | 0218-652-21-0000 |
| 0218-633-14-0000 | 0218-634-01-0000 | 0218-634-41-0000 | 0218-642-15-0000 | 0218-643-13-0000 | 0218-643-53-0000 | 0218-652-22-0000 |
| 0218-633-15-0000 | 0218-634-02-0000 | 0218-634-42-0000 | 0218-642-16-0000 | 0218-643-14-0000 | 0218-643-54-0000 | 0218-652-23-0000 |
| 0218-633-16-0000 | 0218-634-03-0000 | 0218-634-43-0000 | 0218-642-17-0000 | 0218-643-15-0000 | 0218-643-55-0000 | 0218-652-24-0000 |
| 0218-633-17-0000 | 0218-634-04-0000 | 0218-634-44-0000 | 0218-642-18-0000 | 0218-643-16-0000 | 0218-643-56-0000 | 0218-652-25-0000 |
| 0218-633-18-0000 | 0218-634-05-0000 | 0218-634-45-0000 | 0218-642-19-0000 | 0218-643-17-0000 | 0218-643-57-0000 | 0218-652-26-0000 |
| 0218-633-19-0000 | 0218-634-06-0000 | 0218-634-46-0000 | 0218-642-20-0000 | 0218-643-18-0000 | 0218-643-58-0000 | |
| 0218-633-20-0000 | 0218-634-07-0000 | 0218-634-47-0000 | 0218-642-21-0000 | 0218-643-19-0000 | 0218-643-59-0000 | |
| 0218-633-21-0000 | 0218-634-08-0000 | 0218-634-48-0000 | 0218-642-22-0000 | 0218-643-20-0000 | 0218-643-60-0000 | |
| 0218-633-22-0000 | 0218-634-09-0000 | 0218-634-49-0000 | 0218-642-23-0000 | 0218-643-21-0000 | 0218-643-61-0000 | |
| 0218-633-23-0000 | 0218-634-10-0000 | 0218-634-50-0000 | 0218-642-24-0000 | 0218-643-22-0000 | 0218-643-62-0000 | |
| 0218-633-24-0000 | 0218-634-11-0000 | 0218-634-51-0000 | 0218-642-25-0000 | 0218-643-23-0000 | 0218-643-63-0000 | |
| 0218-633-25-0000 | 0218-634-12-0000 | 0218-634-52-0000 | 0218-642-26-0000 | 0218-643-24-0000 | 0218-643-64-0000 | |
| 0218-633-26-0000 | 0218-634-13-0000 | 0218-634-53-0000 | 0218-642-27-0000 | 0218-643-25-0000 | 0218-643-65-0000 | |
| 0218-633-27-0000 | 0218-634-14-0000 | 0218-634-54-0000 | 0218-642-28-0000 | 0218-643-26-0000 | 0218-643-66-0000 | |
| 0218-633-28-0000 | 0218-634-15-0000 | 0218-634-55-0000 | 0218-642-29-0000 | 0218-643-27-0000 | 0218-643-67-0000 | |
| 0218-633-29-0000 | 0218-634-16-0000 | 0218-634-56-0000 | 0218-642-30-0000 | 0218-643-28-0000 | 0218-643-68-0000 | |
| 0218-633-30-0000 | 0218-634-17-0000 | 0218-634-57-0000 | 0218-642-31-0000 | 0218-643-29-0000 | 0218-643-69-0000 | |
| 0218-633-31-0000 | 0218-634-18-0000 | 0218-634-58-0000 | 0218-642-32-0000 | 0218-643-30-0000 | 0218-643-70-0000 | |
| 0218-633-32-0000 | 0218-634-19-0000 | 0218-634-59-0000 | 0218-642-33-0000 | 0218-643-31-0000 | 0218-643-71-0000 | |
| 0218-633-33-0000 | 0218-634-20-0000 | 0218-634-60-0000 | 0218-642-34-0000 | 0218-643-32-0000 | 0218-652-01-0000 | |
| 0218-633-34-0000 | 0218-634-21-0000 | 0218-634-61-0000 | 0218-642-35-0000 | 0218-643-33-0000 | 0218-652-02-0000 | |
| 0218-633-35-0000 | 0218-634-22-0000 | 0218-634-62-0000 | 0218-642-36-0000 | 0218-643-34-0000 | 0218-652-03-0000 | |
| 0218-633-36-0000 | 0218-634-23-0000 | 0218-634-63-0000 | 0218-642-37-0000 | 0218-643-35-0000 | 0218-652-04-0000 | |
| 0218-633-37-0000 | 0218-634-24-0000 | 0218-634-64-0000 | 0218-642-38-0000 | 0218-643-36-0000 | 0218-652-05-0000 | |
| 0218-633-38-0000 | 0218-634-25-0000 | 0218-634-65-0000 | 0218-642-39-0000 | 0218-643-37-0000 | 0218-652-06-0000 | |
| 0218-633-39-0000 | 0218-634-26-0000 | 0218-634-66-0000 | 0218-642-40-0000 | 0218-643-38-0000 | 0218-652-07-0000 | |
| 0218-633-40-0000 | 0218-634-27-0000 | 0218-642-01-0000 | 0218-642-41-0000 | 0218-643-39-0000 | 0218-652-08-0000 | |

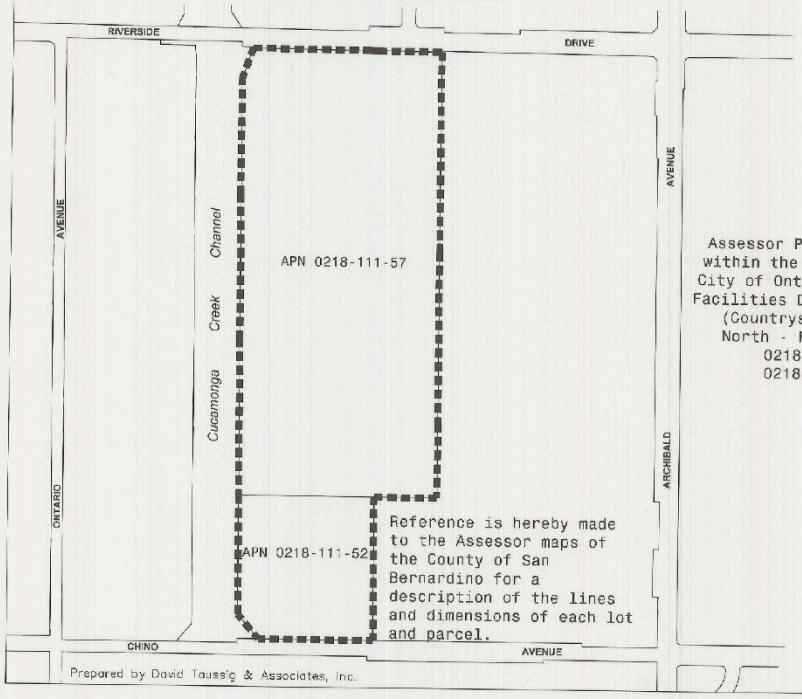
SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 34 (COUNTRYSIDE PHASE 1 NORTH - FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

LEGEND

Proposed Boundaries of City of Ontario Community Facilities District No. 34 (Countryside Phase 1 North - Facilities), San Bernardino County, California

Assessor Parcel Line




Prepared by David Taussig & Associates, Inc.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 34 (Countryside Phase 1 North - Facilities):
0218-111-52
0218-111-57

(1) Filed in the office of the Clerk of the City of Ontario this 20th day of October, 2015.

Vicki Kasad, Asst. City Clerk
for:
Mary E. Wirtes, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 34 (Countryside Phase 1 North - Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 20th day of October, 2015, by its Resolution No. 2015-109.

Vicki Kasad, Asst. City Clerk
for:
Mary E. Wirtes, Clerk of the City of Ontario, California

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2015-0446909, this 27th day of OCTOBER, 2015, at 3:26 P.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 1, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $10.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

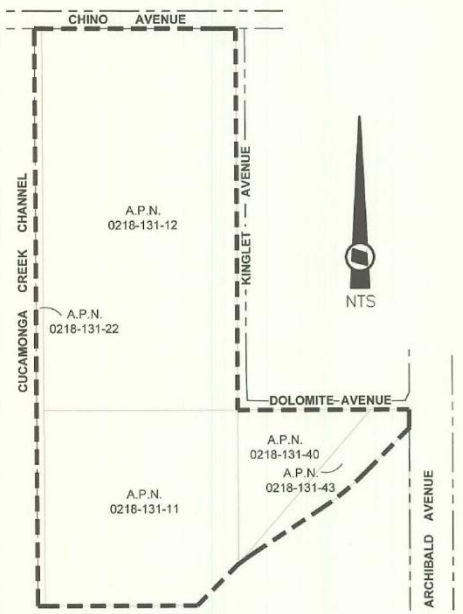
By: Nicole Garcia Post
Deputy Recorder

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

**LEGEND**

- - - - PROPOSED BOUNDARIES OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH–FACILITIES) SAN BERNARDINO COUNTY, CALIFORNIA

——— ASSESSOR PARCEL LINE




ASSESSOR PARCEL NUMBERS WITHIN THE BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH – FACILITIES):

A.P.N.
0218–131–11
0218–131–12
0218–131–22
0218–131–40
0218–131–43

*REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH LOT AND PARCEL.

(1) FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO THIS 5th DAY OF September 2017

Vicki Kasad, Assistant City Clerk
for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(2) I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH– FACILITIES), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 5th DAY OF September 2017, BY ITS RESOLUTION NO. 2017-108,

Vicki Kasad, Assistant City Clerk
for SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(3) SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2017 0370110, THIS 7th DAY OF Sept, 2017, AT 2:24 PM, IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO IN THE AMOUNT OF $10.00.

BOB DUTTON
ASSESSOR–RECORDER
COUNTY OF SAN BERNARDINO

BY: Edel Maz
DEPUTY RECORDER

Recorded in Official Records, County of San Bernardino
Book 2017 – 0370110
9/07/2017 2:24 PM

PREPARED BY L.D.KING, INC.

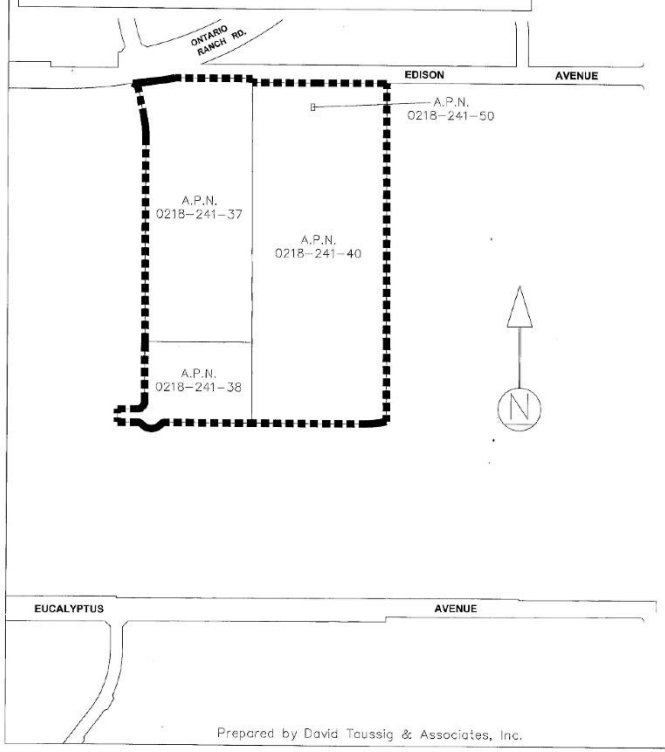
SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 38 (PARK & TURNER NE FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

LEGEND

Proposed Boundaries of City of Ontario Community Facilities District No. 38 (Park & Turner NE Facilities), San Bernardino County, California

Assessor Parcel Line




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 38 (Park & Turner NE Facilities):
0218-241-37
0218-241-38
0218-241-40
0218-241-50

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

(1) Filed in the office of the Clerk of the City of Ontario this 4th day of April, 2017.

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

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 38 (Park & Turner NE Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 4th day of April, 2017, by its Resolution No. 2017-021.

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

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 20170149860, this 11th day of April, 2017, at 2:21 P.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 46, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $10.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

Recorded in Official Records, County of San Bernardino Book: 2017-0149860 4/11/2017 2:21 PM

By: _____
Deputy Recorder

Prepared by David Taussig & Associates, Inc.

SHEET 1 OF 1

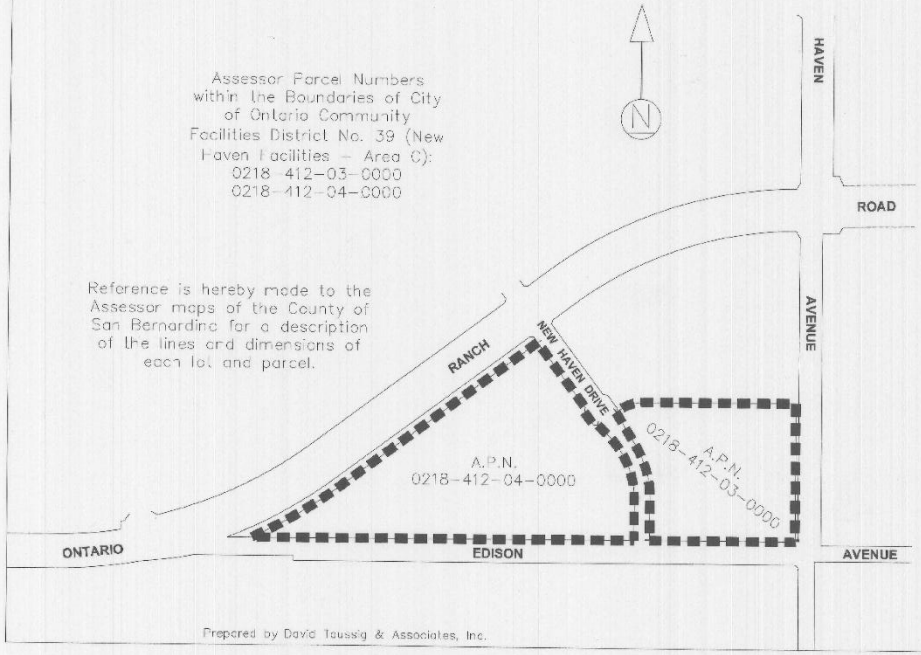
# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 39 (NEW HAVEN FACILITIES – AREA C) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

LEGEND

| | |
|---|---|
| ■■■■■■■ | Proposed Boundaries of City of Ontario Community Facilities District No. 39 (New Haven Facilities – Area C), San Bernardino County, California |
| ——— | Assessor Parcel Line |

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 39 (New Haven Facilities – Area C):
0218-412-03-0000
0218-412-04-0000

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.




Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 19th day of July, 2017.

Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 39 (New Haven Facilities – Area C), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 18th day of July, 2017, by its Resolution No. 2017-081.

Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

(3) San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2017-0301623, this 25th day of July, 2017, at 2:51 p.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 56, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 10.00.

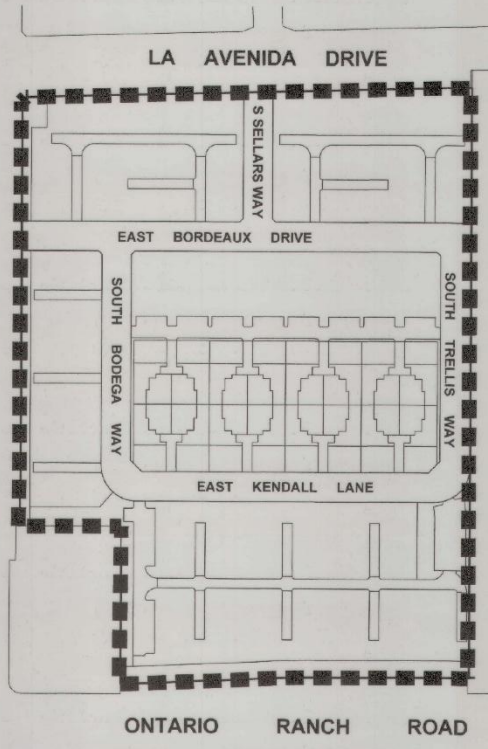
Bob Dutton
Assessor–Recorder
County of San Bernardino

By: Nicole Currie-Ross
Deputy Recorder

Recorded in Official Records, County of San Bernardino
Date: 2017-0301623
7/25/2017 2:51 PM

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 40 (Emerald Park Facilities):
0218-972-01-0000 through 0218-972-81-0000,
0218-973-01-0000 through 0218-973-15-0000.

N

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 40 (Emerald Park Facilities)
- Assessor Parcel Line

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of April, 2019.

Didi Yasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 40 (Emerald Park Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 2nd day of April, 2019, by its Resolution No. 2019-029.

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

Didi Yasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2019-0104773, this 4th day of APRIL, 2019, at 2:29 P.m., in Book 88 of Maps of Assessment and Community Facilities Districts at page 23, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

Recorded in Official Records, County of San Bernardino
Doc#: 2019-0104773
04/04/2019 2:29 PM

L1168

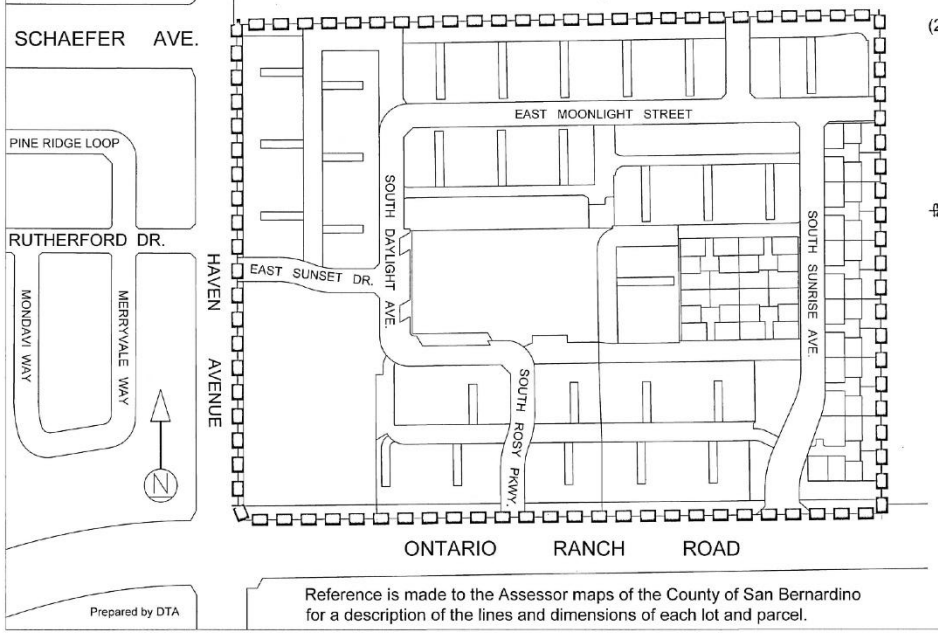
SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 41 (CANVAS PARK FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 41 (Canvas Park Facilities)
- Assessor Parcel Line

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 41 (Canvas Park Facilities):
0218-262-01 through 0218-262-51
0218-263-01 through 0218-263-46
0218-393-01 through 0218-393-40




Prepared by DTA

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of April, 2020.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 41 (Canvas Park Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of April, 2020, by its Resolution No. 2020-032.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020-0139295, this 15th day of APRIL, 2020, at 10:31 A.m., in Book 99 of Maps of Assessment and Community Facilities Districts at page 17, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 1700.

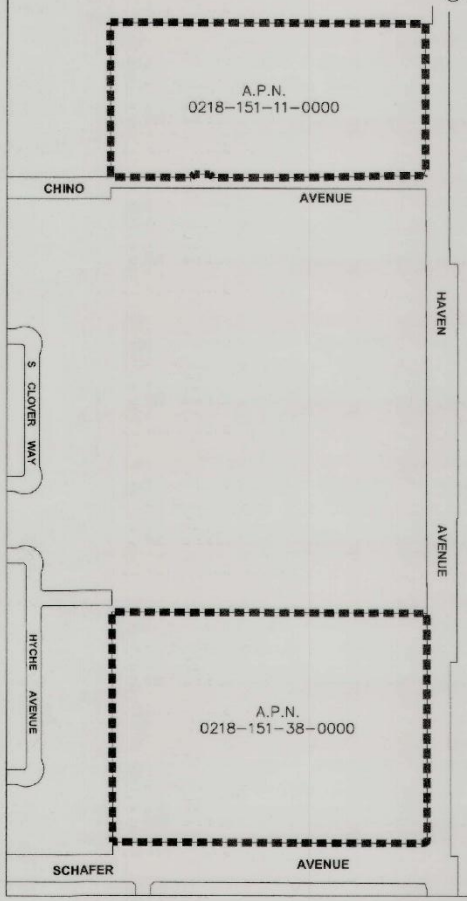
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: [signature]
Deputy Recorder

8/9/17

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 42 (WEST HAVEN) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 42 (West Haven):
0218-151-11-0000
0218-151-38-0000

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 42 (West Haven)
- Assessor Parcel Line

(N)

Prepared by David Taussig & Associates, Inc.

(1) Filed in the office of the Clerk of the City of Ontario this 18th day of July, 2018.

Vicki Kasad, Asst. City Clerk
by
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 42 (West Haven), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 17th day of July, 2018, by its Resolution No. 2018-100.

Vicki Kasad, Asst. City Clerk
by
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2018-0268922, this 24th day of July, 2018, at 2:09 P.m., in Book 87 of Maps of Assessment and Community Facilities Districts at page 94, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $9.00.

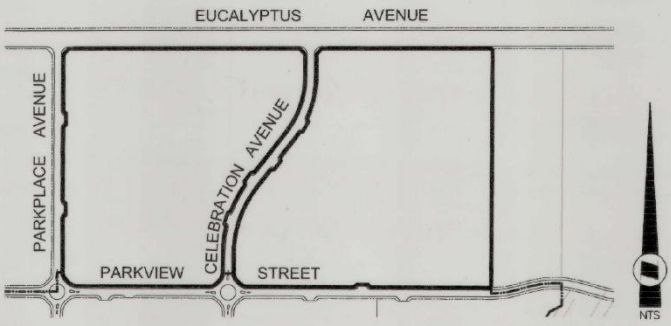
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____

Recorded in Official Records, County of San Bernardino
Doc#: 2018-0268922
7/24/2018 2:09 PM

Deputy Recorder

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




*REFERENCE IS HEREBY MADE TO THE ASSESSOR MAPS OF THE COUNTY OF SAN BERNARDINO FOR A DESCRIPTION OF THE LINES AND DIMENSIONS OF EACH LOT AND PARCEL.

**LEGEND**

PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV) SAN BERNARDINO COUNTY, CALIFORNIA

ASSESSOR PARCEL NUMBERS WITHIN THE BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV):

| A.P.N. | | |
|---|---|---|
| 0218-014-08 | 0218-014-22 | 0218-014-28 |
| 0218-014-09 | 0218-014-23 | 0218-014-29 |
| 0218-014-18 | 0218-014-24 | 0218-014-30 |
| 0218-014-19 | 0218-014-25 | 0218-014-31 |
| 0218-014-20 | 0218-014-26 | |
| 0218-014-21 | 0218-014-27 | |

(1) FILED IN THE OFFICE OF THE CLERK OF THE CITY OF ONTARIO THIS 18th DAY OF July 2018

(2) SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 43 (PARK PLACE FACILITIES PHASE IV), COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AT A REGULAR MEETING THEREOF, HELD ON THE 18th DAY OF July 2018, BY ITS RESOLUTION NO. 2018-102.

SHEILA MAUTZ, CLERK OF THE CITY OF ONTARIO, CALIFORNIA

(3) SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER DOCUMENT NUMBER 2018-0268940, THIS 24th DAY OF JULY, 2018, AT 2:20 PM, IN BOOK 87 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 95, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY OF ONTARIO IN THE AMOUNT OF 9.00.

BOB DUTTON
ASSESSOR-RECORDER
COUNTY OF SAN BERNARDINO

BY: _____
DEPUTY RECORDER

Recorded in Official Records
County of San Bernardino
Doc#: 2018-0268940
7/24/2018 2:20 PM

PREPARED BY: L.D. KING, INC.

SHEET 1 0F 1

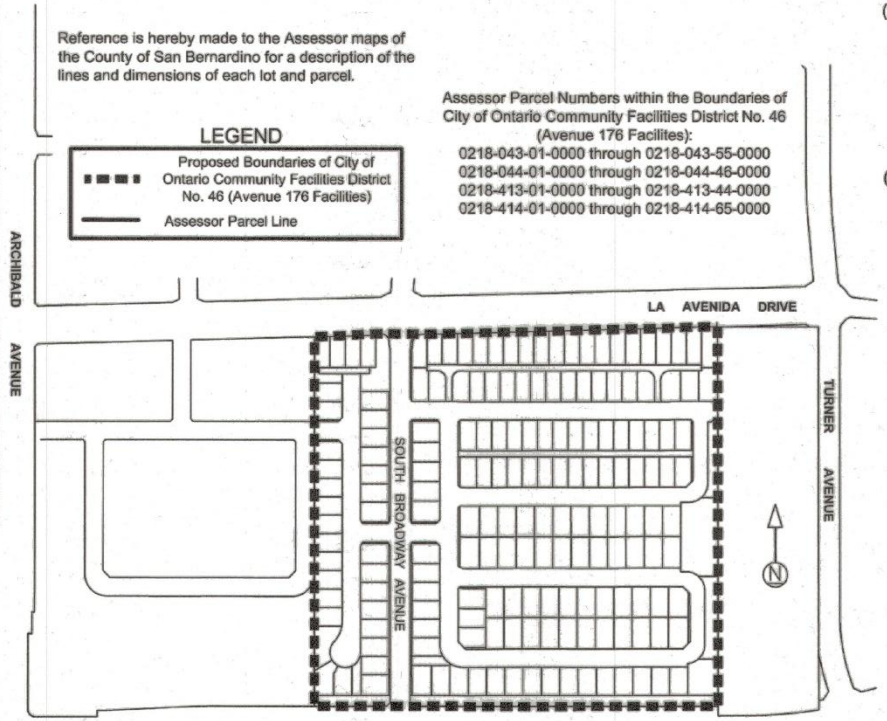
# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 46 (AVENUE 176 FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Reference is hereby made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 46 (Avenue 176 Facilities)
- Assessor Parcel Line

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 46 (Avenue 176 Facilites):
0218-043-01-0000 through 0218-043-55-0000
0218-044-01-0000 through 0218-044-46-0000
0218-413-01-0000 through 0218-413-44-0000
0218-414-01-0000 through 0218-414-65-0000




(1) Filed in the office of the Clerk of the City of Ontario this 2nd day of October, 2019.

Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 46 (Avenue 176 Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 1st day of October, 2019, by its Resolution No. 2019-139.

Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2019-0362141, this 8th day of October, 2019, at 2:08 p.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 1, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $17.00.

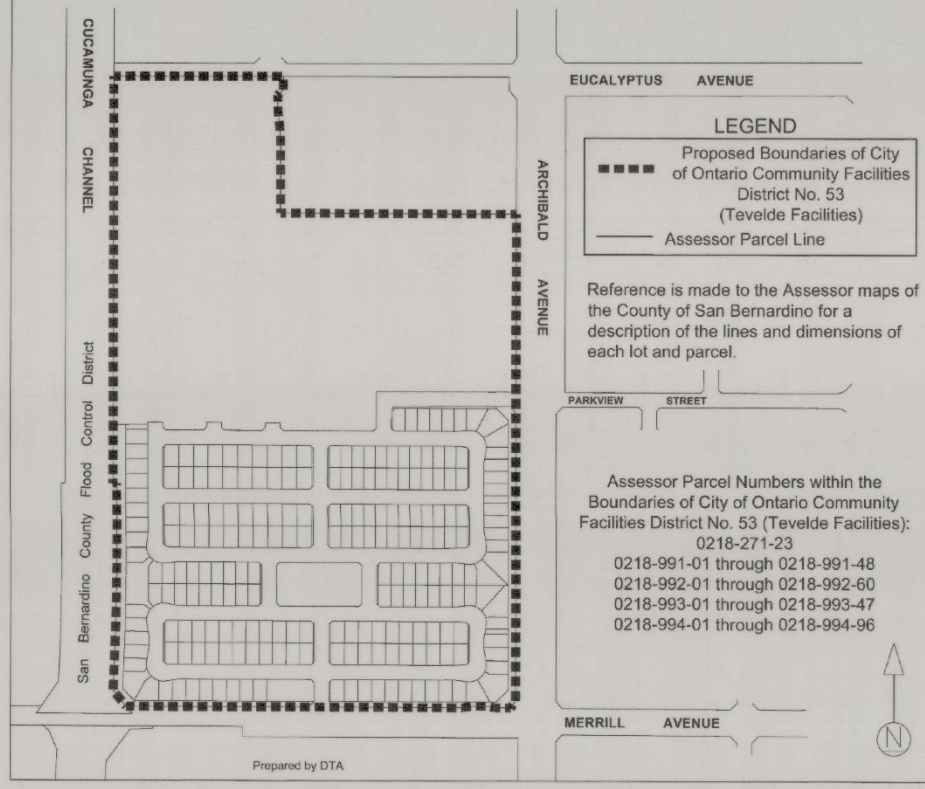
Bob Dutton
Assessor-Recorder
County of San Bernardino

By: _____
Deputy Recorder

2019-0362141
Bob Dutton
San Bernardino - Assessor-Recorder-County C
10/08/2019 02:08 PM
CONFORMED COPY
Copy of document recorded. Has not been compared with original.

SHEET 1 0F 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 53 (TEVELDE FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA




LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 53 (Tevelde Facilities)
- Assessor Parcel Line

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.

Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 53 (Tevelde Facilities):
0218-271-23
0218-991-01 through 0218-991-48
0218-992-01 through 0218-992-60
0218-993-01 through 0218-993-47
0218-994-01 through 0218-994-96

(1) Filed in the office of the Clerk of the City of Ontario this 4th day of February, 2020.

Vicki Kasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 53 (Tevelde Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 4th day of February, 2020, by its Resolution No. 2020-011.

Vicki Kasad, Asst. City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020-0044799, this 10th day of February, 2020, at 10:32 a.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 11, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 17.00.

Bob Dutton
Assessor-Recorder
County of San Bernardino

By: Deputy Recorder

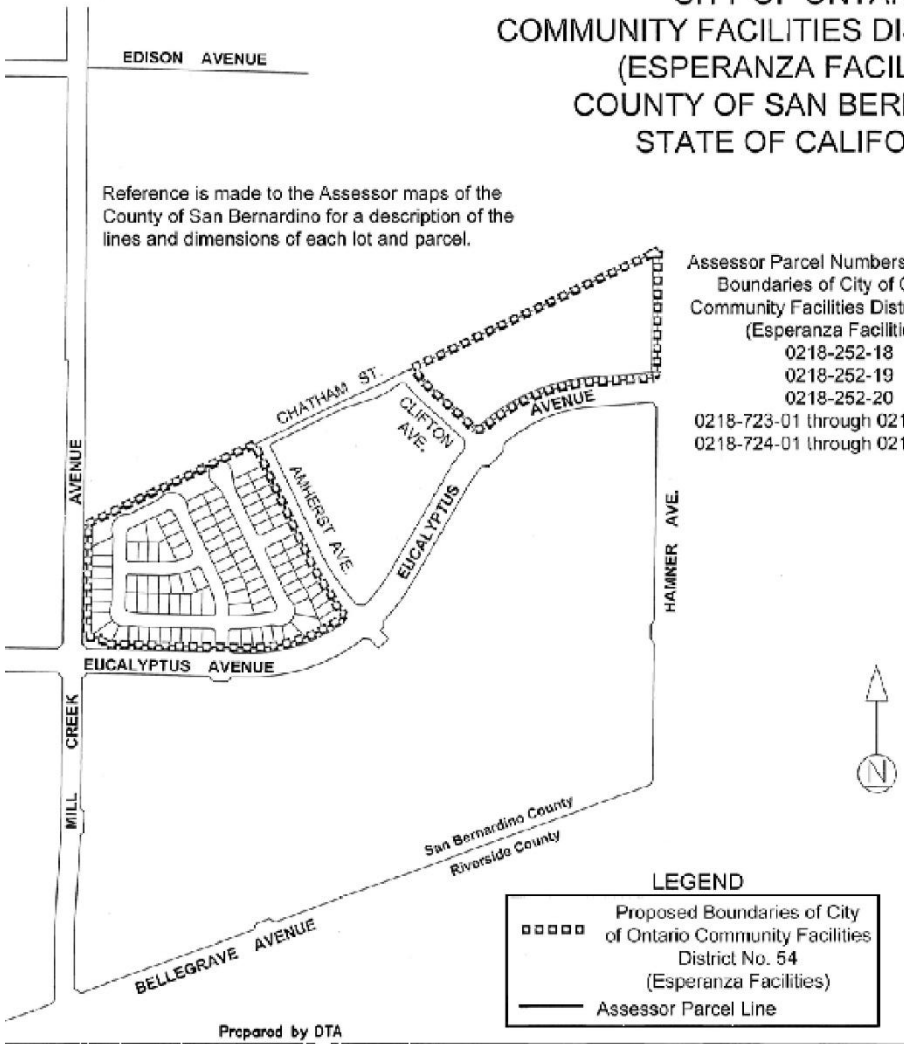
2020-0044799
Bob Dutton
San Bernardino - Assessor-Recorder-County
02/05/2020 10:32 AM
CONFORMED COPY
Copy of document recorded.
Has not been compared with original.

911/68

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 54 (ESPERANZA FACILITIES) COUNTY OF SAN BERNARDINO STATE OF CALIFORNIA

Reference is made to the Assessor maps of the County of San Bernardino for a description of the lines and dimensions of each lot and parcel.




Assessor Parcel Numbers within the Boundaries of City of Ontario Community Facilities District No. 54 (Esperanza Facilities):
0218-252-18
0218-252-19
0218-252-20
0218-723-01 through 0218-723-60
0218-724-01 through 0218-724-43

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 54 (Esperanza Facilities)
- Assessor Parcel Line

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this 7th day of April, 2020.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 54 (Esperanza Facilities), County of San Bernardino, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 7th day of April, 2020, by its Resolution No. 2020-034.

Karen McMorrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2020-0129271, this 15th day of APRIL, 2020, at 11:19 A.m., in Book 89 of Maps of Assessment and Community Facilities Districts at page 10, in the office of the county recorder in the County of San Bernardino, State of California, at the request of the City of Ontario in the amount of $ 1902.

Bob Dutton
Assessor-Recorder
County of San Bernardino

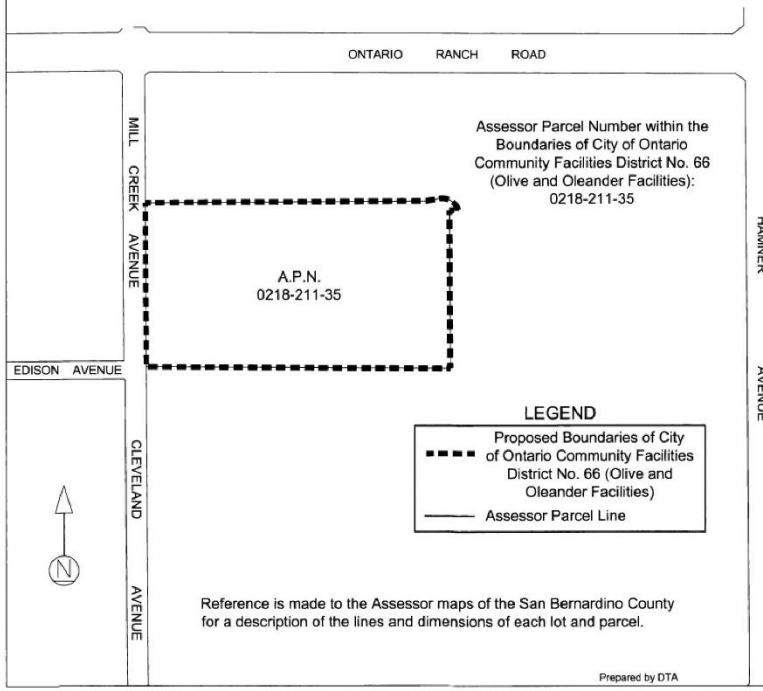
By: [signature]
Deputy Recorder

89/10

Conformed Copy

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 66 (OLIVE AND OLEANDER FACILITIES) SAN BERNARDINO COUNTY STATE OF CALIFORNIA




(1) Filed in the office of the Clerk of the City of Ontario this 17th day of May, 2022.

Karen Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 66 (Olive and Oleander Facilities), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the 17th day of May, 2022, by its Resolution No. 2022-048.

Karen Harrison, Deputy City Clerk
for Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number 2022-0191539, this 24th day of MAY, 2022, at 10:51 A.m., in Book 90 of Maps of Assessment and Community Facilities Districts at page 24, in the office of the county recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $ 9.00.

Bob Dutton
Assessor-Recorder
San Bernardino County

By: Susan Garcia
Deputy Recorder

# APPENDIX D

***Fiscal Year 2026-27***
***Special Tax Levies for***
***Individual Assessor's Parcels***

**City of Ontario**
**Community Facilities District No. 24**
**(Park Place Facilities Phase 1)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-021-07-0000 | No | | 0.00 | | | $0.00 |
| 1073-051-01-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-02-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-03-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-04-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-05-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-06-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-07-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-08-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-09-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-10-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-11-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-12-0000 | Yes | Residential | 0.17 | 3,269 | 1 | $2,929.60 |
| 1073-051-13-0000 | Yes | Residential | 0.25 | 3,415 | 1 | $3,095.59 |
| 1073-051-14-0000 | Yes | Residential | 0.17 | 3,269 | 1 | $2,929.60 |
| 1073-051-15-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-16-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-17-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-18-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-19-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-20-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-21-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-22-0000 | Yes | Residential | 0.18 | 3,269 | 1 | $2,929.60 |
| 1073-051-23-0000 | Yes | Residential | 0.24 | 3,415 | 1 | $3,095.59 |
| 1073-051-24-0000 | Yes | Residential | 0.17 | 3,269 | 1 | $2,929.60 |
| 1073-051-25-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-26-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-27-0000 | Yes | Residential | 0.14 | 3,415 | 1 | $3,095.59 |
| 1073-051-28-0000 | Yes | Residential | 0.14 | 3,269 | 1 | $2,929.60 |
| 1073-051-29-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-30-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-31-0000 | Yes | Residential | 0.13 | 3,415 | 1 | $3,095.59 |
| 1073-051-32-0000 | Yes | Residential | 0.19 | 3,269 | 1 | $2,929.60 |
| 1073-051-33-0000 | Yes | Residential | 0.15 | 3,415 | 1 | $3,095.59 |
| 1073-051-34-0000 | Yes | Residential | 0.14 | 3,415 | 1 | $3,095.59 |
| 1073-051-35-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-36-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-37-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-38-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-39-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-40-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-41-0000 | Yes | Residential | 0.13 | 3,415 | 1 | $3,095.59 |
| 1073-051-42-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-43-0000 | Yes | Residential | 0.16 | 3,078 | 1 | $2,816.13 |
| 1073-051-44-0000 | Yes | Residential | 0.15 | 3,269 | 1 | $2,929.60 |
| 1073-051-45-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-46-0000 | Yes | Residential | 0.24 | 3,415 | 1 | $3,095.59 |
| 1073-051-47-0000 | Yes | Residential | 0.18 | 3,269 | 1 | $2,929.60 |
| 1073-051-48-0000 | Yes | Residential | 0.24 | 3,415 | 1 | $3,095.59 |
| 1073-051-49-0000 | Yes | Residential | 0.20 | 3,269 | 1 | $2,929.60 |
| 1073-051-50-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-051-51-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-52-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-53-0000 | Yes | Residential | 0.13 | 3,078 | 1 | $2,816.13 |
| 1073-051-54-0000 | Yes | Residential | 0.13 | 3,415 | 1 | $3,095.59 |
| 1073-051-55-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-56-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-57-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-58-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-59-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-60-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-61-0000 | Yes | Residential | 0.14 | 3,078 | 1 | $2,816.13 |
| 1073-051-62-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-63-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-64-0000 | Yes | Residential | 0.12 | 3,415 | 1 | $3,095.59 |
| 1073-051-65-0000 | Yes | Residential | 0.12 | 3,078 | 1 | $2,816.13 |
| 1073-051-66-0000 | Yes | Residential | 0.12 | 3,269 | 1 | $2,929.60 |
| 1073-051-67-0000 | Yes | Residential | 0.14 | 3,078 | 1 | $2,816.13 |
| 1073-051-68-0000 | No | | 0.43 | | | $0.00 |
| 1073-051-69-0000 | No | | 0.07 | | | $0.00 |
| 1073-051-70-0000 | No | | 0.98 | | | $0.00 |
| 1073-051-71-0000 | No | | 0.05 | | | $0.00 |
| 1073-051-72-0000 | No | | 0.03 | | | $0.00 |
| 1073-061-01-0000 | Yes | Residential | 0.17 | 3,984 | 1 | $3,545.72 |
| 1073-061-02-0000 | Yes | Residential | 0.16 | 3,562 | 1 | $3,211.87 |
| 1073-061-03-0000 | Yes | Residential | 0.16 | 3,205 | 1 | $2,929.60 |
| 1073-061-04-0000 | Yes | Residential | 0.18 | 3,191 | 1 | $2,918.35 |
| 1073-061-05-0000 | Yes | Residential | 0.25 | 3,984 | 1 | $3,545.72 |
| 1073-061-06-0000 | Yes | Residential | 0.18 | 3,984 | 1 | $3,545.72 |
| 1073-061-07-0000 | Yes | Residential | 0.16 | 3,562 | 1 | $3,211.87 |
| 1073-061-08-0000 | Yes | Residential | 0.17 | 3,984 | 1 | $3,545.72 |
| 1073-061-09-0000 | Yes | Residential | 0.17 | 3,205 | 1 | $2,929.60 |
| 1073-061-10-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-061-11-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-12-0000 | Yes | Residential | 0.15 | 3,191 | 1 | $2,918.35 |
| 1073-061-13-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-061-14-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-15-0000 | Yes | Residential | 0.16 | 3,205 | 1 | $2,929.60 |
| 1073-061-16-0000 | Yes | Residential | 0.17 | 3,191 | 1 | $2,918.35 |
| 1073-061-17-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-18-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-061-19-0000 | Yes | Residential | 0.15 | 3,191 | 1 | $2,918.35 |
| 1073-061-20-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-061-21-0000 | Yes | Residential | 0.15 | 3,191 | 1 | $2,918.35 |
| 1073-061-22-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-23-0000 | Yes | Residential | 0.15 | 3,191 | 1 | $2,918.35 |
| 1073-061-24-0000 | Yes | Residential | 0.16 | 3,205 | 1 | $2,929.60 |
| 1073-061-25-0000 | Yes | Residential | 0.17 | 3,562 | 1 | $3,211.87 |
| 1073-061-26-0000 | Yes | Residential | 0.18 | 3,984 | 1 | $3,545.72 |
| 1073-061-27-0000 | Yes | Residential | 0.21 | 3,984 | 1 | $3,545.72 |
| 1073-061-28-0000 | Yes | Residential | 0.20 | 3,562 | 1 | $3,211.87 |
| 1073-061-29-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-30-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-061-31-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-061-32-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-061-33-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-061-34-0000 | Yes | Residential | 0.16 | 3,205 | 1 | $2,929.60 |
| 1073-061-35-0000 | Yes | Residential | 0.18 | 3,562 | 1 | $3,211.87 |
| 1073-061-36-0000 | Yes | Residential | 0.27 | 3,984 | 1 | $3,545.72 |
| 1073-061-37-0000 | Yes | Residential | 0.23 | 3,984 | 1 | $3,545.72 |
| 1073-061-38-0000 | Yes | Residential | 0.18 | 3,205 | 1 | $2,929.60 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-071-01-0000 | Yes | Residential | 0.19 | 3,562 | 1 | $3,211.87 |
| 1073-071-02-0000 | Yes | Residential | 0.20 | 3,984 | 1 | $3,545.72 |
| 1073-071-03-0000 | Yes | Residential | 0.16 | 3,984 | 1 | $3,545.72 |
| 1073-071-04-0000 | Yes | Residential | 0.19 | 3,562 | 1 | $3,211.87 |
| 1073-071-05-0000 | Yes | Residential | 0.18 | 3,984 | 1 | $3,545.72 |
| 1073-071-06-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-071-07-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-08-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-071-09-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-10-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-071-11-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-12-0000 | Yes | Residential | 0.15 | 3,191 | 1 | $2,918.35 |
| 1073-071-13-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-071-14-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-15-0000 | Yes | Residential | 0.18 | 3,205 | 1 | $2,929.60 |
| 1073-071-16-0000 | Yes | Residential | 0.18 | 3,562 | 1 | $3,211.87 |
| 1073-071-17-0000 | Yes | Residential | 0.22 | 3,562 | 1 | $3,211.87 |
| 1073-071-18-0000 | Yes | Residential | 0.17 | 3,205 | 1 | $2,929.60 |
| 1073-071-19-0000 | Yes | Residential | 0.21 | 3,984 | 1 | $3,545.72 |
| 1073-071-20-0000 | Yes | Residential | 0.17 | 3,205 | 1 | $2,929.60 |
| 1073-071-21-0000 | Yes | Residential | 0.20 | 3,984 | 1 | $3,545.72 |
| 1073-071-22-0000 | Yes | Residential | 0.18 | 3,205 | 1 | $2,929.60 |
| 1073-071-23-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-071-24-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-25-0000 | Yes | Residential | 0.15 | 3,205 | 1 | $2,929.60 |
| 1073-071-26-0000 | Yes | Residential | 0.15 | 3,562 | 1 | $3,211.87 |
| 1073-071-27-0000 | Yes | Residential | 0.15 | 3,984 | 1 | $3,545.72 |
| 1073-071-28-0000 | No | | 0.10 | | | $0.00 |
| 1073-071-29-0000 | No | | 0.04 | | | $0.00 |
| 1073-081-01-0000 | Yes | Residential | 0.12 | 3,062 | 1 | $2,816.13 |
| 1073-081-02-0000 | Yes | Residential | 0.11 | 2,900 | 1 | $2,609.82 |
| 1073-081-03-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-04-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-05-0000 | Yes | Residential | 0.10 | 2,737 | 1 | $2,559.18 |
| 1073-081-06-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-07-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-08-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-09-0000 | Yes | Residential | 0.10 | 2,727 | 1 | $2,559.18 |
| 1073-081-10-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-11-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-12-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-13-0000 | Yes | Residential | 0.10 | 2,737 | 1 | $2,559.18 |
| 1073-081-14-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-15-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-16-0000 | Yes | Residential | 0.10 | 2,737 | 1 | $2,559.18 |
| 1073-081-17-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-18-0000 | Yes | Residential | 0.17 | 2,900 | 1 | $2,609.82 |
| 1073-081-19-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-20-0000 | Yes | Residential | 0.11 | 2,737 | 1 | $2,559.18 |
| 1073-081-21-0000 | Yes | Residential | 0.12 | 2,900 | 1 | $2,609.82 |
| 1073-081-22-0000 | Yes | Residential | 0.11 | 3,062 | 1 | $2,816.13 |
| 1073-081-23-0000 | Yes | Residential | 0.14 | 2,737 | 1 | $2,559.18 |
| 1073-081-24-0000 | Yes | Residential | 0.16 | 3,062 | 1 | $2,816.13 |
| 1073-081-25-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-26-0000 | Yes | Residential | 0.10 | 2,737 | 1 | $2,559.18 |
| 1073-081-27-0000 | Yes | Residential | 0.11 | 2,900 | 1 | $2,609.82 |
| 1073-081-28-0000 | Yes | Residential | 0.11 | 3,062 | 1 | $2,816.13 |
| 1073-081-29-0000 | Yes | Residential | 0.12 | 2,900 | 1 | $2,609.82 |
| 1073-081-30-0000 | Yes | Residential | 0.14 | 3,062 | 1 | $2,816.13 |
| 1073-081-31-0000 | Yes | Residential | 0.11 | 3,062 | 1 | $2,816.13 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-081-32-0000 | Yes | Residential | 0.10 | 2,901 | 1 | $2,696.10 |
| 1073-081-33-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-34-0000 | Yes | Residential | 0.10 | 3,062 | 1 | $2,816.13 |
| 1073-081-35-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,609.82 |
| 1073-081-36-0000 | Yes | Residential | 0.11 | 3,062 | 1 | $2,816.13 |
| 1073-081-37-0000 | Yes | Residential | 0.15 | 2,900 | 1 | $2,609.82 |
| 1073-081-38-0000 | Yes | Residential | 0.15 | 3,062 | 1 | $2,816.13 |
| 1073-081-39-0000 | Yes | Residential | 0.10 | 2,737 | 1 | $2,559.18 |
| 1073-081-40-0000 | Yes | Residential | 0.11 | 3,062 | 1 | $2,816.13 |
| 1073-081-41-0000 | Yes | Residential | 0.15 | 3,062 | 1 | $2,816.13 |
| 1073-081-42-0000 | Yes | Residential | 0.12 | 2,900 | 1 | $2,609.82 |
| 1073-081-43-0000 | Yes | Residential | 0.11 | 2,900 | 1 | $2,609.82 |
| 1073-081-44-0000 | Yes | Residential | 0.12 | 3,062 | 1 | $2,816.13 |
| 1073-081-45-0000 | Yes | Residential | 0.13 | 2,900 | 1 | $2,609.82 |
| 1073-081-46-0000 | Yes | Residential | 0.12 | 3,062 | 1 | $2,816.13 |
| 1073-081-47-0000 | No | | 0.97 | | | $0.00 |
| 1073-081-48-0000 | No | | 0.08 | | | $0.00 |
| 1073-181-01-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,514.17 |
| 1073-181-02-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-03-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-04-0000 | Yes | Residential | 0.09 | 3,153 | 1 | $2,918.35 |
| 1073-181-05-0000 | Yes | Residential | 0.09 | 2,916 | 1 | $2,696.10 |
| 1073-181-06-0000 | Yes | Residential | 0.09 | 2,842 | 1 | $2,609.82 |
| 1073-181-07-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-08-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-09-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-10-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-11-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-12-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-13-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-14-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-15-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-16-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-17-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-18-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,514.17 |
| 1073-181-19-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-20-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-21-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-22-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-23-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-24-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-25-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-26-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-27-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-28-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-29-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-30-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-31-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,306.92 |
| 1073-181-32-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,306.92 |
| 1073-181-33-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-34-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-35-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-36-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-37-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-38-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-39-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-40-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-41-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-42-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-43-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,306.92 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-181-44-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,306.92 |
| 1073-181-45-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-46-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-47-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-48-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-49-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-50-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-51-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-52-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-53-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,306.92 |
| 1073-181-54-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-55-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,306.92 |
| 1073-181-56-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,514.17 |
| 1073-181-57-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,306.92 |
| 1073-191-01-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-02-0000 | Yes | Residential | 0.07 | 2,335 | 1 | $2,237.53 |
| 1073-191-03-0000 | Yes | Residential | 0.07 | 2,140 | 1 | $2,071.54 |
| 1073-191-04-0000 | Yes | Residential | 0.07 | 2,479 | 1 | $2,306.92 |
| 1073-191-05-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-06-0000 | Yes | Residential | 0.08 | 2,479 | 1 | $2,306.92 |
| 1073-191-07-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-08-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-09-0000 | Yes | Residential | 0.08 | 2,335 | 1 | $2,237.53 |
| 1073-191-10-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-11-0000 | Yes | Residential | 0.07 | 2,335 | 1 | $2,237.53 |
| 1073-191-12-0000 | Yes | Residential | 0.07 | 2,479 | 1 | $2,306.92 |
| 1073-191-13-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-14-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-15-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-16-0000 | Yes | Residential | 0.11 | 2,479 | 1 | $2,306.92 |
| 1073-191-17-0000 | Yes | Residential | 0.11 | 2,335 | 1 | $2,237.53 |
| 1073-191-18-0000 | Yes | Residential | 0.10 | 2,335 | 1 | $2,237.53 |
| 1073-191-19-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-20-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-21-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-22-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-23-0000 | Yes | Residential | 0.10 | 2,335 | 1 | $2,237.53 |
| 1073-191-24-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-25-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-26-0000 | Yes | Residential | 0.11 | 2,335 | 1 | $2,237.53 |
| 1073-191-27-0000 | Yes | Residential | 0.10 | 2,335 | 1 | $2,237.53 |
| 1073-191-28-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-29-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-30-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-31-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-32-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-33-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-34-0000 | Yes | Residential | 0.10 | 2,335 | 1 | $2,237.53 |
| 1073-191-35-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-36-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-37-0000 | Yes | Residential | 0.08 | 2,479 | 1 | $2,306.92 |
| 1073-191-38-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-39-0000 | Yes | Residential | 0.08 | 2,335 | 1 | $2,237.53 |
| 1073-191-40-0000 | Yes | Residential | 0.08 | 2,479 | 1 | $2,306.92 |
| 1073-191-41-0000 | Yes | Residential | 0.08 | 2,335 | 1 | $2,237.53 |
| 1073-191-42-0000 | Yes | Residential | 0.08 | 2,479 | 1 | $2,306.92 |
| 1073-191-43-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |
| 1073-191-44-0000 | Yes | Residential | 0.10 | 2,335 | 1 | $2,237.53 |
| 1073-191-45-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-46-0000 | Yes | Residential | 0.08 | 2,140 | 1 | $2,071.54 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-191-47-0000 | Yes | Residential | 0.07 | 2,335 | 1 | $2,237.53 |
| 1073-191-48-0000 | Yes | Residential | 0.08 | 2,479 | 1 | $2,306.92 |
| 1073-191-49-0000 | Yes | Residential | 0.11 | 2,335 | 1 | $2,237.53 |
| 1073-191-50-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-51-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-52-0000 | Yes | Residential | 0.10 | 2,140 | 1 | $2,071.54 |
| 1073-191-53-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-54-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-55-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-56-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-57-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-58-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-59-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-60-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-61-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-62-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-63-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-64-0000 | Yes | Residential | 0.09 | 2,335 | 1 | $2,237.53 |
| 1073-191-65-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-66-0000 | Yes | Residential | 0.09 | 2,140 | 1 | $2,071.54 |
| 1073-191-67-0000 | Yes | Residential | 0.08 | 2,335 | 1 | $2,237.53 |
| 1073-191-68-0000 | Yes | Residential | 0.09 | 2,479 | 1 | $2,306.92 |
| 1073-191-69-0000 | Yes | Residential | 0.11 | 2,140 | 1 | $2,071.54 |
| 1073-191-70-0000 | No | | 0.15 | | | $0.00 |
| 1073-191-71-0000 | No | | 0.20 | | | $0.00 |
| 1073-191-72-0000 | No | | 0.15 | | | $0.00 |
| 1073-191-73-0000 | No | | 0.16 | | | $0.00 |
| 1073-191-74-0000 | No | | 0.97 | | | $0.00 |
| 1073-191-75-0000 | No | | 0.18 | | | $0.00 |
| 1073-191-76-0000 | No | | 0.19 | | | $0.00 |
| 1073-191-77-0000 | No | | 0.21 | | | $0.00 |
| 1073-201-01-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-02-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-03-0000 | Yes | Residential | 0.09 | 2,295 | 1 | $2,135.31 |
| 1073-201-04-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-05-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-06-0000 | Yes | Residential | 0.09 | 2,295 | 1 | $2,135.31 |
| 1073-201-07-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-08-0000 | Yes | Residential | 0.09 | 2,910 | 1 | $2,696.10 |
| 1073-201-09-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-10-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-11-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-12-0000 | Yes | Residential | 0.09 | 2,801 | 1 | $2,609.82 |
| 1073-201-13-0000 | Yes | Residential | 0.09 | 2,961 | 1 | $2,696.10 |
| 1073-201-14-0000 | Yes | Residential | 0.09 | 2,801 | 1 | $2,609.82 |
| 1073-201-15-0000 | Yes | Residential | 0.09 | 2,910 | 1 | $2,696.10 |
| 1073-201-16-0000 | Yes | Residential | 0.09 | 2,295 | 1 | $2,135.31 |
| 1073-201-17-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-18-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-19-0000 | Yes | Residential | 0.09 | 2,295 | 1 | $2,135.31 |
| 1073-201-20-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-21-0000 | Yes | Residential | 0.09 | 2,507 | 1 | $2,411.01 |
| 1073-201-22-0000 | Yes | Residential | 0.13 | 2,377 | 1 | $2,237.53 |
| 1073-201-23-0000 | Yes | Residential | 0.11 | 2,295 | 1 | $2,135.31 |
| 1073-201-24-0000 | Yes | Residential | 0.11 | 2,507 | 1 | $2,411.01 |
| 1073-201-25-0000 | Yes | Residential | 0.11 | 2,377 | 1 | $2,237.53 |
| 1073-201-26-0000 | Yes | Residential | 0.12 | 2,507 | 1 | $2,411.01 |
| 1073-201-27-0000 | Yes | Residential | 0.10 | 2,295 | 1 | $2,135.31 |
| 1073-201-28-0000 | Yes | Residential | 0.11 | 2,507 | 1 | $2,411.01 |
| 1073-201-29-0000 | Yes | Residential | 0.11 | 2,377 | 1 | $2,237.53 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-201-30-0000 | Yes | Residential | 0.11 | 2,295 | 1 | $2,135.31 |
| 1073-201-31-0000 | Yes | Residential | 0.10 | 2,507 | 1 | $2,411.01 |
| 1073-201-32-0000 | Yes | Residential | 0.09 | 2,377 | 1 | $2,237.53 |
| 1073-201-33-0000 | Yes | Residential | 0.11 | 2,295 | 1 | $2,135.31 |
| 1073-201-34-0000 | Yes | Residential | 0.10 | 2,377 | 1 | $2,237.53 |
| 1073-201-35-0000 | Yes | Residential | 0.10 | 2,507 | 1 | $2,411.01 |
| 1073-201-36-0000 | Yes | Residential | 0.10 | 2,801 | 1 | $2,609.82 |
| 1073-201-37-0000 | Yes | Residential | 0.09 | 2,910 | 1 | $2,696.10 |
| 1073-201-38-0000 | Yes | Residential | 0.09 | 2,961 | 1 | $2,696.10 |
| 1073-201-39-0000 | Yes | Residential | 0.13 | 2,910 | 1 | $2,696.10 |
| 1073-201-40-0000 | Yes | Residential | 0.12 | 2,801 | 1 | $2,609.82 |
| 1073-201-41-0000 | Yes | Residential | 0.19 | 2,961 | 1 | $2,696.10 |
| 1073-201-42-0000 | Yes | Residential | 0.17 | 2,910 | 1 | $2,696.10 |
| 1073-201-43-0000 | Yes | Residential | 0.15 | 2,801 | 1 | $2,609.82 |
| 1073-201-44-0000 | Yes | Residential | 0.13 | 2,961 | 1 | $2,696.10 |
| 1073-201-45-0000 | Yes | Residential | 0.12 | 2,910 | 1 | $2,696.10 |
| 1073-201-46-0000 | Yes | Residential | 0.11 | 2,801 | 1 | $2,609.82 |
| 1073-201-47-0000 | Yes | Residential | 0.11 | 2,961 | 1 | $2,696.10 |
| 1073-201-48-0000 | Yes | Residential | 0.10 | 2,910 | 1 | $2,696.10 |
| 1073-201-49-0000 | Yes | Residential | 0.10 | 3,011 | 1 | $2,816.13 |
| 1073-201-50-0000 | Yes | Residential | 0.11 | 2,961 | 1 | $2,696.10 |
| 1073-201-51-0000 | Yes | Residential | 0.12 | 2,910 | 1 | $2,696.10 |
| 1073-201-52-0000 | Yes | Residential | 0.12 | 2,507 | 1 | $2,411.01 |
| 1073-201-53-0000 | Yes | Residential | 0.12 | 2,377 | 1 | $2,237.53 |
| 1073-201-54-0000 | No | | 0.57 | | | $0.00 |
| 1073-201-55-0000 | No | | 0.09 | | | $0.00 |
| 1073-201-56-0000 | No | | 0.15 | | | $0.00 |
| 1073-211-01-0000 | Yes | Residential | 0.07 | 2,179 | 1 | $2,071.54 |
| 1073-211-02-0000 | Yes | Residential | 0.06 | 1,862 | 1 | $1,862.42 |
| 1073-211-03-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-04-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-211-05-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-211-06-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-211-07-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-211-08-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-09-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-211-10-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-211-11-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-211-12-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-211-13-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-14-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-211-15-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-211-16-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-211-17-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-211-18-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-19-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-211-20-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-211-21-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-211-22-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-211-23-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-24-0000 | Yes | Residential | 0.06 | 1,758 | 1 | $1,785.52 |
| 1073-211-25-0000 | Yes | Residential | 0.07 | 1,990 | 1 | $1,968.38 |
| 1073-211-26-0000 | Yes | Residential | 0.08 | 2,179 | 1 | $2,071.54 |
| 1073-211-27-0000 | Yes | Residential | 0.06 | 1,862 | 1 | $1,862.42 |
| 1073-211-28-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-211-29-0000 | Yes | Residential | 0.10 | 1,758 | 1 | $1,785.52 |
| 1073-211-30-0000 | Yes | Residential | 0.07 | 1,990 | 1 | $1,968.38 |
| 1073-211-31-0000 | Yes | Residential | 0.07 | 1,656 | 1 | $1,703.93 |
| 1073-211-32-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-33-0000 | No | | 0.00 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-211-34-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-35-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-36-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-37-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-38-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-39-0000 | No | | 0.00 | | | $0.00 |
| 1073-211-40-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-01-0000 | Yes | Residential | 0.10 | 2,179 | 1 | $2,071.54 |
| 1073-212-02-0000 | Yes | Residential | 0.07 | 1,656 | 1 | $1,703.93 |
| 1073-212-03-0000 | Yes | Residential | 0.09 | 2,179 | 1 | $2,071.54 |
| 1073-212-04-0000 | Yes | Residential | 0.07 | 1,990 | 1 | $1,968.38 |
| 1073-212-05-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-212-06-0000 | Yes | Residential | 0.08 | 1,758 | 1 | $1,785.52 |
| 1073-212-07-0000 | Yes | Residential | 0.06 | 1,656 | 1 | $1,703.93 |
| 1073-212-08-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-212-09-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-212-10-0000 | Yes | Residential | 0.07 | 2,179 | 1 | $2,071.54 |
| 1073-212-11-0000 | Yes | Residential | 0.07 | 1,656 | 1 | $1,703.93 |
| 1073-212-12-0000 | Yes | Residential | 0.07 | 1,862 | 1 | $1,862.42 |
| 1073-212-13-0000 | Yes | Residential | 0.05 | 1,656 | 1 | $1,703.93 |
| 1073-212-14-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-212-15-0000 | Yes | Residential | 0.09 | 1,990 | 1 | $1,968.38 |
| 1073-212-16-0000 | Yes | Residential | 0.08 | 1,990 | 1 | $1,968.38 |
| 1073-212-17-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-212-18-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-212-19-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-212-20-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-212-21-0000 | Yes | Residential | 0.06 | 1,990 | 1 | $1,968.38 |
| 1073-212-22-0000 | Yes | Residential | 0.07 | 1,862 | 1 | $1,862.42 |
| 1073-212-23-0000 | Yes | Residential | 0.05 | 1,656 | 1 | $1,703.93 |
| 1073-212-24-0000 | Yes | Residential | 0.08 | 1,758 | 1 | $1,785.52 |
| 1073-212-25-0000 | Yes | Residential | 0.07 | 2,179 | 1 | $2,071.54 |
| 1073-212-26-0000 | Yes | Residential | 0.07 | 1,862 | 1 | $1,862.42 |
| 1073-212-27-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-212-28-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-212-29-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-212-30-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-212-31-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-212-32-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-212-33-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-212-34-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-212-35-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-212-36-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-212-37-0000 | Yes | Residential | 0.04 | 1,656 | 1 | $1,703.93 |
| 1073-212-38-0000 | Yes | Residential | 0.05 | 1,758 | 1 | $1,785.52 |
| 1073-212-39-0000 | Yes | Residential | 0.05 | 1,990 | 1 | $1,968.38 |
| 1073-212-40-0000 | Yes | Residential | 0.06 | 2,179 | 1 | $2,071.54 |
| 1073-212-41-0000 | Yes | Residential | 0.05 | 1,862 | 1 | $1,862.42 |
| 1073-212-42-0000 | Yes | Residential | 0.05 | 1,656 | 1 | $1,703.93 |
| 1073-212-43-0000 | Yes | Residential | 0.07 | 1,758 | 1 | $1,785.52 |
| 1073-212-44-0000 | Yes | Residential | 0.06 | 1,990 | 1 | $1,968.38 |
| 1073-212-45-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-46-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-47-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-48-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-49-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-50-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-51-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-52-0000 | No | | 0.00 | | | $0.00 |
| 1073-212-53-0000 | No | | 0.00 | | | $0.00 |

| | | | |
|---|---|---|---|
| 1073-212-54-0000 | No | 0.00 | $0.00 |
| 1073-212-55-0000 | No | 0.00 | $0.00 |
| 1073-212-56-0000 | No | 0.00 | $0.00 |
| 1073-232-01-0000 | No | 0.00 | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$1,091,999.74** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 25**
**(Park Place Facilities Phase II)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-021-01-0000 | No | | 0.05 | | | $0.00 |
| 1073-021-02-0000 | No | | 0.00 | | | $0.00 |
| 1073-021-03-0000 | No | | 0.05 | | | $0.00 |
| 1073-021-04-0000 | No | | 0.27 | | | $0.00 |
| 1073-021-05-0000 | No | | 0.21 | | | $0.00 |
| 1073-021-06-0000 | No | | 10.00 | | | $0.00 |
| 1073-221-01-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-02-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-03-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-04-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-05-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-06-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-07-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-08-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-09-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-10-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-11-0000 | Yes | Residential | 0.12 | 2,418 | 1 | $2,525.00 |
| 1073-221-12-0000 | Yes | Residential | 0.17 | 2,681 | 1 | $2,714.00 |
| 1073-221-13-0000 | Yes | Residential | 0.10 | 2,418 | 1 | $2,525.00 |
| 1073-221-14-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-15-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-16-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-17-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-18-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-19-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-20-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-21-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,525.00 |
| 1073-221-22-0000 | Yes | Residential | 0.14 | 2,418 | 1 | $2,525.00 |
| 1073-221-23-0000 | Yes | Residential | 0.16 | 2,681 | 1 | $2,714.00 |
| 1073-221-24-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-25-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-26-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,714.00 |
| 1073-221-27-0000 | Yes | Residential | 0.10 | 2,418 | 1 | $2,525.00 |
| 1073-221-28-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-29-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-30-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-31-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-32-0000 | Yes | Residential | 0.13 | 2,418 | 1 | $2,525.00 |
| 1073-221-33-0000 | Yes | Residential | 0.11 | 2,681 | 1 | $2,714.00 |
| 1073-221-34-0000 | Yes | Residential | 0.13 | 2,496 | 1 | $2,525.00 |
| 1073-221-35-0000 | Yes | Residential | 0.12 | 2,418 | 1 | $2,525.00 |
| 1073-221-36-0000 | Yes | Residential | 0.11 | 2,681 | 1 | $2,714.00 |
| 1073-221-37-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,525.00 |
| 1073-221-38-0000 | Yes | Residential | 0.10 | 2,418 | 1 | $2,525.00 |
| 1073-221-39-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,714.00 |
| 1073-221-40-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,525.00 |
| 1073-221-41-0000 | Yes | Residential | 0.11 | 2,418 | 1 | $2,525.00 |
| 1073-221-42-0000 | Yes | Residential | 0.12 | 2,681 | 1 | $2,714.00 |
| 1073-221-43-0000 | Yes | Residential | 0.12 | 2,496 | 1 | $2,525.00 |
| 1073-221-44-0000 | Yes | Residential | 0.13 | 2,681 | 1 | $2,714.00 |
| 1073-221-45-0000 | Yes | Residential | 0.13 | 2,418 | 1 | $2,525.00 |
| 1073-221-46-0000 | Yes | Residential | 0.14 | 2,496 | 1 | $2,525.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-221-47-0000 | Yes | Residential | 0.15 | 2,681 | 1 | $2,714.00 |
| 1073-221-48-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,525.00 |
| 1073-221-49-0000 | Yes | Residential | 0.10 | 2,418 | 1 | $2,525.00 |
| 1073-221-50-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,714.00 |
| 1073-221-51-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-52-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-53-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-54-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-55-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-56-0000 | Yes | Residential | 0.11 | 2,681 | 1 | $2,714.00 |
| 1073-221-57-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,525.00 |
| 1073-221-58-0000 | Yes | Residential | 0.11 | 2,418 | 1 | $2,525.00 |
| 1073-221-59-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,525.00 |
| 1073-221-60-0000 | Yes | Residential | 0.11 | 2,418 | 1 | $2,525.00 |
| 1073-221-61-0000 | Yes | Residential | 0.11 | 2,496 | 1 | $2,525.00 |
| 1073-221-62-0000 | Yes | Residential | 0.11 | 2,418 | 1 | $2,525.00 |
| 1073-221-63-0000 | Yes | Residential | 0.10 | 2,681 | 1 | $2,714.00 |
| 1073-221-64-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-65-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-66-0000 | Yes | Residential | 0.09 | 2,418 | 1 | $2,525.00 |
| 1073-221-67-0000 | Yes | Residential | 0.09 | 2,681 | 1 | $2,714.00 |
| 1073-221-68-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,525.00 |
| 1073-221-69-0000 | No | | 0.06 | | | $0.00 |
| 1073-221-70-0000 | No | | 0.01 | | | $0.00 |
| 1073-221-71-0000 | No | | 0.01 | | | $0.00 |
| 1073-221-72-0000 | No | | 0.01 | | | $0.00 |
| 1073-221-73-0000 | No | | 0.01 | | | $0.00 |
| 1073-221-74-0000 | No | | 0.02 | | | $0.00 |
| 1073-221-75-0000 | No | | 0.02 | | | $0.00 |
| 1073-231-01-0000 | Yes | Residential | 0.11 | 2,441 | 1 | $2,525.00 |
| 1073-231-02-0000 | Yes | Residential | 0.08 | 2,396 | 1 | $2,442.00 |
| 1073-231-03-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-231-04-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-05-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-06-0000 | Yes | Residential | 0.10 | 2,214 | 1 | $2,332.00 |
| 1073-231-07-0000 | Yes | Residential | 0.10 | 2,441 | 1 | $2,525.00 |
| 1073-231-08-0000 | Yes | Residential | 0.09 | 2,396 | 1 | $2,442.00 |
| 1073-231-09-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-10-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-231-11-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-12-0000 | Yes | Residential | 0.09 | 2,396 | 1 | $2,442.00 |
| 1073-231-13-0000 | Yes | Residential | 0.12 | 2,441 | 1 | $2,525.00 |
| 1073-231-14-0000 | Yes | Residential | 0.10 | 2,396 | 1 | $2,442.00 |
| 1073-231-15-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-16-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-17-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-18-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-19-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-20-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-21-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-22-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-23-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-24-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-25-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-26-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-27-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-28-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-29-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-30-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-31-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-32-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-231-33-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-34-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-35-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-36-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-37-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-38-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-39-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-40-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-231-41-0000 | Yes | Residential | 0.11 | 2,441 | 1 | $2,525.00 |
| 1073-231-42-0000 | Yes | Residential | 0.09 | 2,396 | 1 | $2,442.00 |
| 1073-231-43-0000 | Yes | Residential | 0.09 | 2,214 | 1 | $2,332.00 |
| 1073-231-44-0000 | Yes | Residential | 0.11 | 2,396 | 1 | $2,442.00 |
| 1073-231-45-0000 | Yes | Residential | 0.11 | 2,441 | 1 | $2,525.00 |
| 1073-231-46-0000 | Yes | Residential | 0.11 | 2,396 | 1 | $2,442.00 |
| 1073-231-47-0000 | Yes | Residential | 0.09 | 2,441 | 1 | $2,525.00 |
| 1073-231-48-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-49-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-231-50-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-51-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-52-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-231-53-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-231-54-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-231-55-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-231-56-0000 | Yes | Residential | 0.10 | 2,441 | 1 | $2,525.00 |
| 1073-231-57-0000 | No | | 0.00 | | | $0.00 |
| 1073-231-58-0000 | No | | 0.00 | | | $0.00 |
| 1073-231-59-0000 | No | | 0.00 | | | $0.00 |
| 1073-231-60-0000 | No | | 0.00 | | | $0.00 |
| 1073-231-61-0000 | No | | 0.00 | | | $0.00 |
| 1073-231-62-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-03-0000 | Yes | Residential | 0.10 | 2,441 | 1 | $2,525.00 |
| 1073-232-04-0000 | Yes | Residential | 0.14 | 2,396 | 1 | $2,442.00 |
| 1073-232-05-0000 | Yes | Residential | 0.19 | 2,441 | 1 | $2,525.00 |
| 1073-232-06-0000 | Yes | Residential | 0.11 | 2,441 | 1 | $2,525.00 |
| 1073-232-07-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-232-08-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-232-09-0000 | Yes | Residential | 0.08 | 2,396 | 1 | $2,442.00 |
| 1073-232-10-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-232-11-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-232-12-0000 | Yes | Residential | 0.08 | 2,396 | 1 | $2,442.00 |
| 1073-232-13-0000 | Yes | Residential | 0.09 | 2,214 | 1 | $2,332.00 |
| 1073-232-14-0000 | Yes | Residential | 0.14 | 2,441 | 1 | $2,525.00 |
| 1073-232-15-0000 | Yes | Residential | 0.10 | 2,396 | 1 | $2,442.00 |
| 1073-232-16-0000 | Yes | Residential | 0.09 | 2,441 | 1 | $2,525.00 |
| 1073-232-17-0000 | Yes | Residential | 0.10 | 2,214 | 1 | $2,332.00 |
| 1073-232-18-0000 | Yes | Residential | 0.13 | 2,396 | 1 | $2,442.00 |
| 1073-232-19-0000 | Yes | Residential | 0.15 | 2,441 | 1 | $2,525.00 |
| 1073-232-20-0000 | Yes | Residential | 0.09 | 2,214 | 1 | $2,332.00 |
| 1073-232-21-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-232-22-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-232-23-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-232-24-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-232-25-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-232-26-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-232-27-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-232-28-0000 | Yes | Residential | 0.07 | 2,214 | 1 | $2,332.00 |
| 1073-232-29-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |
| 1073-232-30-0000 | Yes | Residential | 0.07 | 2,396 | 1 | $2,442.00 |
| 1073-232-31-0000 | Yes | Residential | 0.12 | 2,441 | 1 | $2,525.00 |
| 1073-232-32-0000 | Yes | Residential | 0.08 | 2,396 | 1 | $2,442.00 |
| 1073-232-33-0000 | Yes | Residential | 0.07 | 2,441 | 1 | $2,525.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-232-34-0000 | Yes | Residential | 0.10 | 2,214 | 1 | $2,332.00 |
| 1073-232-35-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-232-36-0000 | Yes | Residential | 0.10 | 2,396 | 1 | $2,442.00 |
| 1073-232-37-0000 | Yes | Residential | 0.15 | 2,441 | 1 | $2,525.00 |
| 1073-232-38-0000 | Yes | Residential | 0.11 | 2,214 | 1 | $2,332.00 |
| 1073-232-39-0000 | Yes | Residential | 0.10 | 2,396 | 1 | $2,442.00 |
| 1073-232-40-0000 | Yes | Residential | 0.09 | 2,214 | 1 | $2,332.00 |
| 1073-232-41-0000 | Yes | Residential | 0.08 | 2,441 | 1 | $2,525.00 |
| 1073-232-42-0000 | Yes | Residential | 0.08 | 2,396 | 1 | $2,442.00 |
| 1073-232-43-0000 | Yes | Residential | 0.08 | 2,214 | 1 | $2,332.00 |
| 1073-232-44-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-45-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-46-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-47-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-48-0000 | No | | 0.00 | | | $0.00 |
| 1073-232-49-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-01-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-02-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-03-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-04-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-05-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-06-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-07-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-08-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-09-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-10-0000 | Yes | Residential | 0.14 | 2,718 | 1 | $2,732.00 |
| 1073-261-11-0000 | Yes | Residential | 0.20 | 3,086 | 1 | $2,966.00 |
| 1073-261-12-0000 | Yes | Residential | 0.14 | 2,900 | 1 | $2,883.00 |
| 1073-261-13-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-14-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-15-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-16-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-17-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-18-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-19-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-20-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-21-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-22-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-23-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-24-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-25-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-26-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-27-0000 | Yes | Residential | 0.12 | 3,086 | 1 | $2,966.00 |
| 1073-261-28-0000 | Yes | Residential | 0.19 | 2,900 | 1 | $2,883.00 |
| 1073-261-29-0000 | Yes | Residential | 0.23 | 2,718 | 1 | $2,732.00 |
| 1073-261-30-0000 | Yes | Residential | 0.20 | 3,086 | 1 | $2,966.00 |
| 1073-261-31-0000 | Yes | Residential | 0.14 | 2,718 | 1 | $2,732.00 |
| 1073-261-32-0000 | Yes | Residential | 0.13 | 2,900 | 1 | $2,883.00 |
| 1073-261-33-0000 | Yes | Residential | 0.12 | 3,086 | 1 | $2,966.00 |
| 1073-261-34-0000 | Yes | Residential | 0.11 | 2,718 | 1 | $2,732.00 |
| 1073-261-35-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-36-0000 | Yes | Residential | 0.11 | 2,718 | 1 | $2,732.00 |
| 1073-261-37-0000 | Yes | Residential | 0.11 | 3,086 | 1 | $2,966.00 |
| 1073-261-38-0000 | Yes | Residential | 0.11 | 2,718 | 1 | $2,732.00 |
| 1073-261-39-0000 | Yes | Residential | 0.11 | 3,086 | 1 | $2,966.00 |
| 1073-261-40-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-41-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-42-0000 | Yes | Residential | 0.11 | 2,900 | 1 | $2,883.00 |
| 1073-261-43-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-44-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-45-0000 | Yes | Residential | 0.14 | 2,718 | 1 | $2,732.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-261-46-0000 | Yes | Residential | 0.11 | 3,086 | 1 | $2,966.00 |
| 1073-261-47-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-48-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-49-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-50-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-51-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-52-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-53-0000 | Yes | Residential | 0.13 | 2,718 | 1 | $2,732.00 |
| 1073-261-54-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-55-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-56-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-57-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-58-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-59-0000 | Yes | Residential | 0.11 | 3,086 | 1 | $2,966.00 |
| 1073-261-60-0000 | Yes | Residential | 0.13 | 2,900 | 1 | $2,883.00 |
| 1073-261-61-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-62-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-63-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-64-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-65-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-66-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-67-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-68-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-69-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-70-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-71-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-72-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-73-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-74-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-75-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-76-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-77-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-78-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-79-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-80-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-81-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-82-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-83-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-84-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-85-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-86-0000 | Yes | Residential | 0.10 | 3,086 | 1 | $2,966.00 |
| 1073-261-87-0000 | Yes | Residential | 0.10 | 2,900 | 1 | $2,883.00 |
| 1073-261-88-0000 | Yes | Residential | 0.10 | 2,718 | 1 | $2,732.00 |
| 1073-261-89-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-90-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-91-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-92-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-93-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-94-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-95-0000 | No | | 0.00 | | | $0.00 |
| 1073-261-96-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$664,727.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 26**
**(Park Place Facilities Phase III)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-031-01-0000 | No | | 0.46 | | | $0.00 |
| 1073-031-02-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-03-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-04-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-05-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-06-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-07-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-08-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-09-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-10-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-11-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-12-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-13-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-14-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-15-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-16-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-17-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-18-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-19-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-20-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-21-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-22-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-23-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-24-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-25-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-26-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-27-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-28-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-29-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-30-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-31-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-32-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-33-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-34-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-35-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-36-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-37-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-38-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-39-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-40-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-41-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-42-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-43-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-44-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-45-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-46-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-47-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-48-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-49-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-50-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-51-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-52-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-031-53-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-54-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-55-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-56-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-57-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-58-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-031-59-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-60-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-031-61-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-031-62-0000 | No | | 0.00 | | | $0.00 |
| 1073-031-63-0000 | No | | 0.02 | | | $0.00 |
| 1073-032-01-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-02-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-03-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-04-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-05-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-06-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-07-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-08-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-09-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-10-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-11-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-12-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-13-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-14-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-15-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-16-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-17-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-18-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-19-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-20-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-21-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-22-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-23-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-24-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-25-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-26-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-27-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-28-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-29-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-30-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-31-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-32-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-33-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-34-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-35-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-36-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-37-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-38-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-39-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-40-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-41-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-42-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-43-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-44-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-45-0000 | Yes | Residential | 0.00 | 2,044 | 1 | $2,375.00 |
| 1073-032-46-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-47-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-48-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-49-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-50-0000 | No | | 0.00 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-032-51-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-52-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-53-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-54-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-55-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-56-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-57-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-58-0000 | Yes | Residential | 0.00 | 1,828 | 1 | $2,147.00 |
| 1073-032-59-0000 | Yes | Residential | 0.00 | 2,299 | 1 | $2,480.00 |
| 1073-032-60-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-61-0000 | No | | 0.00 | | | $0.00 |
| 1073-032-62-0000 | No | | 0.01 | | | $0.00 |
| 1073-032-64-0000 | No | | 0.07 | | | $0.00 |
| 1073-241-01-0000 | No | | 0.07 | | | $0.00 |
| 1073-241-02-0000 | Yes | Residential | 0.10 | 2,542 | 1 | $2,793.00 |
| 1073-241-03-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-04-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-05-0000 | Yes | Residential | 0.11 | 2,641 | 1 | $2,863.00 |
| 1073-241-06-0000 | Yes | Residential | 0.19 | 2,387 | 1 | $2,674.00 |
| 1073-241-07-0000 | Yes | Residential | 0.17 | 2,641 | 1 | $2,863.00 |
| 1073-241-08-0000 | Yes | Residential | 0.11 | 2,542 | 1 | $2,793.00 |
| 1073-241-09-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-10-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-11-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-12-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-13-0000 | Yes | Residential | 0.09 | 2,398 | 1 | $2,674.00 |
| 1073-241-14-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-15-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-16-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-17-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-18-0000 | Yes | Residential | 0.10 | 2,641 | 1 | $2,863.00 |
| 1073-241-19-0000 | Yes | Residential | 0.09 | 2,398 | 1 | $2,674.00 |
| 1073-241-20-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-21-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-22-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-23-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-24-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-25-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-26-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-27-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-28-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-29-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-30-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-31-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-32-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-33-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-34-0000 | Yes | Residential | 0.09 | 2,398 | 1 | $2,674.00 |
| 1073-241-35-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-36-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-37-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-38-0000 | Yes | Residential | 0.09 | 2,387 | 1 | $2,674.00 |
| 1073-241-39-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-241-40-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-241-41-0000 | No | | 0.02 | | | $0.00 |
| 1073-241-42-0000 | No | | 0.01 | | | $0.00 |
| 1073-241-43-0000 | No | | 0.01 | | | $0.00 |
| 1073-241-44-0000 | No | | 0.02 | | | $0.00 |
| 1073-242-01-0000 | Yes | Residential | 0.10 | 2,542 | 1 | $2,793.00 |
| 1073-242-02-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-242-03-0000 | Yes | Residential | 0.09 | 2,398 | 1 | $2,674.00 |
| 1073-242-04-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-242-05-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-242-06-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-242-07-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-242-08-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-242-09-0000 | Yes | Residential | 0.10 | 2,387 | 1 | $2,674.00 |
| 1073-242-10-0000 | Yes | Residential | 0.10 | 2,641 | 1 | $2,863.00 |
| 1073-242-11-0000 | Yes | Residential | 0.10 | 2,542 | 1 | $2,793.00 |
| 1073-242-12-0000 | Yes | Residential | 0.14 | 2,387 | 1 | $2,674.00 |
| 1073-242-13-0000 | Yes | Residential | 0.19 | 2,641 | 1 | $2,863.00 |
| 1073-242-14-0000 | Yes | Residential | 0.13 | 2,542 | 1 | $2,793.00 |
| 1073-242-15-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-242-16-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-242-17-0000 | Yes | Residential | 0.09 | 2,641 | 1 | $2,863.00 |
| 1073-242-18-0000 | Yes | Residential | 0.12 | 2,398 | 1 | $2,674.00 |
| 1073-242-19-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-242-20-0000 | Yes | Residential | 0.10 | 2,398 | 1 | $2,674.00 |
| 1073-242-21-0000 | Yes | Residential | 0.10 | 2,641 | 1 | $2,863.00 |
| 1073-242-22-0000 | Yes | Residential | 0.10 | 2,542 | 1 | $2,793.00 |
| 1073-242-23-0000 | Yes | Residential | 0.10 | 2,387 | 1 | $2,674.00 |
| 1073-242-24-0000 | Yes | Residential | 0.11 | 2,641 | 1 | $2,863.00 |
| 1073-242-25-0000 | Yes | Residential | 0.11 | 2,387 | 1 | $2,674.00 |
| 1073-242-26-0000 | Yes | Residential | 0.11 | 2,542 | 1 | $2,793.00 |
| 1073-242-27-0000 | Yes | Residential | 0.11 | 2,641 | 1 | $2,863.00 |
| 1073-242-28-0000 | Yes | Residential | 0.11 | 2,398 | 1 | $2,674.00 |
| 1073-242-29-0000 | Yes | Residential | 0.11 | 2,542 | 1 | $2,793.00 |
| 1073-242-30-0000 | Yes | Residential | 0.12 | 2,641 | 1 | $2,863.00 |
| 1073-242-31-0000 | Yes | Residential | 0.11 | 2,387 | 1 | $2,674.00 |
| 1073-242-32-0000 | Yes | Residential | 0.10 | 2,542 | 1 | $2,793.00 |
| 1073-242-33-0000 | Yes | Residential | 0.10 | 2,641 | 1 | $2,863.00 |
| 1073-242-34-0000 | Yes | Residential | 0.10 | 2,387 | 1 | $2,674.00 |
| 1073-242-35-0000 | Yes | Residential | 0.10 | 2,641 | 1 | $2,863.00 |
| 1073-242-36-0000 | Yes | Residential | 0.09 | 2,542 | 1 | $2,793.00 |
| 1073-242-37-0000 | No | | 0.36 | | | $0.00 |
| 1073-242-38-0000 | No | | 0.01 | | | $0.00 |
| 1073-242-39-0000 | No | | 0.01 | | | $0.00 |
| 1073-242-40-0000 | No | | 0.02 | | | $0.00 |
| 1073-242-41-0000 | No | | 0.16 | | | $0.00 |
| 1073-271-01-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-02-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-03-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-04-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-05-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-06-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-07-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-08-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-09-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-10-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-11-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-12-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-13-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-14-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-15-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-16-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-17-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-18-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-19-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-20-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-21-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-22-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-23-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-24-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-271-25-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-26-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-27-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-28-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-29-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-30-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-31-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-32-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-33-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-34-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-35-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-36-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-37-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-38-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-39-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-271-40-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-271-41-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-271-42-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-271-43-0000 | No | | 0.00 | | | $0.00 |
| 1073-271-44-0000 | No | | 0.61 | | | $0.00 |
| 1073-272-01-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-02-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-03-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-04-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-05-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-06-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-07-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-08-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-09-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-10-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-11-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-12-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-13-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-14-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-15-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-16-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-17-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-18-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-19-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-20-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-21-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-22-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-23-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-24-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-25-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-26-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-27-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-28-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-29-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-30-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-31-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-32-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-33-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-34-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-35-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-36-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-37-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-38-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-39-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-40-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-41-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-272-42-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-43-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-44-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-45-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-46-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-47-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-48-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-49-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-50-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-51-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-52-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-53-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-54-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-55-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-56-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-272-57-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-272-58-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-272-59-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-272-60-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-61-0000 | No | | 0.00 | | | $0.00 |
| 1073-272-62-0000 | No | | 0.13 | | | $0.00 |
| 1073-273-01-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-273-02-0000 | Yes | Residential | 0.00 | 1,988 | 1 | $2,331.00 |
| 1073-273-03-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-273-04-0000 | Yes | Residential | 0.00 | 2,234 | 1 | $2,480.00 |
| 1073-273-05-0000 | No | | 0.00 | | | $0.00 |
| 1073-273-06-0000 | Yes | Residential | 0.00 | 1,802 | 1 | $2,147.00 |
| 1073-273-07-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-273-08-0000 | Yes | Residential | 0.00 | 2,102 | 1 | $2,401.00 |
| 1073-273-09-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-273-10-0000 | No | | 0.00 | | | $0.00 |
| 1073-273-11-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-273-12-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-273-13-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-273-14-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-273-15-0000 | No | | 0.00 | | | $0.00 |
| 1073-273-16-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-273-17-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-273-18-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-273-19-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-273-20-0000 | No | | 0.00 | | | $0.00 |
| 1073-273-21-0000 | Yes | Residential | 0.00 | 1,800 | 1 | $2,034.00 |
| 1073-273-22-0000 | Yes | Residential | 0.00 | 1,993 | 1 | $2,331.00 |
| 1073-273-23-0000 | Yes | Residential | 0.00 | 2,096 | 1 | $2,375.00 |
| 1073-273-24-0000 | Yes | Residential | 0.00 | 2,236 | 1 | $2,480.00 |
| 1073-273-25-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$681,907.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 28**
**(New Haven Facilities - Area A)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-402-06-0000 | No | | 0.15 | | | $0.00 |
| 0218-402-33-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-34-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-35-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-36-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-37-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-38-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-39-0000 | No | | 0.00 | | | $0.00 |
| 0218-402-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-442-01-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-02-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-03-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-04-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-05-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-06-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-07-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-08-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-09-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-10-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-11-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-442-12-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-13-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-14-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-442-15-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-16-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,191.92 |
| 0218-442-17-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,191.92 |
| 0218-442-18-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-19-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-20-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,191.92 |
| 0218-442-21-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-22-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-23-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,191.92 |
| 0218-442-24-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-25-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-26-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,191.92 |
| 0218-442-27-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-28-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-29-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,191.92 |
| 0218-442-30-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-31-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-32-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,191.92 |
| 0218-442-33-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-34-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-35-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,191.92 |
| 0218-442-36-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-37-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-442-38-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,191.92 |
| 0218-442-39-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-442-40-0000 | Yes | Single Family Detached | 0.09 | 1,892 | 1 | $1,810.50 |
| 0218-442-41-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-42-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-442-43-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-442-44-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-45-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-46-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-47-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-48-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-49-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-50-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-51-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-52-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-53-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-54-0000 | Yes | Single Family Detached | 0.08 | 1,892 | 1 | $1,810.50 |
| 0218-442-55-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-56-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-57-0000 | Yes | Single Family Detached | 0.08 | 1,892 | 1 | $1,810.50 |
| 0218-442-58-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-442-59-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-60-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-61-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-62-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-63-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-64-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-65-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-66-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-442-67-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-68-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-442-69-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-442-70-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-442-71-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-72-0000 | No | | 0.05 | | | $0.00 |
| 0218-442-73-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-74-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-75-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-76-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-77-0000 | No | | 0.08 | | | $0.00 |
| 0218-442-78-0000 | No | | 0.05 | | | $0.00 |
| 0218-442-79-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-80-0000 | No | | 0.04 | | | $0.00 |
| 0218-442-81-0000 | No | | 0.05 | | | $0.00 |
| 0218-442-82-0000 | No | | 0.03 | | | $0.00 |
| 0218-442-83-0000 | No | | 0.01 | | | $0.00 |
| 0218-442-84-0000 | No | | 0.05 | | | $0.00 |
| 0218-443-01-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,898.00 |
| 0218-443-02-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-443-03-0000 | Yes | Single Family Detached | 0.11 | 3,354 | 1 | $3,070.29 |
| 0218-443-04-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-443-05-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-443-06-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,898.00 |
| 0218-443-07-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-443-08-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-443-09-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-443-10-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,898.00 |
| 0218-443-11-0000 | Yes | Single Family Detached | 0.14 | 3,133 | 1 | $2,898.00 |
| 0218-443-12-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $3,070.29 |
| 0218-443-13-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,170.87 |
| 0218-443-14-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,898.00 |
| 0218-443-15-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $3,070.29 |
| 0218-443-16-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,170.87 |
| 0218-443-17-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,898.00 |
| 0218-443-18-0000 | Yes | Single Family Detached | 0.12 | 3,354 | 1 | $3,070.29 |
| 0218-443-19-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,170.87 |
| 0218-443-20-0000 | Yes | Single Family Detached | 0.14 | 3,133 | 1 | $2,898.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-444-01-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-444-02-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-444-03-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-444-04-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-444-05-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-444-06-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-444-07-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-444-08-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-444-09-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-444-10-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,898.00 |
| 0218-444-11-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-12-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-13-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-444-14-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-15-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-444-16-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-17-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,682.89 |
| 0218-444-18-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-444-19-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-444-20-0000 | Yes | Single Family Detached | 0.13 | 3,382 | 1 | $3,070.29 |
| 0218-444-21-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-444-22-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,898.00 |
| 0218-444-23-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-444-24-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-444-25-0000 | Yes | Single Family Detached | 0.11 | 2,792 | 1 | $2,682.89 |
| 0218-444-26-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-27-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,898.00 |
| 0218-444-28-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-29-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-30-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-444-31-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-32-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-33-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-444-34-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-35-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,898.00 |
| 0218-444-36-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,490.69 |
| 0218-444-37-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-444-38-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-444-39-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-444-40-0000 | Yes | Single Family Detached | 0.15 | 2,792 | 1 | $2,682.89 |
| 0218-444-41-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,898.00 |
| 0218-444-42-0000 | No | | 0.04 | | | $0.00 |
| 0218-444-43-0000 | No | | 0.05 | | | $0.00 |
| 0218-444-44-0000 | No | | 0.03 | | | $0.00 |
| 0218-445-01-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-445-02-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-445-03-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-445-04-0000 | Yes | Single Family Detached | 0.04 | 2,110 | 1 | $2,191.92 |
| 0218-445-05-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-445-06-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-445-07-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-445-08-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-445-09-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-445-10-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-445-11-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-445-12-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-445-13-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-445-14-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-445-15-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,996.73 |
| 0218-445-16-0000 | No | | 0.04 | | | $0.00 |
| 0218-445-17-0000 | No | | 0.04 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-452-01-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-452-02-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,191.92 |
| 0218-452-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-452-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,490.69 |
| 0218-452-05-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,191.92 |
| 0218-452-06-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,191.92 |
| 0218-452-07-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,898.00 |
| 0218-452-08-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-452-09-0000 | Yes | Single Family Detached | 0.13 | 3,627 | 1 | $3,170.87 |
| 0218-452-12-0000 | Yes | Single Family Detached | 0.13 | 2,608 | 1 | $2,490.69 |
| 0218-452-13-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,191.92 |
| 0218-452-14-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,996.73 |
| 0218-452-18-0000 | No | | 0.04 | | | $0.00 |
| 0218-452-19-0000 | No | | 0.27 | | | $0.00 |
| 0218-452-20-0000 | No | | 0.04 | | | $0.00 |
| 0218-452-21-0000 | No | | 0.04 | | | $0.00 |
| 0218-452-23-0000 | Yes | Single Family Detached | 0.16 | 3,105 | 1 | $2,898.00 |
| 0218-452-24-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-452-25-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,996.73 |
| 0218-452-26-0000 | Yes | Single Family Detached | 0.08 | 2,068 | 1 | $1,996.73 |
| 0218-452-27-0000 | Yes | Single Family Detached | 0.06 | 1,953 | 1 | $1,996.73 |
| 0218-452-28-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,996.73 |
| 0218-452-29-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,191.92 |
| 0218-452-30-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,996.73 |
| 0218-452-31-0000 | No | | 0.00 | | | $0.00 |
| 0218-462-01-0000 | Yes | Single Family Detached | 0.11 | 2,003 | 1 | $1,996.73 |
| 0218-462-02-0000 | Yes | Single Family Detached | 0.09 | 1,892 | 1 | $1,810.50 |
| 0218-462-03-0000 | Yes | Single Family Detached | 0.09 | 2,110 | 1 | $2,191.92 |
| 0218-462-04-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-462-05-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,810.50 |
| 0218-462-06-0000 | Yes | Single Family Detached | 0.09 | 2,003 | 1 | $1,996.73 |
| 0218-462-07-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-462-08-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-462-09-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-462-10-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-462-11-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-462-12-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-462-13-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,996.73 |
| 0218-462-14-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,810.50 |
| 0218-462-15-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,191.92 |
| 0218-462-16-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-17-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-18-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-19-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-20-0000 | Yes | Single Family Detached | 0.13 | 3,105 | 1 | $2,898.00 |
| 0218-462-21-0000 | Yes | Single Family Detached | 0.15 | 2,792 | 1 | $2,682.89 |
| 0218-462-22-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-23-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-24-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-25-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-26-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,898.00 |
| 0218-462-27-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,170.87 |
| 0218-462-28-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-462-29-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,898.00 |
| 0218-462-30-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-462-31-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,898.00 |
| 0218-462-32-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $3,070.29 |
| 0218-462-33-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,170.87 |
| 0218-462-34-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,898.00 |
| 0218-462-35-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $3,070.29 |
| 0218-462-36-0000 | Yes | Single Family Detached | 0.14 | 2,608 | 1 | $2,490.69 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-462-37-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,898.00 |
| 0218-462-38-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-39-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-40-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-41-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-42-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-43-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-44-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,490.69 |
| 0218-462-45-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-46-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-47-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-48-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,898.00 |
| 0218-462-49-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,682.89 |
| 0218-462-50-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,490.69 |
| 0218-462-51-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,898.00 |
| 0218-462-52-0000 | Yes | Single Family Detached | 0.12 | 2,792 | 1 | $2,682.89 |
| 0218-462-53-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,996.73 |
| 0218-462-54-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,996.73 |
| 0218-462-55-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,191.92 |
| 0218-462-56-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,996.73 |
| 0218-462-57-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,191.92 |
| 0218-462-58-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,996.73 |
| 0218-462-59-0000 | Yes | Single Family Detached | 0.09 | 2,253 | 1 | $2,191.92 |
| 0218-462-60-0000 | Yes | Single Family Detached | 0.11 | 2,068 | 1 | $1,996.73 |
| 0218-462-61-0000 | Yes | Single Family Detached | 0.17 | 2,253 | 1 | $2,191.92 |
| 0218-462-62-0000 | Yes | Single Family Detached | 0.14 | 2,068 | 1 | $1,996.73 |
| 0218-462-63-0000 | Yes | Single Family Detached | 0.11 | 2,253 | 1 | $2,191.92 |
| 0218-462-64-0000 | Yes | Single Family Detached | 0.12 | 1,953 | 1 | $1,996.73 |
| 0218-462-65-0000 | Yes | Single Family Detached | 0.09 | 1,953 | 1 | $1,996.73 |
| 0218-462-66-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,191.92 |
| 0218-462-67-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,996.73 |
| 0218-462-68-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,996.73 |
| 0218-462-69-0000 | Yes | Single Family Detached | 0.11 | 2,253 | 1 | $2,191.92 |
| 0218-462-70-0000 | Yes | Single Family Detached | 0.11 | 2,068 | 1 | $1,996.73 |
| 0218-462-71-0000 | Yes | Single Family Detached | 0.11 | 1,953 | 1 | $1,996.73 |
| 0218-462-72-0000 | Yes | Single Family Detached | 0.12 | 2,253 | 1 | $2,191.92 |
| 0218-462-73-0000 | Yes | Single Family Detached | 0.09 | 2,068 | 1 | $1,996.73 |
| 0218-462-74-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,191.92 |
| 0218-462-75-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,996.73 |
| 0218-462-76-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,191.92 |
| 0218-462-77-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,996.73 |
| 0218-462-78-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,996.73 |
| 0218-462-79-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,191.92 |
| 0218-462-82-0000 | No | | 0.08 | | | $0.00 |
| 0218-462-83-0000 | No | | 0.04 | | | $0.00 |
| 0218-462-84-0000 | No | | 0.04 | | | $0.00 |
| 0218-462-85-0000 | No | | 0.08 | | | $0.00 |
| 0218-462-86-0000 | No | | 0.23 | | | $0.00 |
| 0218-462-87-0000 | No | | 0.05 | | | $0.00 |
| 0218-463-01-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-02-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-03-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-04-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-05-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-06-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-07-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-08-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-09-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-10-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-11-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-12-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-463-13-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-14-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-15-0000 | No | | 0.26 | | | $0.00 |
| 0218-463-16-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-17-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-18-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-19-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-20-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-21-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-22-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-23-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-24-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-25-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-26-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-27-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-28-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-29-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-30-0000 | No | | 0.26 | | | $0.00 |
| 0218-463-31-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-32-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-33-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-34-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-35-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-36-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-37-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-38-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,587.43 |
| 0218-463-39-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,587.43 |
| 0218-463-40-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,254.80 |
| 0218-463-41-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-42-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,416.14 |
| 0218-463-43-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $892.31 |
| 0218-463-44-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $892.31 |
| 0218-463-45-0000 | No | | 0.26 | | | $0.00 |
| 0218-463-46-0000 | No | | 0.05 | | | $0.00 |
| 0218-463-47-0000 | No | | 0.05 | | | $0.00 |
| 0218-463-48-0000 | No | | 0.05 | | | $0.00 |
| 0218-464-02-0000 | No | | 0.25 | | | $0.00 |
| 0218-464-03-0000 | No | | 0.05 | | | $0.00 |
| 0218-464-04-0000 | No | | 0.10 | | | $0.00 |
| 0218-464-05-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-464-06-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-464-07-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-08-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-09-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-464-10-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-464-11-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-464-12-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-464-13-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-464-14-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-464-15-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-16-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-17-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-464-18-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-464-19-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-464-20-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-464-21-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-22-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-23-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-464-24-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-464-25-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-464-26-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-464-27-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-464-28-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-464-29-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-30-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-31-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-464-32-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-464-33-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-464-34-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-464-35-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-36-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-464-37-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-464-38-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-464-39-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-464-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-464-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-464-42-0000 | No | | 0.00 | | | $0.00 |
| 0218-513-32-0000 | No | | 0.05 | | | $0.00 |
| 0218-513-33-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-513-34-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-513-35-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-513-36-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-513-37-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-513-38-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-513-39-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-513-40-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $1,587.43 |
| 0218-513-41-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $1,587.43 |
| 0218-513-42-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,254.80 |
| 0218-513-43-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-513-44-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,416.14 |
| 0218-513-45-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $892.31 |
| 0218-513-46-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $892.31 |
| 0218-513-47-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$698,327.35** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 30**
**(New Haven Facilities - Area B)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-402-04-0000 | No | | 0.60 | | | $0.00 |
| 0218-402-05-0000 | No | | 0.67 | | | $0.00 |
| 0218-402-16-0000 | No | | 0.65 | | | $0.00 |
| 0218-402-17-0000 | No | | 0.36 | | | $0.00 |
| 0218-402-21-0000 | No | | 0.08 | | | $0.00 |
| 0218-402-22-0000 | No | | 0.32 | | | $0.00 |
| 0218-402-28-0000 | No | | 0.34 | | | $0.00 |
| 0218-472-01-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,896.00 |
| 0218-472-02-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,896.00 |
| 0218-472-03-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,896.00 |
| 0218-472-04-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,896.00 |
| 0218-472-05-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,837.00 |
| 0218-472-06-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,053.00 |
| 0218-472-07-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,053.00 |
| 0218-472-08-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,837.00 |
| 0218-472-09-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,896.00 |
| 0218-472-10-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,896.00 |
| 0218-472-11-0000 | Yes | Single Family Detached | 0.06 | 1,892 | 1 | $1,837.00 |
| 0218-472-12-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,053.00 |
| 0218-472-13-0000 | Yes | Single Family Detached | 0.07 | 2,110 | 1 | $2,053.00 |
| 0218-472-14-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,837.00 |
| 0218-472-15-0000 | Yes | Single Family Detached | 0.08 | 2,003 | 1 | $1,896.00 |
| 0218-472-16-0000 | Yes | Single Family Detached | 0.08 | 1,892 | 1 | $1,837.00 |
| 0218-472-17-0000 | Yes | Single Family Detached | 0.09 | 2,110 | 1 | $2,053.00 |
| 0218-472-18-0000 | Yes | Single Family Detached | 0.07 | 1,892 | 1 | $1,837.00 |
| 0218-472-19-0000 | Yes | Single Family Detached | 0.07 | 2,003 | 1 | $1,896.00 |
| 0218-472-20-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-21-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-22-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-23-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-24-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-25-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-26-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-27-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-472-28-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-29-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-30-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-472-31-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-32-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-33-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-34-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-35-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-36-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-37-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-38-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-39-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-40-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-41-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-42-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-472-43-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-44-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-45-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-472-46-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-47-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-48-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-472-49-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-50-0000 | Yes | Single Family Detached | 0.09 | 2,158 | 1 | $2,053.00 |
| 0218-472-51-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-472-52-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-53-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-54-0000 | Yes | Single Family Detached | 0.11 | 2,200 | 1 | $2,053.00 |
| 0218-472-55-0000 | Yes | Single Family Detached | 0.13 | 2,158 | 1 | $2,053.00 |
| 0218-472-56-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-57-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-472-58-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-472-59-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-60-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-61-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-62-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-472-63-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-472-64-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-472-65-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-66-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-67-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-68-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-69-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-70-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-71-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-72-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-73-0000 | No | | 0.00 | | | $0.00 |
| 0218-472-74-0000 | No | | 0.00 | | | $0.00 |
| 0218-473-01-0000 | Yes | Single Family Detached | 0.14 | 3,133 | 1 | $2,816.00 |
| 0218-473-02-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,156.00 |
| 0218-473-03-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-473-04-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,156.00 |
| 0218-473-05-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-473-06-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,816.00 |
| 0218-473-07-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,156.00 |
| 0218-473-08-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-473-09-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,816.00 |
| 0218-473-10-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,156.00 |
| 0218-473-11-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-473-12-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,816.00 |
| 0218-473-13-0000 | Yes | Single Family Detached | 0.12 | 3,627 | 1 | $3,156.00 |
| 0218-473-14-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-473-15-0000 | Yes | Single Family Detached | 0.16 | 3,133 | 1 | $2,816.00 |
| 0218-473-16-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-473-17-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-473-18-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-473-19-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-473-20-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-473-21-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-473-22-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-473-23-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-473-24-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-473-25-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-473-26-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-473-27-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-473-28-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-473-29-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-473-30-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-482-01-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-482-02-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-482-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-05-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-482-06-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-482-07-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-482-08-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,053.00 |
| 0218-482-09-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-10-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-11-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-482-12-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-482-13-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-482-14-0000 | Yes | Single Family Detached | 0.09 | 2,200 | 1 | $2,053.00 |
| 0218-482-15-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-16-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-482-17-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,053.00 |
| 0218-482-18-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-482-19-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-482-20-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-482-21-0000 | Yes | Single Family Detached | 0.08 | 2,513 | 1 | $2,404.00 |
| 0218-482-22-0000 | Yes | Single Family Detached | 0.08 | 2,513 | 1 | $2,404.00 |
| 0218-482-23-0000 | Yes | Single Family Detached | 0.10 | 2,200 | 1 | $2,053.00 |
| 0218-482-24-0000 | Yes | Single Family Detached | 0.10 | 2,158 | 1 | $2,053.00 |
| 0218-482-25-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-482-26-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-482-27-0000 | Yes | Single Family Detached | 0.10 | 2,608 | 1 | $2,404.00 |
| 0218-482-28-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-482-29-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,816.00 |
| 0218-482-30-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-482-31-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-482-32-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-482-33-0000 | Yes | Single Family Detached | 0.10 | 2,608 | 1 | $2,404.00 |
| 0218-482-34-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-482-35-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-482-36-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-482-37-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-482-38-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-482-39-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-482-40-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-482-41-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-482-42-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-482-43-0000 | Yes | Single Family Detached | 0.11 | 2,792 | 1 | $2,557.00 |
| 0218-482-44-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-482-45-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-482-46-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-482-47-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-482-48-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-482-49-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-50-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-52-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-53-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-54-0000 | No | | 0.00 | | | $0.00 |
| 0218-482-55-0000 | No | | 0.00 | | | $0.00 |
| 0218-483-01-0000 | Yes | Single Family Detached | 0.14 | 3,133 | 1 | $2,816.00 |
| 0218-483-02-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-483-03-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-04-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-483-05-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-483-06-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-07-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-483-08-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-483-09-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-10-0000 | Yes | Single Family Detached | 0.11 | 3,354 | 1 | $2,962.00 |
| 0218-483-11-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,816.00 |
| 0218-483-12-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-483-13-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-14-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-483-15-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-483-16-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-17-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-483-18-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-483-19-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-483-20-0000 | Yes | Single Family Detached | 0.11 | 3,354 | 1 | $2,962.00 |
| 0218-483-21-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-483-22-0000 | Yes | Single Family Detached | 0.15 | 3,627 | 1 | $3,156.00 |
| 0218-483-23-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-483-24-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-25-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-26-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-27-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-28-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-29-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,816.00 |
| 0218-483-30-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-31-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-32-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-33-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-34-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-35-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-36-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-37-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-38-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-39-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-40-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-41-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-42-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-43-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-44-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-45-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-483-46-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-483-47-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-483-48-0000 | Yes | Single Family Detached | 0.10 | 2,608 | 1 | $2,404.00 |
| 0218-492-01-0000 | Yes | Single Family Detached | 0.12 | 3,133 | 1 | $2,816.00 |
| 0218-492-02-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-492-03-0000 | Yes | Single Family Detached | 0.18 | 3,627 | 1 | $3,156.00 |
| 0218-492-04-0000 | Yes | Single Family Detached | 0.19 | 3,133 | 1 | $2,816.00 |
| 0218-492-05-0000 | Yes | Single Family Detached | 0.14 | 3,382 | 1 | $2,962.00 |
| 0218-492-06-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-492-07-0000 | Yes | Single Family Detached | 0.11 | 3,133 | 1 | $2,816.00 |
| 0218-492-08-0000 | Yes | Single Family Detached | 0.11 | 3,382 | 1 | $2,962.00 |
| 0218-492-09-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-492-10-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-492-11-0000 | Yes | Single Family Detached | 0.22 | 3,382 | 1 | $2,962.00 |
| 0218-492-12-0000 | Yes | Single Family Detached | 0.21 | 3,627 | 1 | $3,156.00 |
| 0218-492-13-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-492-14-0000 | Yes | Single Family Detached | 0.12 | 3,382 | 1 | $2,962.00 |
| 0218-492-15-0000 | Yes | Single Family Detached | 0.13 | 3,627 | 1 | $3,156.00 |
| 0218-492-16-0000 | Yes | Single Family Detached | 0.13 | 3,382 | 1 | $2,962.00 |
| 0218-492-17-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-492-18-0000 | Yes | Single Family Detached | 0.13 | 3,627 | 1 | $3,156.00 |
| 0218-492-19-0000 | Yes | Single Family Detached | 0.13 | 3,133 | 1 | $2,816.00 |
| 0218-492-20-0000 | Yes | Single Family Detached | 0.11 | 3,627 | 1 | $3,156.00 |
| 0218-492-21-0000 | No | | 0.00 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-492-22-0000 | No | | 0.00 | | | $0.00 |
| 0218-492-23-0000 | No | | 0.00 | | | $0.00 |
| 0218-502-01-0000 | Yes | Single Family Detached | 0.09 | 2,158 | 1 | $2,053.00 |
| 0218-502-02-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-05-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-06-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-07-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-08-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-09-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-10-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-11-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,053.00 |
| 0218-502-12-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-13-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-14-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-15-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-16-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-17-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,053.00 |
| 0218-502-18-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-19-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-20-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-21-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-22-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-23-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-24-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-25-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-26-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,053.00 |
| 0218-502-27-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-28-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-29-0000 | Yes | Single Family Detached | 0.08 | 2,200 | 1 | $2,053.00 |
| 0218-502-30-0000 | Yes | Single Family Detached | 0.09 | 2,158 | 1 | $2,053.00 |
| 0218-502-31-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,053.00 |
| 0218-502-32-0000 | Yes | Single Family Detached | 0.09 | 2,200 | 1 | $2,053.00 |
| 0218-502-33-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-34-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,404.00 |
| 0218-502-35-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,053.00 |
| 0218-502-36-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,053.00 |
| 0218-502-37-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-502-38-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-39-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-40-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-41-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-42-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-43-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-44-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-45-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-46-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-47-0000 | Yes | Single Family Detached | 0.08 | 2,068 | 1 | $1,896.00 |
| 0218-502-48-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-49-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-502-50-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-51-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,053.00 |
| 0218-502-52-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-502-53-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-54-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-502-55-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-56-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-57-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-58-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-59-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-502-60-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-502-61-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-62-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-63-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-64-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-65-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-502-66-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-502-67-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-502-68-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,053.00 |
| 0218-502-69-0000 | Yes | Single Family Detached | 0.08 | 2,068 | 1 | $1,896.00 |
| 0218-502-70-0000 | Yes | Single Family Detached | 0.09 | 1,953 | 1 | $1,896.00 |
| 0218-502-71-0000 | No | | 0.04 | | | $0.00 |
| 0218-502-72-0000 | No | | 0.04 | | | $0.00 |
| 0218-502-73-0000 | No | | 0.04 | | | $0.00 |
| 0218-502-74-0000 | No | | 0.04 | | | $0.00 |
| 0218-502-75-0000 | No | | 0.04 | | | $0.00 |
| 0218-502-76-0000 | No | | 0.12 | | | $0.00 |
| 0218-502-77-0000 | No | | 0.11 | | | $0.00 |
| 0218-502-78-0000 | No | | 0.12 | | | $0.00 |
| 0218-502-79-0000 | No | | 0.03 | | | $0.00 |
| 0218-502-80-0000 | No | | 0.19 | | | $0.00 |
| 0218-503-01-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-503-02-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-03-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-04-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-05-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-06-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-07-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-08-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-09-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-10-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-503-11-0000 | Yes | Single Family Detached | 0.14 | 2,608 | 1 | $2,404.00 |
| 0218-503-12-0000 | Yes | Single Family Detached | 0.12 | 3,105 | 1 | $2,816.00 |
| 0218-503-13-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-503-14-0000 | Yes | Single Family Detached | 0.10 | 2,608 | 1 | $2,404.00 |
| 0218-503-15-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-503-16-0000 | Yes | Single Family Detached | 0.11 | 2,792 | 1 | $2,557.00 |
| 0218-503-17-0000 | Yes | Single Family Detached | 0.13 | 3,105 | 1 | $2,816.00 |
| 0218-503-18-0000 | Yes | Single Family Detached | 0.11 | 2,792 | 1 | $2,557.00 |
| 0218-503-19-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-503-20-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-21-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-22-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-23-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-24-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-25-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-26-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-503-27-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-503-28-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-29-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-30-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-31-0000 | Yes | Single Family Detached | 0.10 | 2,792 | 1 | $2,557.00 |
| 0218-503-32-0000 | Yes | Single Family Detached | 0.10 | 3,105 | 1 | $2,816.00 |
| 0218-503-33-0000 | Yes | Single Family Detached | 0.18 | 2,608 | 1 | $2,404.00 |
| 0218-503-34-0000 | Yes | Single Family Detached | 0.13 | 2,792 | 1 | $2,557.00 |
| 0218-503-35-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,816.00 |
| 0218-503-36-0000 | Yes | Single Family Detached | 0.11 | 2,608 | 1 | $2,404.00 |
| 0218-503-37-0000 | No | | 0.11 | | | $0.00 |
| 0218-503-38-0000 | No | | 0.11 | | | $0.00 |
| 0218-503-39-0000 | Yes | Single Family Detached | 0.15 | 2,608 | 1 | $2,404.00 |
| 0218-503-40-0000 | Yes | Single Family Detached | 0.12 | 2,792 | 1 | $2,557.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-503-41-0000 | Yes | Single Family Detached | 0.09 | 3,105 | 1 | $2,816.00 |
| 0218-503-42-0000 | Yes | Single Family Detached | 0.09 | 2,608 | 1 | $2,404.00 |
| 0218-503-43-0000 | Yes | Single Family Detached | 0.09 | 2,792 | 1 | $2,557.00 |
| 0218-503-44-0000 | Yes | Single Family Detached | 0.11 | 3,105 | 1 | $2,816.00 |
| 0218-513-01-0000 | Yes | Single Family Detached | 0.12 | 2,068 | 1 | $1,896.00 |
| 0218-513-02-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,053.00 |
| 0218-513-03-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-513-04-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-513-05-0000 | Yes | Single Family Detached | 0.07 | 2,253 | 1 | $2,053.00 |
| 0218-513-06-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-513-07-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-513-08-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-513-09-0000 | Yes | Single Family Detached | 0.08 | 2,068 | 1 | $1,896.00 |
| 0218-513-10-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-513-11-0000 | Yes | Single Family Detached | 0.09 | 2,068 | 1 | $1,896.00 |
| 0218-513-12-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-513-13-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-513-14-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-513-15-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-513-16-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-513-17-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-513-18-0000 | Yes | Single Family Detached | 0.08 | 1,953 | 1 | $1,896.00 |
| 0218-513-19-0000 | Yes | Single Family Detached | 0.07 | 2,068 | 1 | $1,896.00 |
| 0218-513-20-0000 | Yes | Single Family Detached | 0.07 | 1,953 | 1 | $1,896.00 |
| 0218-513-21-0000 | Yes | Single Family Detached | 0.08 | 2,253 | 1 | $2,053.00 |
| 0218-513-22-0000 | Yes | Single Family Detached | 0.10 | 1,953 | 1 | $1,896.00 |
| 0218-513-25-0000 | No | | 0.21 | | | $0.00 |
| 0218-513-26-0000 | No | | 0.62 | | | $0.00 |
| 0218-513-29-0000 | No | | 0.05 | | | $0.00 |
| 0218-513-30-0000 | No | | 0.05 | | | $0.00 |
| 0218-513-31-0000 | No | | 0.05 | | | $0.00 |
| 0218-513-48-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-49-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-513-50-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-51-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-52-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-53-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-54-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-55-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-56-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-57-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-58-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-59-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-60-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-513-61-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-62-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-63-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-513-64-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-65-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-66-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-67-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-68-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-69-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-70-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-71-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-72-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-73-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-74-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-513-75-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-76-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-77-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-513-78-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-79-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-80-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-81-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-82-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-83-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-513-84-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-513-85-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-86-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-513-87-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-513-88-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-513-89-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-513-90-0000 | No | | 0.00 | | | $0.00 |
| 0218-513-91-0000 | No | | 0.00 | | | $0.00 |
| 0218-513-92-0000 | No | | 0.00 | | | $0.00 |
| 0218-514-02-0000 | No | | 0.21 | | | $0.00 |
| 0218-514-03-0000 | No | | 0.05 | | | $0.00 |
| 0218-514-04-0000 | No | | 0.05 | | | $0.00 |
| 0218-514-05-0000 | No | | 0.05 | | | $0.00 |
| 0218-514-06-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-07-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-08-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-09-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-10-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-11-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-12-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-13-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-14-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-15-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-16-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-17-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-18-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-19-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-20-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-21-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-22-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-23-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-24-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-25-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-26-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-27-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-28-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-29-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-30-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-31-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-32-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-33-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-34-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-35-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-36-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-37-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-38-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-39-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-40-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-41-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-42-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-43-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-44-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-45-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-46-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-47-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-514-49-0000 | No | | 0.00 | | | $0.00 |
| 0218-514-50-0000 | No | | 0.00 | | | $0.00 |
| 0218-514-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-514-52-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-53-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-54-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-55-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-56-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-57-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-58-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |
| 0218-514-59-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,019.00 |
| 0218-514-60-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,019.00 |
| 0218-514-61-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-62-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,595.00 |
| 0218-514-63-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,300.00 |
| 0218-514-64-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $1,691.00 |
| 0218-514-65-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $1,691.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$964,420.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 33**
**(Archibald/Schaefer - Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-633-01-0000 | Yes | Single Family Property | 0.18 | 2,322 | 1 | $2,553.00 |
| 0218-633-02-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-633-03-0000 | Yes | Single Family Property | 0.10 | 1,981 | 1 | $2,385.00 |
| 0218-633-04-0000 | Yes | Single Family Property | 0.10 | 1,725 | 1 | $2,095.00 |
| 0218-633-05-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-633-06-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-633-07-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-633-08-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-633-09-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-633-10-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-633-11-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-633-12-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-633-13-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-633-14-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-633-15-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-633-16-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-633-17-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-633-18-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-633-19-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-633-20-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-633-21-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-633-22-0000 | Yes | Single Family Property | 0.15 | 1,981 | 1 | $2,385.00 |
| 0218-633-23-0000 | Yes | Single Family Property | 0.22 | 2,016 | 1 | $2,385.00 |
| 0218-633-24-0000 | Yes | Single Family Property | 0.15 | 2,322 | 1 | $2,553.00 |
| 0218-633-25-0000 | Yes | Single Family Property | 0.10 | 1,725 | 1 | $2,095.00 |
| 0218-633-26-0000 | Yes | Single Family Property | 0.10 | 2,322 | 1 | $2,553.00 |
| 0218-633-27-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-28-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-29-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-633-30-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-31-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-32-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-33-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-34-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-633-35-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-36-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-37-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-633-38-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-39-0000 | Yes | Single Family Property | 0.23 | 2,537 | 1 | $2,907.00 |
| 0218-633-40-0000 | Yes | Single Family Property | 0.14 | 2,709 | 1 | $3,080.00 |
| 0218-633-41-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-42-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-43-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-633-44-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-45-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-633-46-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-633-47-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-633-48-0000 | No | | 0.68 | | | $0.00 |
| 0218-633-49-0000 | No | | 0.57 | | | $0.00 |
| 0218-633-50-0000 | No | | 0.02 | | | $0.00 |
| 0218-633-51-0000 | No | | 0.04 | | | $0.00 |
| 0218-633-52-0000 | No | | 0.04 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-633-53-0000 | No | | 0.04 | | | $0.00 |
| 0218-634-01-0000 | Yes | Single Family Property | 0.10 | 1,725 | 1 | $2,095.00 |
| 0218-634-02-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-03-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-04-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-05-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-634-06-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-07-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-08-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-09-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-634-10-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-11-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-12-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-13-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-634-14-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-15-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-16-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-17-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-18-0000 | Yes | Single Family Property | 0.10 | 2,322 | 1 | $2,553.00 |
| 0218-634-19-0000 | Yes | Single Family Property | 0.10 | 1,725 | 1 | $2,095.00 |
| 0218-634-20-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-21-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-22-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-23-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-634-24-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-25-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-26-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-27-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-634-28-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-29-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-30-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-31-0000 | Yes | Single Family Property | 0.10 | 1,725 | 1 | $2,095.00 |
| 0218-634-32-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-634-33-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-34-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-634-35-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-634-36-0000 | Yes | Single Family Property | 0.10 | 2,322 | 1 | $2,553.00 |
| 0218-634-37-0000 | Yes | Single Family Property | 0.13 | 2,137 | 1 | $2,507.00 |
| 0218-634-38-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-39-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-634-40-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-634-41-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-42-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-634-43-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-634-44-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-45-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-634-46-0000 | Yes | Single Family Property | 0.12 | 2,137 | 1 | $2,507.00 |
| 0218-634-47-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-48-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-634-49-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-50-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-634-51-0000 | Yes | Single Family Property | 0.11 | 2,709 | 1 | $3,080.00 |
| 0218-634-52-0000 | Yes | Single Family Property | 0.11 | 2,137 | 1 | $2,507.00 |
| 0218-634-53-0000 | Yes | Single Family Property | 0.11 | 2,709 | 1 | $3,080.00 |
| 0218-634-54-0000 | Yes | Single Family Property | 0.11 | 2,537 | 1 | $2,907.00 |
| 0218-634-55-0000 | Yes | Single Family Property | 0.11 | 2,137 | 1 | $2,507.00 |
| 0218-634-56-0000 | Yes | Single Family Property | 0.11 | 2,709 | 1 | $3,080.00 |
| 0218-634-57-0000 | Yes | Single Family Property | 0.11 | 2,537 | 1 | $2,907.00 |
| 0218-634-58-0000 | Yes | Single Family Property | 0.11 | 2,137 | 1 | $2,507.00 |
| 0218-634-59-0000 | Yes | Single Family Property | 0.11 | 2,709 | 1 | $3,080.00 |
| 0218-634-60-0000 | Yes | Single Family Property | 0.11 | 2,537 | 1 | $2,907.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-634-61-0000 | Yes | Single Family Property | 0.11 | 2,137 | 1 | $2,507.00 |
| 0218-634-62-0000 | Yes | Single Family Property | 0.11 | 2,709 | 1 | $3,080.00 |
| 0218-634-63-0000 | Yes | Single Family Property | 0.11 | 2,137 | 1 | $2,507.00 |
| 0218-634-64-0000 | Yes | Single Family Property | 0.12 | 2,537 | 1 | $2,907.00 |
| 0218-634-65-0000 | No | | 0.03 | | | $0.00 |
| 0218-634-66-0000 | No | | 0.20 | | | $0.00 |
| 0218-642-01-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-02-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-03-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-04-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-05-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-06-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-642-07-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-642-08-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-09-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-10-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-11-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-12-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-13-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-14-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-15-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-16-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-17-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-18-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-19-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-20-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-21-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-22-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-23-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-24-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-25-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-26-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-27-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-28-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-642-29-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-30-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-31-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-642-32-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-642-33-0000 | No | | 0.25 | | | $0.00 |
| 0218-642-34-0000 | No | | 0.47 | | | $0.00 |
| 0218-642-35-0000 | No | | 0.03 | | | $0.00 |
| 0218-642-36-0000 | No | | 0.05 | | | $0.00 |
| 0218-642-37-0000 | No | | 1.09 | | | $0.00 |
| 0218-642-38-0000 | No | | 0.01 | | | $0.00 |
| 0218-642-39-0000 | No | | 0.32 | | | $0.00 |
| 0218-642-40-0000 | No | | 0.11 | | | $0.00 |
| 0218-642-41-0000 | No | | 0.11 | | | $0.00 |
| 0218-642-42-0000 | No | | 0.12 | | | $0.00 |
| 0218-643-01-0000 | Yes | Single Family Property | 0.11 | 1,725 | 1 | $2,095.00 |
| 0218-643-02-0000 | Yes | Single Family Property | 0.10 | 1,981 | 1 | $2,385.00 |
| 0218-643-03-0000 | Yes | Single Family Property | 0.10 | 2,322 | 1 | $2,553.00 |
| 0218-643-04-0000 | Yes | Single Family Property | 0.10 | 1,981 | 1 | $2,385.00 |
| 0218-643-05-0000 | Yes | Single Family Property | 0.10 | 2,322 | 1 | $2,553.00 |
| 0218-643-06-0000 | Yes | Single Family Property | 0.10 | 2,016 | 1 | $2,385.00 |
| 0218-643-07-0000 | Yes | Single Family Property | 0.10 | 1,981 | 1 | $2,385.00 |
| 0218-643-08-0000 | Yes | Single Family Property | 0.11 | 1,725 | 1 | $2,095.00 |
| 0218-643-09-0000 | Yes | Single Family Property | 0.12 | 2,709 | 1 | $3,080.00 |
| 0218-643-10-0000 | Yes | Single Family Property | 0.11 | 2,537 | 1 | $2,907.00 |
| 0218-643-11-0000 | Yes | Single Family Property | 0.11 | 2,322 | 1 | $2,553.00 |
| 0218-643-12-0000 | Yes | Single Family Property | 0.11 | 1,981 | 1 | $2,385.00 |
| 0218-643-13-0000 | Yes | Single Family Property | 0.12 | 2,322 | 1 | $2,553.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-643-14-0000 | Yes | Single Family Property | 0.08 | 1,640 | 1 | $1,757.00 |
| 0218-643-15-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-16-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-17-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-18-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-19-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-20-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-21-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-22-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-23-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-24-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-25-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-26-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-27-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-28-0000 | Yes | Single Family Property | 0.08 | 1,640 | 1 | $1,757.00 |
| 0218-643-29-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-30-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-31-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-32-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-33-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-34-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-35-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-36-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-37-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-38-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-39-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-40-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-41-0000 | Yes | Single Family Property | 0.08 | 1,640 | 1 | $1,757.00 |
| 0218-643-42-0000 | Yes | Single Family Property | 0.09 | 1,222 | 1 | $1,339.00 |
| 0218-643-43-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-44-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-45-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-46-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-47-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-48-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-49-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-50-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-51-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-52-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-53-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-54-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-55-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-56-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-57-0000 | Yes | Single Family Property | 0.07 | 1,222 | 1 | $1,339.00 |
| 0218-643-58-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-59-0000 | Yes | Single Family Property | 0.07 | 1,470 | 1 | $1,587.00 |
| 0218-643-60-0000 | Yes | Single Family Property | 0.07 | 1,640 | 1 | $1,757.00 |
| 0218-643-61-0000 | Yes | Single Family Property | 0.08 | 1,222 | 1 | $1,339.00 |
| 0218-643-62-0000 | No | | 0.27 | | | $0.00 |
| 0218-643-63-0000 | No | | 0.10 | | | $0.00 |
| 0218-643-64-0000 | No | | 0.04 | | | $0.00 |
| 0218-643-65-0000 | No | | 0.04 | | | $0.00 |
| 0218-643-66-0000 | No | | 0.02 | | | $0.00 |
| 0218-643-67-0000 | No | | 0.08 | | | $0.00 |
| 0218-643-68-0000 | No | | 0.16 | | | $0.00 |
| 0218-643-69-0000 | No | | 0.30 | | | $0.00 |
| 0218-643-70-0000 | No | | 0.41 | | | $0.00 |
| 0218-643-71-0000 | No | | 0.04 | | | $0.00 |
| 0218-652-01-0000 | Yes | Single Family Property | 0.11 | 2,016 | 1 | $2,385.00 |
| 0218-652-02-0000 | Yes | Single Family Property | 0.05 | 1,725 | 1 | $2,095.00 |
| 0218-652-03-0000 | Yes | Single Family Property | 0.11 | 1,981 | 1 | $2,385.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-652-04-0000 | Yes | Single Family Property | 0.11 | 2,322 | 1 | $2,553.00 |
| 0218-652-05-0000 | Yes | Single Family Property | 0.11 | 1,725 | 1 | $2,095.00 |
| 0218-652-06-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-652-07-0000 | Yes | Single Family Property | 0.13 | 2,016 | 1 | $2,385.00 |
| 0218-652-08-0000 | Yes | Single Family Property | 0.22 | 2,322 | 1 | $2,553.00 |
| 0218-652-09-0000 | Yes | Single Family Property | 0.16 | 2,016 | 1 | $2,385.00 |
| 0218-652-10-0000 | Yes | Single Family Property | 0.09 | 2,322 | 1 | $2,553.00 |
| 0218-652-11-0000 | Yes | Single Family Property | 0.09 | 2,016 | 1 | $2,385.00 |
| 0218-652-12-0000 | Yes | Single Family Property | 0.09 | 1,981 | 1 | $2,385.00 |
| 0218-652-13-0000 | Yes | Single Family Property | 0.09 | 1,725 | 1 | $2,095.00 |
| 0218-652-14-0000 | Yes | Single Family Property | 0.14 | 2,322 | 1 | $2,553.00 |
| 0218-652-15-0000 | Yes | Single Family Property | 0.21 | 2,016 | 1 | $2,385.00 |
| 0218-652-16-0000 | Yes | Single Family Property | 0.13 | 1,981 | 1 | $2,385.00 |
| 0218-652-17-0000 | Yes | Single Family Property | 0.11 | 1,725 | 1 | $2,095.00 |
| 0218-652-18-0000 | Yes | Single Family Property | 0.12 | 2,322 | 1 | $2,553.00 |
| 0218-652-19-0000 | Yes | Single Family Property | 0.11 | 2,016 | 1 | $2,385.00 |
| 0218-652-20-0000 | Yes | Single Family Property | 0.12 | 1,981 | 1 | $2,385.00 |
| 0218-652-21-0000 | Yes | Single Family Property | 0.14 | 1,725 | 1 | $2,095.00 |
| 0218-652-22-0000 | Yes | Single Family Property | 0.12 | 1,725 | 1 | $2,095.00 |
| 0218-652-23-0000 | Yes | Single Family Property | 0.11 | 1,981 | 1 | $2,385.00 |
| 0218-652-24-0000 | Yes | Single Family Property | 0.10 | 2,016 | 1 | $2,385.00 |
| 0218-652-25-0000 | Yes | Single Family Property | 0.18 | 2,322 | 1 | $2,553.00 |
| 0218-652-26-0000 | No | | 0.16 | | | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$501,514.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 34**
**(Countryside Phase 1 North – Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-522-01-0000 | Yes | Single Family Property | 0.15 | 3,062 | 1 | $2,810.02 |
| 0218-522-02-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-522-03-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-522-04-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-05-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-06-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-07-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-08-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-09-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-10-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-11-0000 | Yes | Single Family Property | 0.17 | 2,844 | 1 | $2,604.18 |
| 0218-522-12-0000 | Yes | Single Family Property | 0.22 | 2,467 | 1 | $2,317.31 |
| 0218-522-13-0000 | Yes | Single Family Property | 0.16 | 3,042 | 1 | $2,810.02 |
| 0218-522-14-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-522-15-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-522-16-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-522-17-0000 | Yes | Single Family Property | 0.14 | 2,467 | 1 | $2,317.31 |
| 0218-522-18-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-522-19-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-522-20-0000 | Yes | Single Family Property | 0.14 | 2,423 | 1 | $2,317.31 |
| 0218-522-21-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-22-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-23-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-24-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-25-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-26-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-27-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-28-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-29-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-30-0000 | Yes | Single Family Property | 0.15 | 2,239 | 1 | $2,082.60 |
| 0218-522-31-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-32-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-33-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-34-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-35-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-36-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-37-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-38-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-39-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-40-0000 | Yes | Single Family Property | 0.15 | 1,911 | 1 | $2,071.42 |
| 0218-522-41-0000 | Yes | Single Family Property | 0.14 | 2,239 | 1 | $2,082.60 |
| 0218-522-42-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-43-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-44-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-45-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-46-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-47-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-48-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-49-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-50-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-51-0000 | Yes | Single Family Property | 0.18 | 2,423 | 1 | $2,317.31 |
| 0218-522-52-0000 | Yes | Single Family Property | 0.16 | 2,844 | 1 | $2,604.18 |
| 0218-522-53-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-522-54-0000 | Yes | Single Family Property | 0.16 | 2,628 | 1 | $2,563.20 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-522-55-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-522-56-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-57-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-58-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-59-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-60-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-61-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-522-62-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-522-63-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-522-64-0000 | Yes | Single Family Property | 0.14 | 1,898 | 1 | $1,757.54 |
| 0218-522-65-0000 | Yes | Single Family Property | 0.14 | 2,467 | 1 | $2,317.31 |
| 0218-522-66-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-522-67-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-522-68-0000 | No | | 0.37 | | | $0.00 |
| 0218-522-69-0000 | No | | 0.05 | | | $0.00 |
| 0218-523-01-0000 | Yes | Single Family Property | 0.16 | 2,844 | 1 | $2,604.18 |
| 0218-523-02-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-523-03-0000 | Yes | Single Family Property | 0.16 | 2,628 | 1 | $2,563.20 |
| 0218-523-04-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-523-05-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-523-06-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-523-07-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-523-08-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-523-09-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-523-10-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-523-11-0000 | Yes | Single Family Property | 0.15 | 3,042 | 1 | $2,810.02 |
| 0218-523-12-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-523-13-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-523-14-0000 | Yes | Single Family Property | 0.15 | 3,042 | 1 | $2,810.02 |
| 0218-523-15-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-523-16-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-523-17-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-523-18-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-523-19-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-523-20-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-523-21-0000 | Yes | Single Family Property | 0.15 | 3,042 | 1 | $2,810.02 |
| 0218-523-22-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-523-23-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-523-24-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-25-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-26-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-523-27-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-28-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-29-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-523-30-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-31-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-32-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-523-33-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-523-34-0000 | Yes | Single Family Property | 0.14 | 2,537 | 1 | $2,563.20 |
| 0218-523-35-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-36-0000 | Yes | Single Family Property | 0.13 | 1,898 | 1 | $1,757.54 |
| 0218-523-37-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-38-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-39-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-523-40-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-41-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-523-42-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-523-43-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-523-44-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-523-45-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-523-46-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-523-47-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-523-48-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-523-49-0000 | Yes | Single Family Property | 0.14 | 2,467 | 1 | $2,317.31 |
| 0218-523-50-0000 | Yes | Single Family Property | 0.14 | 2,611 | 1 | $2,563.20 |
| 0218-523-51-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-523-52-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-523-53-0000 | No | | 2.69 | | | $0.00 |
| 0218-523-54-0000 | No | | 0.26 | | | $0.00 |
| 0218-532-01-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-532-02-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-03-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-04-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-532-05-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-532-06-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-07-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-08-0000 | Yes | Single Family Property | 0.14 | 2,844 | 1 | $2,604.18 |
| 0218-532-09-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-10-0000 | Yes | Single Family Property | 0.15 | 2,239 | 1 | $2,082.60 |
| 0218-532-11-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-532-12-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-13-0000 | Yes | Single Family Property | 0.15 | 2,239 | 1 | $2,082.60 |
| 0218-532-14-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-15-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-16-0000 | Yes | Single Family Property | 0.15 | 2,239 | 1 | $2,082.60 |
| 0218-532-17-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-532-18-0000 | Yes | Single Family Property | 0.16 | 1,911 | 1 | $2,071.42 |
| 0218-532-19-0000 | Yes | Single Family Property | 0.16 | 1,911 | 1 | $2,071.42 |
| 0218-532-20-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-21-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-532-22-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-23-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-24-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-25-0000 | Yes | Single Family Property | 0.15 | 2,239 | 1 | $2,082.60 |
| 0218-532-26-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-27-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-532-28-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-29-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-532-30-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-532-31-0000 | Yes | Single Family Property | 0.15 | 3,042 | 1 | $2,810.02 |
| 0218-532-32-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-532-33-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-532-34-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-532-35-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-532-36-0000 | Yes | Single Family Property | 0.16 | 2,467 | 1 | $2,317.31 |
| 0218-532-37-0000 | Yes | Single Family Property | 0.16 | 3,062 | 1 | $2,810.02 |
| 0218-532-38-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-532-39-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-532-40-0000 | Yes | Single Family Property | 0.15 | 3,042 | 1 | $2,810.02 |
| 0218-532-41-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-532-42-0000 | Yes | Single Family Property | 0.15 | 2,844 | 1 | $2,604.18 |
| 0218-532-43-0000 | Yes | Single Family Property | 0.15 | 2,467 | 1 | $2,317.31 |
| 0218-532-44-0000 | Yes | Single Family Property | 0.15 | 2,611 | 1 | $2,563.20 |
| 0218-532-45-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-532-46-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-47-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-532-48-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-49-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-50-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-532-51-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-52-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-53-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-532-54-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-55-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-532-56-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-532-57-0000 | Yes | Single Family Property | 0.14 | 2,423 | 1 | $2,317.31 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-532-58-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-532-59-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-532-60-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-532-61-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-532-62-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-532-63-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-532-64-0000 | Yes | Single Family Property | 0.14 | 1,898 | 1 | $1,757.54 |
| 0218-532-65-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-532-66-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-532-67-0000 | Yes | Single Family Property | 0.14 | 3,042 | 1 | $2,810.02 |
| 0218-532-68-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-532-69-0000 | No | | 0.06 | | | $0.00 |
| 0218-532-70-0000 | No | | 0.36 | | | $0.00 |
| 0218-545-01-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-545-02-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-545-03-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-545-04-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-545-05-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-545-06-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-545-07-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-545-08-0000 | Yes | Single Family Property | 0.13 | 2,844 | 1 | $2,604.18 |
| 0218-545-09-0000 | Yes | Single Family Property | 0.13 | 3,042 | 1 | $2,810.02 |
| 0218-545-10-0000 | Yes | Single Family Property | 0.13 | 2,611 | 1 | $2,563.20 |
| 0218-545-11-0000 | Yes | Single Family Property | 0.14 | 1,911 | 1 | $2,071.42 |
| 0218-545-12-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-545-13-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-545-14-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-545-15-0000 | Yes | Single Family Property | 0.14 | 2,401 | 1 | $2,317.31 |
| 0218-545-16-0000 | Yes | Single Family Property | 0.29 | 2,537 | 1 | $2,563.20 |
| 0218-545-17-0000 | Yes | Single Family Property | 0.22 | 2,239 | 1 | $2,082.60 |
| 0218-545-18-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-545-19-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-545-20-0000 | Yes | Single Family Property | 0.15 | 1,898 | 1 | $1,757.54 |
| 0218-545-21-0000 | Yes | Single Family Property | 0.15 | 2,537 | 1 | $2,563.20 |
| 0218-545-22-0000 | Yes | Single Family Property | 0.15 | 2,401 | 1 | $2,317.31 |
| 0218-545-23-0000 | Yes | Single Family Property | 0.22 | 1,898 | 1 | $1,757.54 |
| 0218-545-24-0000 | Yes | Single Family Property | 0.29 | 2,537 | 1 | $2,563.20 |
| 0218-545-25-0000 | Yes | Single Family Property | 0.14 | 2,401 | 1 | $2,317.31 |
| 0218-545-26-0000 | Yes | Single Family Property | 0.13 | 2,239 | 1 | $2,082.60 |
| 0218-545-27-0000 | Yes | Single Family Property | 0.13 | 2,537 | 1 | $2,563.20 |
| 0218-545-28-0000 | Yes | Single Family Property | 0.13 | 2,401 | 1 | $2,317.31 |
| 0218-545-29-0000 | Yes | Single Family Property | 0.14 | 1,911 | 1 | $2,071.42 |
| 0218-545-30-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-31-0000 | Yes | Single Family Property | 0.17 | 2,844 | 1 | $2,604.18 |
| 0218-545-32-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-33-0000 | Yes | Single Family Property | 0.17 | 2,611 | 1 | $2,563.20 |
| 0218-545-34-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-35-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-36-0000 | Yes | Single Family Property | 0.17 | 2,844 | 1 | $2,604.18 |
| 0218-545-37-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-38-0000 | Yes | Single Family Property | 0.17 | 2,611 | 1 | $2,563.20 |
| 0218-545-39-0000 | Yes | Single Family Property | 0.17 | 2,467 | 1 | $2,317.31 |
| 0218-545-40-0000 | No | | 0.02 | | | $0.00 |
| 0218-545-41-0000 | No | | 0.18 | | | $0.00 |
| 0218-545-42-0000 | No | | 0.14 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$543,912.33** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 35**
**(Countryside Phase 2 South - Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-283-01-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-02-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-03-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-04-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-05-0000 | Yes | Single Family Property | 0.10 | 2,409 | 1 | $4,073.00 |
| 0218-283-06-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-283-07-0000 | Yes | Single Family Property | 0.10 | 2,315 | 1 | $4,073.00 |
| 0218-283-08-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-09-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-10-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-11-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-12-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-13-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-14-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-15-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-16-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-17-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-283-18-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-283-19-0000 | Yes | Single Family Property | 0.09 | 2,315 | 1 | $4,073.00 |
| 0218-283-20-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-21-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-22-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-23-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-24-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-25-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-26-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-27-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-28-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-29-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-30-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-31-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-32-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-33-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-34-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-35-0000 | Yes | Single Family Property | 0.12 | 2,213 | 1 | $3,935.00 |
| 0218-283-36-0000 | Yes | Single Family Property | 0.10 | 2,409 | 1 | $4,073.00 |
| 0218-283-37-0000 | Yes | Single Family Property | 0.12 | 2,213 | 1 | $3,935.00 |
| 0218-283-38-0000 | Yes | Single Family Property | 0.09 | 2,315 | 1 | $4,073.00 |
| 0218-283-39-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-283-40-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-283-41-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-283-42-0000 | Yes | Single Family Property | 0.11 | 2,315 | 1 | $4,073.00 |
| 0218-283-43-0000 | Yes | Single Family Property | 0.11 | 2,213 | 1 | $3,935.00 |
| 0218-283-44-0000 | Yes | Single Family Property | 0.10 | 2,409 | 1 | $4,073.00 |
| 0218-283-45-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-283-46-0000 | Yes | Single Family Property | 0.10 | 2,315 | 1 | $4,073.00 |
| 0218-283-47-0000 | Yes | Single Family Property | 0.10 | 2,315 | 1 | $4,073.00 |
| 0218-283-48-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-283-49-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-50-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-51-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-52-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-283-53-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-54-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-283-55-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-283-56-0000 | No | | 0.10 | | | $0.00 |
| 0218-283-57-0000 | No | | 0.10 | | | $0.00 |
| 0218-283-58-0000 | No | | 0.14 | | | $0.00 |
| 0218-283-59-0000 | No | | 0.06 | | | $0.00 |
| 0218-283-60-0000 | No | | 0.07 | | | $0.00 |
| 0218-283-61-0000 | No | | 0.07 | | | $0.00 |
| 0218-283-62-0000 | No | | 0.08 | | | $0.00 |
| 0218-283-63-0000 | No | | 3.77 | | | $0.00 |
| 0218-283-64-0000 | No | | 0.03 | | | $0.00 |
| 0218-283-65-0000 | No | | 0.03 | | | $0.00 |
| 0218-283-66-0000 | No | | 0.14 | | | $0.00 |
| 0218-284-01-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-02-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-03-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-04-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-05-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-06-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-07-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-08-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-09-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-10-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-11-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-12-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-13-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-14-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-15-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-16-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-17-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-18-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-284-19-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-284-20-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-284-21-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-22-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-284-23-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-284-24-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-284-25-0000 | Yes | Single Family Property | 0.10 | 2,213 | 1 | $3,935.00 |
| 0218-284-26-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-27-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-28-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-284-29-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-30-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-31-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-32-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-33-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-34-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-35-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-36-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-37-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-38-0000 | Yes | Single Family Property | 0.09 | 2,409 | 1 | $4,073.00 |
| 0218-284-39-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-40-0000 | Yes | Single Family Property | 0.08 | 2,315 | 1 | $4,073.00 |
| 0218-284-41-0000 | Yes | Single Family Property | 0.09 | 2,213 | 1 | $3,935.00 |
| 0218-284-42-0000 | Yes | Single Family Property | 0.08 | 2,409 | 1 | $4,073.00 |
| 0218-284-43-0000 | No | | 0.04 | | | $0.00 |
| 0218-284-44-0000 | No | | 0.03 | | | $0.00 |
| 0218-284-45-0000 | No | | 0.47 | | | $0.00 |
| 0218-284-46-0000 | No | | 0.03 | | | $0.00 |
| 0218-284-47-0000 | No | | 0.06 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-284-48-0000 | No | | 0.07 | | | $0.00 |
| 0218-284-49-0000 | No | | 0.06 | | | $0.00 |
| 0218-284-50-0000 | No | | 3.42 | | | $0.00 |
| 0218-293-01-0000 | Yes | Single Family Property | 0.09 | 1,800 | 1 | $3,626.00 |
| 0218-293-02-0000 | Yes | Single Family Property | 0.10 | 1,618 | 1 | $3,454.00 |
| 0218-293-03-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-04-0000 | Yes | Single Family Property | 0.09 | 2,067 | 1 | $3,849.00 |
| 0218-293-05-0000 | Yes | Single Family Property | 0.08 | 1,800 | 1 | $3,626.00 |
| 0218-293-06-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-293-07-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-08-0000 | Yes | Single Family Property | 0.09 | 1,618 | 1 | $3,454.00 |
| 0218-293-09-0000 | Yes | Single Family Property | 0.08 | 1,800 | 1 | $3,626.00 |
| 0218-293-10-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-11-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-12-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-13-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-14-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-293-15-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-16-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-17-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-18-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-19-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-20-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-21-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-22-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-23-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-24-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-25-0000 | Yes | Single Family Property | 0.09 | 1,800 | 1 | $3,626.00 |
| 0218-293-26-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-293-27-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-28-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-29-0000 | Yes | Single Family Property | 0.08 | 1,800 | 1 | $3,626.00 |
| 0218-293-30-0000 | Yes | Single Family Property | 0.10 | 2,067 | 1 | $3,849.00 |
| 0218-293-31-0000 | Yes | Single Family Property | 0.09 | 2,202 | 1 | $3,935.00 |
| 0218-293-32-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-33-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-34-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-35-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-36-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-37-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-38-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-39-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-40-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-41-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-42-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-43-0000 | Yes | Single Family Property | 0.08 | 1,618 | 1 | $3,454.00 |
| 0218-293-44-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-45-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-46-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-47-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-48-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-49-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-50-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-51-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-52-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-53-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-54-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-55-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-56-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-57-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-58-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-293-59-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-60-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-61-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-62-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-63-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-64-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-65-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-66-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-293-67-0000 | Yes | Single Family Property | 0.08 | 1,618 | 1 | $3,454.00 |
| 0218-293-68-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-69-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-293-70-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-71-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-72-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-293-73-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-293-74-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-293-75-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-293-76-0000 | No | | 0.14 | | | $0.00 |
| 0218-293-77-0000 | No | | 0.01 | | | $0.00 |
| 0218-293-78-0000 | No | | 1.07 | | | $0.00 |
| 0218-293-79-0000 | No | | 0.05 | | | $0.00 |
| 0218-293-80-0000 | No | | 0.11 | | | $0.00 |
| 0218-293-81-0000 | No | | 0.08 | | | $0.00 |
| 0218-293-82-0000 | No | | 0.06 | | | $0.00 |
| 0218-293-83-0000 | No | | 0.02 | | | $0.00 |
| 0218-294-01-0000 | Yes | Single Family Property | 0.09 | 1,800 | 1 | $3,626.00 |
| 0218-294-02-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-03-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |
| 0218-294-04-0000 | Yes | Single Family Property | 0.08 | 1,618 | 1 | $3,454.00 |
| 0218-294-05-0000 | Yes | Single Family Property | 0.08 | 1,800 | 1 | $3,626.00 |
| 0218-294-06-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-294-07-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-08-0000 | Yes | Single Family Property | 0.09 | 1,618 | 1 | $3,454.00 |
| 0218-294-09-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-10-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-11-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-12-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-13-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-14-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-15-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-16-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-17-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-18-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-19-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-20-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-21-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-22-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-23-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-24-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-25-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-26-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-27-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-28-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-29-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-30-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-31-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-32-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-33-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-34-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-35-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-294-36-0000 | Yes | Single Family Property | 0.07 | 2,202 | 1 | $3,935.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-294-37-0000 | Yes | Single Family Property | 0.09 | 2,067 | 1 | $3,849.00 |
| 0218-294-38-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-39-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-40-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-41-0000 | Yes | Single Family Property | 0.07 | 2,067 | 1 | $3,849.00 |
| 0218-294-42-0000 | Yes | Single Family Property | 0.09 | 2,202 | 1 | $3,935.00 |
| 0218-294-43-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-44-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-45-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-46-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-47-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-48-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-49-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-50-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-51-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-52-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-53-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-54-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-55-0000 | Yes | Single Family Property | 0.09 | 1,800 | 1 | $3,626.00 |
| 0218-294-56-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-57-0000 | Yes | Single Family Property | 0.08 | 2,067 | 1 | $3,849.00 |
| 0218-294-58-0000 | Yes | Single Family Property | 0.08 | 2,202 | 1 | $3,935.00 |
| 0218-294-59-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-60-0000 | Yes | Single Family Property | 0.07 | 1,618 | 1 | $3,454.00 |
| 0218-294-61-0000 | Yes | Single Family Property | 0.07 | 1,800 | 1 | $3,626.00 |
| 0218-294-62-0000 | Yes | Single Family Property | 0.09 | 2,067 | 1 | $3,849.00 |
| 0218-294-63-0000 | Yes | Single Family Property | 0.09 | 1,800 | 1 | $3,626.00 |
| 0218-294-64-0000 | No | | 0.08 | | | $0.00 |
| 0218-294-65-0000 | No | | 0.43 | | | $0.00 |
| 0218-294-66-0000 | No | | 0.08 | | | $0.00 |
| 0218-294-67-0000 | No | | 0.02 | | | $0.00 |
| 0218-294-68-0000 | No | | 0.04 | | | $0.00 |
| 0218-294-69-0000 | No | | 0.15 | | | $0.00 |
| 0218-294-70-0000 | No | | 0.16 | | | $0.00 |
| 0218-294-71-0000 | No | | 3.11 | | | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$901,171.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 38**
**(Park & Turner NE Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-602-01-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-602-02-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-602-03-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-602-04-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-602-05-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-602-06-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,536.00 |
| 0218-602-07-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-602-08-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-602-09-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-602-10-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,536.00 |
| 0218-602-11-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-602-12-0000 | Yes | Residential | 0.08 | 2,742 | 1 | $2,724.00 |
| 0218-602-13-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-602-14-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-602-15-0000 | Yes | Residential | 0.12 | 2,277 | 1 | $2,383.00 |
| 0218-602-16-0000 | Yes | Residential | 0.13 | 2,765 | 1 | $2,724.00 |
| 0218-602-17-0000 | Yes | Residential | 0.14 | 2,980 | 1 | $2,865.00 |
| 0218-602-18-0000 | No | | 0.18 | | | $0.00 |
| 0218-602-19-0000 | No | | 0.02 | | | $0.00 |
| 0218-602-20-0000 | No | | 0.03 | | | $0.00 |
| 0218-602-21-0000 | No | | 0.03 | | | $0.00 |
| 0218-602-22-0000 | No | | 0.03 | | | $0.00 |
| 0218-603-01-0000 | Yes | Residential | 0.07 | 1,940 | 1 | $2,148.00 |
| 0218-603-02-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-03-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-04-0000 | Yes | Residential | 0.09 | 2,042 | 1 | $2,219.00 |
| 0218-603-05-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-06-0000 | Yes | Residential | 0.08 | 1,676 | 1 | $1,964.00 |
| 0218-603-07-0000 | Yes | Residential | 0.09 | 1,940 | 1 | $2,148.00 |
| 0218-603-08-0000 | Yes | Residential | 0.08 | 1,794 | 1 | $2,046.00 |
| 0218-603-09-0000 | Yes | Residential | 0.08 | 1,676 | 1 | $1,964.00 |
| 0218-603-10-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-11-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-12-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-13-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-14-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-15-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-16-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-17-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-18-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-19-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-20-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-21-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-22-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-23-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-24-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-25-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-26-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-27-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-28-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-29-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-30-0000 | Yes | Residential | 0.07 | 1,940 | 1 | $2,148.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-603-31-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-32-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-33-0000 | Yes | Residential | 0.07 | 2,042 | 1 | $2,219.00 |
| 0218-603-34-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-35-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-36-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-37-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-38-0000 | Yes | Residential | 0.07 | 1,940 | 1 | $2,148.00 |
| 0218-603-39-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-40-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-41-0000 | Yes | Residential | 0.07 | 2,042 | 1 | $2,219.00 |
| 0218-603-42-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-43-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-44-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-45-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-603-46-0000 | Yes | Residential | 0.07 | 1,940 | 1 | $2,148.00 |
| 0218-603-47-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-48-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-49-0000 | Yes | Residential | 0.07 | 2,042 | 1 | $2,219.00 |
| 0218-603-50-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-51-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-52-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-53-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-54-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-55-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-603-56-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-603-57-0000 | Yes | Residential | 0.07 | 2,470 | 1 | $2,536.00 |
| 0218-603-58-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-603-59-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-603-60-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-61-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-603-62-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-603-63-0000 | Yes | Residential | 0.11 | 2,577 | 1 | $2,539.00 |
| 0218-603-64-0000 | Yes | Residential | 0.09 | 2,742 | 1 | $2,724.00 |
| 0218-603-65-0000 | Yes | Residential | 0.08 | 2,742 | 1 | $2,724.00 |
| 0218-603-66-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-603-67-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-603-68-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-603-69-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-603-70-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-603-71-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-603-72-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-603-73-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-603-74-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-603-75-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-603-76-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-603-77-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-603-78-0000 | Yes | Residential | 0.10 | 2,496 | 1 | $2,536.00 |
| 0218-603-79-0000 | Yes | Residential | 0.10 | 2,934 | 1 | $2,865.00 |
| 0218-603-80-0000 | Yes | Residential | 0.08 | 2,742 | 1 | $2,724.00 |
| 0218-603-81-0000 | No | | 0.03 | | | $0.00 |
| 0218-603-82-0000 | No | | 0.03 | | | $0.00 |
| 0218-603-83-0000 | No | | 0.20 | | | $0.00 |
| 0218-603-84-0000 | No | | 0.07 | | | $0.00 |
| 0218-603-85-0000 | No | | 0.06 | | | $0.00 |
| 0218-603-86-0000 | No | | 0.06 | | | $0.00 |
| 0218-603-87-0000 | No | | 0.06 | | | $0.00 |
| 0218-603-88-0000 | No | | 0.06 | | | $0.00 |
| 0218-603-89-0000 | No | | 0.06 | | | $0.00 |
| 0218-603-90-0000 | No | | 0.14 | | | $0.00 |
| 0218-603-91-0000 | No | | 0.03 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-603-92-0000 | No | | 0.03 | | | $0.00 |
| 0218-603-93-0000 | No | | 0.14 | | | $0.00 |
| 0218-604-01-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-02-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-03-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-04-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-05-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-06-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-07-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-08-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-09-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-604-10-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-11-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-12-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-13-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-14-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-15-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-16-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-604-17-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-604-18-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-19-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-20-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-21-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-22-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-23-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-24-0000 | Yes | Residential | 0.07 | 2,374 | 1 | $2,405.00 |
| 0218-604-25-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-26-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-27-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-28-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-29-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-30-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-31-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-32-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-33-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-34-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-35-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-36-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-37-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-38-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-39-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-40-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-41-0000 | Yes | Residential | 0.07 | 1,940 | 1 | $2,148.00 |
| 0218-604-42-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-43-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-44-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-45-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-46-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-47-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-48-0000 | Yes | Residential | 0.08 | 2,374 | 1 | $2,405.00 |
| 0218-604-49-0000 | Yes | Residential | 0.08 | 1,940 | 1 | $2,148.00 |
| 0218-604-50-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-51-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-52-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-53-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-54-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-55-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-56-0000 | Yes | Residential | 0.08 | 2,374 | 1 | $2,405.00 |
| 0218-604-57-0000 | Yes | Residential | 0.08 | 1,794 | 1 | $2,046.00 |
| 0218-604-58-0000 | Yes | Residential | 0.07 | 1,676 | 1 | $1,964.00 |
| 0218-604-59-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-604-60-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-61-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-62-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-63-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-64-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-65-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-66-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-67-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-68-0000 | Yes | Residential | 0.08 | 2,042 | 1 | $2,219.00 |
| 0218-604-69-0000 | Yes | Residential | 0.08 | 2,470 | 1 | $2,536.00 |
| 0218-604-70-0000 | Yes | Residential | 0.06 | 1,794 | 1 | $2,046.00 |
| 0218-604-71-0000 | Yes | Residential | 0.06 | 1,676 | 1 | $1,964.00 |
| 0218-604-72-0000 | Yes | Residential | 0.07 | 1,794 | 1 | $2,046.00 |
| 0218-604-73-0000 | No | | 0.74 | | | $0.00 |
| 0218-604-74-0000 | No | | 0.04 | | | $0.00 |
| 0218-604-75-0000 | No | | 0.04 | | | $0.00 |
| 0218-604-76-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-77-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-78-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-79-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-80-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-81-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-82-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-83-0000 | No | | 0.07 | | | $0.00 |
| 0218-604-84-0000 | No | | 0.07 | | | $0.00 |
| 0218-605-01-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-605-02-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-605-03-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-04-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-605-05-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-605-06-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-605-07-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-605-08-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-605-09-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-10-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-605-11-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-605-12-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-605-13-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-605-14-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-605-15-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-16-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-17-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-605-18-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-605-19-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-605-20-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-605-21-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-22-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-23-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-605-24-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-605-25-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-605-26-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-605-27-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-28-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-605-29-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-605-30-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-605-31-0000 | No | | 0.82 | | | $0.00 |
| 0218-605-32-0000 | No | | 0.04 | | | $0.00 |
| 0218-605-33-0000 | No | | 0.06 | | | $0.00 |
| 0218-605-34-0000 | No | | 0.06 | | | $0.00 |
| 0218-605-35-0000 | No | | 0.06 | | | $0.00 |
| 0218-605-36-0000 | No | | 0.06 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-605-37-0000 | No | | 0.06 | | | $0.00 |
| 0218-613-01-0000 | Yes | Residential | 0.08 | 2,142 | 1 | $2,289.00 |
| 0218-613-02-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-613-03-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-04-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-05-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-613-06-0000 | Yes | Residential | 0.08 | 2,577 | 1 | $2,539.00 |
| 0218-613-07-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-08-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-613-09-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-10-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-11-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-613-12-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-13-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-14-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-613-15-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-16-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-17-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-613-18-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-19-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-20-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-613-21-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-22-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-613-23-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-613-24-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-25-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-26-0000 | Yes | Residential | 0.07 | 2,309 | 1 | $2,405.00 |
| 0218-613-27-0000 | Yes | Residential | 0.09 | 2,496 | 1 | $2,536.00 |
| 0218-613-28-0000 | Yes | Residential | 0.09 | 2,934 | 1 | $2,865.00 |
| 0218-613-29-0000 | Yes | Residential | 0.07 | 2,742 | 1 | $2,724.00 |
| 0218-613-30-0000 | Yes | Residential | 0.08 | 2,309 | 1 | $2,405.00 |
| 0218-613-31-0000 | No | | 0.06 | | | $0.00 |
| 0218-613-32-0000 | No | | 0.06 | | | $0.00 |
| 0218-613-33-0000 | No | | 0.06 | | | $0.00 |
| 0218-613-34-0000 | No | | 0.06 | | | $0.00 |
| 0218-613-35-0000 | No | | 0.06 | | | $0.00 |
| 0218-614-01-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-02-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-614-03-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-04-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-614-05-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-06-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-07-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-08-0000 | Yes | Residential | 0.11 | 2,277 | 1 | $2,383.00 |
| 0218-614-09-0000 | Yes | Residential | 0.16 | 2,980 | 1 | $2,865.00 |
| 0218-614-10-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-614-11-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-12-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-614-13-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-14-0000 | Yes | Residential | 0.10 | 2,967 | 1 | $2,865.00 |
| 0218-614-15-0000 | Yes | Residential | 0.12 | 2,765 | 1 | $2,724.00 |
| 0218-614-16-0000 | Yes | Residential | 0.09 | 2,967 | 1 | $2,865.00 |
| 0218-614-17-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-614-18-0000 | Yes | Residential | 0.09 | 2,967 | 1 | $2,865.00 |
| 0218-614-19-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-20-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-21-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-22-0000 | Yes | Residential | 0.12 | 2,967 | 1 | $2,865.00 |
| 0218-614-23-0000 | Yes | Residential | 0.10 | 2,967 | 1 | $2,865.00 |
| 0218-614-24-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-25-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-614-26-0000 | Yes | Residential | 0.12 | 2,765 | 1 | $2,724.00 |
| 0218-614-27-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-28-0000 | Yes | Residential | 0.09 | 2,967 | 1 | $2,865.00 |
| 0218-614-29-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-614-30-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-614-31-0000 | Yes | Residential | 0.11 | 2,980 | 1 | $2,865.00 |
| 0218-614-32-0000 | Yes | Residential | 0.11 | 2,765 | 1 | $2,724.00 |
| 0218-614-33-0000 | Yes | Residential | 0.13 | 2,980 | 1 | $2,865.00 |
| 0218-614-34-0000 | Yes | Residential | 0.11 | 2,967 | 1 | $2,865.00 |
| 0218-614-35-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-614-36-0000 | Yes | Residential | 0.12 | 2,277 | 1 | $2,383.00 |
| 0218-614-37-0000 | No | | 0.02 | | | $0.00 |
| 0218-614-38-0000 | No | | 0.28 | | | $0.00 |
| 0218-614-39-0000 | No | | 0.02 | | | $0.00 |
| 0218-614-40-0000 | No | | 0.02 | | | $0.00 |
| 0218-614-41-0000 | No | | 0.03 | | | $0.00 |
| 0218-614-42-0000 | No | | 0.03 | | | $0.00 |
| 0218-615-01-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-02-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-03-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-04-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-05-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-06-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-07-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-615-08-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-615-09-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-10-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-11-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-12-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-13-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-14-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-15-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-16-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-17-0000 | Yes | Residential | 0.10 | 2,967 | 1 | $2,865.00 |
| 0218-615-18-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-19-0000 | Yes | Residential | 0.10 | 2,967 | 1 | $2,865.00 |
| 0218-615-20-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-21-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-615-22-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-615-23-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-24-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-615-25-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-26-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-27-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-615-28-0000 | Yes | Residential | 0.10 | 2,980 | 1 | $2,865.00 |
| 0218-615-29-0000 | No | | 0.48 | | | $0.00 |
| 0218-615-30-0000 | No | | 0.02 | | | $0.00 |
| 0218-615-31-0000 | No | | 0.02 | | | $0.00 |
| 0218-616-01-0000 | Yes | Residential | 0.13 | 2,277 | 1 | $2,383.00 |
| 0218-616-02-0000 | Yes | Residential | 0.11 | 2,980 | 1 | $2,865.00 |
| 0218-616-03-0000 | Yes | Residential | 0.11 | 2,765 | 1 | $2,724.00 |
| 0218-616-04-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-616-05-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-06-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-07-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-08-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-09-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-10-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-11-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-12-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-13-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-616-14-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-15-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-16-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-17-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-18-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-19-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-20-0000 | Yes | Residential | 0.10 | 2,765 | 1 | $2,724.00 |
| 0218-616-21-0000 | Yes | Residential | 0.11 | 2,980 | 1 | $2,865.00 |
| 0218-616-22-0000 | Yes | Residential | 0.13 | 2,277 | 1 | $2,383.00 |
| 0218-616-23-0000 | Yes | Residential | 0.11 | 2,277 | 1 | $2,383.00 |
| 0218-616-24-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-25-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-26-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-616-27-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-28-0000 | Yes | Residential | 0.16 | 2,980 | 1 | $2,865.00 |
| 0218-616-29-0000 | Yes | Residential | 0.10 | 2,277 | 1 | $2,383.00 |
| 0218-616-30-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-31-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-32-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-33-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-34-0000 | Yes | Residential | 0.09 | 2,277 | 1 | $2,383.00 |
| 0218-616-35-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-36-0000 | Yes | Residential | 0.09 | 2,980 | 1 | $2,865.00 |
| 0218-616-37-0000 | Yes | Residential | 0.09 | 2,765 | 1 | $2,724.00 |
| 0218-616-38-0000 | No | | 0.54 | | | $0.00 |
| 0218-616-39-0000 | No | | 0.02 | | | $0.00 |
| 0218-616-40-0000 | No | | 0.13 | | | $0.00 |
| 0218-616-41-0000 | No | | 0.02 | | | $0.00 |
| 0218-616-42-0000 | No | | 0.04 | | | $0.00 |
| 0218-616-43-0000 | No | | 0.02 | | | $0.00 |
| 0218-616-44-0000 | No | | 0.02 | | | $0.00 |
| 0218-616-45-0000 | No | | 0.01 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$799,856.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 39**
**(New Haven Facilities - Area C)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-434-06-0000 | No | | 0.36 | | | $0.00 |
| 0218-434-07-0000 | No | | 0.96 | | | $0.00 |
| 0218-434-08-0000 | No | | 0.61 | | | $0.00 |
| 0218-434-18-0000 | No | | 0.05 | | | $0.00 |
| 0218-434-19-0000 | No | | 0.05 | | | $0.00 |
| 0218-434-20-0000 | No | | 0.05 | | | $0.00 |
| 0218-434-21-0000 | No | | 0.05 | | | $0.00 |
| 0218-434-22-0000 | No | | 1.74 | | | $0.00 |
| 0218-434-23-0000 | No | | 0.18 | | | $0.00 |
| 0218-434-27-0000 | No | | 0.80 | | | $0.00 |
| 0218-434-29-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-30-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-31-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-32-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-33-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-34-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-35-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-36-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-37-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-38-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-39-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-40-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-41-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-42-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-43-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-44-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-45-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-46-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-47-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-48-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-49-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-50-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-51-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-52-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-53-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-54-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-55-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-56-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-57-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-58-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-59-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-60-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-61-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-62-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-63-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-64-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-434-65-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-434-66-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-434-67-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-68-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-434-69-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-434-70-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-434-72-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-434-73-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-434-74-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-434-75-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-434-76-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-434-77-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-434-78-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-434-79-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-434-80-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-434-81-0000 | No | | 0.00 | | | $0.00 |
| 0218-434-82-0000 | No | | 0.00 | | | $0.00 |
| 0218-434-83-0000 | No | | 0.00 | | | $0.00 |
| 0218-434-84-0000 | No | | 0.00 | | | $0.00 |
| 0218-435-01-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-435-02-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-435-03-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-04-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-05-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-435-06-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-435-07-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-435-08-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-435-09-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-435-10-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-435-11-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-12-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-13-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-435-14-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-435-15-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-435-16-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-435-17-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-18-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-19-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-435-20-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-435-21-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-435-22-0000 | Yes | Single Family Attached | 0.02 | 1,746 | 1 | $2,009.00 |
| 0218-435-23-0000 | Yes | Single Family Attached | 0.02 | 1,811 | 1 | $2,009.00 |
| 0218-435-24-0000 | Yes | Single Family Attached | 0.02 | 1,463 | 1 | $1,567.00 |
| 0218-435-25-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-26-0000 | Yes | Single Family Attached | 0.02 | 1,685 | 1 | $1,793.00 |
| 0218-435-27-0000 | Yes | Single Family Attached | 0.02 | 1,048 | 1 | $1,111.00 |
| 0218-435-28-0000 | Yes | Single Family Attached | 0.02 | 976 | 1 | $1,111.00 |
| 0218-435-29-0000 | No | | 0.79 | | | $0.00 |
| 0218-435-31-0000 | No | | 0.17 | | | $0.00 |
| 0218-435-32-0000 | No | | 0.07 | | | $0.00 |
| 0218-435-33-0000 | No | | 0.05 | | | $0.00 |
| 0218-435-34-0000 | No | | 0.05 | | | $0.00 |
| 0218-435-35-0000 | No | | 0.15 | | | $0.00 |
| 0218-435-36-0000 | No | | 0.00 | | | $0.00 |
| 0218-435-37-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-435-38-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-435-39-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-435-40-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-435-41-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-435-42-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-435-44-0000 | No | | 0.00 | | | $0.00 |
| 0218-435-45-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-435-46-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-435-47-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-435-48-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-435-49-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-435-50-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-435-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-01-0000 | Yes | Single Family Attached | 0.02 | 1,138 | 1 | $1,470.00 |
| 0218-436-02-0000 | Yes | Single Family Attached | 0.02 | 1,534 | 1 | $1,793.00 |
| 0218-436-03-0000 | Yes | Single Family Attached | 0.02 | 1,312 | 1 | $1,567.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-436-04-0000 | Yes | Single Family Attached | 0.02 | 1,312 | 1 | $1,567.00 |
| 0218-436-05-0000 | Yes | Single Family Attached | 0.02 | 1,534 | 1 | $1,793.00 |
| 0218-436-06-0000 | Yes | Single Family Attached | 0.02 | 1,138 | 1 | $1,470.00 |
| 0218-436-07-0000 | Yes | Single Family Attached | 0.02 | 1,138 | 1 | $1,470.00 |
| 0218-436-08-0000 | Yes | Single Family Attached | 0.02 | 1,534 | 1 | $1,793.00 |
| 0218-436-09-0000 | Yes | Single Family Attached | 0.02 | 1,312 | 1 | $1,567.00 |
| 0218-436-10-0000 | Yes | Single Family Attached | 0.02 | 1,312 | 1 | $1,567.00 |
| 0218-436-11-0000 | Yes | Single Family Attached | 0.02 | 1,534 | 1 | $1,793.00 |
| 0218-436-12-0000 | Yes | Single Family Attached | 0.02 | 1,138 | 1 | $1,470.00 |
| 0218-436-15-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-16-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-17-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-18-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-19-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-20-0000 | No | | 0.06 | | | $0.00 |
| 0218-436-21-0000 | No | | 0.16 | | | $0.00 |
| 0218-436-22-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-23-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-24-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-25-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-26-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-27-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-28-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-29-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-30-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-31-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-32-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-33-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-34-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-35-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-37-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-38-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-39-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-40-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-41-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-42-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-43-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-44-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-45-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-46-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-47-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-48-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-49-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-50-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-51-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-52-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-53-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-54-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-55-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-56-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-57-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-58-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-59-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-60-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-61-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-63-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-64-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-65-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-66-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-67-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-68-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-69-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-70-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-436-71-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-72-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-73-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-74-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-75-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-77-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-78-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-79-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-80-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-81-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-82-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-83-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-84-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-85-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-86-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-88-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-89-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-90-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-91-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-92-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,567.00 |
| 0218-436-93-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,793.00 |
| 0218-436-94-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,470.00 |
| 0218-436-95-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-96-0000 | No | | 0.00 | | | $0.00 |
| 0218-436-97-0000 | No | | 0.00 | | | $0.00 |
| 0218-693-01-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-02-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-05-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-06-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-07-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-08-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-09-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-10-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-11-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-693-12-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,318.00 |
| 0218-693-13-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-14-0000 | Yes | Single Family Detached | 0.07 | 2,200 | 1 | $2,318.00 |
| 0218-693-15-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-16-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-17-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-18-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-19-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-20-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-21-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-22-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-23-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-24-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-25-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-26-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-27-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-28-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-29-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-30-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-31-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-32-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-33-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-34-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-693-35-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,318.00 |
| 0218-693-36-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-693-37-0000 | Yes | Single Family Detached | 0.09 | 2,158 | 1 | $2,318.00 |
| 0218-693-38-0000 | Yes | Single Family Detached | 0.09 | 2,513 | 1 | $2,523.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-693-39-0000 | Yes | Single Family Detached | 0.09 | 2,275 | 1 | $2,318.00 |
| 0218-693-40-0000 | Yes | Single Family Detached | 0.10 | 2,513 | 1 | $2,523.00 |
| 0218-693-41-0000 | Yes | Single Family Detached | 0.10 | 2,513 | 1 | $2,523.00 |
| 0218-693-42-0000 | No | | 0.05 | | | $0.00 |
| 0218-693-43-0000 | No | | 0.33 | | | $0.00 |
| 0218-693-44-0000 | No | | 0.16 | | | $0.00 |
| 0218-693-45-0000 | No | | 0.16 | | | $0.00 |
| 0218-693-46-0000 | No | | 0.22 | | | $0.00 |
| 0218-693-47-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-48-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-49-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-50-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-51-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-52-0000 | No | | 0.04 | | | $0.00 |
| 0218-693-53-0000 | No | | 0.03 | | | $0.00 |
| 0218-693-54-0000 | No | | 0.06 | | | $0.00 |
| 0218-693-55-0000 | No | | 0.14 | | | $0.00 |
| 0218-693-56-0000 | No | | 0.03 | | | $0.00 |
| 0218-693-57-0000 | No | | 0.10 | | | $0.00 |
| 0218-693-58-0000 | No | | 0.03 | | | $0.00 |
| 0218-693-59-0000 | No | | 0.02 | | | $0.00 |
| 0218-693-60-0000 | No | | 0.10 | | | $0.00 |
| 0218-693-61-0000 | No | | 0.03 | | | $0.00 |
| 0218-694-01-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-694-02-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-694-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-05-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-694-06-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-694-07-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-694-08-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-694-09-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-10-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-11-0000 | Yes | Single Family Detached | 0.09 | 2,275 | 1 | $2,318.00 |
| 0218-694-12-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,318.00 |
| 0218-694-13-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,318.00 |
| 0218-694-14-0000 | Yes | Single Family Detached | 0.09 | 2,275 | 1 | $2,318.00 |
| 0218-694-15-0000 | Yes | Single Family Detached | 0.08 | 2,513 | 1 | $2,523.00 |
| 0218-694-16-0000 | Yes | Single Family Detached | 0.09 | 2,158 | 1 | $2,318.00 |
| 0218-694-17-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-694-18-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-19-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,523.00 |
| 0218-694-20-0000 | Yes | Single Family Detached | 0.08 | 2,275 | 1 | $2,318.00 |
| 0218-694-21-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,318.00 |
| 0218-694-22-0000 | No | | 0.05 | | | $0.00 |
| 0218-694-23-0000 | No | | 0.05 | | | $0.00 |
| 0218-694-24-0000 | No | | 0.04 | | | $0.00 |
| 0218-694-25-0000 | No | | 0.04 | | | $0.00 |
| 0218-694-26-0000 | No | | 0.14 | | | $0.00 |
| 0218-694-27-0000 | No | | 0.18 | | | $0.00 |
| 0218-694-28-0000 | No | | 0.06 | | | $0.00 |
| 0218-694-29-0000 | No | | 0.07 | | | $0.00 |
| 0218-694-30-0000 | No | | 0.14 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$411,886.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 40**
**(Emerald Park Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-972-01-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-02-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-03-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-04-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-05-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-06-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-07-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-08-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-09-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-10-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-11-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-12-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-13-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-14-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-15-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-16-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-17-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-18-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-19-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-20-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-21-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-22-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-23-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-24-0000 | Yes | Single Family Detached | 0.07 | 2,158 | 1 | $2,508.00 |
| 0218-972-25-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-26-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-27-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-28-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-29-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-30-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-31-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-32-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-33-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-34-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-35-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-36-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-37-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-38-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-39-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-40-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-41-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-42-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-43-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-44-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-45-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-46-0000 | Yes | Single Family Detached | 0.07 | 2,513 | 1 | $2,793.00 |
| 0218-972-47-0000 | Yes | Single Family Detached | 0.07 | 2,275 | 1 | $2,508.00 |
| 0218-972-48-0000 | Yes | Single Family Detached | 0.08 | 2,158 | 1 | $2,508.00 |
| 0218-972-61-0000 | No | | 0.59 | | | $0.00 |
| 0218-972-66-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-67-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-68-0000 | No | | 0.04 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-972-69-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-70-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-71-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-72-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-73-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-74-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-75-0000 | No | | 0.02 | | | $0.00 |
| 0218-972-76-0000 | No | | 0.02 | | | $0.00 |
| 0218-972-77-0000 | No | | 0.02 | | | $0.00 |
| 0218-972-78-0000 | No | | 0.04 | | | $0.00 |
| 0218-972-79-0000 | No | | 1.98 | | | $0.00 |
| 0218-973-03-0000 | No | | 0.32 | | | $0.00 |
| 0218-973-04-0000 | No | | 0.31 | | | $0.00 |
| 0218-973-05-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-06-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-07-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-08-0000 | No | | 0.21 | | | $0.00 |
| 0218-973-09-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-10-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-11-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-12-0000 | No | | 0.05 | | | $0.00 |
| 0218-973-13-0000 | No | | 0.13 | | | $0.00 |
| 0218-973-14-0000 | No | | 0.37 | | | $0.00 |
| 0218-973-15-0000 | No | | 0.57 | | | $0.00 |
| 0218-973-16-0000 | No | | 0.00 | | | $0.00 |
| 0218-973-18-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-973-19-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-973-20-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-21-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-22-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-973-23-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-973-24-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-973-25-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-973-26-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-973-27-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-973-28-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-29-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-30-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-973-31-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-973-32-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-973-33-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-973-34-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-35-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-973-36-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-973-37-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-973-38-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-973-39-0000 | No | | 0.00 | | | $0.00 |
| 0218-973-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-974-01-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-02-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-03-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-04-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-05-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-06-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-07-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-08-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-09-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-10-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-11-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-12-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-13-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-974-14-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-15-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-16-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-17-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-18-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-19-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-20-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-21-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-22-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-23-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-24-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-25-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-26-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-27-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-28-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-29-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-30-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-31-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-32-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-33-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-34-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-35-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-36-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-37-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-38-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-39-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-40-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-41-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-42-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-43-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-44-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-45-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-46-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-47-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-48-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-49-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-50-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-51-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-52-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-53-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-54-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-55-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-56-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-57-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-58-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-59-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-60-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-61-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-62-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-63-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-64-0000 | Yes | Single Family Attached | 0.00 | 1,746 | 1 | $2,144.00 |
| 0218-974-65-0000 | Yes | Single Family Attached | 0.00 | 1,811 | 1 | $2,144.00 |
| 0218-974-66-0000 | Yes | Single Family Attached | 0.00 | 1,463 | 1 | $1,655.00 |
| 0218-974-67-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-68-0000 | Yes | Single Family Attached | 0.00 | 1,685 | 1 | $1,905.00 |
| 0218-974-69-0000 | Yes | Single Family Attached | 0.00 | 1,048 | 1 | $1,276.00 |
| 0218-974-70-0000 | Yes | Single Family Attached | 0.00 | 976 | 1 | $1,276.00 |
| 0218-974-92-0000 | No | | 1.78 | | | $0.00 |
| 0218-974-93-0000 | No | | 2.08 | | | $0.00 |
| 0218-974-94-0000 | No | | 0.00 | | | $0.00 |
| 0218-974-95-0000 | No | | 0.00 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-974-96-0000 | No | | 0.00 | | | $0.00 |
| 0218-974-97-0000 | No | | 0.00 | | | $0.00 |
| 0218-974-98-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-01-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-02-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-03-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-04-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-05-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-06-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-07-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-08-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-09-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-10-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-11-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-12-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-13-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-14-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-15-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-16-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-17-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-18-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-19-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-20-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-21-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-22-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-23-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-24-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-25-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-26-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-27-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-28-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-29-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-30-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-31-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-32-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-33-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-34-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-35-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-36-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-37-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-38-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-39-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-40-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-41-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-42-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-43-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-975-44-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-975-45-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-975-46-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-47-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-48-0000 | No | | 0.21 | | | $0.00 |
| 0218-975-49-0000 | No | | 0.06 | | | $0.00 |
| 0218-975-50-0000 | No | | 0.06 | | | $0.00 |
| 0218-975-51-0000 | No | | 0.06 | | | $0.00 |
| 0218-975-52-0000 | No | | 0.15 | | | $0.00 |
| 0218-975-53-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-54-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-55-0000 | No | | 0.00 | | | $0.00 |
| 0218-975-56-0000 | No | | 0.00 | | | $0.00 |
| 0218-976-01-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-976-02-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-976-03-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-976-04-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-976-05-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-976-06-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-976-07-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-976-08-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-976-09-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-976-10-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-976-11-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-976-12-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-976-15-0000 | No | | 0.21 | | | $0.00 |
| 0218-976-16-0000 | No | | 0.06 | | | $0.00 |
| 0218-976-17-0000 | No | | 0.06 | | | $0.00 |
| 0218-976-18-0000 | No | | 0.06 | | | $0.00 |
| 0218-976-19-0000 | No | | 0.00 | | | $0.00 |
| 0218-976-20-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-21-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-22-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-23-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-24-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-25-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-26-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-27-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-28-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-29-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-30-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-31-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-32-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-33-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-34-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-35-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-36-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-37-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-38-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-39-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-40-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-976-42-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-43-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-44-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-45-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-46-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-47-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-48-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-49-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-50-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-51-0000 | Yes | Single Family Attached | 0.04 | 1,312 | 1 | $1,655.00 |
| 0218-976-52-0000 | Yes | Single Family Attached | 0.04 | 1,534 | 1 | $1,905.00 |
| 0218-976-53-0000 | Yes | Single Family Attached | 0.04 | 1,138 | 1 | $1,459.00 |
| 0218-976-54-0000 | No | | 0.00 | | | $0.00 |
| 0218-976-55-0000 | No | | 0.00 | | | $0.00 |
| 0218-976-56-0000 | No | | 0.00 | | | $0.00 |
| 0218-977-01-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-02-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-03-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-04-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-05-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-06-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-07-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-08-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-09-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-977-10-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-11-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-12-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-13-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-14-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-15-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-16-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-17-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-18-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-19-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-20-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-21-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-22-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-23-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-24-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-25-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-26-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-27-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-28-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-29-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-30-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-31-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-32-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-33-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-34-0000 | Yes | Single Family Attached | 0.00 | 1,312 | 1 | $1,655.00 |
| 0218-977-35-0000 | Yes | Single Family Attached | 0.00 | 1,534 | 1 | $1,905.00 |
| 0218-977-36-0000 | Yes | Single Family Attached | 0.00 | 1,138 | 1 | $1,459.00 |
| 0218-977-37-0000 | No | | 0.00 | | | $0.00 |
| 0218-977-38-0000 | No | | 0.06 | | | $0.00 |
| 0218-977-39-0000 | No | | 0.25 | | | $0.00 |
| 0218-977-40-0000 | No | | 0.06 | | | $0.00 |
| 0218-977-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-977-42-0000 | No | | 0.00 | | | $0.00 |
| 0218-977-43-0000 | No | | 0.00 | | | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$495,707.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 41**
**(Canvas Park Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-262-01-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-02-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-08-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-09-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-10-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-11-0000 | No | | 0.48 | | | $0.00 |
| 0218-262-12-0000 | No | | 0.24 | | | $0.00 |
| 0218-262-14-0000 | No | | 0.07 | | | $0.00 |
| 0218-262-15-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-16-0000 | No | | 0.06 | | | $0.00 |
| 0218-262-17-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-18-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-19-0000 | No | | 0.06 | | | $0.00 |
| 0218-262-20-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-262-21-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-22-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-23-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-24-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-25-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-26-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-27-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-28-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-29-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-30-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-31-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-32-0000 | Yes | Single Family Detached | 0.07 | 2,331 | 1 | $2,612.00 |
| 0218-262-33-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-34-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-35-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-36-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-262-37-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-38-0000 | No | | 0.06 | | | $0.00 |
| 0218-262-39-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-40-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-41-0000 | No | | 0.06 | | | $0.00 |
| 0218-262-42-0000 | Yes | Single Family Detached | 0.06 | 2,130 | 1 | $2,491.00 |
| 0218-262-50-0000 | No | | 0.03 | | | $0.00 |
| 0218-262-51-0000 | No | | 0.03 | | | $0.00 |
| 0218-262-52-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-53-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-54-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-55-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-56-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-57-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-59-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-60-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-61-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-62-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-63-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-64-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-65-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-66-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-262-67-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-68-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-69-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-70-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-72-0000 | No | | 0.00 | | | $0.00 |
| 0218-262-73-0000 | No | | 0.00 | | | $0.00 |
| 0218-262-74-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-75-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-76-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-77-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-78-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-79-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-80-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-81-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-82-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-83-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-84-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-85-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-86-0000 | No | | 0.00 | | | $0.00 |
| 0218-262-87-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-88-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-89-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-90-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-262-91-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-262-92-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-262-93-0000 | No | | 0.00 | | | $0.00 |
| 0218-263-01-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-02-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-03-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-04-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-05-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-06-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-07-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-08-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-09-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-10-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-11-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-12-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-13-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-14-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-15-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-16-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-17-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-18-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-19-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-20-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-21-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-22-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-23-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-24-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-25-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-26-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-27-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-28-0000 | Yes | Single Family Detached | 0.08 | 2,331 | 1 | $2,612.00 |
| 0218-263-29-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |
| 0218-263-30-0000 | Yes | Single Family Detached | 0.08 | 2,130 | 1 | $2,491.00 |
| 0218-263-31-0000 | Yes | Single Family Detached | 0.12 | 2,130 | 1 | $2,491.00 |
| 0218-263-32-0000 | Yes | Single Family Detached | 0.06 | 1,943 | 1 | $2,378.00 |
| 0218-263-33-0000 | Yes | Single Family Detached | 0.10 | 2,331 | 1 | $2,612.00 |
| 0218-263-34-0000 | Yes | Single Family Detached | 0.09 | 2,331 | 1 | $2,612.00 |
| 0218-263-35-0000 | Yes | Single Family Detached | 0.05 | 1,943 | 1 | $2,378.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-263-36-0000 | Yes | Single Family Detached | 0.06 | 1,943 | 1 | $2,378.00 |
| 0218-263-37-0000 | Yes | Single Family Detached | 0.07 | 2,130 | 1 | $2,491.00 |
| 0218-263-38-0000 | No | | 0.15 | | | $0.00 |
| 0218-263-39-0000 | No | | 0.23 | | | $0.00 |
| 0218-263-40-0000 | No | | 0.06 | | | $0.00 |
| 0218-263-41-0000 | No | | 0.06 | | | $0.00 |
| 0218-263-42-0000 | No | | 0.06 | | | $0.00 |
| 0218-263-43-0000 | No | | 0.06 | | | $0.00 |
| 0218-263-44-0000 | No | | 0.06 | | | $0.00 |
| 0218-263-45-0000 | No | | 0.10 | | | $0.00 |
| 0218-263-46-0000 | No | | 0.02 | | | $0.00 |
| 0218-263-47-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-48-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-49-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-50-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-51-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-52-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-53-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-54-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-55-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-56-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-57-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-58-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-60-0000 | No | | 0.00 | | | $0.00 |
| 0218-263-61-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-62-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-63-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-64-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-65-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-66-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-67-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-68-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-69-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-70-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-263-71-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-263-72-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-263-73-0000 | No | | 0.00 | | | $0.00 |
| 0218-264-01-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-02-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-03-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-04-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-05-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-06-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-07-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-08-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-09-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-10-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-11-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-12-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-13-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-14-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-16-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-17-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-18-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-19-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-20-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-21-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-22-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-23-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-24-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-25-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-264-26-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-27-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-28-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-29-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-31-0000 | No | | 0.05 | | | $0.00 |
| 0218-264-32-0000 | No | | 0.05 | | | $0.00 |
| 0218-264-33-0000 | No | | 0.40 | | | $0.00 |
| 0218-264-34-0000 | No | | 0.05 | | | $0.00 |
| 0218-264-35-0000 | No | | 0.05 | | | $0.00 |
| 0218-264-36-0000 | No | | 0.15 | | | $0.00 |
| 0218-264-37-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-38-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-39-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-40-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-41-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-42-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-43-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-44-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-45-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-46-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-47-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-48-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-49-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-50-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-264-52-0000 | No | | 0.00 | | | $0.00 |
| 0218-264-53-0000 | No | | 0.00 | | | $0.00 |
| 0218-264-54-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-55-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-56-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-57-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-58-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-59-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-60-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-61-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-264-62-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-264-63-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-264-64-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-65-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-264-66-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-264-67-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-264-68-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-01-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-02-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-03-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-04-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-05-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-06-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-07-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-08-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-09-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-10-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-11-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-12-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-13-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-14-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-15-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-16-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-17-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-18-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-19-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-265-20-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-21-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-22-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-23-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-24-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-25-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-26-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-27-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-28-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-29-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-30-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-31-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-32-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-33-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-34-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-35-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-36-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-37-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-38-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-39-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-41-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-42-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-43-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-44-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-45-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-46-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-47-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-48-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-49-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-50-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-51-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-52-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-53-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-54-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-55-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-56-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-57-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-265-58-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-265-59-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-265-60-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-61-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-62-0000 | No | | 0.00 | | | $0.00 |
| 0218-265-63-0000 | No | | 0.00 | | | $0.00 |
| 0218-393-16-0000 | No | | 3.03 | | | $0.00 |
| 0218-393-21-0000 | No | | 0.82 | | | $0.00 |
| 0218-393-23-0000 | No | | 0.64 | | | $0.00 |
| 0218-393-37-0000 | No | | 0.05 | | | $0.00 |
| 0218-393-84-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-393-85-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-393-86-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-393-87-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-393-88-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-393-89-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-393-90-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-393-91-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-393-92-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-393-93-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-393-94-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-393-95-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-393-96-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-393-97-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-393-99-0000 | No | | 0.00 | | | $0.00 |
| 0218-394-03-0000 | No | | 0.19 | | | $0.00 |
| 0218-394-05-0000 | No | | 0.05 | | | $0.00 |
| 0218-394-06-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-07-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-08-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-09-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-10-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-11-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-12-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-13-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-14-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-15-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-16-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-17-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-18-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-19-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-20-0000 | No | | 0.05 | | | $0.00 |
| 0218-394-23-0000 | No | | 0.05 | | | $0.00 |
| 0218-394-25-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-26-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-27-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-28-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-29-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-30-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-31-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-32-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-33-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-34-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-35-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-36-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-37-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-38-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-39-0000 | No | | 0.05 | | | $0.00 |
| 0218-394-58-0000 | No | | 0.00 | | | $0.00 |
| 0218-394-59-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-60-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-61-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-62-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-63-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-64-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-65-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-66-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-67-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-68-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-69-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-70-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-71-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-72-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-74-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-75-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-76-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-77-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-78-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-79-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-80-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-81-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-394-82-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-394-83-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-394-84-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-394-85-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-394-86-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-394-87-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-394-89-0000 | No | | 0.00 | | | $0.00 |
| 0218-394-90-0000 | No | | 0.00 | | | $0.00 |
| 0218-394-91-0000 | No | | 0.00 | | | $0.00 |
| 0218-395-01-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-02-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-03-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-04-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-05-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-06-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-08-0000 | No | | 0.00 | | | $0.00 |
| 0218-395-09-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-10-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-11-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-12-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-13-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-14-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-15-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-16-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-17-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-18-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-19-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-20-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-21-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-22-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-23-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-24-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-25-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-26-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-27-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-28-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-29-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-30-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-31-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-32-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-47-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-48-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-49-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-50-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-51-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-52-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-54-0000 | No | | 0.09 | | | $0.00 |
| 0218-395-55-0000 | No | | 0.77 | | | $0.00 |
| 0218-395-56-0000 | No | | 0.07 | | | $0.00 |
| 0218-395-57-0000 | No | | 0.07 | | | $0.00 |
| 0218-395-58-0000 | No | | 0.07 | | | $0.00 |
| 0218-395-76-0000 | No | | 0.00 | | | $0.00 |
| 0218-395-77-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-78-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-79-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-80-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-81-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-82-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-83-0000 | No | | 0.00 | | | $0.00 |
| 0218-395-84-0000 | No | | 0.00 | | | $0.00 |
| 0218-395-85-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-86-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-87-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-88-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-395-89-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-90-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-91-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-92-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-93-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-94-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-395-95-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-395-96-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-395-97-0000 | No | | 0.00 | | | $0.00 |
| 0218-396-01-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-396-02-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-396-03-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-04-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-05-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-396-06-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-396-07-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-396-08-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-396-09-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-396-10-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-396-11-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-12-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-13-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-396-14-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-396-15-0000 | No | | 0.00 | | | $0.00 |
| 0218-396-16-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-396-17-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-396-18-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-19-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-20-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-396-21-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-396-22-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-396-23-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-396-24-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-396-25-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-396-26-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-27-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-396-28-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-396-29-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-396-30-0000 | No | | 0.00 | | | $0.00 |
| 0218-396-31-0000 | No | | 0.10 | | | $0.00 |
| 0218-396-32-0000 | No | | 0.05 | | | $0.00 |
| 0218-396-33-0000 | No | | 1.17 | | | $0.00 |
| 0218-396-34-0000 | No | | 0.05 | | | $0.00 |
| 0218-396-35-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-36-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-37-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-38-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-39-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-40-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-41-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-42-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-43-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-44-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-45-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-46-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-48-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-49-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-50-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-51-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-52-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-53-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-396-54-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-55-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-56-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-57-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-58-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-59-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-60-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-61-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-62-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-63-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-64-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-65-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-66-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-67-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-68-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-69-0000 | Yes | Single Family Attached | 0.00 | 1,403 | 1 | $1,632.00 |
| 0218-396-70-0000 | Yes | Single Family Attached | 0.00 | 1,517 | 1 | $1,759.00 |
| 0218-396-71-0000 | Yes | Single Family Attached | 0.00 | 1,359 | 1 | $1,632.00 |
| 0218-396-72-0000 | No | | 0.95 | | | $0.00 |
| 0218-396-73-0000 | No | | 0.07 | | | $0.00 |
| 0218-396-74-0000 | No | | 0.07 | | | $0.00 |
| 0218-396-75-0000 | No | | 0.07 | | | $0.00 |
| 0218-396-76-0000 | No | | 0.00 | | | $0.00 |
| 0218-396-77-0000 | No | | 0.00 | | | $0.00 |
| 0218-396-78-0000 | No | | 0.00 | | | $0.00 |
| 0218-397-02-0000 | No | | 0.05 | | | $0.00 |
| 0218-397-03-0000 | No | | 0.47 | | | $0.00 |
| 0218-397-04-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-397-05-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-397-06-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-397-07-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-397-08-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-397-09-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-397-10-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-397-11-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-397-12-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-397-13-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-397-14-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-397-15-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-397-16-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-397-17-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-397-18-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-02-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-03-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-04-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-05-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-06-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-07-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-08-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-09-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-10-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-11-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-12-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-13-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-14-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-15-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-16-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-17-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-18-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-19-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-20-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-398-21-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-22-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-23-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-24-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-25-0000 | Yes | Single Family Detached | 0.00 | 2,331 | 1 | $2,612.00 |
| 0218-398-26-0000 | Yes | Single Family Detached | 0.00 | 1,943 | 1 | $2,378.00 |
| 0218-398-27-0000 | Yes | Single Family Detached | 0.00 | 2,130 | 1 | $2,491.00 |
| 0218-398-28-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-29-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-31-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-32-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-33-0000 | No | | 0.49 | | | $0.00 |
| 0218-398-34-0000 | No | | 0.05 | | | $0.00 |
| 0218-398-35-0000 | No | | 0.06 | | | $0.00 |
| 0218-398-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-42-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-43-0000 | No | | 0.05 | | | $0.00 |
| 0218-398-44-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-45-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-46-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-47-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-49-0000 | No | | 0.24 | | | $0.00 |
| 0218-398-50-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-398-51-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-398-52-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-53-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-54-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-398-55-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-398-56-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-398-57-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-398-58-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-398-59-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-398-60-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-61-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-62-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-398-63-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-398-65-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-398-66-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-398-67-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-68-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-69-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-398-70-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-398-71-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-398-72-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-398-73-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-398-74-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-398-75-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-76-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-398-77-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-398-78-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-398-79-0000 | No | | 0.00 | | | $0.00 |
| 0218-398-80-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-01-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-02-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-03-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-04-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-05-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-06-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-07-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-08-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-399-09-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-10-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-11-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-12-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-13-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-14-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-15-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-16-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-17-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-18-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-19-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-20-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-21-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-22-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-23-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-25-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-26-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-27-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-28-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-29-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-30-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-31-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-32-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-33-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-34-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-35-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-36-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-37-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-38-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-39-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-40-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-41-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-42-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-43-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-44-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-45-0000 | No | | 0.00 | | | $0.00 |
| 0218-399-46-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-47-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-48-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-49-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-50-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-51-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-52-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-53-0000 | Yes | Single Family Attached | 0.00 | 1,722 | 1 | $1,923.00 |
| 0218-399-54-0000 | Yes | Single Family Attached | 0.00 | 1,799 | 1 | $1,923.00 |
| 0218-399-55-0000 | Yes | Single Family Attached | 0.00 | 1,459 | 1 | $1,632.00 |
| 0218-399-56-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-57-0000 | Yes | Single Family Attached | 0.00 | 1,692 | 1 | $1,759.00 |
| 0218-399-58-0000 | Yes | Single Family Attached | 0.00 | 1,110 | 1 | $1,400.00 |
| 0218-399-59-0000 | Yes | Single Family Attached | 0.00 | 972 | 1 | $1,140.00 |
| 0218-399-60-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$961,926.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 42**
**(West Haven)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-023-02-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-03-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-04-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-05-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-06-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-07-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-08-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-09-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-11-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-12-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-13-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-14-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-15-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-16-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-17-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-18-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-19-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-20-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-21-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-22-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-23-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-24-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-25-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-26-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-27-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-28-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-29-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-30-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-31-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-32-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-33-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-34-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-35-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-36-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-37-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-38-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-39-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-40-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-41-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-42-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-43-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-44-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-45-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-46-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-47-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-48-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-49-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-50-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-51-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-52-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-53-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-54-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-023-55-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-56-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-57-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-58-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-59-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-60-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-61-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-62-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-63-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-64-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-65-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-66-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-67-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-68-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-69-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-70-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-023-71-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-023-72-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-73-0000 | No | | 0.00 | | | $0.00 |
| 0218-023-74-0000 | No | | 0.00 | | | $0.00 |
| 0218-023-77-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-78-0000 | No | | 0.00 | | | $0.00 |
| 0218-023-79-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-023-80-0000 | No | | 0.00 | | | $0.00 |
| 0218-024-01-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-02-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-03-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-04-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-05-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-06-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-07-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-08-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-09-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-10-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-11-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-12-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-13-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-14-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-15-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-16-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-17-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-18-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-19-0000 | Yes | Single Family Property | 0.00 | 2,846 | 1 | $3,237.00 |
| 0218-024-20-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-21-0000 | Yes | Single Family Property | 0.00 | 3,047 | 1 | $3,411.00 |
| 0218-024-22-0000 | Yes | Single Family Property | 0.00 | 3,237 | 1 | $3,584.00 |
| 0218-024-23-0000 | No | | 0.00 | | | $0.00 |
| 0218-035-01-0000 | No | | 0.00 | | | $0.00 |
| 0218-035-02-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-01-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-272-02-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-03-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-04-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-05-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-06-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-07-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-08-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-09-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-10-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-11-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-12-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-272-13-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-14-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-15-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-16-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-272-17-0000 | Yes | Single Family Property | 0.11 | 2,532 | 1 | $3,063.00 |
| 0218-272-18-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-19-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-272-20-0000 | Yes | Single Family Property | 0.11 | 2,227 | 1 | $2,709.00 |
| 0218-272-21-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $3,063.00 |
| 0218-272-22-0000 | Yes | Single Family Property | 0.14 | 2,227 | 1 | $2,709.00 |
| 0218-272-23-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-24-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-272-25-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-26-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-272-27-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-28-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-29-0000 | Yes | Single Family Property | 0.11 | 2,227 | 1 | $2,709.00 |
| 0218-272-30-0000 | Yes | Single Family Property | 0.15 | 1,768 | 1 | $2,453.00 |
| 0218-272-31-0000 | Yes | Single Family Property | 0.15 | 1,927 | 1 | $2,542.00 |
| 0218-272-32-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-33-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-272-34-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-35-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-36-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-272-37-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-38-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-39-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-40-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-41-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-42-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-43-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-44-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-45-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-272-46-0000 | Yes | Single Family Property | 0.11 | 1,768 | 1 | $2,453.00 |
| 0218-272-47-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-272-48-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-272-49-0000 | Yes | Single Family Property | 0.14 | 2,227 | 1 | $2,709.00 |
| 0218-272-50-0000 | Yes | Single Family Property | 0.17 | 1,768 | 1 | $2,453.00 |
| 0218-272-51-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $3,063.00 |
| 0218-272-52-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-53-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-54-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-272-55-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-272-56-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-272-57-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-58-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-59-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-60-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-61-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-62-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-63-0000 | No | | 0.00 | | | $0.00 |
| 0218-272-64-0000 | No | | 0.00 | | | $0.00 |
| 0218-273-01-0000 | Yes | Single Family Property | 0.11 | 1,768 | 1 | $2,453.00 |
| 0218-273-02-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-273-03-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-273-04-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-273-05-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-273-06-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-273-07-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-273-08-0000 | Yes | Single Family Property | 0.11 | 2,227 | 1 | $2,709.00 |
| 0218-273-09-0000 | Yes | Single Family Property | 0.19 | 1,768 | 1 | $2,453.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-273-10-0000 | Yes | Single Family Property | 0.14 | 1,583 | 1 | $2,453.00 |
| 0218-273-11-0000 | Yes | Single Family Property | 0.11 | 2,532 | 1 | $3,063.00 |
| 0218-273-12-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-273-13-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-273-14-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-273-15-0000 | Yes | Single Family Property | 0.14 | 2,227 | 1 | $2,709.00 |
| 0218-273-16-0000 | Yes | Single Family Property | 0.20 | 1,768 | 1 | $2,453.00 |
| 0218-273-17-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-273-18-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-273-19-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-273-20-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-273-21-0000 | Yes | Single Family Property | 0.10 | 1,583 | 1 | $2,453.00 |
| 0218-273-22-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-273-23-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-273-24-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-273-25-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-273-26-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-273-27-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-273-28-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-273-29-0000 | Yes | Single Family Property | 0.11 | 2,227 | 1 | $2,709.00 |
| 0218-273-30-0000 | Yes | Single Family Property | 0.10 | 2,532 | 1 | $3,063.00 |
| 0218-273-31-0000 | Yes | Single Family Property | 0.10 | 1,927 | 1 | $2,542.00 |
| 0218-273-32-0000 | Yes | Single Family Property | 0.10 | 1,768 | 1 | $2,453.00 |
| 0218-273-33-0000 | Yes | Single Family Property | 0.10 | 2,227 | 1 | $2,709.00 |
| 0218-273-34-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-273-35-0000 | Yes | Single Family Property | 0.12 | 1,768 | 1 | $2,453.00 |
| 0218-273-36-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-273-37-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-273-38-0000 | Yes | Single Family Property | 0.11 | 2,532 | 1 | $3,063.00 |
| 0218-273-39-0000 | Yes | Single Family Property | 0.11 | 1,768 | 1 | $2,453.00 |
| 0218-273-40-0000 | Yes | Single Family Property | 0.12 | 1,583 | 1 | $2,453.00 |
| 0218-273-41-0000 | Yes | Single Family Property | 0.12 | 2,532 | 1 | $3,063.00 |
| 0218-273-42-0000 | Yes | Single Family Property | 0.11 | 1,583 | 1 | $2,453.00 |
| 0218-273-43-0000 | Yes | Single Family Property | 0.11 | 1,927 | 1 | $2,542.00 |
| 0218-273-44-0000 | Yes | Single Family Property | 0.11 | 2,532 | 1 | $3,063.00 |
| 0218-273-45-0000 | Yes | Single Family Property | 0.11 | 1,768 | 1 | $2,453.00 |
| 0218-273-46-0000 | Yes | Single Family Property | 0.12 | 1,927 | 1 | $2,542.00 |
| 0218-273-47-0000 | No | | 0.00 | | | $0.00 |
| 0218-273-48-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$592,078.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 43**
**(Park Place Facilities Phase IV)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-011-01-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-02-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-03-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-04-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-05-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-06-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-07-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-08-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-09-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-10-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-11-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-12-0000 | Yes | Single Family Detached | 0.14 | 2,717 | 1 | $3,240.00 |
| 1073-011-13-0000 | Yes | Single Family Detached | 0.20 | 3,130 | 1 | $3,573.00 |
| 1073-011-14-0000 | Yes | Single Family Detached | 0.12 | 2,717 | 1 | $3,240.00 |
| 1073-011-15-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-16-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-17-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-18-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-19-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-20-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-21-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-22-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-23-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-24-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-25-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-26-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-27-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-28-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-29-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-30-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-31-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-32-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-33-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-34-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-35-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-36-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-37-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-38-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-39-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-40-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-41-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-42-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-43-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-44-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-45-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-46-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-47-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-48-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-49-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-50-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-51-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-52-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-011-53-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-54-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-55-0000 | Yes | Single Family Detached | 0.11 | 2,934 | 1 | $3,406.00 |
| 1073-011-56-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-57-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-58-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-59-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-60-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-61-0000 | Yes | Single Family Detached | 0.10 | 2,934 | 1 | $3,406.00 |
| 1073-011-62-0000 | Yes | Single Family Detached | 0.12 | 2,934 | 1 | $3,406.00 |
| 1073-011-63-0000 | Yes | Single Family Detached | 0.11 | 2,717 | 1 | $3,240.00 |
| 1073-011-64-0000 | Yes | Single Family Detached | 0.10 | 3,130 | 1 | $3,573.00 |
| 1073-011-65-0000 | Yes | Single Family Detached | 0.10 | 2,717 | 1 | $3,240.00 |
| 1073-011-66-0000 | Yes | Single Family Detached | 0.11 | 2,934 | 1 | $3,406.00 |
| 1073-011-67-0000 | Yes | Single Family Detached | 0.12 | 3,130 | 1 | $3,573.00 |
| 1073-011-68-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-69-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-70-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-71-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-72-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-73-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-74-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-75-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-76-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-77-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-78-0000 | No | | 0.00 | | | $0.00 |
| 1073-011-79-0000 | No | | 0.69 | | | $0.00 |
| 1073-011-80-0000 | No | | 0.04 | | | $0.00 |
| 1073-011-81-0000 | No | | 0.06 | | | $0.00 |
| 1073-011-82-0000 | No | | 0.11 | | | $0.00 |
| 1073-011-83-0000 | No | | 0.03 | | | $0.00 |
| 1073-091-01-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-02-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-03-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-04-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-05-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-06-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-07-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-08-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-09-0000 | Yes | Single Family Detached | 0.16 | 3,125 | 1 | $3,573.00 |
| 1073-091-10-0000 | Yes | Single Family Detached | 0.25 | 3,599 | 1 | $3,782.00 |
| 1073-091-11-0000 | Yes | Single Family Detached | 0.17 | 3,125 | 1 | $3,573.00 |
| 1073-091-12-0000 | Yes | Single Family Detached | 0.13 | 3,125 | 1 | $3,573.00 |
| 1073-091-13-0000 | Yes | Single Family Detached | 0.13 | 3,599 | 1 | $3,782.00 |
| 1073-091-14-0000 | Yes | Single Family Detached | 0.13 | 3,413 | 1 | $3,782.00 |
| 1073-091-15-0000 | Yes | Single Family Detached | 0.13 | 3,599 | 1 | $3,782.00 |
| 1073-091-16-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-17-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-18-0000 | Yes | Single Family Detached | 0.12 | 3,410 | 1 | $3,782.00 |
| 1073-091-19-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-20-0000 | Yes | Single Family Detached | 0.14 | 3,599 | 1 | $3,782.00 |
| 1073-091-21-0000 | Yes | Single Family Detached | 0.13 | 3,413 | 1 | $3,782.00 |
| 1073-091-22-0000 | Yes | Single Family Detached | 0.15 | 3,125 | 1 | $3,573.00 |
| 1073-091-23-0000 | Yes | Single Family Detached | 0.15 | 3,599 | 1 | $3,782.00 |
| 1073-091-24-0000 | Yes | Single Family Detached | 0.13 | 3,599 | 1 | $3,782.00 |
| 1073-091-25-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-26-0000 | Yes | Single Family Detached | 0.16 | 3,599 | 1 | $3,782.00 |
| 1073-091-27-0000 | Yes | Single Family Detached | 0.15 | 3,599 | 1 | $3,782.00 |
| 1073-091-28-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-29-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-30-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-091-31-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-32-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-33-0000 | Yes | Single Family Detached | 0.13 | 3,413 | 1 | $3,782.00 |
| 1073-091-34-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-35-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-36-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-37-0000 | Yes | Single Family Detached | 0.12 | 3,125 | 1 | $3,573.00 |
| 1073-091-38-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-39-0000 | Yes | Single Family Detached | 0.13 | 3,599 | 1 | $3,782.00 |
| 1073-091-40-0000 | Yes | Single Family Detached | 0.14 | 3,599 | 1 | $3,782.00 |
| 1073-091-41-0000 | Yes | Single Family Detached | 0.15 | 3,125 | 1 | $3,573.00 |
| 1073-091-42-0000 | Yes | Single Family Detached | 0.18 | 3,599 | 1 | $3,782.00 |
| 1073-091-43-0000 | Yes | Single Family Detached | 0.18 | 3,413 | 1 | $3,782.00 |
| 1073-091-44-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-45-0000 | Yes | Single Family Detached | 0.12 | 3,599 | 1 | $3,782.00 |
| 1073-091-46-0000 | Yes | Single Family Detached | 0.12 | 3,413 | 1 | $3,782.00 |
| 1073-091-47-0000 | Yes | Single Family Detached | 0.14 | 3,599 | 1 | $3,782.00 |
| 1073-091-48-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-49-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-50-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-51-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-52-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-53-0000 | No | | 0.00 | | | $0.00 |
| 1073-091-54-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-01-0000 | Yes | Single Family Detached | 0.11 | 2,280 | 1 | $2,823.00 |
| 1073-121-02-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,990.00 |
| 1073-121-03-0000 | Yes | Single Family Detached | 0.10 | 2,335 | 1 | $2,830.00 |
| 1073-121-04-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-05-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-06-0000 | Yes | Single Family Detached | 0.10 | 2,479 | 1 | $2,990.00 |
| 1073-121-07-0000 | Yes | Single Family Detached | 0.12 | 2,335 | 1 | $2,830.00 |
| 1073-121-08-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-09-0000 | Yes | Single Family Detached | 0.07 | 2,479 | 1 | $2,990.00 |
| 1073-121-10-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-11-0000 | Yes | Single Family Detached | 0.07 | 2,479 | 1 | $2,990.00 |
| 1073-121-12-0000 | Yes | Single Family Detached | 0.07 | 2,335 | 1 | $2,830.00 |
| 1073-121-13-0000 | Yes | Single Family Detached | 0.07 | 2,479 | 1 | $2,990.00 |
| 1073-121-14-0000 | Yes | Single Family Detached | 0.07 | 2,335 | 1 | $2,830.00 |
| 1073-121-15-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-16-0000 | Yes | Single Family Detached | 0.07 | 2,479 | 1 | $2,990.00 |
| 1073-121-17-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-18-0000 | Yes | Single Family Detached | 0.07 | 2,335 | 1 | $2,830.00 |
| 1073-121-19-0000 | Yes | Single Family Detached | 0.07 | 2,479 | 1 | $2,990.00 |
| 1073-121-20-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-21-0000 | Yes | Single Family Detached | 0.12 | 2,335 | 1 | $2,830.00 |
| 1073-121-22-0000 | Yes | Single Family Detached | 0.10 | 2,280 | 1 | $2,823.00 |
| 1073-121-23-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-24-0000 | Yes | Single Family Detached | 0.07 | 2,280 | 1 | $2,823.00 |
| 1073-121-25-0000 | Yes | Single Family Detached | 0.09 | 2,335 | 1 | $2,830.00 |
| 1073-121-26-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-27-0000 | Yes | Single Family Detached | 0.10 | 2,479 | 1 | $2,990.00 |
| 1073-121-28-0000 | Yes | Single Family Detached | 0.10 | 2,335 | 1 | $2,830.00 |
| 1073-121-29-0000 | Yes | Single Family Detached | 0.09 | 2,280 | 1 | $2,823.00 |
| 1073-121-30-0000 | Yes | Single Family Detached | 0.09 | 2,479 | 1 | $2,990.00 |
| 1073-121-31-0000 | Yes | Single Family Detached | 0.10 | 2,280 | 1 | $2,823.00 |
| 1073-121-32-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-33-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-34-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-35-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-36-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-37-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-121-38-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-39-0000 | Yes | Single Family Detached | 0.09 | 2,479 | 1 | $2,990.00 |
| 1073-121-40-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-41-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-42-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-43-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-44-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-45-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-46-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-47-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-48-0000 | Yes | Single Family Detached | 0.09 | 2,335 | 1 | $2,830.00 |
| 1073-121-49-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-50-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-51-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-52-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-53-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-54-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-55-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-56-0000 | Yes | Single Family Detached | 0.10 | 2,479 | 1 | $2,990.00 |
| 1073-121-57-0000 | Yes | Single Family Detached | 0.08 | 2,335 | 1 | $2,830.00 |
| 1073-121-58-0000 | Yes | Single Family Detached | 0.08 | 2,280 | 1 | $2,823.00 |
| 1073-121-59-0000 | Yes | Single Family Detached | 0.08 | 2,479 | 1 | $2,990.00 |
| 1073-121-60-0000 | Yes | Single Family Detached | 0.10 | 2,335 | 1 | $2,830.00 |
| 1073-121-61-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-62-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-63-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-64-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-65-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-66-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-67-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-68-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-69-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-70-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-71-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-72-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-73-0000 | No | | 0.00 | | | $0.00 |
| 1073-121-74-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-01-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-02-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-03-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-301-04-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-05-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-06-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-07-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-08-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-301-09-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,990.00 |
| 1073-301-10-0000 | Yes | Single Family Detached | 0.10 | 2,418 | 1 | $2,990.00 |
| 1073-301-11-0000 | Yes | Single Family Detached | 0.10 | 2,681 | 1 | $3,156.00 |
| 1073-301-12-0000 | Yes | Single Family Detached | 0.11 | 2,496 | 1 | $2,990.00 |
| 1073-301-13-0000 | Yes | Single Family Detached | 0.12 | 2,681 | 1 | $3,156.00 |
| 1073-301-14-0000 | Yes | Single Family Detached | 0.12 | 2,496 | 1 | $2,990.00 |
| 1073-301-15-0000 | Yes | Single Family Detached | 0.13 | 2,681 | 1 | $3,156.00 |
| 1073-301-16-0000 | Yes | Single Family Detached | 0.14 | 2,496 | 1 | $2,990.00 |
| 1073-301-17-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-18-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-19-0000 | Yes | Single Family Detached | 0.11 | 2,681 | 1 | $3,156.00 |
| 1073-301-20-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-21-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-301-22-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,990.00 |
| 1073-301-23-0000 | Yes | Single Family Detached | 0.10 | 2,681 | 1 | $3,156.00 |
| 1073-301-24-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-301-25-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-26-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-301-27-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-28-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-29-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-301-30-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-31-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-301-32-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-301-33-0000 | Yes | Single Family Detached | 0.11 | 2,681 | 1 | $3,156.00 |
| 1073-301-34-0000 | Yes | Single Family Detached | 0.13 | 2,681 | 1 | $3,156.00 |
| 1073-301-35-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-301-36-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-301-37-0000 | Yes | Single Family Detached | 0.11 | 2,681 | 1 | $3,156.00 |
| 1073-301-38-0000 | Yes | Single Family Detached | 0.11 | 2,496 | 1 | $2,990.00 |
| 1073-301-39-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-301-40-0000 | Yes | Single Family Detached | 0.11 | 2,681 | 1 | $3,156.00 |
| 1073-301-41-0000 | Yes | Single Family Detached | 0.11 | 2,496 | 1 | $2,990.00 |
| 1073-301-42-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-301-43-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-44-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-45-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-46-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-47-0000 | No | | 0.00 | | | $0.00 |
| 1073-301-48-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-01-0000 | Yes | Single Family Detached | 0.11 | 2,681 | 1 | $3,156.00 |
| 1073-302-02-0000 | Yes | Single Family Detached | 0.11 | 2,496 | 1 | $2,990.00 |
| 1073-302-03-0000 | Yes | Single Family Detached | 0.10 | 2,681 | 1 | $3,156.00 |
| 1073-302-04-0000 | Yes | Single Family Detached | 0.10 | 2,418 | 1 | $2,990.00 |
| 1073-302-05-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,990.00 |
| 1073-302-06-0000 | Yes | Single Family Detached | 0.10 | 2,418 | 1 | $2,990.00 |
| 1073-302-07-0000 | Yes | Single Family Detached | 0.10 | 2,681 | 1 | $3,156.00 |
| 1073-302-08-0000 | Yes | Single Family Detached | 0.10 | 2,418 | 1 | $2,990.00 |
| 1073-302-09-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,990.00 |
| 1073-302-10-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-302-11-0000 | Yes | Single Family Detached | 0.13 | 2,681 | 1 | $3,156.00 |
| 1073-302-12-0000 | Yes | Single Family Detached | 0.20 | 2,496 | 1 | $2,990.00 |
| 1073-302-13-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-14-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-15-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-16-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-17-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-18-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-19-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-20-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-21-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-22-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-23-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-24-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-25-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-26-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-27-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-28-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-29-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-30-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-31-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-32-0000 | Yes | Single Family Detached | 0.09 | 2,496 | 1 | $2,990.00 |
| 1073-302-33-0000 | Yes | Single Family Detached | 0.09 | 2,418 | 1 | $2,990.00 |
| 1073-302-34-0000 | Yes | Single Family Detached | 0.22 | 2,681 | 1 | $3,156.00 |
| 1073-302-35-0000 | Yes | Single Family Detached | 0.17 | 2,418 | 1 | $2,990.00 |
| 1073-302-36-0000 | Yes | Single Family Detached | 0.09 | 2,681 | 1 | $3,156.00 |
| 1073-302-37-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,990.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-302-38-0000 | Yes | Single Family Detached | 0.11 | 2,418 | 1 | $2,990.00 |
| 1073-302-39-0000 | Yes | Single Family Detached | 0.12 | 2,496 | 1 | $2,990.00 |
| 1073-302-40-0000 | Yes | Single Family Detached | 0.12 | 2,681 | 1 | $3,156.00 |
| 1073-302-41-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-42-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-43-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-44-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-45-0000 | No | | 0.00 | | | $0.00 |
| 1073-302-46-0000 | No | | 0.00 | | | $0.00 |
| 1073-321-01-0000 | Yes | Single Family Detached One Story | 0.14 | 2,610 | 1 | $3,442.00 |
| 1073-321-02-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-03-0000 | Yes | Single Family Detached One Story | 0.16 | 2,494 | 1 | $3,346.00 |
| 1073-321-04-0000 | Yes | Single Family Detached One Story | 0.16 | 2,610 | 1 | $3,442.00 |
| 1073-321-05-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-06-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-07-0000 | Yes | Single Family Detached One Story | 0.18 | 2,494 | 1 | $3,346.00 |
| 1073-321-08-0000 | Yes | Single Family Detached One Story | 0.28 | 2,491 | 1 | $3,346.00 |
| 1073-321-09-0000 | Yes | Single Family Detached One Story | 0.20 | 2,494 | 1 | $3,346.00 |
| 1073-321-10-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-11-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-12-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-13-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-14-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-15-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-16-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-17-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-18-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-19-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-20-0000 | Yes | Single Family Detached One Story | 0.29 | 2,494 | 1 | $3,346.00 |
| 1073-321-21-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-22-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-23-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-24-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-25-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-26-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-27-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-28-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-29-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-30-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-31-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-32-0000 | Yes | Single Family Detached One Story | 0.16 | 2,610 | 1 | $3,442.00 |
| 1073-321-33-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-34-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-35-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-36-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-37-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-38-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-39-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-40-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-41-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-42-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-43-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-44-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-45-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-46-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-47-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-48-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-49-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-50-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-51-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-52-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-321-53-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-54-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-55-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-56-0000 | Yes | Single Family Detached One Story | 0.16 | 2,494 | 1 | $3,346.00 |
| 1073-321-57-0000 | Yes | Single Family Detached One Story | 0.17 | 2,610 | 1 | $3,442.00 |
| 1073-321-58-0000 | Yes | Single Family Detached One Story | 0.18 | 2,494 | 1 | $3,346.00 |
| 1073-321-59-0000 | Yes | Single Family Detached One Story | 0.18 | 2,491 | 1 | $3,346.00 |
| 1073-321-60-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-61-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-62-0000 | Yes | Single Family Detached One Story | 0.17 | 2,494 | 1 | $3,346.00 |
| 1073-321-63-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-64-0000 | Yes | Single Family Detached One Story | 0.16 | 2,491 | 1 | $3,346.00 |
| 1073-321-65-0000 | Yes | Single Family Detached One Story | 0.16 | 2,660 | 1 | $3,442.00 |
| 1073-321-66-0000 | Yes | Single Family Detached One Story | 0.17 | 2,610 | 1 | $3,442.00 |
| 1073-321-67-0000 | Yes | Single Family Detached One Story | 0.17 | 2,491 | 1 | $3,346.00 |
| 1073-321-68-0000 | Yes | Single Family Detached One Story | 0.18 | 2,610 | 1 | $3,442.00 |
| 1073-321-69-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-70-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-71-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-72-0000 | Yes | Single Family Detached One Story | 0.16 | 2,491 | 1 | $3,346.00 |
| 1073-321-73-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-74-0000 | Yes | Single Family Detached One Story | 0.17 | 2,494 | 1 | $3,346.00 |
| 1073-321-75-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-76-0000 | Yes | Single Family Detached One Story | 0.15 | 2,610 | 1 | $3,442.00 |
| 1073-321-77-0000 | Yes | Single Family Detached One Story | 0.15 | 2,491 | 1 | $3,346.00 |
| 1073-321-78-0000 | Yes | Single Family Detached One Story | 0.15 | 2,494 | 1 | $3,346.00 |
| 1073-321-79-0000 | Yes | Single Family Detached One Story | 0.14 | 2,610 | 1 | $3,442.00 |
| 1073-321-80-0000 | No | | 1.39 | | | $0.00 |
| 1073-321-81-0000 | No | | 0.08 | | | $0.00 |
| 1073-321-82-0000 | No | | 0.01 | | | $0.00 |
| 1073-321-83-0000 | No | | 0.01 | | | $0.00 |
| 1073-321-84-0000 | No | | 0.01 | | | $0.00 |
| 1073-321-85-0000 | No | | 0.02 | | | $0.00 |
| 1073-321-86-0000 | No | | 0.02 | | | $0.00 |
| 1073-321-87-0000 | No | | 0.02 | | | $0.00 |
| 1073-321-88-0000 | No | | 0.02 | | | $0.00 |
| 1073-321-89-0000 | No | | 0.01 | | | $0.00 |
| 1073-321-90-0000 | No | | 0.00 | | | $0.00 |
| 1073-321-91-0000 | No | | 0.00 | | | $0.00 |
| 1073-321-92-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$1,093,091.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 46**
**(Avenue 176 Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-043-01-0000 | Yes | Single Family Property | 0.15 | 3,173 | 1 | $3,416.00 |
| 0218-043-02-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-03-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-04-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-05-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-06-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-07-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-08-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-09-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-10-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-11-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-12-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-13-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-14-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-15-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-16-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-17-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-18-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-19-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-20-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-21-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-22-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-23-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-24-0000 | Yes | Single Family Property | 0.15 | 2,532 | 1 | $2,751.00 |
| 0218-043-25-0000 | Yes | Single Family Property | 0.15 | 3,173 | 1 | $3,416.00 |
| 0218-043-26-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-27-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-28-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-29-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-30-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-31-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-32-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-33-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-34-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-35-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-36-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-043-37-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-043-38-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-043-39-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-40-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-41-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-42-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-43-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-44-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-45-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-043-46-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-043-47-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-043-48-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-043-49-0000 | Yes | Single Family Property | 0.15 | 3,156 | 1 | $3,416.00 |
| 0218-043-50-0000 | No | | 0.00 | | | $0.00 |
| 0218-043-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-043-52-0000 | No | | 0.00 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-043-53-0000 | No | | 0.00 | | | $0.00 |
| 0218-043-54-0000 | No | | 0.00 | | | $0.00 |
| 0218-043-55-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-01-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-044-02-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-03-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-04-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-05-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-06-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-07-0000 | Yes | Single Family Property | 0.12 | 3,156 | 1 | $3,416.00 |
| 0218-044-08-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-044-09-0000 | Yes | Single Family Property | 0.12 | 3,046 | 1 | $3,275.00 |
| 0218-044-10-0000 | Yes | Single Family Property | 0.15 | 3,173 | 1 | $3,416.00 |
| 0218-044-11-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-12-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-13-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-14-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-15-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-16-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-17-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-18-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-19-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-20-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-21-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-22-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-23-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-24-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-25-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-26-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-27-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-28-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-29-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-30-0000 | Yes | Single Family Property | 0.15 | 3,156 | 1 | $3,416.00 |
| 0218-044-31-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-044-32-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-33-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-044-34-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-044-35-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-044-36-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-044-37-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-38-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-39-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-42-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-43-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-44-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-45-0000 | No | | 0.00 | | | $0.00 |
| 0218-044-46-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-01-0000 | Yes | Single Family Property | 0.14 | 2,532 | 1 | $2,751.00 |
| 0218-413-02-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-413-03-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-413-04-0000 | Yes | Single Family Property | 0.14 | 3,156 | 1 | $3,416.00 |
| 0218-413-05-0000 | Yes | Single Family Property | 0.14 | 3,046 | 1 | $3,275.00 |
| 0218-413-06-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-413-07-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-08-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-09-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-10-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-11-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-12-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-413-13-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-14-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-15-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-16-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-17-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-18-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-19-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-20-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-413-21-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-22-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-23-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-24-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-25-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-26-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-27-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-28-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-29-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-30-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-413-31-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-32-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-33-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-413-34-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-413-35-0000 | Yes | Single Family Property | 0.13 | 2,929 | 1 | $3,141.00 |
| 0218-413-36-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-37-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-38-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-39-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-40-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-41-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-42-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-43-0000 | No | | 0.00 | | | $0.00 |
| 0218-413-44-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-01-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-414-02-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-414-03-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-414-04-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-414-05-0000 | Yes | Single Family Property | 0.12 | 3,156 | 1 | $3,416.00 |
| 0218-414-06-0000 | Yes | Single Family Property | 0.12 | 2,532 | 1 | $2,751.00 |
| 0218-414-07-0000 | Yes | Single Family Property | 0.12 | 3,173 | 1 | $3,416.00 |
| 0218-414-08-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-09-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-10-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-11-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-12-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-414-13-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-414-14-0000 | Yes | Single Family Property | 0.13 | 3,173 | 1 | $3,416.00 |
| 0218-414-15-0000 | Yes | Single Family Property | 0.13 | 2,532 | 1 | $2,751.00 |
| 0218-414-16-0000 | Yes | Single Family Property | 0.13 | 3,046 | 1 | $3,275.00 |
| 0218-414-17-0000 | Yes | Single Family Property | 0.13 | 3,156 | 1 | $3,416.00 |
| 0218-414-18-0000 | Yes | Single Family Property | 0.14 | 3,173 | 1 | $3,416.00 |
| 0218-414-19-0000 | Yes | Single Family Property | 0.13 | 2,929 | 1 | $3,141.00 |
| 0218-414-20-0000 | Yes | Single Family Property | 0.14 | 2,479 | 1 | $2,751.00 |
| 0218-414-21-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-22-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-23-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-24-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-25-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-26-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-27-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-28-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-29-0000 | Yes | Single Family Property | 0.13 | 2,479 | 1 | $2,751.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-414-30-0000 | Yes | Single Family Property | 0.13 | 2,929 | 1 | $3,141.00 |
| 0218-414-31-0000 | Yes | Single Family Property | 0.13 | 2,479 | 1 | $2,751.00 |
| 0218-414-32-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-414-33-0000 | Yes | Single Family Property | 0.13 | 2,479 | 1 | $2,751.00 |
| 0218-414-34-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-414-35-0000 | Yes | Single Family Property | 0.13 | 2,929 | 1 | $3,141.00 |
| 0218-414-36-0000 | Yes | Single Family Property | 0.14 | 2,746 | 1 | $2,879.00 |
| 0218-414-37-0000 | Yes | Single Family Property | 0.14 | 2,929 | 1 | $3,141.00 |
| 0218-414-38-0000 | Yes | Single Family Property | 0.14 | 2,479 | 1 | $2,751.00 |
| 0218-414-39-0000 | Yes | Single Family Property | 0.14 | 2,746 | 1 | $2,879.00 |
| 0218-414-40-0000 | Yes | Single Family Property | 0.16 | 2,929 | 1 | $3,141.00 |
| 0218-414-41-0000 | Yes | Single Family Property | 0.16 | 2,479 | 1 | $2,751.00 |
| 0218-414-42-0000 | Yes | Single Family Property | 0.14 | 2,929 | 1 | $3,141.00 |
| 0218-414-43-0000 | Yes | Single Family Property | 0.15 | 2,479 | 1 | $2,751.00 |
| 0218-414-44-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-414-45-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-46-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-47-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-48-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-49-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-50-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-51-0000 | Yes | Single Family Property | 0.12 | 2,929 | 1 | $3,141.00 |
| 0218-414-52-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-53-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-54-0000 | Yes | Single Family Property | 0.12 | 2,746 | 1 | $2,879.00 |
| 0218-414-55-0000 | Yes | Single Family Property | 0.12 | 2,479 | 1 | $2,751.00 |
| 0218-414-56-0000 | Yes | Single Family Property | 0.13 | 2,746 | 1 | $2,879.00 |
| 0218-414-57-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-58-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-59-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-60-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-61-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-62-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-63-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-64-0000 | No | | 0.00 | | | $0.00 |
| 0218-414-65-0000 | No | | 0.00 | | | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$545,235.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 53**
**(Tevelde Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-331-01-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-331-02-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-331-03-0000 | Yes | Single Family Detached One Story | 0.12 | 2,217 | 1 | $3,042.00 |
| 1073-331-04-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-331-05-0000 | Yes | Single Family Detached One Story | 0.12 | 2,217 | 1 | $3,042.00 |
| 1073-331-06-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-331-07-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-331-08-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-331-09-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-331-10-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-331-11-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-331-12-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-331-13-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-331-14-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-331-15-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-331-16-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-331-17-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-331-18-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-331-19-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-20-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-331-21-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-22-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-331-23-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-331-24-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-25-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-331-26-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-27-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-331-28-0000 | Yes | Single Family Detached | 0.13 | 2,837 | 1 | $3,329.00 |
| 1073-331-29-0000 | Yes | Single Family Detached | 0.14 | 2,562 | 1 | $3,049.00 |
| 1073-331-30-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-31-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-331-32-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-331-33-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-34-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-35-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-331-36-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-331-37-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-331-38-0000 | Yes | Single Family Detached | 0.12 | 2,749 | 1 | $3,260.00 |
| 1073-331-39-0000 | Yes | Single Family Detached | 0.13 | 2,342 | 1 | $2,798.00 |
| 1073-331-40-0000 | Yes | Single Family Detached | 0.12 | 2,479 | 1 | $2,956.00 |
| 1073-331-41-0000 | Yes | Single Family Detached | 0.12 | 2,749 | 1 | $3,260.00 |
| 1073-331-42-0000 | Yes | Single Family Detached | 0.12 | 2,342 | 1 | $2,798.00 |
| 1073-331-43-0000 | No | | 0.40 | | | $0.00 |
| 1073-331-44-0000 | No | | 0.39 | | | $0.00 |
| 1073-331-45-0000 | No | | 0.04 | | | $0.00 |
| 1073-331-46-0000 | No | | 1.10 | | | $0.00 |
| 1073-331-47-0000 | No | | 0.39 | | | $0.00 |
| 1073-331-48-0000 | No | | 0.02 | | | $0.00 |
| 1073-332-01-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-02-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-332-03-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-04-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-332-05-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-06-0000 | Yes | Single Family Detached | 0.13 | 2,947 | 1 | $3,484.00 |
| 1073-332-07-0000 | Yes | Single Family Detached | 0.13 | 2,837 | 1 | $3,329.00 |
| 1073-332-08-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-09-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-332-10-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-332-11-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-12-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-332-13-0000 | Yes | Single Family Detached | 0.12 | 2,947 | 1 | $3,484.00 |
| 1073-332-14-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-332-15-0000 | Yes | Single Family Detached | 0.12 | 2,562 | 1 | $3,049.00 |
| 1073-332-16-0000 | Yes | Single Family Detached | 0.13 | 2,837 | 1 | $3,329.00 |
| 1073-332-17-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-332-18-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-332-19-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-332-20-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-332-21-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-332-22-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-332-23-0000 | Yes | Single Family Detached | 0.13 | 2,837 | 1 | $3,329.00 |
| 1073-332-24-0000 | Yes | Single Family Detached | 0.17 | 2,947 | 1 | $3,484.00 |
| 1073-332-25-0000 | Yes | Single Family Detached | 0.13 | 2,837 | 1 | $3,329.00 |
| 1073-332-26-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-332-27-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-332-28-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-332-29-0000 | Yes | Single Family Detached | 0.11 | 2,837 | 1 | $3,329.00 |
| 1073-332-30-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-332-31-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-332-32-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-332-33-0000 | Yes | Single Family Detached | 0.12 | 2,837 | 1 | $3,329.00 |
| 1073-332-34-0000 | Yes | Single Family Detached | 0.17 | 2,947 | 1 | $3,484.00 |
| 1073-332-35-0000 | Yes | Single Family Detached | 0.16 | 2,837 | 1 | $3,329.00 |
| 1073-332-36-0000 | Yes | Single Family Detached | 0.11 | 2,837 | 1 | $3,329.00 |
| 1073-332-37-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-332-38-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-332-39-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-40-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-41-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-42-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-43-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-44-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-45-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-46-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-332-47-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-48-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-49-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-50-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-51-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-332-52-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-332-53-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-332-54-0000 | No | | 0.07 | | | $0.00 |
| 1073-332-55-0000 | No | | 0.04 | | | $0.00 |
| 1073-332-56-0000 | No | | 0.34 | | | $0.00 |
| 1073-332-57-0000 | No | | 0.93 | | | $0.00 |
| 1073-332-58-0000 | No | | 0.08 | | | $0.00 |
| 1073-332-59-0000 | No | | 0.02 | | | $0.00 |
| 1073-332-60-0000 | No | | 0.01 | | | $0.00 |
| 1073-333-01-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |
| 1073-333-02-0000 | Yes | Single Family Detached | 0.11 | 3,383 | 1 | $3,974.00 |
| 1073-333-03-0000 | Yes | Single Family Detached | 0.11 | 3,085 | 1 | $3,639.00 |
| 1073-333-04-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-05-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-333-06-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-07-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-08-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-09-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-333-10-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-11-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-12-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-13-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |
| 1073-333-14-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-15-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-16-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |
| 1073-333-17-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-18-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-19-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |
| 1073-333-20-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-21-0000 | Yes | Single Family Detached One Story | 0.10 | 2,217 | 1 | $3,042.00 |
| 1073-333-22-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-23-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-24-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-25-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-333-26-0000 | Yes | Single Family Detached | 0.11 | 3,383 | 1 | $3,974.00 |
| 1073-333-27-0000 | Yes | Single Family Detached One Story | 0.11 | 2,217 | 1 | $3,042.00 |
| 1073-333-28-0000 | Yes | Single Family Detached | 0.10 | 3,160 | 1 | $3,657.00 |
| 1073-333-29-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-30-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-333-31-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-32-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-33-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-34-0000 | Yes | Single Family Detached | 0.10 | 2,810 | 1 | $3,329.00 |
| 1073-333-35-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-36-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-37-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-38-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-39-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-40-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-41-0000 | Yes | Single Family Detached | 0.10 | 3,085 | 1 | $3,639.00 |
| 1073-333-42-0000 | Yes | Single Family Detached | 0.10 | 3,383 | 1 | $3,974.00 |
| 1073-333-43-0000 | No | | 1.44 | | | $0.00 |
| 1073-333-44-0000 | No | | 0.02 | | | $0.00 |
| 1073-333-45-0000 | No | | 0.02 | | | $0.00 |
| 1073-333-46-0000 | No | | 0.02 | | | $0.00 |
| 1073-333-47-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-01-0000 | Yes | Single Family Detached | 0.10 | 3,993 | 1 | $4,437.00 |
| 1073-334-02-0000 | Yes | Single Family Detached | 0.10 | 3,438 | 1 | $3,998.00 |
| 1073-334-03-0000 | Yes | Single Family Detached One Story | 0.10 | 2,312 | 1 | $3,123.00 |
| 1073-334-04-0000 | Yes | Single Family Detached | 0.10 | 3,755 | 1 | $4,356.00 |
| 1073-334-05-0000 | Yes | Single Family Detached | 0.10 | 3,427 | 1 | $3,998.00 |
| 1073-334-06-0000 | Yes | Single Family Detached | 0.12 | 3,403 | 1 | $3,998.00 |
| 1073-334-07-0000 | Yes | Single Family Detached | 0.12 | 3,755 | 1 | $4,356.00 |
| 1073-334-08-0000 | Yes | Single Family Detached | 0.13 | 3,427 | 1 | $3,998.00 |
| 1073-334-09-0000 | Yes | Single Family Detached One Story | 0.13 | 2,312 | 1 | $3,123.00 |
| 1073-334-10-0000 | Yes | Single Family Detached | 0.19 | 3,733 | 1 | $4,356.00 |
| 1073-334-11-0000 | Yes | Single Family Detached One Story | 0.24 | 2,312 | 1 | $3,123.00 |
| 1073-334-12-0000 | Yes | Single Family Detached | 0.11 | 3,403 | 1 | $3,998.00 |
| 1073-334-13-0000 | Yes | Single Family Detached | 0.11 | 3,755 | 1 | $4,356.00 |
| 1073-334-14-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-15-0000 | Yes | Single Family Detached | 0.11 | 3,721 | 1 | $4,356.00 |
| 1073-334-16-0000 | Yes | Single Family Detached | 0.11 | 3,438 | 1 | $3,998.00 |
| 1073-334-17-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-18-0000 | Yes | Single Family Detached | 0.11 | 3,427 | 1 | $3,998.00 |
| 1073-334-19-0000 | Yes | Single Family Detached | 0.11 | 3,733 | 1 | $4,356.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-334-20-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-21-0000 | Yes | Single Family Detached | 0.11 | 3,733 | 1 | $4,356.00 |
| 1073-334-22-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-23-0000 | Yes | Single Family Detached | 0.11 | 3,755 | 1 | $4,356.00 |
| 1073-334-24-0000 | Yes | Single Family Detached | 0.11 | 3,403 | 1 | $3,998.00 |
| 1073-334-25-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-26-0000 | Yes | Single Family Detached | 0.11 | 3,427 | 1 | $3,998.00 |
| 1073-334-27-0000 | Yes | Single Family Detached | 0.11 | 3,733 | 1 | $4,356.00 |
| 1073-334-28-0000 | Yes | Single Family Detached | 0.11 | 3,438 | 1 | $3,998.00 |
| 1073-334-29-0000 | Yes | Single Family Detached | 0.11 | 3,721 | 1 | $4,356.00 |
| 1073-334-30-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-334-31-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-334-32-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-334-33-0000 | Yes | Single Family Detached | 0.11 | 3,721 | 1 | $4,356.00 |
| 1073-334-34-0000 | Yes | Single Family Detached | 0.11 | 3,403 | 1 | $3,998.00 |
| 1073-334-35-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-36-0000 | Yes | Single Family Detached | 0.11 | 3,733 | 1 | $4,356.00 |
| 1073-334-37-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-38-0000 | Yes | Single Family Detached | 0.11 | 3,427 | 1 | $3,998.00 |
| 1073-334-39-0000 | Yes | Single Family Detached | 0.11 | 3,755 | 1 | $4,356.00 |
| 1073-334-40-0000 | Yes | Single Family Detached One Story | 0.11 | 2,312 | 1 | $3,123.00 |
| 1073-334-41-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-42-0000 | Yes | Single Family Detached | 0.10 | 2,342 | 1 | $2,798.00 |
| 1073-334-43-0000 | Yes | Single Family Detached | 0.10 | 2,479 | 1 | $2,956.00 |
| 1073-334-44-0000 | Yes | Single Family Detached | 0.10 | 2,342 | 1 | $2,798.00 |
| 1073-334-45-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,260.00 |
| 1073-334-46-0000 | Yes | Single Family Detached | 0.10 | 2,479 | 1 | $2,956.00 |
| 1073-334-47-0000 | Yes | Single Family Detached | 0.10 | 2,342 | 1 | $2,798.00 |
| 1073-334-48-0000 | Yes | Single Family Detached | 0.10 | 2,496 | 1 | $2,956.00 |
| 1073-334-49-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-50-0000 | Yes | Single Family Detached | 0.21 | 2,479 | 1 | $2,956.00 |
| 1073-334-51-0000 | Yes | Single Family Detached | 0.16 | 2,342 | 1 | $2,798.00 |
| 1073-334-52-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,260.00 |
| 1073-334-53-0000 | Yes | Single Family Detached | 0.12 | 2,342 | 1 | $2,798.00 |
| 1073-334-54-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-55-0000 | Yes | Single Family Detached | 0.18 | 2,749 | 1 | $3,260.00 |
| 1073-334-56-0000 | Yes | Single Family Detached | 0.17 | 2,479 | 1 | $2,956.00 |
| 1073-334-57-0000 | Yes | Single Family Detached | 0.12 | 2,342 | 1 | $2,798.00 |
| 1073-334-58-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-59-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-60-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-61-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-62-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-63-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-64-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-65-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-66-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-67-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-68-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-69-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-70-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-71-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-72-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-73-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-74-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-75-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-76-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-77-0000 | Yes | Single Family Detached | 0.12 | 2,342 | 1 | $2,798.00 |
| 1073-334-78-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-79-0000 | Yes | Single Family Detached | 0.12 | 2,749 | 1 | $3,260.00 |
| 1073-334-80-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-334-81-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-82-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-83-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-84-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-85-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-86-0000 | Yes | Single Family Detached | 0.11 | 2,342 | 1 | $2,798.00 |
| 1073-334-87-0000 | Yes | Single Family Detached | 0.11 | 2,479 | 1 | $2,956.00 |
| 1073-334-88-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,260.00 |
| 1073-334-89-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-90-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-91-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-92-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-93-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-94-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-95-0000 | No | | 0.02 | | | $0.00 |
| 1073-334-96-0000 | No | | 0.02 | | | $0.00 |
| 1073-391-01-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-391-02-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-391-03-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-391-04-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-391-05-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-391-06-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-391-07-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-391-08-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-391-09-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-391-10-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-391-11-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-391-12-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-391-13-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-391-14-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-391-15-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-391-16-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-391-17-0000 | Yes | Single Family Detached | 0.13 | 2,562 | 1 | $3,049.00 |
| 1073-391-18-0000 | Yes | Single Family Detached | 0.21 | 2,947 | 1 | $3,484.00 |
| 1073-391-19-0000 | Yes | Single Family Detached | 0.11 | 2,837 | 1 | $3,329.00 |
| 1073-391-20-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-391-21-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-391-22-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-391-23-0000 | Yes | Single Family Detached | 0.11 | 2,837 | 1 | $3,329.00 |
| 1073-391-24-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-391-25-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-391-26-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-391-27-0000 | Yes | Single Family Detached | 0.11 | 3,085 | 1 | $3,639.00 |
| 1073-391-28-0000 | Yes | Single Family Detached | 0.17 | 3,383 | 1 | $3,974.00 |
| 1073-391-29-0000 | Yes | Single Family Detached | 0.16 | 3,085 | 1 | $3,639.00 |
| 1073-391-30-0000 | Yes | Single Family Detached | 0.11 | 3,085 | 1 | $3,639.00 |
| 1073-391-31-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-391-32-0000 | Yes | Single Family Detached One Story | 0.11 | 2,217 | 1 | $3,042.00 |
| 1073-391-33-0000 | Yes | Single Family Detached | 0.11 | 3,383 | 1 | $3,974.00 |
| 1073-391-34-0000 | Yes | Single Family Detached | 0.11 | 3,085 | 1 | $3,639.00 |
| 1073-391-35-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-391-36-0000 | No | | 2.32 | | | $0.00 |
| 1073-391-37-0000 | No | | 0.53 | | | $0.00 |
| 1073-391-38-0000 | No | | 0.05 | | | $0.00 |
| 1073-391-39-0000 | No | | 0.01 | | | $0.00 |
| 1073-391-40-0000 | No | | 0.08 | | | $0.00 |
| 1073-392-01-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-02-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-03-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-04-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-05-0000 | Yes | Single Family Detached One Story | 0.12 | 2,217 | 1 | $3,042.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-392-06-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-07-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-08-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-09-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-10-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-11-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-12-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-13-0000 | Yes | Single Family Detached | 0.13 | 2,810 | 1 | $3,329.00 |
| 1073-392-14-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-15-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-16-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-17-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-18-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-19-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-20-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-21-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-22-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-23-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-24-0000 | Yes | Single Family Detached | 0.12 | 2,810 | 1 | $3,329.00 |
| 1073-392-25-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-26-0000 | Yes | Single Family Detached | 0.12 | 3,085 | 1 | $3,639.00 |
| 1073-392-27-0000 | Yes | Single Family Detached | 0.12 | 3,383 | 1 | $3,974.00 |
| 1073-392-28-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-392-29-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-30-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-31-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-32-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-33-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-34-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-35-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-36-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-37-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-38-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-39-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-40-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-41-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-42-0000 | Yes | Single Family Detached | 0.11 | 2,947 | 1 | $3,484.00 |
| 1073-392-43-0000 | Yes | Single Family Detached | 0.11 | 2,562 | 1 | $3,049.00 |
| 1073-392-44-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-45-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-46-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-47-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-48-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-49-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-50-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-51-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-52-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-53-0000 | Yes | Single Family Detached | 0.10 | 2,837 | 1 | $3,329.00 |
| 1073-392-54-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-55-0000 | Yes | Single Family Detached | 0.10 | 2,562 | 1 | $3,049.00 |
| 1073-392-56-0000 | Yes | Single Family Detached | 0.10 | 2,947 | 1 | $3,484.00 |
| 1073-392-57-0000 | Yes | Single Family Detached | 0.11 | 2,837 | 1 | $3,329.00 |
| 1073-392-58-0000 | No | | 0.02 | | | $0.00 |
| 1073-392-59-0000 | No | | 0.02 | | | $0.00 |
| 1073-392-60-0000 | No | | 0.01 | | | $0.00 |
| 1073-392-61-0000 | No | | 0.01 | | | $0.00 |
| 1073-392-62-0000 | No | | 0.02 | | | $0.00 |
| 1073-401-01-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-02-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-03-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-04-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-401-05-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-06-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-07-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-08-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-09-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-10-0000 | Yes | Single Family Detached | 0.10 | 2,451 | 1 | $2,956.00 |
| 1073-401-11-0000 | Yes | Single Family Detached | 0.10 | 2,674 | 1 | $3,094.00 |
| 1073-401-12-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-13-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-14-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-15-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-16-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-17-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-18-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-19-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-20-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-21-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-22-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-23-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-24-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-25-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-26-0000 | Yes | Single Family Detached | 0.10 | 2,451 | 1 | $2,956.00 |
| 1073-401-27-0000 | Yes | Single Family Detached | 0.10 | 2,264 | 1 | $2,642.00 |
| 1073-401-28-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-29-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-30-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-31-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-32-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-33-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-34-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-401-35-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-401-36-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-401-37-0000 | No | | 0.02 | | | $0.00 |
| 1073-401-38-0000 | No | | 0.02 | | | $0.00 |
| 1073-401-39-0000 | No | | 0.02 | | | $0.00 |
| 1073-401-40-0000 | No | | 0.02 | | | $0.00 |
| 1073-402-01-0000 | Yes | Single Family Detached | 0.11 | 2,674 | 1 | $3,094.00 |
| 1073-402-02-0000 | Yes | Single Family Detached | 0.10 | 2,451 | 1 | $2,956.00 |
| 1073-402-03-0000 | Yes | Single Family Detached | 0.10 | 2,264 | 1 | $2,642.00 |
| 1073-402-04-0000 | Yes | Single Family Detached | 0.10 | 2,674 | 1 | $3,094.00 |
| 1073-402-05-0000 | Yes | Single Family Detached | 0.10 | 2,264 | 1 | $2,642.00 |
| 1073-402-06-0000 | Yes | Single Family Detached | 0.10 | 2,451 | 1 | $2,956.00 |
| 1073-402-07-0000 | Yes | Single Family Detached | 0.10 | 2,674 | 1 | $3,094.00 |
| 1073-402-08-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-402-09-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-402-10-0000 | Yes | Single Family Detached | 0.14 | 2,451 | 1 | $2,956.00 |
| 1073-402-11-0000 | Yes | Single Family Detached | 0.16 | 2,674 | 1 | $3,094.00 |
| 1073-402-12-0000 | Yes | Single Family Detached | 0.11 | 2,264 | 1 | $2,642.00 |
| 1073-402-13-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-402-14-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-402-15-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-402-16-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-402-17-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-402-18-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-402-19-0000 | Yes | Single Family Detached | 0.09 | 2,451 | 1 | $2,956.00 |
| 1073-402-20-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-402-21-0000 | Yes | Single Family Detached | 0.09 | 2,264 | 1 | $2,642.00 |
| 1073-402-22-0000 | Yes | Single Family Detached | 0.09 | 2,674 | 1 | $3,094.00 |
| 1073-402-23-0000 | Yes | Single Family Detached | 0.12 | 3,755 | 1 | $4,356.00 |
| 1073-402-24-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-402-25-0000 | Yes | Single Family Detached | 0.12 | 3,733 | 1 | $4,356.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-402-26-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-402-27-0000 | Yes | Single Family Detached | 0.12 | 3,721 | 1 | $4,356.00 |
| 1073-402-28-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-29-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-402-30-0000 | Yes | Single Family Detached | 0.13 | 3,755 | 1 | $4,356.00 |
| 1073-402-31-0000 | Yes | Single Family Detached | 0.13 | 3,721 | 1 | $4,356.00 |
| 1073-402-32-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-33-0000 | Yes | Single Family Detached | 0.12 | 3,733 | 1 | $4,356.00 |
| 1073-402-34-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-402-35-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-36-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-402-37-0000 | Yes | Single Family Detached | 0.12 | 3,721 | 1 | $4,356.00 |
| 1073-402-38-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-402-39-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-402-40-0000 | Yes | Single Family Detached | 0.12 | 3,755 | 1 | $4,356.00 |
| 1073-402-41-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-42-0000 | Yes | Single Family Detached | 0.12 | 3,733 | 1 | $4,356.00 |
| 1073-402-43-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-44-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-402-45-0000 | Yes | Single Family Detached | 0.12 | 3,755 | 1 | $4,356.00 |
| 1073-402-46-0000 | Yes | Single Family Detached | 0.12 | 3,403 | 1 | $3,998.00 |
| 1073-402-47-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-402-48-0000 | No | | 0.27 | | | $0.00 |
| 1073-402-50-0000 | No | | 0.39 | | | $0.00 |
| 1073-402-51-0000 | No | | 0.01 | | | $0.00 |
| 1073-402-52-0000 | No | | 0.02 | | | $0.00 |
| 1073-402-53-0000 | No | | 0.06 | | | $0.00 |
| 1073-402-54-0000 | No | | 1.61 | | | $0.00 |
| 1073-403-01-0000 | Yes | Single Family Detached | 0.13 | 3,733 | 1 | $4,356.00 |
| 1073-403-02-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-03-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-403-04-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-05-0000 | Yes | Single Family Detached | 0.12 | 3,721 | 1 | $4,356.00 |
| 1073-403-06-0000 | Yes | Single Family Detached | 0.12 | 3,403 | 1 | $3,998.00 |
| 1073-403-07-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-08-0000 | Yes | Single Family Detached | 0.13 | 3,733 | 1 | $4,356.00 |
| 1073-403-09-0000 | Yes | Single Family Detached | 0.13 | 3,755 | 1 | $4,356.00 |
| 1073-403-10-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-403-11-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-12-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-403-13-0000 | Yes | Single Family Detached | 0.12 | 3,721 | 1 | $4,356.00 |
| 1073-403-14-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-15-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-403-16-0000 | Yes | Single Family Detached | 0.13 | 3,721 | 1 | $4,356.00 |
| 1073-403-17-0000 | Yes | Single Family Detached | 0.13 | 3,755 | 1 | $4,356.00 |
| 1073-403-18-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-19-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-403-20-0000 | Yes | Single Family Detached | 0.12 | 3,721 | 1 | $4,356.00 |
| 1073-403-21-0000 | Yes | Single Family Detached | 0.12 | 3,755 | 1 | $4,356.00 |
| 1073-403-22-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-403-23-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-24-0000 | Yes | Single Family Detached | 0.13 | 3,721 | 1 | $4,356.00 |
| 1073-403-25-0000 | Yes | Single Family Detached | 0.13 | 3,721 | 1 | $4,356.00 |
| 1073-403-26-0000 | Yes | Single Family Detached | 0.12 | 3,403 | 1 | $3,998.00 |
| 1073-403-27-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-28-0000 | Yes | Single Family Detached | 0.12 | 3,427 | 1 | $3,998.00 |
| 1073-403-29-0000 | Yes | Single Family Detached | 0.12 | 3,733 | 1 | $4,356.00 |
| 1073-403-30-0000 | Yes | Single Family Detached One Story | 0.12 | 2,312 | 1 | $3,123.00 |
| 1073-403-31-0000 | Yes | Single Family Detached | 0.12 | 3,438 | 1 | $3,998.00 |
| 1073-403-32-0000 | Yes | Single Family Detached One Story | 0.13 | 2,312 | 1 | $3,123.00 |
| 1073-403-33-0000 | No | | 0.02 | | | $0.00 |

| | | | |
|---|---|---|---|
| 1073-403-34-0000 | No | 0.02 | $0.00 |
| 1073-403-35-0000 | No | 0.02 | $0.00 |
| 1073-403-36-0000 | No | 0.02 | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | **$1,481,365.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 54**
**(Esperanza Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 1073-311-01-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-311-02-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-311-03-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-311-04-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-311-05-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-311-06-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-311-07-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-311-08-0000 | Yes | Single Family Detached | 0.11 | 2,960 | 1 | $3,441.00 |
| 1073-311-09-0000 | Yes | Single Family Detached | 0.12 | 2,510 | 1 | $3,016.00 |
| 1073-311-10-0000 | Yes | Single Family Detached | 0.12 | 2,960 | 1 | $3,441.00 |
| 1073-311-11-0000 | Yes | Single Family Detached | 0.13 | 2,749 | 1 | $3,216.00 |
| 1073-311-12-0000 | Yes | Single Family Detached | 0.13 | 2,510 | 1 | $3,016.00 |
| 1073-311-13-0000 | Yes | Single Family Detached | 0.11 | 2,960 | 1 | $3,441.00 |
| 1073-311-14-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-311-15-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-16-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-17-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-18-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-19-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-20-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-21-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-22-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-23-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-24-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-25-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-26-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-311-27-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-28-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-311-29-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-30-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-31-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-32-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-311-33-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-34-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-35-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-36-0000 | Yes | Single Family Detached | 0.14 | 2,510 | 1 | $3,016.00 |
| 1073-311-37-0000 | Yes | Single Family Detached | 0.22 | 2,960 | 1 | $3,441.00 |
| 1073-311-38-0000 | Yes | Single Family Detached | 0.13 | 2,510 | 1 | $3,016.00 |
| 1073-311-39-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-40-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-311-41-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-42-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-311-43-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-311-44-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-45-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-311-46-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-47-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-311-48-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-311-49-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-50-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-51-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-52-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-311-53-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-54-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-311-55-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-311-56-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-311-57-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-311-58-0000 | Yes | Single Family Detached | 0.12 | 2,960 | 1 | $3,441.00 |
| 1073-311-59-0000 | No | | 0.85 | | | $0.00 |
| 1073-311-60-0000 | No | | 0.34 | | | $0.00 |
| 1073-312-01-0000 | Yes | Single Family Detached | 0.13 | 2,749 | 1 | $3,216.00 |
| 1073-312-02-0000 | Yes | Single Family Detached | 0.11 | 2,960 | 1 | $3,441.00 |
| 1073-312-03-0000 | Yes | Single Family Detached | 0.11 | 2,510 | 1 | $3,016.00 |
| 1073-312-04-0000 | Yes | Single Family Detached | 0.11 | 2,960 | 1 | $3,441.00 |
| 1073-312-05-0000 | Yes | Single Family Detached | 0.11 | 2,510 | 1 | $3,016.00 |
| 1073-312-06-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-312-07-0000 | Yes | Single Family Detached | 0.15 | 2,749 | 1 | $3,216.00 |
| 1073-312-08-0000 | Yes | Single Family Detached | 0.15 | 2,960 | 1 | $3,441.00 |
| 1073-312-09-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,216.00 |
| 1073-312-10-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-11-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-312-12-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-13-0000 | Yes | Single Family Detached | 0.08 | 2,749 | 1 | $3,216.00 |
| 1073-312-14-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-15-0000 | Yes | Single Family Detached | 0.08 | 2,510 | 1 | $3,016.00 |
| 1073-312-16-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-17-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-312-18-0000 | Yes | Single Family Detached | 0.15 | 2,960 | 1 | $3,441.00 |
| 1073-312-19-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,216.00 |
| 1073-312-20-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-312-21-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-312-22-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-312-23-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-312-24-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-312-25-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-312-26-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-312-27-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-28-0000 | Yes | Single Family Detached | 0.09 | 2,749 | 1 | $3,216.00 |
| 1073-312-29-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-30-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-312-31-0000 | Yes | Single Family Detached | 0.12 | 2,960 | 1 | $3,441.00 |
| 1073-312-32-0000 | Yes | Single Family Detached | 0.12 | 2,749 | 1 | $3,216.00 |
| 1073-312-33-0000 | Yes | Single Family Detached | 0.12 | 2,510 | 1 | $3,016.00 |
| 1073-312-34-0000 | Yes | Single Family Detached | 0.09 | 2,960 | 1 | $3,441.00 |
| 1073-312-35-0000 | Yes | Single Family Detached | 0.09 | 2,510 | 1 | $3,016.00 |
| 1073-312-36-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-312-37-0000 | Yes | Single Family Detached | 0.15 | 2,960 | 1 | $3,441.00 |
| 1073-312-38-0000 | Yes | Single Family Detached | 0.16 | 2,960 | 1 | $3,441.00 |
| 1073-312-39-0000 | Yes | Single Family Detached | 0.10 | 2,749 | 1 | $3,216.00 |
| 1073-312-40-0000 | Yes | Single Family Detached | 0.10 | 2,510 | 1 | $3,016.00 |
| 1073-312-41-0000 | Yes | Single Family Detached | 0.10 | 2,960 | 1 | $3,441.00 |
| 1073-312-42-0000 | Yes | Single Family Detached | 0.11 | 2,749 | 1 | $3,216.00 |
| 1073-312-43-0000 | No | | 0.25 | | | $0.00 |
| 1073-421-13-0000 | No | | 0.02 | | | $0.00 |
| 1073-421-15-0000 | No | | 2.25 | | | $0.00 |
| 1073-421-16-0000 | No | | 0.75 | | | $0.00 |
| 1073-421-17-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-18-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-19-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-20-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-21-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-22-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-23-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-421-24-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-25-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-26-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-27-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-28-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-29-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-30-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-31-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-32-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-33-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-34-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-35-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-36-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-37-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-38-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-39-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-40-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-41-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-42-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-43-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-58-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-61-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-62-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-63-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-64-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-65-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-66-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-67-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-68-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-69-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-70-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-71-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-72-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-73-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-74-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-75-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-76-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-77-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-78-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-79-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-80-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-81-0000 | No | | 0.00 | | | $0.00 |
| 1073-421-84-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-85-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-86-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-87-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-421-88-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-421-89-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-421-90-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-07-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-08-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-09-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-10-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-11-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-12-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-13-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-14-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-15-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-16-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-17-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-18-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-422-19-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-20-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-21-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-22-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-23-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-24-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-25-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-26-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-27-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-28-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-29-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-30-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-31-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-32-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-33-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-34-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-35-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-36-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-37-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-38-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-39-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-40-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-41-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-42-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-43-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-44-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-45-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-46-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-47-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-48-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-49-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-50-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-51-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-52-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-53-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-54-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-55-0000 | No | | 0.00 | | | $0.00 |
| 1073-422-56-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-57-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-58-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-59-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-60-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-61-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-62-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-63-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-64-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-65-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-422-66-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-422-67-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-422-68-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-01-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-02-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-03-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-04-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-05-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-06-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-07-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-08-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-09-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-10-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-11-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 1073-423-12-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-13-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-14-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-15-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-16-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-17-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-18-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-19-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-20-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-21-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-22-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-23-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-24-0000 | Yes | Single Family Attached | 0.00 | 1,389 | 1 | $1,484.00 |
| 1073-423-25-0000 | Yes | Single Family Attached | 0.00 | 1,628 | 1 | $1,623.00 |
| 1073-423-26-0000 | Yes | Single Family Attached | 0.00 | 1,216 | 1 | $1,312.00 |
| 1073-423-27-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-28-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-29-0000 | No | | 0.00 | | | $0.00 |
| 1073-423-30-0000 | No | | 0.00 | | | $0.00 |
| **Total Fiscal Year 2026-27 Special Tax Levy** | | | | | | **$509,323.00** |

*Goodwin Consulting Group, Inc.*

**City of Ontario**
**Community Facilities District No. 66**
**(Olive and Oleander Facilities)**
**Fiscal Year 2026-27 Special Tax Levy**

| Assessor's Parcel Number | Issuance of Building Permit | Land Use Class | Lot Acreage | Residential Floor Area (Sq. Ft.) | Number of Units | Special Tax Levy |
|---|---|---|---|---|---|---|
| 0218-305-01-0000 | Yes | Single Family Detached | 0.08 | 2,229 | 1 | $4,190.00 |
| 0218-305-02-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-305-03-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-305-04-0000 | Yes | Single Family Detached | 0.07 | 2,053 | 1 | $4,031.00 |
| 0218-305-05-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-305-06-0000 | Yes | Single Family Detached | 0.08 | 2,528 | 1 | $4,509.00 |
| 0218-305-07-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-305-08-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-09-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-10-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-11-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-12-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-13-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-14-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-15-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-16-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-17-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-18-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-19-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-20-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-21-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-22-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-23-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-24-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-25-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-26-0000 | Yes | Single Family Detached | 0.07 | 2,053 | 1 | $4,031.00 |
| 0218-305-27-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-28-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-29-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-30-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-31-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-32-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-33-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-34-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-35-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-36-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-37-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-38-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-39-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-40-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-41-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-42-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-43-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-44-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-45-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-46-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-47-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-48-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-49-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-50-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-305-51-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-305-52-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-305-53-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-54-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-305-55-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-305-56-0000 | No | | 0.33 | | | $0.00 |
| 0218-305-57-0000 | No | | 0.11 | | | $0.00 |
| 0218-305-58-0000 | No | | 0.04 | | | $0.00 |
| 0218-305-59-0000 | No | | 0.01 | | | $0.00 |
| 0218-305-60-0000 | No | | 0.02 | | | $0.00 |
| 0218-305-61-0000 | No | | 0.02 | | | $0.00 |
| 0218-305-62-0000 | No | | 0.02 | | | $0.00 |
| 0218-305-63-0000 | No | | 0.02 | | | $0.00 |
| 0218-305-64-0000 | No | | 0.01 | | | $0.00 |
| 0218-305-65-0000 | No | | 0.06 | | | $0.00 |
| 0218-305-66-0000 | No | | 0.06 | | | $0.00 |
| 0218-305-67-0000 | No | | 0.06 | | | $0.00 |
| 0218-305-68-0000 | No | | 0.08 | | | $0.00 |
| 0218-305-69-0000 | No | | 0.08 | | | $0.00 |
| 0218-305-70-0000 | No | | 0.08 | | | $0.00 |
| 0218-305-71-0000 | No | | 0.00 | | | $0.00 |
| 0218-306-01-0000 | Yes | Single Family Detached | 0.07 | 2,053 | 1 | $4,031.00 |
| 0218-306-02-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-306-03-0000 | Yes | Single Family Detached | 0.08 | 2,528 | 1 | $4,509.00 |
| 0218-306-04-0000 | Yes | Single Family Detached | 0.07 | 2,053 | 1 | $4,031.00 |
| 0218-306-05-0000 | Yes | Single Family Detached | 0.07 | 2,208 | 1 | $4,190.00 |
| 0218-306-06-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-07-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-08-0000 | Yes | Single Family Detached | 0.06 | 2,229 | 1 | $4,190.00 |
| 0218-306-09-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-10-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-11-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-306-12-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-13-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-14-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-15-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-16-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-17-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-18-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-19-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-306-20-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-21-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-22-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-23-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-24-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-25-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-26-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-27-0000 | Yes | Single Family Detached | 0.06 | 2,053 | 1 | $4,031.00 |
| 0218-306-28-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-29-0000 | Yes | Single Family Detached | 0.07 | 2,528 | 1 | $4,509.00 |
| 0218-306-30-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-31-0000 | Yes | Single Family Detached | 0.06 | 2,208 | 1 | $4,190.00 |
| 0218-306-32-0000 | Yes | Single Family Detached | 0.07 | 2,229 | 1 | $4,190.00 |
| 0218-306-33-0000 | No | | 0.21 | | | $0.00 |
| 0218-306-34-0000 | No | | 0.23 | | | $0.00 |
| 0218-306-35-0000 | No | | 0.12 | | | $0.00 |
| 0218-306-36-0000 | No | | 0.07 | | | $0.00 |
| 0218-306-37-0000 | No | | 0.02 | | | $0.00 |
| 0218-306-38-0000 | No | | 0.02 | | | $0.00 |
| 0218-306-39-0000 | No | | 0.45 | | | $0.00 |
| 0218-306-40-0000 | No | | 0.05 | | | $0.00 |
| 0218-306-41-0000 | No | | 0.01 | | | $0.00 |
| 0218-306-42-0000 | No | | 0.02 | | | $0.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-306-43-0000 | No | | 0.02 | | | $0.00 |
| 0218-306-44-0000 | No | | 0.08 | | | $0.00 |
| 0218-306-45-0000 | No | | 0.08 | | | $0.00 |
| 0218-306-46-0000 | No | | 0.08 | | | $0.00 |
| 0218-306-47-0000 | No | | 0.30 | | | $0.00 |
| 0218-307-34-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-307-35-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-307-36-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-307-37-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-307-38-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-307-39-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-307-40-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-307-41-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-307-42-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-307-43-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-307-44-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-307-45-0000 | No | | 0.00 | | | $0.00 |
| 0218-307-46-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-01-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-02-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-03-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-04-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-05-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-06-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-07-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-08-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-09-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-10-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-11-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-16-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-17-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-18-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-19-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-20-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-21-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-22-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-23-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-24-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-25-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-26-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-27-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-28-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-29-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-30-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-31-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-32-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-33-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-34-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-35-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-36-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-37-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-38-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-39-0000 | Yes | Single Family Attached | 0.05 | 1,698 | 1 | $3,602.00 |
| 0218-308-40-0000 | Yes | Single Family Attached | 0.05 | 1,428 | 1 | $3,216.00 |
| 0218-308-41-0000 | Yes | Single Family Attached | 0.05 | 1,570 | 1 | $3,388.00 |
| 0218-308-42-0000 | Yes | Single Family Attached | 0.05 | 1,428 | 1 | $3,216.00 |
| 0218-308-43-0000 | Yes | Single Family Attached | 0.05 | 1,570 | 1 | $3,388.00 |
| 0218-308-44-0000 | Yes | Single Family Attached | 0.05 | 1,709 | 1 | $3,602.00 |
| 0218-308-45-0000 | Yes | Single Family Attached | 0.05 | 1,709 | 1 | $3,602.00 |
| 0218-308-46-0000 | Yes | Single Family Attached | 0.05 | 1,570 | 1 | $3,388.00 |
| 0218-308-47-0000 | Yes | Single Family Attached | 0.05 | 1,428 | 1 | $3,216.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-308-48-0000 | Yes | Single Family Attached | 0.05 | 1,570 | 1 | $3,388.00 |
| 0218-308-49-0000 | Yes | Single Family Attached | 0.05 | 1,428 | 1 | $3,216.00 |
| 0218-308-50-0000 | Yes | Single Family Attached | 0.05 | 1,698 | 1 | $3,602.00 |
| 0218-308-51-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-52-0000 | No | | 0.02 | | | $0.00 |
| 0218-308-53-0000 | No | | 0.02 | | | $0.00 |
| 0218-308-54-0000 | No | | 0.27 | | | $0.00 |
| 0218-308-55-0000 | No | | 0.48 | | | $0.00 |
| 0218-308-56-0000 | No | | 0.15 | | | $0.00 |
| 0218-308-57-0000 | No | | 0.15 | | | $0.00 |
| 0218-308-58-0000 | No | | 0.45 | | | $0.00 |
| 0218-308-59-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-60-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-61-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-62-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-63-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-64-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-65-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-66-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-67-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-68-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-69-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-70-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-71-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-72-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-73-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-74-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-75-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-76-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-77-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-78-0000 | No | | 0.00 | | | $0.00 |
| 0218-308-79-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-308-80-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-81-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-82-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-308-83-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-308-84-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-308-85-0000 | No | | 0.00 | | | $0.00 |
| 0218-309-11-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-12-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-13-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-14-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-15-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-16-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-17-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-18-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-19-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-20-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-21-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-22-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-23-0000 | No | | 0.00 | | | $0.00 |
| 0218-309-24-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-25-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-26-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-27-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-28-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-29-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-30-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-31-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-32-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-33-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 0218-309-34-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-35-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-36-0000 | No | | 0.00 | | | $0.00 |
| 0218-309-37-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-38-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-39-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-40-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-41-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-42-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-43-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-44-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-45-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-46-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-47-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-48-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-49-0000 | No | | 0.00 | | | $0.00 |
| 0218-309-50-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-51-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-52-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-53-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-54-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-55-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-56-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-57-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-58-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-59-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-60-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-61-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-62-0000 | No | | 0.00 | | | $0.00 |
| 0218-309-63-0000 | Yes | Single Family Attached | 0.00 | 1,698 | 1 | $3,602.00 |
| 0218-309-64-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-65-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-66-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-67-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-68-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-69-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-70-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-71-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-72-0000 | Yes | Single Family Attached | 0.00 | 1,428 | 1 | $3,216.00 |
| 0218-309-73-0000 | Yes | Single Family Attached | 0.00 | 1,570 | 1 | $3,388.00 |
| 0218-309-74-0000 | Yes | Single Family Attached | 0.00 | 1,709 | 1 | $3,602.00 |
| 0218-309-75-0000 | No | | 0.00 | | | $0.00 |

| | |
|---|---|
| **Total Fiscal Year 2026-27 Special Tax Levy** | **$836,539.00** |

*Goodwin Consulting Group, Inc.*

# APPENDIX E

***Delinquent Special Taxes for***
***Individual Assessor's Parcels***

**Ontario CFD No. 24 (Park Place Facilities Phase 1)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-051-38-0000 | 2025-26 | $1,394.12 |
| 1073-051-44-0000 | 2023-24 | $2,896.57 |
| 1073-051-44-0000 | 2025-26 | $2,900.60 |
| 1073-061-27-0000 | 2025-26 | $1,755.31 |
| 1073-071-13-0000 | 2024-25 | $1,449.96 |
| 1073-071-13-0000 | 2025-26 | $1,450.30 |
| 1073-081-24-0000 | 2025-26 | $2,788.24 |
| 1073-081-26-0000 | 2025-26 | $1,266.92 |
| 1073-081-28-0000 | 2025-26 | $0.00 |
| 1073-081-34-0000 | 2025-26 | $1,394.12 |
| 1073-191-03-0000 | 2025-26 | $1,025.51 |
| 1073-191-18-0000 | 2025-26 | $1,107.69 |
| 1073-191-19-0000 | 2025-26 | $1,142.04 |
| 1073-201-48-0000 | 2025-26 | $1,334.70 |
| 1073-211-05-0000 | 2025-26 | $974.45 |
| 1073-211-31-0000 | 2025-26 | $1,687.06 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **14** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$20,221.06** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$1,081,187.98** |
| **Percentage Delinquent** | **1.87%** |
| **Prior Year Delinquencies** | **$4,346.53** |
| **Total Delinquent Special Tax** | **$24,567.59** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 25 (Park Place Facilities Phase II)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-221-48-0000 | 2025-26 | $2,525.00 |
| 1073-231-48-0000 | 2025-26 | $1,262.50 |
| 1073-231-56-0000 | 2025-26 | $1,262.50 |
| 1073-232-11-0000 | 2025-26 | $2,525.00 |
| 1073-232-24-0000 | 2025-26 | $1,166.00 |
| 1073-232-29-0000 | 2025-26 | $2,525.00 |
| 1073-261-81-0000 | 2025-26 | $2,732.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **7** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$13,998.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$664,727.00** |
| **Percentage Delinquent** | **2.11%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$13,998.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 26 (Park Place Facilities Phase III)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-032-46-0000 | 2025-26 | $1,240.00 |
| 1073-241-04-0000 | 2025-26 | $1,396.50 |
| 1073-271-12-0000 | 2025-26 | $0.00 |
| 1073-273-02-0000 | 2025-26 | $2,331.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$4,967.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$681,907.00** |
| **Percentage Delinquent** | **0.73%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$4,967.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 28 (New Haven Facilities - Area A)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-442-53-0000 | 2025-26 | $988.48 |
| 0218-443-04-0000 | 2025-26 | $1,569.74 |
| 0218-444-14-0000 | 2025-26 | $2,656.32 |
| 0218-444-19-0000 | 2025-26 | $3,139.48 |
| 0218-462-47-0000 | 2025-26 | $1,233.01 |
| 0218-462-74-0000 | 2025-26 | $2,170.22 |
| 0218-464-30-0000 | 2024-25 | $1,396.39 |
| 0218-464-30-0000 | 2025-26 | $1,402.12 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **7** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$13,159.37** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$691,413.18** |
| **Percentage Delinquent** | **1.90%** |
| **Prior Year Delinquencies** | **$1,396.39** |
| **Total Delinquent Special Tax** | **$14,555.76** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 30 (New Haven Facilities - Area B)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-473-30-0000 | 2025-26 | $2,816.00 |
| 0218-483-19-0000 | 2025-26 | $3,156.00 |
| 0218-503-12-0000 | 2025-26 | $1,408.00 |
| 0218-513-13-0000 | 2025-26 | $1,026.50 |
| 0218-513-20-0000 | 2024-25 | $948.00 |
| 0218-513-63-0000 | 2024-25 | $509.50 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$8,406.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$964,420.00** |
| **Percentage Delinquent** | **0.87%** |
| **Prior Year Delinquencies** | **$1,457.50** |
| **Total Delinquent Special Tax** | **$9,864.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 33 (Archibald/Shaefer - Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-643-50-0000 | 2023-24 | $1,339.00 |
| 0218-643-50-0000 | 2024-25 | $1,339.00 |
| 0218-643-50-0000 | 2025-26 | $1,339.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **1** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$1,339.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$501,514.00** |
| **Percentage Delinquent** | **0.27%** |
| **Prior Year Delinquencies** | **$2,678.00** |
| **Total Delinquent Special Tax** | **$4,017.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 34 (Countryside Phase 1 North - Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-522-53-0000 | 2025-26 | $1,391.10 |
| 0218-523-52-0000 | 2025-26 | $1,391.10 |
| 0218-532-23-0000 | 2025-26 | $2,537.82 |
| 0218-545-10-0000 | 2024-25 | $2,537.82 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$5,320.02** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$538,526.84** |
| **Percentage Delinquent** | **0.99%** |
| **Prior Year Delinquencies** | **$2,537.82** |
| **Total Delinquent Special Tax** | **$7,857.84** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 35 (Countryside Phase 2 South - Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-283-43-0000 | 2025-26 | $1,967.50 |
| 0218-284-37-0000 | 2025-26 | $3,935.00 |
| 0218-294-44-0000 | 2025-26 | $1,967.50 |
| 0218-294-48-0000 | 2023-24 | $3,849.00 |
| 0218-294-48-0000 | 2024-25 | $3,849.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$7,870.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$901,171.00** |
| **Percentage Delinquent** | **0.87%** |
| **Prior Year Delinquencies** | **$7,698.00** |
| **Total Delinquent Special Tax** | **$15,568.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 38 (Park & Turner NE Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-602-01-0000 | 2024-25 | $1,144.50 |
| 0218-602-01-0000 | 2025-26 | $1,144.50 |
| 0218-614-32-0000 | 2025-26 | $1,362.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **2** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$2,506.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$799,856.00** |
| **Percentage Delinquent** | **0.31%** |
| **Prior Year Delinquencies** | **$1,144.50** |
| **Total Delinquent Special Tax** | **$3,651.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 39 (New Haven Facilities - Area C)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-694-05-0000 | 2025-26 | $1,152.83 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **1** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$1,152.83** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$409,694.26** |
| **Percentage Delinquent** | **0.28%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$1,152.83** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 40 (Emerald Park Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-974-04-0000 | 2025-26 | $952.50 |
| 0218-975-19-0000 | 2025-26 | $827.50 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **2** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$1,780.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$495,707.00** |
| **Percentage Delinquent** | **0.36%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$1,780.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 41 (Canvas Park Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-265-11-0000 | 2025-26 | $816.00 |
| 0218-394-08-0000 | 2025-26 | $879.50 |
| 0218-398-22-0000 | 2025-26 | $1,245.50 |
| 0218-399-38-0000 | 2024-25 | $1,923.00 |
| 0218-399-38-0000 | 2025-26 | $1,923.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$4,864.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$961,926.00** |
| **Percentage Delinquent** | **0.51%** |
| **Prior Year Delinquencies** | **$1,923.00** |
| **Total Delinquent Special Tax** | **$6,787.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 42 (West Haven)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-023-27-0000 | 2022-23 | $1,792.00 |
| 0218-023-27-0000 | 2024-25 | $1,792.00 |
| 0218-023-29-0000 | 2025-26 | $1,618.50 |
| 0218-024-09-0000 | 2025-26 | $3,237.00 |
| 0218-273-24-0000 | 2025-26 | $676.93 |
| 0218-273-35-0000 | 2025-26 | $1,226.50 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$6,758.93** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$592,078.00** |
| **Percentage Delinquent** | **1.14%** |
| **Prior Year Delinquencies** | **$3,584.00** |
| **Total Delinquent Special Tax** | **$10,342.93** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 43 (Park Place Facilities Phase IV)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-011-55-0000 | 2025-26 | $1,703.00 |
| 1073-121-20-0000 | 2025-26 | $1,411.50 |
| 1073-121-45-0000 | 2025-26 | $1,411.50 |
| 1073-302-40-0000 | 2025-26 | $1,578.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$6,104.00** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$1,093,091.00** |
| **Percentage Delinquent** | **0.56%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$6,104.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 46 (Avenue 176 Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-043-05-0000 | 2025-26 | $1,708.00 |
| 0218-043-14-0000 | 2025-26 | $1,935.06 |
| 0218-043-36-0000 | 2025-26 | $3,416.00 |
| 0218-044-02-0000 | 2025-26 | $1,708.00 |
| 0218-044-25-0000 | 2025-26 | $1,637.50 |
| 0218-413-25-0000 | 2025-26 | $1,439.50 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **6** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$11,844.06** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$545,235.00** |
| **Percentage Delinquent** | **2.17%** |
| **Prior Year Delinquencies** | **$0.00** |
| **Total Delinquent Special Tax** | **$11,844.06** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 53 (Tevelde Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-332-30-0000 | 2025-26 | $1,524.50 |
| 1073-332-53-0000 | 2025-26 | $1,819.50 |
| 1073-333-03-0000 | 2025-26 | $3,639.00 |
| 1073-334-52-0000 | 2024-25 | $3,260.00 |
| 1073-334-52-0000 | 2025-26 | $3,260.00 |
| 1073-392-01-0000 | 2025-26 | $1,819.50 |
| 1073-392-03-0000 | 2024-25 | $1,819.50 |
| 1073-392-03-0000 | 2025-26 | $3,639.00 |
| 1073-392-54-0000 | 2025-26 | $1,742.00 |
| 1073-401-20-0000 | 2025-26 | $1,478.00 |
| 1073-402-16-0000 | 2025-26 | $1,547.00 |
| 1073-402-18-0000 | 2025-26 | $1,321.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **10** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$21,789.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$1,481,365.00** |
| **Percentage Delinquent** | **1.47%** |
| **Prior Year Delinquencies** | **$5,079.50** |
| **Total Delinquent Special Tax** | **$26,869.00** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 54 (Esperanza Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 1073-311-15-0000 | 2025-26 | $1,720.50 |
| 1073-311-21-0000 | 2025-26 | $1,608.00 |
| 1073-421-06-0000 | 2024-25 | $17,676.00 |
| 1073-421-69-0000 | 2025-26 | $656.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **3** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$3,984.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$509,323.00** |
| **Percentage Delinquent** | **0.78%** |
| **Prior Year Delinquencies** | **$17,676.00** |
| **Total Delinquent Special Tax** | **$21,660.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

**Ontario CFD No. 66 (Olive and Oleander Facilities)**
**Delinquency Information**
**As of 5/18/2026**

| APN | Fiscal Year | Total Unpaid Amount |
|---|---|---|
| 0218-305-36-0000 | 2025-26 | $2,254.50 |
| 0218-308-30-0000 | 2024-25 | $3,388.00 |
| 0218-308-30-0000 | 2025-26 | $3,388.00 |
| 0218-308-36-0000 | 2025-26 | $1,608.00 |
| 0218-309-43-0000 | 2025-26 | $1,801.00 |

| | |
|---|---|
| **Parcels Delinquent in Fiscal Year 2025-26** | **4** |
| **Total Fiscal Year 2025-26 Amount Delinquent** | **$9,051.50** |
| **Fiscal Year 2025-26 Special Tax Levy** | **$836,539.00** |
| **Percentage Delinquent** | **1.08%** |
| **Prior Year Delinquencies** | **$3,388.00** |
| **Total Delinquent Special Tax** | **$12,439.50** |

*Goodwin Consulting Group, Inc.* *5/19/2026*

# *CITY OF ONTARIO*

*Agenda Report*
**July 21, 2026**

**SECTION:**
**CONSENT CALENDAR**

Department: Financial Services
Prepared By: Jessica Ban
Department:
Prepared By: Jessica Ban
Staff Member Presenting: Armen Harkalyan, Executive Director of Finance
Reviewed By: Matthew Hernandez, Claudia Hernandez
Approved By:

Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 4

**SUBJECT:** **A DEVELOPMENT IMPACT FEE CREDIT AGREEMENT (FILE NO. PDIF25-002) BETWEEN THE CITY OF ONTARIO AND THE RANCH AT MODEL COLONY, LLC FOR FACILITY CONSTRUCTION ASSOCIATED WITH TRACT MAP 20465 (FILE NO. PMTT23-003), LOCATED AT THE SOUTHWEST CORNER OF HAMNER AVENUE AND ONTARIO RANCH ROAD, WITHIN THE RICH HAVEN SPECIFIC PLAN**

**RECOMMENDATION:** That the City Council approve the Development Impact Fee Credit Agreement (File No. PDIF25-002) between the City of Ontario and The Ranch At Model Colony, LLC for facility construction associated with Tract Map 20465 (File No. PMTT23-003), located at the southwest corner of Hamner Avenue and Ontario Ranch Road, within the Rich Haven Specific Plan, and authorize the City Manager to execute the Agreement.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** Approval of the proposed Development Impact Fee (DIF) Credit Agreement (File No. PDIF25-002) will not result in any fiscal impact to the City's General Fund. The project's Development Agreement (File No. PDA16-003) and related conditions require The Ranch At Model Colony, LLC (hereinafter referred to as "Developer") to construct DIF program infrastructure with estimated costs of $1,160,259. The proposed DIF Credit Agreement defines the amount of DIF credit that the Developer may be eligible to receive for construction of the improvements. The DIF credit that the Developer will receive upon completion of the improvements may be exchanged for a refund of the DIF fees paid by the Developer (up to the Developer's maximum DIF obligation) in the respective DIF category.

**BACKGROUND & ANALYSIS:** On May 4, 2017, the City Council approved the Development Agreement (File No. PDA16-003) between the City of Ontario and GDCI-RCCD 2, LP, the original owner for Tract Map 20465. On September 20, 2023, the Development Agreement was assigned to the Developer and included the construction of necessary infrastructure to serve the project development.

In accordance with the Development Agreement and related conditions, the Developer is required to construct DIF Program infrastructure to serve Tract Map 20465. Improvements include installation of storm drain, streets, and fiber optics facilities in Hamner Avenue and Ontario Ranch Road, and a quarter-mile signal between Mill Creek and Hamner at Edison Avenue.

Pursuant to the City's adopted DIF Credit and/or Reimbursement policies, construction of DIF Program facilities requires the Developer and the City to enter into a DIF Credit and/or Reimbursement Agreement, which specifies the infrastructure to be constructed by the Developer and includes an estimate of the maximum DIF credit that may be applied in the applicable Regional/Local DIF categories. These infrastructure improvements are within the Ontario Ranch storm drain, streets, and fiber optics system categories. Since the maximum eligible costs for the required infrastructure exceed the Developer's DIF obligation, the Developer is eligible to receive DIF Credit under the proposed Agreement.

**RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:**

CITY OF ONTARIO
CITY CLERK/RECORDS MANAGEMENT
303 EAST "B" STREET
ONTARIO, CA 91764-4196

Space above this line for Recorder's Use
Exempt from Fees Per Gov. Code § 6103

# File No. PDIF25-002

# DEVELOPMENT IMPACT FEE CREDIT AGREEMENT

# FOR FACILITY CONSTRUCTION

**By and Between**

**City of Ontario**
**a California municipal corporation**

**and**

**The Ranch at Model Colony, LLC**
**a Delaware Limited Liability Company**

**July 21, 2026**

**San Bernardino County, California**

**DEVELOPMENT IMPACT FEE CREDIT AGREEMENT FOR FACILITY CONSTRUCTION BY AND BETWEEN THE CITY OF ONTARIO AND THE RANCH AT MODEL COLONY, LLC**
**FILE NO. PDIF25-002**

This DEVELOPMENT IMPACT FEE CREDIT AGREEMENT ("DIF Credit Agreement"), entered into this _____ day of _____, 2026, between the CITY OF ONTARIO, a California municipal corporation, hereinafter referred to as the "City," and THE RANCH AT MODEL COLONY, LLC, hereinafter referred to as the "Developer."

**RECITALS**

A. Developer is the owner and developer of property located within the City, which property has received development approvals from the City, including the Rich-Haven Specific Plan ("Specific Plan") and Tract Map No(s). 20465 (the "Tract Map"). A legal description of the property is attached hereto as Exhibit 1 and incorporated herein by reference (the "Property"). A map of the Property is attached hereto as Exhibit 2 and incorporated herein by reference.

B. As a condition of the development approvals for the Property, including the Specific Plan and Tract Map approvals, the Developer is required to construct those public improvements identified on Exhibit 3, consisting of certain master planned public infrastructure and improvements, (hereinafter referred to collectively as the "Improvements") The estimated costs for the design and construction of the Improvements are set forth in Exhibit 4. Both Exhibits 3 and 4 are attached hereto and incorporated herein by reference.

C. On July 1, 2003, City Ordinance No. 2779 was adopted establishing certain development impact fees ("DIF Fees") to be paid as a condition to the issuance of certain entitlements within the City. Section 7 of Ordinance 2779 authorizes the City Manager, when he or she determines that the public interest would be served by such an agreement, to execute agreements on behalf of the City with applicants in order to provide a credit to the applicant against certain DIF Fees in exchange for the applicant's construction and dedication of public improvements, upon reasonable terms and conditions as may be determined on a case by case basis and subject to City Council approval.

D. City and the previous owner of the Property have previously entered into a statutory development agreement (File No. PDA16-003), pursuant to Section 65864, et seq., of the Government Code, ("Development Agreement") and such Development Agreement has been assigned to Developer and Developer has assumed all rights, responsibilities and obligations of the Development Agreement, including the design and construction of the Improvements identified in Exhibit 3 and such Improvements are included in the City's Development Impact Fee (DIF) Program as a project, or a portion of a project and eligible for credit against DIF Fees.

E. City and Developer have agreed that the costs to design and construct the Improvements shall be eligible for DIF Credit in accordance with the City's Ontario Ranch DIF Credit policies as contained in the City's DIF Program and Ordinance Nos. 2779 and 2780, and Resolution Nos. 2003-39, 2003-070, 2005-005, 2005-099, 2007-023, 2007-150, 2008-036, 2011-011, 2012-092, 2015-008, 2017-102, 2019-135, and 2022-133, 2025-010.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual promises contained herein, it is agreed as follows:

1. Definitions. For purposes of this Agreement, the terms below shall be defined as follows:

"Acceptable Title" means title to land or an interest therein required for the operation of an Improvement, in form acceptable to the City Manager, free and clear of all liens, taxes, assessments, leases, easements and encumbrances, whether or not recorded, but subject to any exceptions determined by the City Manager as not materially interfering with the actual or intended use of the land or interest therein required for the operation of an Improvement. Notwithstanding the foregoing, an irrevocable offer of dedication may constitute "Acceptable Title."

"Acceptance Date" means the earlier of (i) the date the City Manager or his or her designee takes final action, in writing, to accept dedication or transfer of an Improvement or (ii) the date determined pursuant to Section 3 below.

"Bid Documents" means all designs, bid documents, construction plans and specifications, system layout drawings and other construction documents and permits relating to an Improvement.

"Certificate of DIF Credit" means a City certificate for the issuance of DIF Credit to Developer in the form attached hereto as Exhibit 5.

"City DIF Program and Policies" means Ordinance Nos. 2779 and 2780 and Resolution Nos. 2003-39, 2003-070, and 2019-135, as may be amended from time to time.

"City Manager" means the City Manager of the City or his or her designee.

"City Engineer" means the City's City Engineer or his or her designee.

"Completed", "Complete" and "Completion" with respect to an Improvement means that such Improvement has been completed in accordance with its Bid Documents, including any final "punch list" items, as approved in writing by the City Engineer, which approval shall not be unreasonably withheld, and that such Improvement is Usable. Notwithstanding the foregoing, if an Improvement which Developer is obligated to construct pursuant to the applicable conditions of approval for a portion of the Property

is only a portion of a larger work of improvement, then a determination of "Completed" or "Completion" with respect to that Improvement shall be made only as to that Improvement and not with respect to the larger work of improvement of which it is a portion.

"Credit Request" means a document, substantially in the form of Exhibit 6, to be used by Developer in requesting DIF Credits with respect to one or more Improvements.

"Days" shall mean business days unless otherwise stated.

"Developer Contract" means a contract between the Developer and a qualified contractor awarded for the construction of the Improvements at the direction of Developer.

"Development Agreement" has the meaning set forth in Recital D above.

"DIF" or "Development Impact Fees" or "DIF Fees" means the development impact fees imposed within the New Model Colony area pursuant to City Ordinance Nos. 2779 and 2780 and City Resolution Nos. 2003-39, 2003-070, 2005-005, 2005-099, 2007-023, 2007-150, 2008-036, 2011-011, 2012-092, 2015-008, 2017-102, 2019-135,2022-133, and 2025-010, and any subsequent City ordinances and resolutions lawfully adopted by the City Council to update or modify such development impact fees.

"DIF Credit" means credits earned against the payment of DIFs pursuant to this Agreement.

"DIF Obligation" means the amount of Developer's total obligation for Development Impact Fees in either the Regional or Local Adjacent portion of a DIF category for the Property. Developer's DIF Obligation amounts for each DIF Category shall be as provided in Exhibit 4.

"DIF Program" means the Development Impact Fee Program and the capital improvement projects and public infrastructure identified in the Development Impact Fee Program, adopted and amended by the City from time to time.

"Effective Date" means the date set forth in the first paragraph of this Agreement.

"Eligible Cost" means the substantiated cost of an Improvement to be used in calculating DIF Credit amounts, which costs may include: (i) the costs for the construction (including grading) of such Improvement, (ii) costs directly related to the construction and/or acquisition of the Improvement, such as costs of payment, performance and/or maintenance bonds, the professional costs of material testing, and insurance costs (including costs of any title insurance required); (iii) the cost of acquiring any real property or interest therein in order to construct or operate the Improvement, (iv) the fees paid to the City and any other governmental agencies for, and all other costs incurred in connection with, obtaining permits, licenses or other governmental approvals for such Improvement, (v) the costs incurred in preparing Bid Documents and the related

costs of geotechnical and environmental evaluations of the Improvement, (vi) costs of construction and project management, administration and supervision (but only up to five percent (5%) of the costs described in clause (i) above) incurred for the construction of such Improvement, (vii) professional costs associated with such Improvement, such as design, engineering, accounting, inspection, construction staking, and similar professional services including legal services related to the review of construction contracts. The maximum amount of Eligible Costs described in clauses (v) through (vii) shall be limited to a total of fifteen percent (15%) of the costs described in clause (i).

"Improvement" or "Improvements" means the public improvements required to support the development of the Property as described in Exhibit 3 to the extent required by the applicable conditions of approval.

"Program Cost" or "DIF Program Cost" means the estimated cost of an Improvement identified in the "Nexus Study" referenced in City Resolution No. 2003-039 as it may be modified, supplemented or superseded from time to time. The Program Cost to be applied shall be the Program Cost in effect at the time the Improvement is Completed.

"Usable" shall mean that, with respect to any particular Improvement, the Improvement is actually usable for its intended purposes, and includes, for water Improvements connection to the applicable water supply, for sewer Improvements connection to an applicable disposal system, and for recycled water Improvements connection to a treated water supply and distribution system. Notwithstanding the foregoing, if an Improvement which Developer is obligated to construct pursuant to the applicable conditions of approval for a portion of the Property is only a portion of a larger work of improvement, then a determination of whether that Improvement is "Usable" shall be made only with respect to that Improvement and not with respect to the larger work of improvement of which it is a portion.

2. Construction and Funding of Improvements by Developer. Developer shall commence the Improvements in accordance with the terms of the Development Agreement and individual Tract Maps, including any extension thereof. Upon commencement of the Improvement(s), Developer agrees to proceed expeditiously with the construction of the Improvement(s) under the terms herein. For the purposes of this Agreement, commencement of the Improvements shall mean when Developer receives the first permit from City for grading of the Property. If Developer is unable or unwilling to proceed with, and Complete, the construction of the Improvement(s) for any reason, and subject to the provisions in Section 17 below, Developer shall be considered to be in default of this Agreement. City and Developer agree that Developer shall award, or cause to be awarded, all contracts for the construction of the Improvements and that this Agreement as necessary to assure the timely and satisfactory Completion of such Improvements. The Developer shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted

practices appropriate to the activities undertaken. The Developer shall not be relieved of its obligation to construct the Improvements and cause title to the Improvements to be conveyed to the City even if the DIF Credit Amount is less than the actual cost of the Improvements.

3. Inspection and Acceptance of Completed Improvement by City. City shall make or shall cause to be made periodic site inspections of Developer's construction work. The Acceptance Date for each Improvement constructed by Developer shall occur not later than twenty (20) Days following the last to occur of the following:

(a) the City Engineer's determination that the Improvement is Complete;

(b) the City Manager's determination that Acceptable Title with respect to the Improvement is available for acceptance;

(c) Developer's provision of one (1) set of "as-built" or record drawings or plans for the Improvement, certified and reflecting the condition of the Improvement as constructed; and

(d) Developer's provision of such evidence or proof as the City Manager shall require that all persons, firms and corporations supplying work, labor, materials, supplies and equipment to the construction of the Improvement have been paid and that no claims of liens have been recorded by or on behalf of any such person, firm or corporation. Alternatively, rather than await the expiration of the time for the recording of claims of liens, Developer may elect to provide a title insurance policy or other security acceptable to the City Manager guaranteeing that no such claims of liens will be recorded or become a lien upon any of the real property required for the Improvement.

4. Conveyance of Acceptable Title to City. Acceptable Title to all property on, in or over which, the Improvement will be located, shall, prior to and as a condition precedent to the City's acceptance of any Improvement, be conveyed to City by way of an irrevocable offer of dedication of such property on the Tract Map or by a separate recorded instrument, and such conveyance of interest has been approved by the City as being a sufficient interest therein to permit the City to properly own, operate and maintain such Improvement. Developer agrees to assist the City in obtaining such documents as are required to obtain Acceptable Title. Completion of the transfer of Acceptable Title shall be evidenced by recordation of the acceptance thereof by the City Manager or his designee.

5. Maintenance and Warranties to be provided to City. Developer shall maintain the Improvement in good and safe condition until the Acceptance Date of the Improvement. Prior to the Acceptance Date, Developer shall, at its sole cost and expense, be responsible for performing any required maintenance on the Improvement. On or before the Acceptance Date of the Improvement, Developer shall assign to the City all of Developer's rights in any warranties, guarantees, maintenance obligations or other evidence of contingent obligations of third persons with respect to such Improvement. After the Acceptance Date, City shall be solely responsible for maintenance of the

Improvement. With respect to the Improvement, Developer shall warrant that the Improvement is free from defects in materials and construction defects (and shall correct or cause to be corrected any such defects at Developer's expense) for a period of one year from the Acceptance Date thereof (the "Warranty Period") and Developer shall provide a bond reasonably acceptable in form and substance to the City for such period and such purpose to insure that such defects that appear within said period will be repaired, replaced or corrected by Developer, at its own cost and expense, to the reasonable satisfaction of the City Manager. During the Warranty Period, Developer shall continue to repair, replace or correct any such defects within thirty (30) Days after written notice thereof by the City Manager to Developer, and shall complete such repairs, replacement or correction as soon as practicable. Any warranties, guarantees or other evidences of contingent obligations of third persons with respect to the Improvement shall be delivered to the City Manager, in writing, as part of the transfer of title.

6. Issuance of DIF Credit to Developer. Developer shall receive DIF Credits based upon the verified Eligible Costs of the Improvement (or accepted portion of the Improvement). Issued DIF Credits shall specify the DIF Credit infrastructure category and whether the DIF Credit is for construction of a Regional or Local Adjacent DIF Program Improvement.

7. Limitations on the Issuance of DIF Credit to Developer upon Completion of an Improvement. The amount of DIF Credit to be issued by City shall be limited to the amount of the DIF Program Costs for the Improvement (or accepted portion of the Improvement). The DIF Program Costs identified in the City's DIF Program shall be subject to change, from time to time, as part of the continuing update of the City's DIF Program. The DIF Program Costs for the Improvement (or accepted portion of the Improvement) shall be those in effect at the time the DIF Credit Request is submitted to the City.

(a) To the extent that NMC Builders LLC incurred the costs for the design of the Improvements, Developer agrees that the DIF Credit, up to ten (10%) of the DIF Program Costs, for such design cost portion of the Improvements shall be issued to NMC Builders LLC.

(b) The DIF Credit that the Developer will receive upon Completion of the Improvements may be exchanged for a refund of DIF that was paid by the Developer (up to the Developer's maximum DIF obligation) in the respective DIF category.

8. Issuance of a DIF Credit Certificate. When an Improvement is Complete, Developer shall submit a DIF Credit Request to City with all supporting documentation evidencing the total actual Eligible Costs of the Improvement at the time of submittal. The City Manager or designee shall determine the completeness of the DIF Credit Request and notify Developer of whether the DIF Credit Request is considered complete or if additional information is needed from Developer. Once the DIF Credit Request is considered complete, the City Manager or designee shall use his or her best efforts to determine the total actual Eligible Costs of the Improvements and provide Developer with

a Certificate of DIF Credit within twenty (20) Days following receipt of the completed DIF Credit Request.

9. DIF Program Modifications. The estimated cost in the City's DIF Program for DIF Improvements (or defined portions of DIF Improvements) as listed in Exhibit 4 and Developer's total DIF Obligation amount may be modified from time to time based on modifications to the City's DIF Program.

10. Assignment of DIF Credits. Developer shall have the right to transfer or assign DIF Credits provided for herein, to any person, partnership, limited liability company, joint venture, firm or corporation; provided, however, that any such sale, transfer or assignment shall only be made in strict compliance with the following:

(a) Concurrent with any such sale, transfer or assignment, or within fifteen (15) business days thereafter, Developer (i) shall notify the City Manager, in writing, of such sale, transfer or assignment and (ii) shall provide the City with an executed agreement, by purchaser, transferee or assignee that identifies the amount of DIF Credits transferred.

(b) Except for the limited assignment above of DIF Credits, any assignment by Developer of any of the obligations of Developer under this Agreement (a "DIF Improvement Assignment") with regards to the Improvements listed in Exhibit 4, shall identify the Improvements that are the subject of the Assignment Agreement and require the written approval of the City Manager, which approval shall not be unreasonably withheld so long as adequate security as determined by City in its sole discretion, is in place to secure the Completion of the subject Improvements and any DIF Improvement Assignment not made in strict compliance with the foregoing conditions (other than a transfer under Section 23 below) shall, unless such obligations are performed by Developer when required by this Agreement notwithstanding such assignment, constitute a default by Developer and City shall have no further obligations with regard to acceptance of Certificates of DIF Credit issued to Developer, including any DIF Credit assigned or transferred by Developer.

(c) If Developer enters into a DIF Improvement Assignment with a successor in interest with respect to all or a part of the Property (a "Successor Developer") in accordance with Section 10(b) and the Successor Developer obtains DIF Credit pursuant to this Agreement upon its completion of the Improvements identified in the DIF Improvement Assignment, then

(i) such Successor Developer shall have the right to sell, transfer or assign to Developer, and Developer shall have the right to acquire from such Successor Developer, all or a portion of such DIF Credit by complying only with Section 10(b) above, and

(ii) Developer shall have the right to sell, transfer or assign all or a portion of such DIF Credit to other Successor Developers who acquire other portions of the Property by complying only with Section 10(b) above, if the sale, transfer or

assignment of such DIF Credit occurs concurrently with the conveyance of another portion of the Property to the other Successor Developer.

11. Additional Documents/Actions. The City Manager is authorized to approve and execute any documents and to take any actions necessary to effectuate the purposes of this Agreement.

12. Integration. This Agreement reflects the complete understanding of the parties with respect to the subject matter hereof. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Development Agreement.

13. Prevailing Wages. Developer is aware of the requirements of California Labor Code Section 1720, et seq. (as amended by Stats 2001 ch. 938 § 2 (S.B. 975)), and 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq. (collectively, the "Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. The Bid Documents and each Developer's Contract shall require all contractors for the construction of Improvements to pay prevailing wages in accordance with the applicable provisions of the Labor Code. Developer shall make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available to interested parties upon request and shall post copies at the Developer's principal place of business and at the project site. Developer shall defend, indemnify and hold the City, its officials, officers, employees, agents, contractors and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

14. Default and Force Majeure.

(a) Default. Failure or delay by Developer or City to perform any of its obligations under this Agreement constitutes a default by such party under this Agreement. The party alleged to be in default shall have thirty (30) days after the date of the written notice by the other party to commence to cure such default. The party alleged to be in default shall diligently pursue such cure to completion within thirty (30) days or a reasonable timeframe if such default cannot be reasonably cured within thirty (30) days, as established in the written notice provided by the party asserting the default. If the party alleged to be in default has not cured its default within the cure period set forth therein, the defaulting party shall be deemed in breach. Any failure or delay in giving such notice or in asserting any rights and remedies as to any default shall not constitute a waiver of any default, nor shall it change the time of default, nor shall it deprive the party not in default of its rights to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any of its rights or remedies. If any default by Developer is not cured within the time period provided by the City, City shall be entitled to terminate this Agreement in its entirety and thereafter, the City shall be under no obligation to perform any of City's obligations hereunder, including, but not limited to, the issuance of DIF Credits that Developer may claim.

(b) Force Majeure. Notwithstanding the provisions contained in the foregoing paragraph, performance by either party hereunder shall not be deemed to be in default where delay or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, epidemics, quarantine restrictions, freight embargoes, public transportation stoppage, governmental restrictions or priority, litigation brought by a third party, unusually severe weather, reasonably unforeseeable property conditions, acts of the other party, acts or failure to act of the other party or any other public or governmental agency or entity, or any causes beyond the control or without the failure of the party claiming an extension of time to perform (a "Force Majeure Event"). An extension of time for any such cause (an "Excusable Delay") shall be for the time period of the delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of knowledge of the commencement of the cause or from the date of the notice if provided after such thirty-day period. Notwithstanding the foregoing, none of the foregoing events shall constitute an Excusable Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming an Excusable Delay shall make a good faith effort to deliver such written notice within thirty (30) days after it obtains actual knowledge of the event. Times of performance under this Agreement may also be extended in writing by City and Developer. The Parties hereto expressly acknowledge and agree that changes in either general economic conditions or changes in the economic assumptions of any of them (unless such conditions were caused by a Force Majeure Event) that may have provided a basis for entering into this Agreement and that occur at any time after the execution of this Agreement are not Force Majeure Events and do not provide any Party with grounds for asserting the existence of a delay in the performance of any covenant or undertaking that may arise under this Agreement. Each Party expressly assumes the risk that changes in general economic conditions or changes in such economic assumptions relating to the terms and covenants of this Agreement could impose an inconvenience or hardship on the continued performance of such Party under this Agreement, but that such inconvenience or hardship is not a Force Majeure Event and does not excuse the performance by such Party of its obligations under this Agreement. Without limiting the nature of the foregoing, the parties agree that the inability of Developer to obtain a satisfactory commitment from a construction lender for the improvement of the Property or to satisfy any other condition of this Agreement relating to the development of the Property shall not be deemed to be a Force Majeure Event or otherwise provide grounds for the assertion of the existence of a delay under this Section 14.

15. Licenses and Permits. The Developer shall secure (or shall cause to be secured) any and all permits that may be required by the City or any other governmental agency affected by the construction of the Improvements. The Developer shall be responsible for paying all applicable fees and charges to the City to obtain any land use entitlements and permits that are necessary to construct the Improvements.

16. Indemnification. The Developer agrees to protect, indemnify, defend and hold the City, and its respective officers, employees and agents, and each of them,

harmless from and against any and all claims, losses, expenses, suits, actions, decrees, judgments, awards, attorney's fees, and court costs (collectively "Damages") that the City, or its respective officers, employees and agents, or any combination thereof, may suffer or that may be sought against or recovered or obtained from the City, or its respective officers, employees or agents, or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the acquisition, construction, or installation of the Improvements; (b) the untruth or inaccuracy of any representation or warranty made by the Developer in this Agreement or in any certifications delivered by the Developer hereunder; or (c) any act or omission of the Developer or any of its subcontractors, or their respective officers, employees or agents, in connection with the Improvements. If the Developer fails to do so, the City shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including any reasonable attorneys' fees or court costs, to and recover the same from the Developer. Notwithstanding the foregoing, neither the City nor its respective officers, employees, or agents shall be indemnified, defended or held harmless against such Damages to the extent that such Damages have been caused by their sole active negligence or sole willful misconduct. The parties acknowledge and agree that the Developer shall be released from the indemnity, defense and hold harmless obligations set forth herein upon the acceptance of the Improvements by the City and completion of the Warranty Period for such Improvements.

17. Developer as a Private Developer. In performing under this Agreement, it is mutually understood that the Developer is acting as a private developer, and not as an agent of the City. The City shall have no responsibility for payment to any contractor, subcontractor or supplier of the Developer. Accordingly, this Agreement does not constitute a debt or liability of the City. The City shall not be obligated to advance any of its own funds or any other costs incurred in connection with the Project. No member, official or employee of the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City or for any amount that may become due to the Developer or its successors, or on any obligations under the terms of this Agreement.

18. Other Obligations. Nothing contained herein shall be construed as affecting the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Property, which obligations are and shall remain independent of the Developer's rights and obligations, and the City's rights and obligations, under this Agreement; provided, however, that the Developer shall use its reasonable and diligent efforts to perform each and every covenant to be performed by it under any lien or encumbrance, instrument, declaration, covenant, condition, restriction, license, order, or other agreement, the nonperformance of which could reasonably be expected to materially and adversely affect the design, acquisition, construction and installation of the Improvements. This Agreement is not, and shall not be construed as, a statutory development agreement as authorized by Government Code sections 65864 et seq., and this Agreement shall not be interpreted as limiting the authority of the City to adopt and amend regulations concerning permitted uses of property, the density or intensity of use,

the maximum height and size of proposed buildings, provisions for the reservation or dedication of land or the payment of impact fees for public purposes.

19. Binding on Successors and Assigns. Except as set forth in Section 10 or Section 23 hereof, neither this Agreement nor the duties and obligations of the Developer hereunder may be assigned to any person or legal entity other than an affiliate of the Developer without the written consent of the City, which consent shall not be unreasonably withheld or delayed. Neither this Agreement nor the duties and obligations of the City hereunder may be assigned to any person or legal entity, without the written consent of the Developer, which consent shall not be unreasonably withheld or delayed. The agreements and covenants included herein shall be binding on and inure to the benefit of any partners, permitted and accepted assigns, and successors-in-interest of the parties hereto.

20. Amendments. This Agreement can only be amended by an instrument in writing executed and delivered by the City and the Developer.

21. Waivers. No waiver of, or consent with respect to, any provision of this Agreement by a party hereto shall in any event be effective unless the same shall be in writing and signed by such party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

22. No Third Party Beneficiaries. No person or entity, other than the City, shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than the City and the Developer (and their respective successors and assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

23. Mortgagee Protection. The parties hereto agree that this Agreement shall not prevent or limit Developer, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. Developer shall have the right to encumber and assign its rights and interests hereunder to the lenders providing such financing as security for such financing without the consent of the City and without complying with Section 10 hereof. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with Developer and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. A mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust on the Property made in good faith and for value, unless otherwise required by law.

(b) The mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Developer in the performance of Developer's obligations under this Agreement.

(c) If City timely receives a request from a mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, City shall provide a copy of that notice to the mortgagee within ten (10) days following the sending of the notice of default to Developer. The mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and further provided that any sale, transfer or assignment by any mortgagee in possession shall be subject to the provisions of Section 10 of this Agreement.

24. Notices. Any written notice, statement, demand, consent approval, authorization, offer, designation, request or other communication to be given hereunder shall be given to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other party in writing from time to time, namely:

**If to CITY:**
Scott Ochoa, City Manager
City of Ontario
303 East "B" Street
Ontario, CA 91764

**with a copy to:**
Ruben Duran, City Attorney
Best Best & Krieger, LLP
2855 E Guasti Road
Ontario, CA 91761

**If to DEVELOPER:**
Patrick Wood
The Ranch at Model Colony, LLC
14 Corporate Plaza, Suite 120
Newport Beach, CA 92660

**With a copy to (legal counsel, if applicable):**

Teel, Roeper & Haines, LLP
1335 Camino Del Mar
Del Mar, CA 92014
Attn: Shannon L. Haines, Esq.
Email: shannon@teelroeper.com

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery, (b) if given by electronic communication, whether by telex, or telecopy, upon the sender's receipt of an appropriate answerback or other written acknowledgment, (c) if given by registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, 72 hours after such notice is deposited with the United States mail, (d) if given by overnight courier, with courier charges prepaid, 24 hours after delivery to said overnight courier, or (e) if given by any other means, upon delivery at the address specified in this Section.

25. Jurisdiction and Venue. City and the Developer (a) agree that any suit action or other legal proceeding arising out of or relating to this Agreement shall be brought in state or local court in the County of San Bernardino or in the Courts of the United States of America in the district in which the City is located, (b) consent to the jurisdiction of each such court in any suit, action or proceeding, and (c) waive any objection that it may have to the laying of venue or any suit, action or proceeding in any of such courts and any claim that any such suit, action or proceeding has been brought in an inconvenient forum. Each of the City and the Developer agrees that a final and non-appealable judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

26. Attorneys' Fees. If any action is instituted to interpret or enforce any of the provisions of this Agreement, the prevailing party in such action shall be entitled to recover from the other party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

27. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

28. Usage of Words. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

29. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

30. Incorporation by Reference. The following Exhibits attached hereto and the Recitals of this Agreement are hereby incorporated by reference as though fully set forth herein:

Exhibit 1 – Legal Description of Property
Exhibit 2 – Map of Property
Exhibit 3 – Description of Improvements
Exhibit 4 – Estimated Costs of Improvements
Exhibit 5 – Certificate of DIF Credit

Exhibit 6 – DIF Credit Request
Exhibit 7 – none referenced
Exhibit 8 – DIF Improvement Assignment

[*Signatures On Next Page*]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the respective dates set forth below.

**"CITY"**

**CITY OF ONTARIO**, a California municipal corporation

Dated: _____ By: _____
Scott Ochoa, City Manager

**ATTEST:**

By: _____
City Clerk

**APPROVED AS TO FORM:**
BEST BEST & KRIEGER, LLP

By: _____
City Attorney

**The Ranch at Model Colony, LLC**

a Delaware limited liability company

By: PMW Manager, LLC
a Delaware limited liability company
its manager

Dated: 7/1/20 By: _____

Name: Patrick Wood

Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange

On this 1st day of July, 2026 before me, Britney Parent, Notary Public, personally appeared Patrick Wood, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Britney Parent (Seal)

BRITNEY PARENT
Notary Public - California
Orange County
Commission # 2446444
My Comm. Expires May 9, 2027

46700.10300\34006733.2

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF _____

On this ___ day of _____, 2026 before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:_____ (Seal)

## Exhibit 1

### Legal Description of Property

PARCELS 1 THROUGH 10 OF PARCEL MAP NO. 20465, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 265, PAGES 35 THROUGH 39, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## Exhibit 2

## Map of Property

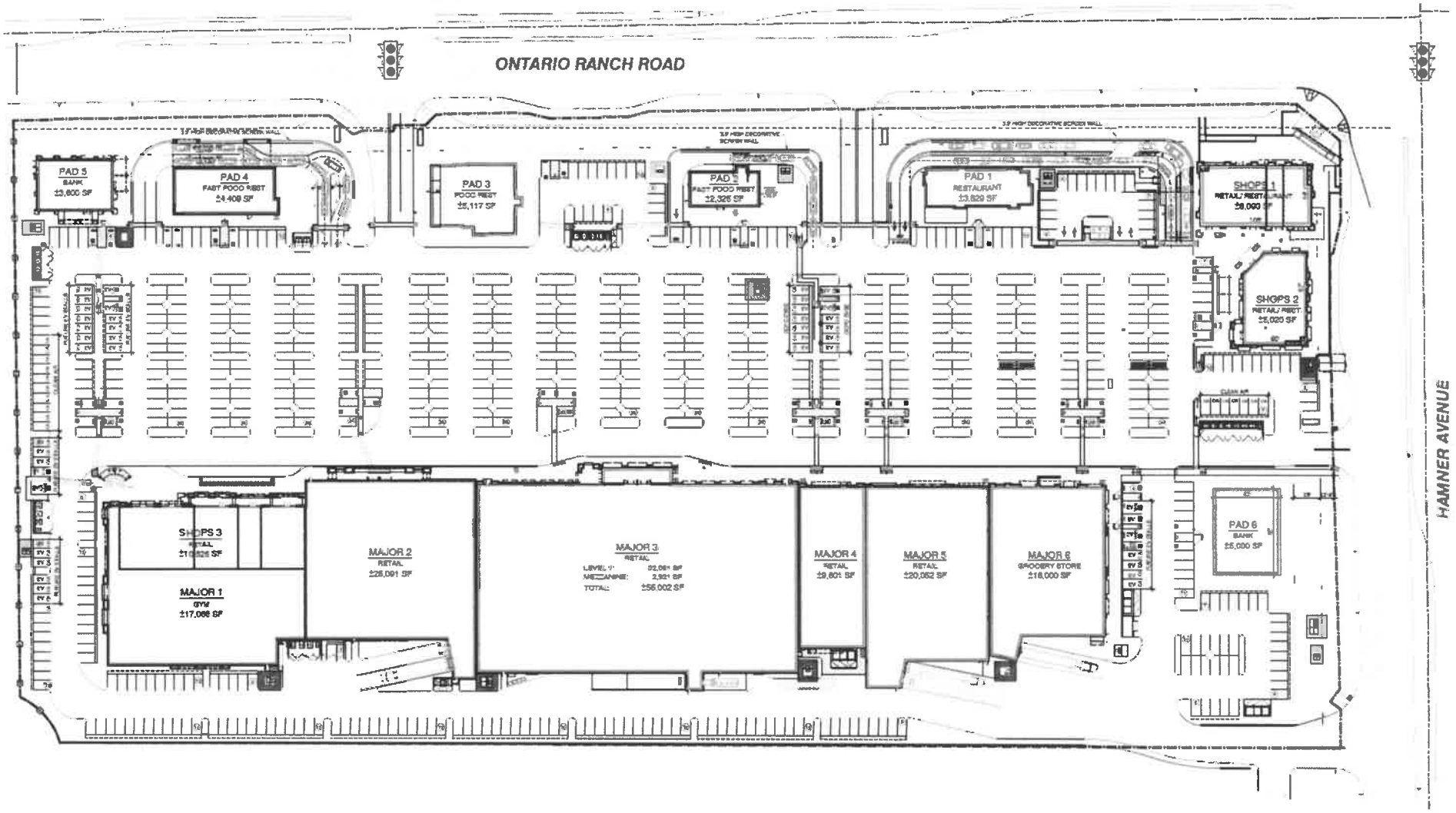



Exhibit 2

## Exhibit 3

### Description of Improvements

DIF Eligible Facilities: The DIF Eligible Facilities consist of the following Components and Segments; provided, however, that each such Segment described below shall constitute a Segment for purposes of this Agreement only if such Segment was constructed by or on behalf of the Developer.

**Local Adjacent Streets, Signals, and Bridges Facilities**

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] |
|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Streets, Signals, and Bridges | ST-010 | Edison Avenue from Mill Creek to Milliken | Construction of additional lanes beyond the scope of curb adjacent lane construction, including the removal and relocation of obstructing fire water service appurtenances | N/A |
| PM 20465 | Local Adjacent Streets, Signals, and Bridges | ST-024 | Ontario Ranch Traffic Control System (P) | 1/4 mile Between Mill Creek and Hamner/Milliken at Edison (2) | N/A |

**Local Adjacent Storm Drain Facilities**

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] |
|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Storm Drain | SD-049 | Milliken Avenue, Riverside to County Line Channel/Bellegrave | Design and Construct 36" storm drain line in Hamner Avenue from Ontario Ranch Road to Southern Limit of PM 20465, including 90 LF of Laterals. | 822 |
| PM 20465 | Local Adjacent Storm Drain | SD-049 | Milliken Avenue, Riverside to County Line Channel/Bellegrave | Design and Construct 48" storm drain line in Hamner Avenue from Ontario Ranch Road to Southern Limit of PM 20465 | 1,396 |

**Local Adjacent Fiber Optic Facilities**

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] |
|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Fiber Optics | FO-004 | Distribution Network - Major Streets Conduit System | Fiber optic conduit in Ontario Ranch Road from Hamner/Milliken Avenue, along frontage of PM 20465 | 1,985 |

# Exhibit 4

## Estimated Costs of Improvements

### Local Adjacent Streets, Signals, and Bridges Facilities

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] | Total DIF Project Costs | Segment Cost Percentage | Estimated Eligible Costs[2] | Total Project LF | Segment Percentage |
|---|---|---|---|---|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Streets, Signals, and Bridges | ST-010 | Edison Avenue from Mill Creek to Milliken | Construction of additional lanes beyond the scope of curb adjacent lane construction, including the removal and relocation of obstructing fire water service appurtenances | N/A | $ 873,741 | 11.04% | $ 96,424 | N/A | N/A |
| PM 20465 | Local Adjacent Streets, Signals, and Bridges | ST-024 | Ontario Ranch Traffic Control System (P) | 1/4 mile Between Mill Creek and Hamner/Milliken at Edison (2) | N/A | $ 31,665,628 | 1.05% | $ 331,355 | N/A | N/A |
| | | | | | | | Subtotal Local Adjacent Streets and Bridges | $ 427,779 | | |

*[2]Estimated Eligible Costs for ST-010 are fixed per Change Order Request #032 dated 02.05.2025.*
*[2]Estimated Eligible Costs for ST-024 are fixed per Engineering's DIF Update.*

### Local Adjacent Storm Drain Facilities

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] | Total DIF Project Costs | Segment Cost Percentage | Estimated Eligible Costs | Total Project LF | Engineering Total Construction Cost |
|---|---|---|---|---|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Storm Drain | SD-049 | Milliken Avenue, Riverside to County Line Channel/Bellegrave | Design and Construct 36" storm drain line in Hamner Avenue from Ontario Ranch Road to Southern Limit of PM 20465, including 90 LF of Laterals. | 822 | $ 3,473,812 | 5.93% | $ 206,145 | 7,200 | $ 1,805,650 |
| PM 20465 | Local Adjacent Storm Drain | SD-049 | Milliken Avenue, Riverside to County Line Channel/Bellegrave | Design and Construct 48" storm drain line in Hamner Avenue from Ontario Ranch Road to Southern Limit of PM 20465 | 1,396 | $ 3,473,812 | 13.59% | $ 472,104 | 2,070 | $ 700,040 |
| | | | | | | | Subtotal Local Adjacent Storm Drainage Facilities | $ 678,249 | | |

### Local Adjacent Fiber Optic Facilities

| Project | DIF Category | DIF Program Project No. | DIF Project Description | Segment Description | Project Scope/Length [LF] | Total DIF Project Costs | Segment Cost Percentage | Estimated Eligible Costs | Cost per LF |
|---|---|---|---|---|---|---|---|---|---|
| PM 20465 | Local Adjacent Fiber Optics | FO-004 | Distribution Network - Major Streets Conduit System | Fiber optic conduit in Ontario Ranch Road from Hamner/Milliken Avenue, along frontage of PM 20465 | 1,985 | $ 16,914,692 | 0.32% | $ 54,230 | 27.32 |
| | | | | | | | Subtotal Local Adjacent Fiber Optic Facilities | $ 54,230 | |

### Total DIF Eligible Facilities - The Ranch at Model Colony

| PM 20465 | DIF Eligible Improvements to be Constructed | | |
|---|---|---|---|
| Infrastructure Category | Estimated DIF Eligible Costs | Estimated DIF Obligations (per 7/1/25 Schedule)* | Estimated Excess DIF Credits |
| Local Adjacent Storm Drain Facilities | $ 678,249 | $ 405,980 | $ 272,269 |
| Local Adjacent Streets, Signals, and Bridges Facilities | $ 427,779 | $ 994,494 | $ - |
| Local Adjacent Fiber Optics Facilities | $ 54,230 | $ 194,082 | $ - |
| Total | $ 1,160,259 | $ 1,594,555 | $ 272,269 |

## Exhibit 5

## FORM OF CERTIFICATE OF REGIONAL OR LOCAL ADJACENT DIF CREDIT

Pursuant to Section 6 of the Development Impact Fee Credit Agreement for Facility Construction by and between the City of Ontario and _____ dated _____, 2026, the terms and definitions of which are hereby incorporated herein by this reference and hereinafter called the "Fee Credit Agreement" , the City of Ontario hereby certifies that Developer is entitled to the following amount and nature of DIF Credits:

Amount of Credit: $_____
Infrastructure Category of DIF: _____
Local Adjacent or Regional Category of DIF: _____

_____
Scott Ochoa, City Manager

Dated: _____

## Exhibit 6

## FORM OF DIF CREDIT REQUEST

The undersigned (the "Developer"), hereby requests DIF Credits in the DIF categories and amounts specified in Attachment 1 hereto. In connection with this Credit Request, the undersigned hereby represents and warrants to the City as follows:

1. He (she) is a duly authorized officer or representative of the Developer, qualified to execute this Credit Request on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. All costs of the Improvements for which credit is requested hereby are Eligible Costs (as defined in the Fee Credit Agreement) and have not been inflated in any respect. The Eligible Costs for which credit is requested have not been the subject of any prior credit request submitted to the City.

3. Supporting documentation (such as the applicable Developer Contract, third party invoices, lien releases and cancelled checks or other evidence of payment) is attached with respect to each cost for which credit is requested.

4. The Improvement for which credit is requested was constructed in accordance with the requirements of the Fee Credit Agreement.

5. Please issue a Certificate of DIF Credit to the Developer in the amount requested.

I declare under penalty of perjury that the above representations and warranties are true and connect.

| DEVELOPER | CITY |
|---|---|
| THE RANCH AT MODEL COLONY, LLC | Credit Request Approved |
| By: _____ | By: _____ |
| Authorized Representative of Developer | Scott Ochoa, City Manager |
| Date: _____ | Date: _____ |

ATTACHMENT 1

SUMMARY OF IMPROVEMENTS AND REQUESTED DIF CREDITS

| Improvement | Eligible Costs/Contract Amount | DIF Credit Requested |
|---|---|---|

[List here all Improvements for
which credit is requested, and attach support documentation]

Exhibit 6

**Exhibit 8**

**FORM OF ASSIGNMENT, SALE, OR TRANSFER OF DIF CREDIT**

**FROM _____ to _____**

This Sale or Transfer of DIF Credit ("DIF Credit Transfer") is entered into as of _____, 20__, between _____, a _____ _____"Transferor") and_____ ("Transferee").

A. NMC Builders, LLC is a limited liability company formed under the laws of the state of California, the business affairs of which are governed by that certain Amended and Restated Limited Liability Company Agreement of NMC Builders, LLC dated as of March 31, 2005, as amended ("NMC Agreement").

B. Transferor is a Member of the NMC Builders, LLC.

C. Pursuant to that certain Certificate of DIF Credit (the "Certificate") issued by the City of Ontario to NMC Builders, LLC, dated _____, an amount of DIF Credit was made available to the Transferor for use in the eastern portion of the New Model Colony. A copy of the Certificate is DIF Credit issued to NMC Builders, LLC by CITY is attached hereto and incorporated herein as Exhibit "C-2".

D. Transferee is owner of real property within the eastern portion of the New Model Colony of the City of Ontario and further described as Tract Map No. _____ . (or other description of the property).

E. Pursuant to the terms of this DIF Credit Assignment, Transferee desires to receive from the Transferor, a share of the DIF Credit issued to Transferor by NMC Builders LLC.

For good, valuable and sufficient consideration received, the receipt of which is hereby acknowledged, the Transferor and Transferee hereby agree as follows:

1. TRANSFER

The Transferor hereby assigns, transfers and conveys to Transferee the DIF Credit of:

| DIF Credit Category | DIF Credit Amount |
|---|---|
| _____ | _____ |

2. ACCEPTANCE

Transferee hereby accepts and assumes DIF Credit as listed above. Transferee and CITY shall track DIF Credit as it is redeemed, and the remaining balance to be used, by completing, dating and initialing Exhibit "D-3" attached hereto and incorporated herein. The original Exhibit "C-2" shall not be removed from this Transfer Agreement.

3. EFFECTIVE DATE.

This Transfer Agreement shall become effective as of the date first above written.

4. TRANSFEROR'S REPRESENTATIONS AND WARRANTIES.

The Transferor makes the following representations and warranties, which representations and warranties shall survive this DIF Credit Transfer:

The Transferor has the full power and authority to enter into this DIF Credit Transfer.

The execution, delivery and performance of this DIF Credit Transfer will not result in any violation or default under its organizational documents or any instruments to which the Transferor is a party.

From and after the date of this DIF Credit Transfer, the Transferor shall have no further rights, title or interest in or to the DIF Credit.

5. TRANSFEREE'S REPRESENTATION AND WARRANTIES.

Transferee makes the following representations and warranties, which representations and warranties shall survive this Transfer:

Transferee is the owner of Tract No. _____ (or other property description) in the eastern portion of the New Model Colony, City of Ontario.

Transferee has the full power and authority to enter into this DIF Credit Transfer.

This DIF Credit Transfer, when executed, shall constitute a valid and legal obligation binding as to Transferee.

6. NOTICES.

All notices, consents, waivers and other communications under this DIF Credit Transfer must be in writing and will be deemed to have been duly given when (a) delivered by hand (with written confirmation of receipt), (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested), in each case to the appropriate addresses set forth below (or to such other addresses as a party may designate by notice to the other parties); (c) when received by the addresses as confirmed by a confirmation receipt, if sent by facsimile to the appropriate facsimile number

designated below (or to such other facsimile number as the parties may designate by notice to the other parties).

If to the Transferor:
Entity Name: _____
Address: _____
_____
Attention: _____
Phone: _____
Email: _____

If to Transferee:
Entity Name: _____
Address: _____
_____
Attention: _____
Phone: (___) _____
Email: _____

7. GENERAL PROVISIONS.

Severability. In the event that the application of any of the provisions of this DIF Credit Transfer are held to be unenforceable or invalid, the validity and enforceability of other applications of that provision and of the remaining provisions shall not be affected.

Counterparts. This DIF Credit Transfer may be executed in counterparts.

Entire Agreement. This DIF Credit Transfer contains the entire final understanding of and between the parties and supersedes any prior written or oral agreements between them respecting the subject matter of this DIF Credit Transfer. There are no representations, agreements, arrangements or understandings, oral or written, between the parties that are not fully set forth herein.

Construction. Every covenant, term and provision of this DIF Credit Transfer shall be construed simply according to its fair meaning and not strictly for or against any party.

No Modifications. No supplement, modifications or amendment to this DIF Credit Transfer shall be binding unless executed in writing by both parties.

Further Assurances. The Transferor and Transferee each agree to execute such other documents and perform such other acts as may be necessary or desirable to effectuate this DIF Credit Transfer.

Effect of NMC Agreement and Certificate. This DIF Credit Transfer Agreement is, and shall remain, subject to the terms and conditions of the DIF Credit Certificate and the NMC Agreement, as may be amended by the parties thereto from time to time.

No Third Party Beneficiaries. This DIF Credit Transfer Agreement is made and entered into for the sole protection and benefit of the parties hereto, the City of Ontario,

and their respective successors and assigns. No other person or entity shall have any right of action based upon any provision of this DIF Credit Transfer Agreement.

IN WITNESS WHEREOF, the Transferor and Transferee have duly executed this DIF Credit Transfer as of the date first written above.

TRANSFEROR:

Entity Name (NMC Builders Member) a _____

By: _____

By: _____

TRANSFEREE:

Entity Name _____ a _____

By: _____

By: _____

**(All Signatures must be notarized)**

**EXHIBIT "C-2" to Transfer of DIF Credit**

**(Certificate of DIF Credit)**

*(Original DIF Credit Certificate issued by City must be attached).*

**EXHIBIT "D-3" to Transfer of DIF Credit**

**Available DIF Credit Reconciliation**

**DIF Credit Category** _____

**Assigned to:** _____**(NMC Member)**

**Date Assigned to NMC Member:** _____

**Transferee:** _____

**Date Transferred:** _____

| Starting DIF Credit Balance | Amount Redeemed | Date | Remaining DIF Credit Balance | City's Initials | Transferee's Initials |
|---|---|---|---|---|---|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Planning<br>Prepared By: Alexis Vaughn<br>Staff Member Presenting: Rudy Zeledon, Executive Director Community Development<br>Reviewed By: Edmelynne V Hutter, Thomas Grahn<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 5 |

**SUBJECT:** **A RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF ONTARIO LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECOMMENDATION:** That the City Council consider and adopt a Resolution approving the 2026 amendment to the "Local Guidelines for Implementing the California Environmental Quality Act for City of Ontario," pursuant to the facts and reasons contained in the staff report and attached Resolution.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Pursue City's Goals and Objectives by Working with Other Governmental Agencies**

**FISCAL IMPACT:** There is not a fiscal impact related to the amending of the Local CEQA Guidelines.

**BACKGROUND & ANALYSIS:** The California Environmental Quality Act (CEQA), codified at Public Resources Code section 21000, et seq., is California's most comprehensive environmental law. It generally requires public agencies to evaluate the environmental effects of their actions before they are taken. CEQA also aims to prevent significant environmental effects from occurring as a result of agency actions by requiring agencies to avoid or reduce, when feasible, the significant environmental impacts of their decisions.

To this end, CEQA requires public agencies to adopt specific objectives, criteria and procedures for evaluating public and private projects that are undertaken or approved by such agencies. The City of Ontario has prepared a proposed updated set of Local CEQA Guidelines for 2026 in compliance with CEQA's requirements. These Local CEQA Guidelines also provide instructions and forms for preparing all environmental documents required under CEQA. The revised Local Guidelines are summarized in a memorandum dated April 2, 2026 (see Attachment A), are appended to the attached Resolution, and reflect recent changes to CEQA, including:

- Updates to exemptions for:
    - Agricultural housing development
    - Certain housing development projects that are 20 acres or less in size
    - Transit prioritization projects
    - Transportation plans, pedestrian plans, and bicycle transportation plans
    - Facilities supporting high-speed rail
    - Certain public park and trail projects
    - State funded community water systems
    - Wildfire risk reduction projects
    - Wildfire defensible space requirements
    - Daycare centers, rural health clinics, food banks, and advanced manufacturing facilities
    - Streamlined ministerial review for adaptive reuse projects
- Clarification on housing development projects located in areas of smaller populations
- Establishment of procedures for "near miss" streamlined housing development projects
- Limitation of scope of the administrative record
- Update to CEQA document filing fees.

**ENVIRONMENTAL:**

No environmental impact is anticipated from amending the Local CEQA Guidelines. The City of Ontario's adoption of the attached Resolution is not a project under State CEQA Guidelines section 15378(b)(5) because it involves an administrative activity and would not result in any environmental impacts.

# Memorandum

**TO:** City of Ontario

**FROM:** Best Best & Krieger LLP

**DATE:** April 2, 2026

**RE:** Summary of Changes to Local CEQA Guidelines

---

In 2025, the California Legislature revised the California Environmental Quality Act ("CEQA") through passage of certain Assembly Bills and Senate Bills. As a result, we have revised the City of Ontario's Local Guidelines for Implementing CEQA ("Local Guidelines") to account for these CEQA developments. This memorandum summarizes the substantive amendments to the City of Ontario's 2026 Local CEQA Guidelines ("Local Guidelines").

The Local Guidelines and this memorandum are designed to help the City of Ontario comply with CEQA when considering a project subject to CEQA. We still recommend, however, that you consult with an attorney when you have specific questions on major, controversial, or unusual projects or activities.

The Local Guidelines, the related CEQA forms, and other important legal alerts may be accessed via the Best Best & Krieger LLP CEQA client portal. For technical support, please contact Tammy Ingram at tammy.ingram@bbklaw.com.

## REVISIONS TO LOCAL GUIDELINES

### 3.12 Exemption for Agricultural Housing Development

A new subsection B(2) was added to Section 3.12 as a result of the passing of Senate Bill 131. CEQA does not apply to an agricultural housing development maintained and operated by a qualified affordable housing organization that meet the requirements set forth in Section 3.12.

### 3.21 Exemption for Certain Housing Development Projects That Are 20 Acres or Less in Size

Pursuant to Assembly Bill 130, a new Section 3.21 was added to the Guidelines for qualifying housing development projects that are 20 acres or less in size and meet specific criteria.

### 3.23 Transit Prioritization Projects

A new subsection (5) was added to Section 3.23 regarding an exemption for a transit

prioritization project for the protection, improvement, institution, or increase of microtransit, paratransit, shuttle, bus, ferry, bus rapid transit, or light trail service. Subsection (7) also extends this exemption for a public project for the institution or increase of certain passenger rail services until January 1, 2040. Lastly, this section is revised to extend this exemption for covering transportation-related projects, such as pedestrian and bicycle facilities, transit prioritization projects, public projects located in an urbanized area or urban cluster, and public projects for the construction or maintenance of infrastructure of facilities to charge, refuel or maintain zero-emission public transit until January 1, 2040.

### 3.24 Transportation Plans, Pedestrian Plans, and Bicycle Transportation Plans

Section 3.24 was revised to exempt from CEQA a transit comprehensive operational analysis, transit route readjustment, or other transit agency route addition, elimination, or modification. For purposes of this section, Section 3.24 was revised to exempt "Transit Comprehensive Operational Analysis", meaning a plan that redesigns or modifies a transit operator's or local agency's public transit service network, including the routing of fixed route and microtransit services.

### 3.25 Facilities Supporting High-Speed Rail

Section 3.25 was added to exempt from CEQA certain projects that consist of the development, construction, or operation of a heavy maintenance facility for electrically powered high-speed rail if certain conditions outlined in Section 3.25 are met. This section also exempts a project that consists of the development, construction, or modification of a proposed passenger rail station, or design changes to a passenger rail station, for the purpose of serving electrically powered high-speed rail, if certain conditions outlined in Section 3.25 are met.

### 3.26 Certain Public Park and Trail Projects

Pursuant to Assembly Bill 1139, Section 3.26 was added to exempt any activity or approval necessary for or incidental to planning, design, site acquisition, construction, operation, or maintenance of public park or nonmotorized recreational trail facilities funded in whole or in part by the Safe Drinking Water, Wildfire Prevent, Drought Preparedness, and Clear Air Bond Act of 2024.

### 3.30 State Funded Community Water Systems

Section 3.30 was added to exempt from CEQA a community water system that is funded pursuant to the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 or the State Water Resources Control Board's Safe and Affordable Funding for Equity and Resilience program that does not otherwise include any construction activities if the project meets certain criteria outlined in Section 3.30.

### 3.31 Wildfire Risk Reduction Projects

Pursuant to Senate Bill 131, Section 3.31 was added to exempt certain wildfire risk reduction projects that meet the criteria specified in Section 3.31.

### 3.32 Wildfire Defensible Space Requirements

Pursuant to Assembly Bill 1455, Section 3.32 was added to exempt from CEQA ordinances, designed by a local agency responsible for fire protection, designating defensible space requirements based on regulations promulgated by the State Board of Forestry and Fire Protection.

### 3.35 Daycare Centers, Rural Health Clinics, Food Banks, and Advances Manufacturing Facilities

Section 3.35 was added to exempt from CEQA projects that consist exclusively of daycare centers, rural health clinics, food banks, and advanced manufacturing facilities if certain criteria outlined in Section 3.35 are met.

### 9.03 Streamlined, Ministerial Review for Adaptive Reuse Projects

Pursuant to Assembly Bill 507, Section 9.03 was added to exempt from CEQA an adaptive reuse project that retrofits and repurposes an existing building to create new residential or mixed uses including office conversion projects.

### 9.04 Housing Development Project Located in Areas of Smaller Populations

Pursuant to Senate Bill 158, Section 9.04 was added to clarify that CEQA does apply to a housing development that is: (1) located in a city with a population of more than 85,000 but less than 95,000, as determined by the 2020 Census, (2) located in a county with a population of more than 440,000 but less than 455,000, as determined by the 2020 Census, (3) a portion of the parcel where the project is located is identified on a United States Fish and Wildlife Service map as freshwater forested or shrub wetland; and (4) a portion of the parcel where the project is located is within a regulatory floodway.

### 9.13 "Near Miss" Streamlined Housing Development Project

Pursuant to Senate Bill 131, Section 9.13 was added to establish a streamlined CEQA process for housing development projects that narrowly fail to qualify for certain CEQA exemptions due to a single disqualifying condition. In such "near miss" instances, it limits CEQA review to those environmental effects caused solely by that condition, and waives the need for analysis of project alternatives, cumulative impacts, and growth-inducing effects. However, these "near miss" provisions do not apply to projects with multiple disqualifying

conditions, or to projects involving distribution centers, oil and gas infrastructure, or on protected lands.

### 10.03 Administrative Record

Pursuant to Senate Bill 131, Section 10.03(A)(10) was revised to narrow the scope of the administrative record. It clarifies that, with limited exceptions, staff notes and internal agency communications (like emails) are not required to be included in the administrative record if they were not presented to the project's final decision-making body.

## Other Changes

CEQA Document Filing Fees

Effective January 1, 2026, the Department of Fish and Wildlife has increased its fees. For a Negative Declaration or a Mitigated Negative Declaration, the new filing fee is $3,043.75 (see Section 6.24); for an EIR, the new filing fee is $4,227.50 (see Section 7.42); and for an environmental document prepared pursuant to a Certified Regulatory Program, the new filing fee is $1,437.25.

## Conclusion

As always, CEQA remains complicated and, at times, challenging to apply. The only constant in this area of law is how quickly the rules change. Should you have questions about any of the provisions discussed above, please contact a BB&K attorney for assistance.

**BEST BEST & KRIEGER LLP**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING AND ADOPTING LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (PUBLIC RESOURCES CODE §§ 21000, ET SEQ.).

WHEREAS, the California Legislature has amended the California Environmental Quality Act (CEQA) (Pub. Resources Code §§ 21000, et seq.), the Natural Resources Agency has amended the State CEQA Guidelines (Cal. Code Regs, tit. 14, §§ 15000, et seq.), and the California courts have interpreted specific provisions of CEQA; and

WHEREAS, Public Resources Code section 21082 requires all public agencies to adopt objectives, criteria and procedures for (1) the evaluation of public and private projects undertaken or approved by such public agencies, and (2) the preparation, if required, of environmental impact reports and negative declarations in connection with that evaluation; and

WHEREAS, the City of Ontario must revise its local guidelines for implementing CEQA to make them consistent with the current provisions and interpretations of CEQA and the State CEQA Guidelines.

NOW, THEREFORE, the City Council of the City of Ontario (City) hereby resolves as follows:

1. The City adopts the “2026 Local Guidelines for Implementing the California Environmental Quality Act for City of Ontario,” included herein as Attachment A to this Resolution.

2. All prior actions of the City enacting earlier guidelines are hereby repealed.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ***ATTACHMENT A:***

# *2026 LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR CITY OF ONTARIO*

# 2026

# LOCAL GUIDELINES

# FOR IMPLEMENTING THE

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

# FOR

# CITY OF ONTARIO

## TABLE OF CONTENTS


**Page**

1. GENERAL PROVISIONS, PURPOSE AND POLICY ..... 1-1
   - 1.01 General Provisions. ..... 1-1
   - 1.02 Purpose. ..... 1-1
   - 1.03 Applicability. ..... 1-1
   - 1.04 Reducing Delay and Paperwork. ..... 1-2
   - 1.05 Compliance With State Law. ..... 1-2
   - 1.06 Terminology. ..... 1-3
   - 1.07 Partial Invalidity. ..... 1-3
   - 1.08 Electronic Delivery of Comments and Notices. ..... 1-3
   - 1.09 The City May Charge Reasonable Fees For Reproducing Environmental Documents. ..... 1-3
   - 1.10 Time of Preparation ..... 1-4
   - 1.11 State Agency Furlough. ..... 1-5
   - 1.12 Environmental Compliance For City-Initiated Projects. ..... 1-5
2. LEAD AND RESPONSIBLE AGENCIES ..... 2-1
   - 2.01 Lead Agency Principle. ..... 2-1
   - 2.02 Selection of Lead Agency. ..... 2-1
   - 2.03 Duties of a Lead Agency. ..... 2-1
   - 2.04 CEQA Determinations Made by Non-Elected Body; Procedure to Appeal Such Determinations. ..... 2-3
   - 2.05 Projects Relating to Development of Hazardous Waste and Other Sites. ..... 2-3
   - 2.06 Responsible Agency Principle. ..... 2-4
   - 2.07 Duties of a Responsible Agency. ..... 2-4
   - 2.08 Response to Notice of Preparation by Responsible Agencies. ..... 2-4
   - 2.09 Use of Final EIR or Negative Declaration by Responsible Agencies. ..... 2-5
   - 2.10 Shift in Lead Agency Responsibilities. ..... 2-5
3. ACTIVITIES EXEMPT FROM CEQA ..... 3-1
   - 3.01 Actions Subject to CEQA. ..... 3-1
   - 3.02 Ministerial Actions. ..... 3-1
   - 3.03 Exemptions in General. ..... 3-2
   - 3.04 Notice of Exemption. ..... 3-2

**TABLE OF CONTENTS**
(continued)

**Page**


3.05 Disapproved Projects. ..... 3-3
3.06 Projects with No Possibility of Significant Effect. ..... 3-3
3.07 Emergency Projects. ..... 3-4
3.08 Feasibility and Planning Studies. ..... 3-4
3.09 Rates, Tolls, Fares, and Charges. ..... 3-4
3.10 Pipelines within a Public Right-of-Way and Less Than One Mile in Length. ..... 3-5
3.11 Pipelines of Less Than Eight Miles in Length. ..... 3-5
3.12 Certain Residential Housing Projects. ..... 3-7
3.13 Minor Alterations to Fluoridate Water Utilities. ..... 3-14
3.14 Ballot Measures. ..... 3-14
3.15 Transit Priority Project. ..... 3-15
3.16 Roadway Improvements. ..... 3-15
3.17 Certain Infill Projects ..... 3-16
3.18 Exemption For Residential or Mixed-Use Housing Projects ..... 3-18
3.19 Exemption for Infill Projects In Transit Priority Areas ..... 3-20
3.20 Exemption for Residential Projects Undertaken Pursuant to a Specific Plan ..... 3-20
3.21 Exemption for Certain Housing Development Projects that are 20 acres or less in size ..... 3-21
3.22 Transfer of Land for The Preservation of Natural Conditions ..... 3-22
3.23 Transit Prioritization Projects. ..... 3-22
3.24 Transportation Plans, Pedestrian Plans, and Bicycle Transportation Plans. ..... 3-25
3.25 Facilities Supporting High-Speed Rail ..... 3-26
3.26 Certain Public Park and Trail Projects ..... 3-26
3.27 Water System Wells and Domestic Well Projects ..... 3-26
3.28 Routine Maintenance of Stormwater Facilities ..... 3-28
3.29 Small Disadvantaged Community Water System and State Small Water System. ..... 3-28
3.30 State Funded Community Water Systems ..... 3-29
3.31 Wildfire Risk Reduction Projects ..... 3-29
3.32 Wildfire Defensible Space Requirements ..... 3-30
3.33 Conservation and Restoration of California Native Fish and Wildlife. ..... 3-31

**TABLE OF CONTENTS**
(continued)

**Page**


3.34 Linear Broadband Deployment in a Right-of-Way. ..... 3-31

3.35 Daycare Centers, Rural Health Clinics, Food Banks, and Advanced manufacturing Facilities..... 3-33

3.36 Needle and Syringe Exchange Services. ..... 3-33

3.37 Reproductive Services Community Clinic..... 3-33

3.38 Exemption for Ordinances Relating to Accessory Dwelling Units and Junior Accessory Dwelling Units ..... 3-34

3.39 Other Specific Exemptions. ..... 3-34

3.40 Categorical Exemptions. ..... 3-35

4. TIME LIMITATIONS ..... 4-1

4.01 Review of Private Project Applications. ..... 4-1

4.02 Determination of Type of Environmental Document. ..... 4-1

4.03 Completion and Adoption of Negative Declaration. ..... 4-1

4.04 Completion and Certification of Final EIR. ..... 4-1

4.05 Projects Subject to the Permit Streamlining Act. ..... 4-2

4.06 Projects, Other Than Those Subject to the Permit Streamlining Act, with Short Time Periods for Approval. ..... 4-2

4.07 Waiver or Suspension of Time Periods. ..... 4-3

5. INITIAL STUDY ..... 5-1

5.01 Preparation of Initial Study. ..... 5-1

5.02 Informal Consultation with Other Agencies. ..... 5-1

5.03 Consultation with Private Project Applicant. ..... 5-2

5.04 Projects Subject to NEPA. ..... 5-2

5.05 An Initial Study. ..... 5-3

5.06 Contents of Initial Study. ..... 5-4

5.07 Use of a Checklist Initial Study. ..... 5-4

5.08 Evaluating Significant Environmental Effects. ..... 5-5

5.09 Determining the Significance of Transportation Impacts ..... 5-6

5.10 Mandatory Findings of Significant Effect. ..... 5-7

5.11 Mandatory Preparation of an EIR for Waste-Burning Projects. ..... 5-8

5.12 Development Pursuant To An Existing Community Plan And EIR. ..... 5-9

5.13 Land Use Policies. ..... 5-10

**TABLE OF CONTENTS**
(continued)

**Page**


5.14 Evaluating Impacts on Historical Resources. ..... 5-10
5.15 Evaluating Impacts on Archaeological Sites. ..... 5-11
5.16 Consultation with Water Agencies Regarding Large Development Projects. ..... 5-12
5.17 Subdivisions with More Than 500 Dwelling Units. ..... 5-14
5.18 Impacts to Oak Woodlands. ..... 5-15
5.19 Climate Change And Greenhouse Gas Emissions. ..... 5-15
5.20 Energy Conservation. ..... 5-18
5.21 Environmental Impact Assessment. ..... 5-20
5.22 Final Determination. ..... 5-20
6. NEGATIVE DECLARATION ..... 6-1
6.01 Decision to Prepare a Negative Declaration. ..... 6-1
6.02 Decision to Prepare a Mitigated Negative Declaration. ..... 6-1
6.03 Contracting for Preparation of Negative Declaration or Mitigated Negative Declaration. ..... 6-1
6.04 Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration. ..... 6-1
6.05 Projects Affecting Military Services; Department of Defense Notification. ..... 6-4
6.06 Special Findings Required for Facilities That May Emit Hazardous Air Emissions Near Schools. ..... 6-4
6.07 Consultation with California Native American Tribes. ..... 6-5
6.08 Identification of Tribal Cultural Resources and Processing of Information after Consultation with the California native American tribe ..... 6-6
6.09 Significant Adverse Impacts to Tribal Cultural Resources ..... 6-8
6.10 Posting and Publication of Negative Declaration or Mitigated Negative Declaration. ..... 6-8
6.11 Submission of Negative Declaration or Mitigated Negative Declaration to State Clearinghouse. ..... 6-9
6.12 Special Notice Requirements for Waste- and Fuel-Burning Projects. ..... 6-12
6.13 Consultation with Water Agencies Regarding Large Development Projects. ..... 6-12
6.14 Content of Negative Declaration or Mitigated Negative Declaration. ..... 6-12
6.15 Types of Mitigation. ..... 6-13

**TABLE OF CONTENTS**
(continued)

**Page**


6.16 Adoption of Negative Declaration or Mitigated Negative Declaration. ..... 6-13

6.17 Mitigation Reporting or Monitoring Program for Mitigated Negative Declaration. ..... 6-14

6.18 Approval or Disapproval of Project. ..... 6-15

6.19 Recirculation of a Negative Declaration or Mitigated Negative Declaration. ..... 6-15

6.20 Notice of Determination on a Project for Which a Proposed Negative or Mitigated Negative Declaration Has Been Approved. ..... 6-16

6.21 Addendum to Negative Declaration or Mitigated Negative Declaration. ..... 6-17

6.22 Subsequent Negative Declaration or Mitigated Negative Declaration. ..... 6-17

6.23 Private Project Costs. ..... 6-18

6.24 Filing Fees for Projects That Affect Wildlife Resources. ..... 6-18

7. ENVIRONMENTAL IMPACT REPORT ..... 7-1

7.01 Decision to Prepare an EIR. ..... 7-1

7.02 Contracting for Preparation of EIRs. ..... 7-1

7.03 Notice of Preparation of Draft EIR. ..... 7-1

7.04 Special Notice Requirements for Affected Military Agencies ..... 7-3

7.05 Environmental Leadership Development Project. ..... 7-4

7.06 Preparation of Draft EIR. ..... 7-6

7.07 Consultation with California Native American Tribes. ..... 7-6

7.08 Identification of Tribal Cultural Resources and Processing of Information after Consultation with the California native American tribe ..... 7-7

7.09 Significant Adverse Impacts to Tribal Cultural Resources ..... 7-9

7.10 Consultation with Other Agencies and Persons. ..... 7-9

7.11 Early Consultation on Projects Involving Permit Issuance. ..... 7-11

7.12 Consultation with Water Agencies Regarding Large Development Projects. ..... 7-11

7.13 Airport Land Use Plan. ..... 7-12

7.14 General Aspects of an EIR. ..... 7-12

7.15 Use of Registered Consultants in Preparing EIRs. ..... 7-12

7.16 Incorporation by Reference. ..... 7-13

7.17 Standards for Adequacy of an EIR. ..... 7-13

**TABLE OF CONTENTS**
(continued)

**Page**


7.18 Form and Content of EIR. ..... 7-13
7.19 Consideration and Discussion of Significant Environmental Impacts. ..... 7-15
7.20 Environmental Setting ..... 7-16
7.21 Analysis of Cumulative Impacts. ..... 7-17
7.22 Analysis of Mitigation Measures. ..... 7-19
7.23 Analysis of Alternatives in an EIR. ..... 7-20
7.24 Analysis of Future Expansion. ..... 7-23
7.25 Notice of Completion of Draft EIR; Notice of Availability of Draft EIR. ..... 7-23
7.26 Submission of Draft EIR to State Clearinghouse. ..... 7-26
7.27 Special Notice Requirements for Waste- And Fuel-Burning Projects ..... 7-27
7.28 Time For Review of Draft EIR; Failure to Comment. ..... 7-27
7.29 Public Hearing on Draft EIR ..... 7-29
7.30 Response to Comments on Draft EIR. ..... 7-29
7.31 Preparation and Contents of Final EIR. ..... 7-30
7.32 Recirculation When New Information Is Added to EIR. ..... 7-30
7.33 Certification of Final EIR. ..... 7-31
7.34 Consideration of EIR Before Approval or Disapproval of Project. ..... 7-32
7.35 Findings ..... 7-32
7.36 Special Findings Required for Facilities That May Emit Hazardous Air Emissions Near Schools. ..... 7-33
7.37 Statement of Overriding Considerations. ..... 7-34
7.38 Mitigation Monitoring or Reporting Program for EIR. ..... 7-34
7.39 Notice of Determination. ..... 7-36
7.40 Disposition of a Final EIR. ..... 7-37
7.41 Private Project Costs. ..... 7-37
7.42 Filing Fees for Projects That Affect Wildlife Resources. ..... 7-38
8. TYPES OF EIRS ..... 8-1
8.01 EIRs Generally. ..... 8-1
8.02 Tiering. ..... 8-1
8.03 Project EIR. ..... 8-2
8.04 Subsequent EIR. ..... 8-3

**TABLE OF CONTENTS**
(continued)

**Page**


8.05 Supplemental EIR. ..... 8-4
8.06 Addendum to an EIR. ..... 8-4
8.07 Staged EIR. ..... 8-4
8.08 Program EIR. ..... 8-5
8.09 Use of a Program EIR with Subsequent EIRs and Negative Declarations. ..... 8-5
8.10 Use of an EIR from an Earlier Project. ..... 8-6
8.11 Master EIR. ..... 8-6
8.12 Focused EIR. ..... 8-8
8.13 Special Requirements for Redevelopment Projects. ..... 8-9
9. AFFORDABLE HOUSING ..... 9-1
9.01 Streamlined, ministerial approval process for affordable housing projects ..... 9-1
9.02 Ministerial approval process for urban lot splits and housing developments with no more than two residential units within a single-family residential zone (SB 9) ..... 9-21
9.03 Streamlined, Ministerial Review for Adaptive Reuse Projects (AB 507) ..... 9-25
9.04 Housing Development Project Located in Areas of Smaller Populations (SB 158) ..... 9-26
9.05 Approval of ordinance to zone any parcel for up to 10 units of residential density per parcel in certain circumstances (SB 10) ..... 9-27
9.06 Housing Sustainability Districts. ..... 9-28
9.07 Interim Motel Housing Projects. ..... 9-28
9.08 Supportive Housing And "No Place Like Home" Projects. ..... 9-29
9.09 Affordable Housing Developments in Commercial Zones. ..... 9-29
9.10 Mixed-Income Housing Developments Along Commercial Corridors. ..... 9-32
9.11 A Responsible Agency's Provision of Financial Assistance or Insurance for the Development and Construction of Affordable Housing. ..... 9-35
9.12 Exemption for Specified Affordable Housing Projects. ..... 9-36
9.13 "Near Miss" Streamlined Housing Development Project ..... 9-37
9.14 Ministerial Approval of Housing Developments on Land Owned by Independent Institutions of Higher Education and Religious Institutions. ..... 9-38
10. CEQA LITIGATION ..... 10-1
10.01 Timelines ..... 10-1
10.02 Mediation and Settlement. ..... 10-1

**TABLE OF CONTENTS**
(continued)

**Page**


10.03 Administrative Record. ..... 10-1

11. DEFINITIONS ..... 11-1

11.01 "Agricultural Employee" ..... 11-1

11.02 "Applicant" ..... 11-1

11.03 "Approval" ..... 11-1

11.04 "Baseline" ..... 11-2

11.05 "California Native American Tribe" ..... 11-2

11.06 "Categorical Exemption" ..... 11-2

11.07 "Census-Defined Place" ..... 11-2

11.08 "CEQA" ..... 11-2

11.09 "City" ..... 11-2

11.10 "Clerk" ..... 11-2

11.11 "Community-Level Environmental Review" ..... 11-2

11.12 "Consultation" ..... 11-3

11.13 "Cumulative Impacts" ..... 11-3

11.14 "Cumulatively Considerable" ..... 11-3

11.15 "Decision-Making Body" ..... 11-3

11.16 "Developed Open Space" ..... 11-3

11.17 "Development Project" ..... 11-3

11.18 "Discretionary Project" ..... 11-4

11.19 "EIR" ..... 11-4

11.20 "Emergency" ..... 11-4

11.21 "Endangered, Rare or Threatened Species" ..... 11-4

11.22 "Environment" ..... 11-4

11.23 "Feasible" ..... 11-5

11.24 "Final EIR" ..... 11-5

11.25 "Greenhouse Gases" ..... 11-5

11.26 "Guidelines" or "Local Guidelines" ..... 11-5

11.27 "Highway" ..... 11-5

11.28 "Historical Resources" ..... 11-5

11.29 "Infill Site" ..... 11-6

**TABLE OF CONTENTS**
(continued)

**Page**


11.30 "Initial Study" ..... 11-6
11.31 "Jurisdiction by Law" ..... 11-6
11.32 "Land Disposal Facility" ..... 11-7
11.33 "Large Treatment Facility" ..... 11-7
11.34 "LCI" ..... 11-7
11.35 "Lead Agency" ..... 11-7
11.36 "Low- and Moderate-Income Households" ..... 11-7
11.37 "Low-Income Households" ..... 11-7
11.38 "Low-Level Flight Path" ..... 11-7
11.39 "Lower Income Households" ..... 11-7
11.40 "Major Transit Stop" ..... 11-8
11.41 "Metropolitan Planning Organization" or "MPO" ..... 11-8
11.42 "Military Impact Zone" ..... 11-8
11.43 "Military Service" ..... 11-8
11.44 "Ministerial" ..... 11-8
11.45 "Mitigated Negative Declaration" or "MND" ..... 11-9
11.46 "Mitigation" ..... 11-9
11.47 "Negative Declaration" or "ND" ..... 11-9
11.48 "Notice of Completion" ..... 11-9
11.49 "Notice of Determination" ..... 11-9
11.50 "Notice of Exemption" ..... 11-9
11.51 "Notice of Preparation" ..... 11-9
11.52 "Oak" ..... 11-9
11.53 "Oak Woodlands" ..... 11-10
11.54 "Offsite Facility" ..... 11-10
11.55 "Person" ..... 11-10
11.56 "Pipeline" ..... 11-10
11.57 "Private Project" ..... 11-10
11.58 "Project" ..... 11-10
11.59 "Project-Specific Effects" ..... 11-11
11.60 "Public Water System" ..... 11-11

**TABLE OF CONTENTS**
(continued)

**Page**


11.61 "Qualified Urban Use" ..... 11-11
11.62 "Residential" ..... 11-11
11.63 "Responsible Agency" ..... 11-11
11.64 "Riparian areas" ..... 11-11
11.65 "Roadway" ..... 11-12
11.66 "Significant Effect" ..... 11-12
11.67 "Significant Value as a Wildlife Habitat" ..... 11-12
11.68 "Special Use Airspace" ..... 11-12
11.69 "Staff" ..... 11-12
11.70 "Standard" ..... 11-12
11.71 "State CEQA Guidelines" ..... 11-13
11.72 "Substantial Evidence" ..... 11-13
11.73 "Sustainable Communities Strategy" ..... 11-13
11.74 "Tiering" ..... 11-13
11.75 "Transit Priority Area" ..... 11-13
11.76 "Transit Priority Project" ..... 11-14
11.77 "Transportation Facilities" ..... 11-14
11.78 "Tribal Cultural Resources" ..... 11-14
11.79 "Trustee Agency" ..... 11-15
11.80 "Urban Growth Boundary" ..... 11-15
11.81 "Urbanized Area" ..... 11-15
11.82 "Water Acquisition Plans" ..... 11-16
11.83 "Water Assessment" or "Water Supply Assessment" ..... 11-16
11.84 "Water Demand Project" ..... 11-16
11.85 "Waterway" ..... 11-17
11.86 "Wetlands" ..... 11-17
11.87 "Wildlife Habitat" ..... 11-17
11.88 "Zoning Approval" ..... 11-17
12. FORMS ..... 12-1
13. COMMON ACRONYMS ..... 13-1

# LOCAL GUIDELINES
# FOR IMPLEMENTING THE
# CALIFORNIA ENVIRONMENTAL QUALITY ACT

**(2026)**

## 1. GENERAL PROVISIONS, PURPOSE AND POLICY.

### 1.01 GENERAL PROVISIONS.

These Local Guidelines ("Local Guidelines") are to assist the City of Ontario ("City") in implementing the provisions of the California Environmental Quality Act ("CEQA"). These Local Guidelines are consistent with the Guidelines for the Implementation of CEQA ("State CEQA Guidelines"), which have been promulgated by the California Natural Resources Agency for the guidance of state and local agencies in California. These Local Guidelines have been adopted pursuant to California Public Resources Code section 21082.

### 1.02 PURPOSE.

The purpose of these Local Guidelines is to help the City accomplish the following basic objectives of CEQA:

(a) To enhance and provide long-term protection for the environment, while providing a decent home and satisfying living environment for every Californian;
(b) To provide information to governmental decision-makers and the public regarding the potential significant environmental effects of the proposed project;
(c) To provide an analysis of the environmental effects of future actions associated with the project to adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project;
(d) To identify ways that environmental damage can be avoided or significantly reduced;
(e) To prevent significant avoidable environmental damage through utilization of feasible project alternatives or mitigation measures; and
(f) To disclose and demonstrate to the public the reasons why a governmental agency approved the project in the manner chosen. Public participation is an essential part of the CEQA process. Each public agency should encourage wide public involvement, formal and informal, in order to receive and evaluate public reactions to environmental issues related to a public agency's activities. Such involvement should include, whenever possible, making environmental information available in electronic format on the Internet, on a web site maintained or utilized by the public agency.

### 1.03 APPLICABILITY.

These Local Guidelines apply to any activity that constitutes a "project," as defined in Local Guidelines Section **Error! Reference source not found.**, for which the City is the Lead A gency or a Responsible Agency. These Local Guidelines are also intended to assist the City in

determining whether a proposed activity constitutes a project that is subject to CEQA review, or whether the activity is exempt from CEQA.

### 1.04 REDUCING DELAY AND PAPERWORK.

The State CEQA Guidelines encourage local governmental agencies to reduce delay and paperwork by, among other things:

(a) Integrating the CEQA process into early planning review; to this end, the project approval process and these procedures, to the maximum extent feasible, are to run concurrently, not consecutively;
(b) Identifying projects which fit within categorical or other exemptions and are therefore exempt from CEQA processing;
(c) Using initial studies to identify significant environmental issues and to narrow the scope of Environmental Impact Reports (EIRs);
(d) Using a Negative Declaration when a project, not otherwise exempt, will not have a significant effect on the environment;
(e) Consulting with state and local responsible agencies before and during the preparation of an EIR so that the document will meet the needs of all the agencies which will use it;
(f) Allowing applicants to revise projects to eliminate possible significant effects on the environment, thereby enabling the project to qualify for a Negative Declaration rather than an EIR;
(g) Integrating CEQA requirements with other environmental review and consultation requirements;
(h) Emphasizing consultation before an EIR is prepared, rather than submitting adverse comments on a completed document;
(i) Combining environmental documents with other documents, such as general plans;
(j) Eliminating repetitive discussions of the same issues by using EIRs on programs, policies or plans and tiering from statements of broad scope to those of narrower scope;
(k) Reducing the length of EIRs by means such as setting appropriate page limits;
(l) Preparing analytic, rather than encyclopedic, EIRs;
(m) Mentioning insignificant issues only briefly;
(n) Writing EIRs in plain language;
(o) Following a clear format for EIRs;
(p) Emphasizing the portions of the EIR that are useful to decision-makers and the public and reducing emphasis on background material;
(q) Incorporating information by reference; and
(r) Making comments on EIRs as specific as possible.

### 1.05 COMPLIANCE WITH STATE LAW.

These Local Guidelines are intended to implement the provisions of CEQA and the State CEQA Guidelines, and the provisions of CEQA and the State CEQA Guidelines shall be fully complied with even though they may not be set forth or referred to herein.

## 1.06 TERMINOLOGY.

The terms "must" or "shall" identify mandatory requirements. The terms "may" and "should" are permissive, with the particular decision being left to the discretion of the City.

## 1.07 PARTIAL INVALIDITY.

In the event any part or provision of these Local Guidelines shall be determined to be invalid, the remaining portions that can be separated from the invalid unenforceable provisions shall continue in full force and effect.

## 1.08 ELECTRONIC DELIVERY OF COMMENTS AND NOTICES.

Individuals may file a written request to receive copies of public notices provided for under these Local Guidelines or the State CEQA Guidelines. The requestor may elect to receive these notices via email rather than regular mail. Notices sent by email are deemed delivered when the staff person sending the email sends it to the last email address provided by the requestor to the City. Any request to receive public notices shall be in writing and shall be renewed annually.

Individuals may also submit comments on the CEQA documentation for a project via email. Comments submitted via email shall be treated as written comments for all purposes. Comments sent to the City via email are deemed received when they actually arrive in an email account of a staff person who has been designated or identified as the point of contact for a particular project.

The City must also post certain environmental documents (such as Draft and Final Environmental Impact Reports, Draft Negative Declarations, and Draft Mitigated Negative Declarations) and CEQA notices (such as Notices of Preparation, Notices of Availability, Notices of Intent to Adopt a Negative Declaration, Notices of Exemption, and Notices of Determination) on its website, if any.

(Reference: Pub. Resources Code, §§ 21082.1, 21091(d)(3), 21092.2.)

## 1.09 THE CITY MAY CHARGE REASONABLE FEES FOR REPRODUCING ENVIRONMENTAL DOCUMENTS.

A public agency may charge and collect a reasonable fee from members of the public that request a copy of an environmental document, so long as the fee does not exceed the cost of reproduction. The kinds of "environmental documents" that CEQA specifically allows public agencies to seek reimbursement for include: initial studies, negative declarations, mitigated negative declarations, draft and final EIRs, and documents prepared as a substitute for an EIR, negative declaration, or mitigated negative declaration.

The City shall make CEQA-related documents (e.g., Negative Declarations, Mitigated Negative Declarations, Draft EIRs, Final EIRs, and notices relating to these documents) available to the public-at-large on its website. Requests for documents made pursuant to the California Public Records Act must comply with the Government Code. (See, for example, Government Code section 7922.570 for information regarding providing documents in electronic format.)

## 1.10 TIME OF PREPARATION

Before granting any approval of a non-exempt project subject to CEQA, the Lead Agency or Responsible Agency shall consider either (1) a Final EIR, (2) a Negative Declaration, (3) a Mitigated Negative Declaration, or (4) another document authorized by the State CEQA Guidelines to be used in the place of an EIR or Negative Declaration (e.g., an Addendum, a Supplemental EIR, a Subsequent EIR, etc.).

Choosing the precise time for CEQA compliance involves a balancing of competing factors. EIRs, Negative Declarations, and Mitigated Negative Declarations should be prepared as early as feasible in the planning process to enable environmental considerations to influence project program and design and yet late enough to provide meaningful information for environmental assessment.

With public projects, at the earliest feasible time, project sponsors shall incorporate environmental considerations into project conceptualization, design, and planning. CEQA compliance should be completed prior to acquisition of a site for a public project.

To implement the above principles, the City shall not undertake actions concerning the proposed public project that would have a significant adverse effect or limit the choice of alternatives or mitigation measures, before completion of CEQA compliance. For example, the City shall not:

(A) Formally make a decision to proceed with the use of a site for facilities which would require CEQA review, regardless of whether the City has made any final purchase of the site for these facilities, except that the City may designate a preferred site for CEQA review and may enter into land acquisition agreements when the City has conditioned its future use of the site on CEQA compliance.

(B) Otherwise take any action that gives impetus to a planned or foreseeable project in a manner that forecloses alternatives or mitigation measures that would ordinarily be part of CEQA review of that public project.

With private projects, the City shall encourage the project proponent to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time.

While mere interest in, or inclination to support, a project does not constitute approval, a public agency entering into preliminary agreements regarding a project prior to approval shall not, as a practical matter, commit the agency to the project. For example, the City shall not grant any vested development entitlements prior to compliance with CEQA. Further, any such pre-approval agreement should, for example:

(A) Condition the agreement on compliance with CEQA;
(B) Not bind any party, or commit any party, to a definite course of action prior to CEQA compliance;

(C) Not restrict the Lead Agency from considering any feasible mitigation measures and alternatives, including the "no project" alternative; and

(D) Not restrict the Lead Agency from denying the project.

The City's environmental document preparation and review should be coordinated in a timely fashion with the City's existing planning, review, and project approval processes. These procedures, to the maximum extent feasible, are to run concurrently, not consecutively.

(See State CEQA Guidelines, § 15004; *Save Tara v. City of West Hollywood* (2008) 45 Cal.4th 116.)

## 1.11 STATE AGENCY FURLOUGH.

Due to budget concerns, the State may institute mandatory furlough days for state government agencies. Local agencies may also change their operating hours.

Because state and local agencies may enact furloughs that limit their operating hours, if the City has time-sensitive materials or needs to consult with a state agency, the City should check with the applicable state agency office or with the City's attorney to ensure compliance with all applicable deadlines.

## 1.12 ENVIRONMENTAL COMPLIANCE FOR CITY-INITIATED PROJECTS.

In an effort to provide consistent CEQA review and coordination of City-initiated projects, an Environmental Review Coordinator ("ERC") has been designated within the Planning Department to aid City departments on the ever-changing environmental statutes and to create a CEQA repository. This section 1.11 only applies to City-initiated projects.

To achieve the desired level of review, the project manager for each City-initiated project* will contact the ERC following project inception and provide the ERC with a written description of the project, including any preliminary plans, special studies completed, and other information that may be helpful evaluating the project. The ERC will review the information and determine if 1) existing CEQA documents are sufficient to address the potential impacts of the project; 2) if existing CEQA documents may be used to tier off to provide the necessary CEQA review; 3) if a new CEQA review is necessary for the project, or 4) an exemption from CEQA applies to the project. Additionally, the ERC will provide direction to the project manager on the level of CEQA review required for the project (e.g. Negative Declaration, Environmental Impact Report ("EIR"), etc.).

Once a memorandum on the scope/preliminary plans for a project has been submitted to the ERC, the ERC will work with the project manager to complete the CEQA review in-house to the extent possible. Should the need arise for studies or an EIR beyond staff's ability to complete, the ERC shall work with the project manager to 1) develop a Request for Proposal ("RFP") for the necessary services; 2) review the RFPs with the project manager and assist in the selection of a consultant; 3) prepare the consultant contract for the services; 4) provide coordination between the consultant and the project manager; 5) coordinate preparation of the CEQA document; 6) review

and comment on the CEQA document; 7) review invoices/billing by the consultant; and 8) ensure compliance with established legal procedures, filings, etc.

Upon successful completion of the CEQA review, the ERC shall retain copies of pertinent CEQA information, including, but not limited to, CEQA documents and Notice of Determinations. The central CEQA repository will provide ease of access to previous CEQA documents that may be needed for future actions (e.g. grant applications, project modifications, new projects, etc.).

**As determined under CEQA*

(Section added October 2011)

 ©Best Best & Krieger LLP

# 2. LEAD AND RESPONSIBLE AGENCIES

## 2.01 LEAD AGENCY PRINCIPLE.

The City will be the Lead Agency if it will have principal responsibility for carrying out or approving a project. Where a project is to be carried out or approved by more than one public agency, only one agency shall be responsible for the preparation of environmental documents. This agency shall be called the Lead Agency.

(Reference: State CEQA Guidelines, §§ 15050, 15367.)

## 2.02 SELECTION OF LEAD AGENCY.

Where two or more public agencies will be involved with a project, the Lead Agency shall be designated according to the following criteria:

(a) If the project will be carried out by a public agency, that agency shall be the Lead Agency even if the project will be located within the jurisdiction of another public agency; or

(b) If the project will be carried out by a nongovernmental person or entity, the Lead Agency shall be the public agency with the greatest responsibility for supervising and approving the project as a whole.

The Lead Agency will normally be the agency with general governmental powers, rather than an agency with a single or limited purpose. (For example, a city that will provide a public service or utility to the project serves a limited purpose.) If two or more agencies meet this criteria equally, the agency that acts first on the project will normally be the Lead Agency.

If two or more public agencies have a substantial claim to be the Lead Agency under either (a) or (b), they may designate one agency as the Lead Agency by agreement. An agreement may also provide for cooperative efforts by contract, joint exercise of powers, or similar devices. If the agencies cannot agree which agency should be the Lead Agency for preparing the environmental document, any of the disputing public agencies or the project applicant may submit the dispute to the Office of Land Use and Climate Innovation ("LCI"), formerly Office of Planning and Research. Within 21 days of receiving the request, LCI will designate the Lead Agency. LCI shall not designate a Lead Agency in the absence of a dispute. A "dispute" means a contested, active difference of opinion between two or more public agencies as to which of those agencies shall prepare any necessary environmental document. A dispute exists when each of those agencies claims that it either has or does not have the obligation to prepare that environmental document.

(Reference: State CEQA Guidelines, § 15051.)

## 2.03 DUTIES OF A LEAD AGENCY.

As a Lead Agency, the City shall decide whether a Negative Declaration, Mitigated Negative Declaration or an EIR will be required for a project and shall prepare, or cause to be prepared, and consider the document before making its decision on whether and how to approve the project. The documents may be prepared by Staff or by private consultants pursuant to a

 ©Best Best & Krieger LLP

contract with the City. However, the City shall independently review and analyze all draft and final EIRs or Negative Declarations prepared for a project and shall find that the EIR or Negative Declaration reflects the independent judgment of the City prior to approval of the document. If a Draft EIR or Final EIR is prepared under a contract with the City, the contract must be executed within forty-five (45) days from the date on which the City sends a Notice of Preparation. The City, however, may take longer to execute the contract if the project applicant and the City mutually agree to an extension of the 45-day time period. (Pub. Resources Code, § 21151.5; see also Local Guidelines Section 7.02.)

During the process of preparing an EIR, the City, as Lead Agency, shall have the following duties:

(a) If a California Native American tribe has requested consultation, within 14 days after determining that an application for a project is complete or a decision to undertake a project, the City shall begin consultation with the California Native American tribes (see Local Guidelines Section 7.07);
(b) Immediately after deciding that an EIR is required for a project, the City shall send to the Office of Land Use and Climate Innovation and each Responsible Agency a Notice of Preparation (Form "G") stating that an EIR will be prepared (see Local Guidelines Section 7.03);
(c) Prior to release of an EIR, if the California Native American tribe that is culturally affiliated with the geographic area of a project requests in writing to be informed of any proposed project, the City shall begin consultation with the tribe consistent with California law and Local Guidelines Section 7.07;
(d) The City shall prepare or cause to be prepared the Draft EIR for the project (see Local Guidelines Sections 7.06 and 7.18);
(e) Once the Draft EIR is completed, the City shall file a Notice of Completion (Form "H") with the Office of Land Use and Climate Innovation (see Local Guidelines Section 7.25);
(f) The City shall consult with state, federal and local agencies that exercise authority over resources that may be affected by the project for their comments on the completed Draft EIR (see, e.g., Local Guidelines Sections 5.02, 5.16, Section 7.26);
(g) The City shall provide public notice of the availability of a Draft EIR (Form "K") at the same time that it sends a Notice of Completion to the Office of Land Use and Climate Innovation (see Local Guidelines Section 7.25);
(h) The City shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare or cause to be prepared a written response to all comments that raise significant environmental issues and that were timely received during the public comment period. A written response must be provided to all public agencies who commented on the project during the public review period at least ten (10) days prior to certifying an EIR (see Local Guidelines Section 7.30);
(i) The City shall prepare or cause to be prepared a Final EIR before approving the project (see Local Guidelines Section 7.31);
(j) The City shall certify that the Final EIR has been completed in compliance with CEQA and has been reviewed by the City Council (see Local Guidelines Section 7.33); and
(k) The City shall include in the Final EIR any comments received from a Responsible Agency on the Notice of Preparation or the Draft EIR (see Local Guidelines Sections 2.08, 7.30 and 7.31).

## 2.04 CEQA DETERMINATIONS MADE BY NON-ELECTED BODY; PROCEDURE TO APPEAL SUCH DETERMINATIONS.

As Lead Agency, the City may charge a non-elected decisionmaking body with the responsibility of making a finding of exemption or adopting, certifying or authorizing environmental documents. Any such determination, however, shall be subject to the City's procedures allowing for the appeal of the CEQA determination of any non-elected body to the City Council. In the absence of a procedure governing such appeal, any CEQA determination made by a non-elected decisionmaker shall be appealable to the City Council within ten (10) days of the non-elected decisionmaker's determination. If the non-elected decisionmaker's CEQA determination is not timely appealed as set forth herein, the non-elected decisionmaker's determination shall be final.

In the event the City Council has delegated authority to a subsidiary board or official to approve a project, the City Council also hereby delegates to that subsidiary board or official the authority to make all necessary CEQA determinations, including whether an EIR, Negative Declaration, Mitigated Negative Declaration or exemption shall be required for any project. A subsidiary board or official's CEQA determination shall be subject to appeal as set forth above.

(Reference: State CEQA Guidelines, §§ 15061(e), 15074(f), 15090(b).)

## 2.05 PROJECTS RELATING TO DEVELOPMENT OF HAZARDOUS WASTE AND OTHER SITES.

An applicant for a development project must submit a signed statement to the City, as Lead Agency, stating whether the project and any alternatives are located on a site that is included in any list compiled by the Secretary for Environmental Protection of the California Environmental Protection Agency ("California EPA") listing hazardous waste sites and other specified sites located in the City's boundaries. The applicant's statement must contain the following information:

(a) The applicant's name, address, and phone number;
(b) Address of site, and local agency (city/county);
(c) Assessor's book, page, and parcel number; and
(d) The list which includes the site, identification number, and date of list.

Before accepting as complete an application for any development project as defined in Local Guidelines Section 11.16, the City, as Lead Agency, shall consult lists compiled by the Secretary for Environmental Protection of the California EPA pursuant to Government Code section 65962.5 listing hazardous waste sites and other specified sites located in the City's boundaries. When acting as Lead Agency, the City shall notify an applicant for a development project if the project site is located on such a list and not already identified. In the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (see Local Guidelines Section 6.04) or the Notice of Preparation of Draft EIR (see Local Guidelines Section 7.03), the City shall specify the California EPA list, if any, that includes the project site, and shall provide the information contained in the applicant's statement.

(Reference: Gov. Code, § 65962.5.)

## 2.06 RESPONSIBLE AGENCY PRINCIPLE.

When a project is to be carried out or approved by more than one public agency, all public agencies other than the Lead Agency that have discretionary approval power over the project shall be identified as Responsible Agencies.

(Reference: State CEQA Guidelines, § 15381.)

## 2.07 DUTIES OF A RESPONSIBLE AGENCY.

When it is identified as a Responsible Agency, the City shall consider the environmental documents prepared or caused to be prepared by the Lead Agency and reach its own conclusions on whether and how to approve the project involved. The City shall also both respond to consultation and attend meetings as requested by the Lead Agency to assist the Lead Agency in preparing adequate environmental documents. The City should also review and comment on Draft EIRs, Negative Declarations, and Mitigated Negative Declarations. Comments shall be limited to those project activities that are within the City's area of expertise or are required to be carried out or approved by the City or are subject to the City's powers.

As a Responsible Agency, the City may identify significant environmental effects of a project for which mitigation is necessary. As a Responsible Agency, the City may submit to the Lead Agency proposed mitigation measures that would address those significant environmental effects. If mitigation measures are required, the City should submit to the Lead Agency complete and detailed performance objectives for such mitigation measures that would address the significant environmental effects identified, or refer the Lead Agency to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the Lead Agency by the City, when acting as a Responsible Agency, shall be limited to measures that mitigate impacts to resources that are within the City's authority. For private projects, the City, as a Responsible Agency, may require the project proponent to provide such information as may be required and to reimburse the City for all costs incurred by it in reporting to the Lead Agency.

(Reference: State CEQA Guidelines, § 15096.)

## 2.08 RESPONSE TO NOTICE OF PREPARATION BY RESPONSIBLE AGENCIES.

Within thirty (30) days of receipt of a Notice of Preparation of an EIR, the City, as a Responsible Agency, shall specify to the Lead Agency the scope and content of the environmental information related to the City's area of statutory responsibility in connection with the proposed project. At a minimum, the response shall identify the significant environmental issues and possible alternatives and mitigation that the City, as a Responsible Agency, will need to have explored in the Draft EIR. Such information shall be specified in writing, shall be as specific as possible, and shall be communicated to the Lead Agency, by certified mail, email, or any other method of transmittal that provides it with a record that the response was received. The Lead Agency shall incorporate this information into the EIR.

(Reference: Pub. Resources Code, § 21080.4; State CEQA Guidelines, § 15103.)

## 2.09 USE OF FINAL EIR OR NEGATIVE DECLARATION BY RESPONSIBLE AGENCIES.

The City, as a Responsible Agency, shall consider the Lead Agency's Final EIR or Negative Declaration before acting upon or approving a proposed project. As a Responsible Agency, the City must independently review and consider the adequacy of the Lead Agency's environmental documents prior to approving any portion of the proposed project. In certain instances, the City, in its role as a Responsible Agency, may require that a Subsequent EIR or a Supplemental EIR be prepared to fully address those aspects of the project over which the City has approval authority. Mitigation measures and alternatives deemed feasible and relevant to the City's role in carrying out the project shall be adopted. Findings that are relevant to the City's role as a Responsible Agency shall be made. After the City decides to approve or carry out part of a project for which an EIR or negative declaration has previously been prepared by the Lead Agency, the City, as Responsible Agency, should file a Notice of Determination with the County Clerk within five (5) days of approval, but need not state that the Lead Agency's EIR or Negative Declaration complies with CEQA. The City, as Responsible Agency, should state that it considered the EIR or Negative Declaration as prepared by a Lead Agency.

(Reference: State CEQA Guidelines, § 15096.)

## 2.10 SHIFT IN LEAD AGENCY RESPONSIBILITIES.

The City, as a Responsible Agency, shall assume the role of the Lead Agency if any one of the following three conditions is met:

(a) The Lead Agency did not prepare any environmental documents for the project, and the statute of limitations has expired for a challenge to the action of the appropriate Lead Agency;

(b) The Lead Agency prepared environmental documents for the project, and all of the following conditions apply:

  (1) A Subsequent or Supplemental EIR is required;

  (2) The Lead Agency has granted a final approval for the project; and

  (3) The statute of limitations has expired for a challenge to the action of the appropriate Lead Agency; or

(c) The Lead Agency prepared inadequate environmental documents without providing public notice of a Negative Declaration or sending Notice of Preparation of an EIR to Responsible Agencies and the statute of limitations has expired for a challenge to the action of the appropriate Lead Agency.

(Reference: State CEQA Guidelines, § 15052.)

# 3. ACTIVITIES EXEMPT FROM CEQA

## 3.01 ACTIONS SUBJECT TO CEQA.

CEQA applies to discretionary projects proposed to be carried out or approved by public agencies such as the City. If the proposed activity does not come within the definition of "project" contained in Local Guidelines Section 11.58, it is not subject to environmental review under CEQA.

The term "project," as defined by CEQA, does not include:

(a) Proposals for legislation to be enacted by the State Legislature;
(b) Continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, and general policy and procedure making (except as provided in Local Guidelines Section 11.58;
(c) The submittal of proposals to a vote of the people in response to a petition drive initiated by voters, or the enactment of a qualified voter-sponsored initiative under California Constitution Art. II, Section 11(a) and Election Code section 9214;
(d) The creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to any specific project that may have a potentially significant physical impact on the environment. Government funding mechanisms may include, but are not limited to, assessment districts and community facilities districts;
(e) Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and
(f) Activities that do not result in a direct or reasonably foreseeable indirect physical change in the environment.

(Reference: State CEQA Guidelines, §§ 15060(c), 15378.)

## 3.02 MINISTERIAL ACTIONS.

Ministerial actions are not subject to CEQA review. A ministerial action is one that is approved or denied by a decision that a public official or a public agency makes that involves only the use of fixed standards or objective measurements without personal judgment or discretion.

When a project involves an approval that contains elements of both a ministerial and discretionary nature, the project will be deemed to be discretionary and subject to the requirements of CEQA. The decision whether the approval of a proposed project or activity is ministerial in nature may involve or require, to some extent, interpretation of the language of the legal mandate, and should be made on a case-by-case basis. The following is a non-exclusive list of examples of ministerial activities:

(a) Issuance of business licenses;
(b) Approval of final subdivision maps and final parcel maps;
(c) Approval of individual utility service connections and disconnections;
(d) Issuance of licenses;
(e) Issuance of a permit to do street work;

(f) Issuance of building permits where the Lead Agency does not retain significant discretionary power to modify or shape the project; and

(g) Until January 1, 2024, approval of an application to install an emergency standby generator to serve a macro cell tower where conditions set forth in Government Code section 65850.75 are met.

(Reference: State CEQA Guidelines, § 15268.)

### 3.03 EXEMPTIONS IN GENERAL.

CEQA and the State CEQA Guidelines exempt certain activities and provide that local agencies should further identify and describe certain exemptions. The requirements of CEQA and the obligation to prepare an EIR, Negative Declaration, or Mitigated Negative Declaration generally do not apply to the exempt activities that are set forth in CEQA, the State CEQA Guidelines, and Chapter 3 of these Local Guidelines.

(Reference: State CEQA Guidelines, §§ 15260 – 15332.)

### 3.04 NOTICE OF EXEMPTION.

After approval of an exempt project, a "Notice of Exemption" (Form "A") may be filed by the City or its representatives with the County Clerk of each county in which the activity will be located. The Notice of Exemption must be filed electronically with the County Clerk if that option is offered by the County Clerk. When the Lead Agency files a Notice of Exemption with the County Clerk, it must also file the Notice of Exemption with the State Clearinghouse via the Office of Land Use and Climate Innovation's CEQASubmit portal at https://ceqasubmit.lci.ca.gov/. After filing, the City must additionally post the Notice of Exemption on the City's website, if any. The City is generally not required to file a Notice of Exemption after approving a project that it finds exempt from CEQA, though there are circumstances where a Notice of Exemption must be filed. Please see Local Guidelines Section 3.12 for certain circumstances in which the Lead Agency is required to file a Notice of Exemption.

The filing of a Notice of Exemption, when appropriate, is recommended for City actions because it shortens the statute of limitations to challenge the City's exemption determination under CEQA from 180 days to 35 days. The County Clerk must post a Notice of Exemption within twenty-four (24) hours of receipt, and the Notice must remain posted for thirty (30) days. The 30-day posting requirement excludes the first day of posting and includes the last day of posting. On the 30th day, the Notice of Exemption must be posted for the entire day. Although no California Department of Fish and Wildlife ("DFW") filing fee is applicable to exempt projects, most counties customarily charge a documentary handling fee to pay for record keeping on behalf of the DFW. Refer to the Index in the County Clerk Memo to determine if such a fee will be required for the project.

The Notice of Exemption must, among other things, identify the person undertaking the project, including any person undertaking an activity that receives financial assistance from the City as part of the project or the person receiving a lease, permit, license, certificate, or other entitlement for use from the City as part of the project. Certain counties require the name and address of an applicant to be included in the "Project Applicant" box of the Notice of Exemption,

even when the only project proponent is the City; in these counties, if the City is the only project proponent, the City's name and address should be provided in the "Project Applicant" box of the Notice of Exemption. Check the county's requirements before submitting the Notice of Exemption for filing and posting.

The Notice of Exemption may be filed by the project applicant, rather than the Lead Agency, in certain circumstances. Specifically, the Lead Agency may direct the project applicant to file the Notice of Exemption where the activity that the Lead Agency has determined is exempt from CEQA either:

(a) is undertaken by a *person* (not a public agency) and is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; or

(b) involves the issuance to a *person* (not a public agency) of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

(See Pub. Resources Code, §§ 21065, (b), (c), 21152). Where the Notice of Exemption is filed by a project applicant rather than the Lead Agency, the applicant must attach a Certificate of Determination to the Notice of Exemption to be filed. The Certificate of Determination may be in the form of a certified copy of an existing document or record of the Lead Agency. Alternatively, the Lead Agency may prepare a Certificate of Determination (see Form "B") stating that the activity is exempt from CEQA, and the Lead Agency may provide the Certificate of Determination to the applicant. The applicant must attach the Certificate of Determination to the Notice of Exemption to be filed.

(Reference: Pub. Resources Code, § 21152; State CEQA Guidelines, § 15062.)

### 3.05 DISAPPROVED PROJECTS.

CEQA does not apply to projects that the Lead Agency rejects or disapproves. Even if a project for which an EIR, Negative Declaration, or Mitigated Negative Declaration has been prepared is ultimately disapproved, the project applicant shall not be relieved of its obligation to pay the costs incurred to prepare the EIR, Negative Declaration, or Mitigated Negative Declaration for the project.

(Reference: State CEQA Guidelines, §§ 15061(b)(4), 15270.)

### 3.06 PROJECTS WITH NO POSSIBILITY OF SIGNIFICANT EFFECT.

Where it can be seen with absolute certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is exempt from CEQA.

(Reference: State CEQA Guidelines, § 15061(b)(3).)

### 3.07 EMERGENCY PROJECTS.

The following types of emergency projects are exempt from CEQA (the term "emergency" is defined in Local Guidelines Section 11.20):

(a) Work in a disaster-stricken area in which a state of emergency has been proclaimed by the Governor pursuant to Section 8550 of the Government Code. This includes projects that will remove, destroy, or significantly alter a historical resource when that resource represents an imminent threat to the public of bodily harm or of damage to adjacent property or when the project has received a determination by the State Office of Historic Preservation pursuant to Section 5028(b) of the Public Resources Code.

(b) Emergency repairs to publicly or privately owned service facilities necessary to maintain service essential to the public health, safety, or welfare. Emergency repairs include those that require a reasonable amount of planning to address an anticipated emergency.

(c) Projects necessary to prevent or mitigate an emergency. This does not include long-term projects undertaken for the purpose of preventing or mitigating a situation that has a low probability of occurrence in the short-term, but this exclusion does not apply (i) if the anticipated period of time to conduct an environmental review of such a long-term project would create a risk to public health, safety, or welfare, or (ii) if activities (such as fire or catastrophic risk mitigation or modifications to improve facility integrity) are proposed for existing facilities in response to an emergency at a similar existing facility.

(d) Projects undertaken, carried out, or approved by a public agency to maintain, repair, or restore an existing highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide, provided that the project is within the existing right of way of that highway and is initiated within one year of the damage occurring. Highway shall have the same meaning as defined in Section 360 of the Vehicle Code. This exemption does not apply to highways designated as official state scenic highways, nor to any project undertaken, carried out, or approved by a public agency to expand or widen a highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide.

(e) Seismic work on highways and bridges pursuant to Streets and Highways Code section 180.2.

(Reference: State CEQA Guidelines, § 15269.)

### 3.08 FEASIBILITY AND PLANNING STUDIES.

A project that involves only feasibility or planning studies for possible future actions which the City has not yet approved, adopted, or funded is exempt from CEQA.

(Reference: State CEQA Guidelines, § 15262.)

### 3.09 RATES, TOLLS, FARES, AND CHARGES.

The establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, or other charges by the City that the City finds are for one or more of the purposes listed below are exempt from CEQA.

(a) Meeting operating expenses, including employee wage rates and fringe benefits;
(b) Purchasing or leasing supplies, equipment or materials;
(c) Meeting financial reserve needs and requirements; or
(d) Obtaining funds for capital projects necessary to maintain service within existing service areas.

When the City determines that one of the aforementioned activities pertaining to rates, tolls, fares, or charges is exempt from the requirements of CEQA, it shall incorporate written findings setting forth the specific basis for the claim of exemption in the record of any proceeding in which such an exemption is claimed.

(Reference: State CEQA Guidelines, § 15273.)

### 3.10 PIPELINES WITHIN A PUBLIC RIGHT-OF-WAY AND LESS THAN ONE MILE IN LENGTH.

Projects that are for the installation of a new pipeline or the maintenance, repair, restoration, reconditioning, relocation, replacement, removal, or demolition of an existing pipeline and that are:

(a) in a public street or highway or any other public right-of-way; and
(b) less than one mile in length

shall be exempt from CEQA requirements.

"Pipeline" includes subsurface facilities but does not include any surface facility related to the operation of the underground facility.

(Reference: Public Resources Code, § 21080.21.)

### 3.11 PIPELINES OF LESS THAN EIGHT MILES IN LENGTH.

Projects that are for the inspection, maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of an existing pipeline, or any valve, flange, meter, or other piece of equipment that is directly attached to the pipeline shall be exempt from CEQA requirements if all of the following conditions are met:

(a) The project is less than eight miles in length.
(b) Notwithstanding the project length, actual construction and excavation activities undertaken to achieve the maintenance, repair, restoration, reconditioning, relocation, replacement, or removal of an existing pipeline are not undertaken over a length of more than one-half mile at any one time.
(c) The project consists of a section of pipeline that is not less than eight miles from any section of pipeline that has been subject to an exemption pursuant to CEQA in the past 12 months.
(d) The project is not solely for the purpose of excavating soil that is contaminated by hazardous materials, and, to the extent not otherwise expressly required by law, the party undertaking the project immediately informs the lead agency of the discovery of contaminated soil.

(e) To the extent not otherwise expressly required by law, the person undertaking the project has, in advance of undertaking the project, prepared a plan that will result in notification of the appropriate agencies so that they may take action, if determined to be necessary, to provide for the emergency evacuation of members of the public who may be located in close proximity to the project.

(f) Project activities are undertaken within an existing right-of-way and the right-of-way is restored to its condition prior to the project.

(g) The project applicant agrees to comply with all conditions otherwise authorized by law, imposed by the city or county planning department as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and to otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and other applicable state laws, and with all applicable federal laws.

If a project meets all of the requirements for this exemption, the person undertaking the project shall do all of the following:

(a) Notify, in writing, any affected public agency, including, but not limited to, any public agency having permit, land use, environmental, public health protection, or emergency response authority of this exemption.

(b) Provide notice to the public in the affected area in a manner consistent with paragraph (3) of Public Resources Code section 21092(b).

(c) In the case of private rights-of-way over private property, receive from the underlying property owner permission for access to the property.

(d) Comply with all conditions otherwise authorized by law, imposed by the city or county planning department as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and other applicable state laws, and with all applicable federal laws.

This exemption does not apply to a project in which the diameter of the pipeline is increased or to a project undertaken within the boundaries of an oil refinery.

For purposes of this exemption, the following definitions apply:

(a) "Pipeline" includes every intrastate pipeline used for the transportation of hazardous liquid substances or highly volatile liquid substances, including a common carrier pipeline, and all piping containing those substances located within a refined products bulk loading facility which is owned by a common carrier and is served by a pipeline of that common carrier, and the common carrier owns and serves by pipeline at least five such facilities in the state. "Pipeline" does not include the following:

    (1) An interstate pipeline subject to Part 195 of Title 49 of the Code of Federal Regulations.

(2) A pipeline for the transportation of a hazardous liquid substance in a gaseous state.
(3) A pipeline for the transportation of crude oil that operates by gravity or at a stress level of 20 percent or less of the specified minimum yield strength of the pipe.
(4) Transportation of petroleum in onshore gathering lines located in rural areas.
(5) A pipeline for the transportation of a hazardous liquid substance offshore located upstream from the outlet flange of each facility on the Outer Continental Shelf where hydrocarbons are produced or where produced hydrocarbons are first separated, dehydrated, or otherwise processed, whichever facility is farther downstream.
(6) Transportation of a hazardous liquid by a flow line.
(7) A pipeline for the transportation of a hazardous liquid substance through an onshore production, refining, or manufacturing facility, including a storage or in plant piping system associated with that facility.
(8) Transportation of a hazardous liquid substance by vessel, aircraft, tank truck, tank car, or other vehicle or terminal facilities used exclusively to transfer hazardous liquids between those modes of transportation.

(Reference: State CEQA Guidelines, § 15284.)

### 3.12 CERTAIN RESIDENTIAL HOUSING PROJECTS.

CEQA does not apply to the construction, conversion, or use of residential housing if the project meets all of the general requirements described in Section A below and satisfies the specific requirements for any one of the following three categories: (1) agricultural housing (Section B below), (2) affordable housing projects in urbanized areas (Section C below), or (3) affordable housing projects near major transit stops (Section D below).

**A. General Requirements**. The construction, conversion, or use of residential housing units affordable to low-income households (as defined in Local Guidelines Section 11.36) located on an infill site in an urbanized area is exempt from CEQA if all of the following general requirements are satisfied:

(1) The project is consistent with:

(a) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application was deemed complete; and
(b) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application was deemed complete. However, the project may be inconsistent with zoning if the zoning is inconsistent with the general plan and the project site has not been rezoned to conform to the general plan;

(2) Community level environmental review has been adopted or certified;

(3) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees;

(4) The project site meets all of the following four criteria relating to biological resources:

(a) The project site does not contain wetlands;
(b) The project site does not have any value as a wildlife habitat;
(c) The project does not harm any species protected by the federal Endangered Species Act of 1973, the Native Plant Protection Act, or the California Endangered Species Act; and
(d) The project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete;

(5) The site is not included on any list of facilities and sites compiled pursuant to Government Code section 65962.5;

(6) The project site is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. In addition, the following steps must have been taken in response to the results of this assessment:

(a) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements; or
(b) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements;

(7) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code (see Local Guidelines Section 11.28);

(8) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection; unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard;

(9) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties;

(10) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency;

(11) Either the project site is not within a delineated earthquake fault zone, or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard;

(12) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood;

(13) The project site is not located on developed open space;

(14) The project site is not located within the boundaries of a state conservancy;

(15) The project site has not been divided into smaller projects to qualify for one or more of the exemptions for affordable housing, agricultural housing, or residential infill housing projects found in the subsequent sections; and

(16) The project meets the requirements set forth in either Public Resources Code sections 21159.22, 21159.23 or 21159.24.

(Reference: State CEQA Guidelines, § 15192.)

**B. Specific Requirements for Agricultural Housing**. CEQA does not apply to the construction, conversion, or use of residential housing for agricultural employees that meets either of the following:

(1) The project meets all of the general requirements described above in Section A and meets the following additional criteria:

(a) The project either:

1. Is affordable to lower income households, lacks public financial assistance, and the developer has provided sufficient legal commitments to ensure the continued availability and use of the housing units for lower income households for a period of at least fifteen (15) years; or

2. If public financial assistance exists for the project, then the project must be housing for very low-, low-, or moderate-income households and the developer of the project has provided sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of

the housing units for low- and moderate-income households for a period of at least fifteen (15) years;

(b) The project site is adjacent on at least two sides to land that has been developed and the project consists of not more than forty-five (45) units or provides dormitories, barracks, or other group-living facilities for a total of forty-five (45) or fewer agricultural employees, and either:

1. The project site is within incorporated city limits or within a census-defined place with a minimum population density of at least five thousand (5,000) persons per square mile; or

2. The project site is within incorporated city limits or within a census-defined place and the minimum population density of the census-defined place is at least one thousand (1,000) persons per square mile, unless the Lead Agency determines that there is a reasonable possibility that the project, if completed, would have a significant effect on the environment due to unusual circumstances or that the cumulative effects of successive projects of the same type in the same area would, over time, be significant;

(c) If the project is located on a site zoned for general agricultural use, it must consist of twenty (20) or fewer units, or, if the housing consists of dormitories, barracks, or other group-living facilities, the project must not provide housing for more than twenty (20) agricultural employees; and

(d) The project is not more than two (2) acres in area if the project site is located in an area with a population density of at least one thousand (1,000) persons per square mile, and is not more than five (5) acres in area for all other project sites.

(2) If the project does not meet the general requirements described above in Section A, but still meets the criteria described above in Section B(1) in accordance with Public Resources Code section 21159.22, and the following:

(a) Project is an agricultural housing development that satisfies all of the following:

1. Agricultural employee housing does not contain dormitory-style housing;

2. Development consists of no more than either (i) thirty-six units or spaces designed for use by a single family or household, or (ii) one hundred fifty units or spaces designed

for use by a single family or household if development is located in Counties of Fresno, Madera, Merced, Santa Clara, or Santa Cruz;

3. Housing must be maintained and operated by a qualified affordable housing organization that has been certified pursuant to Health and Safety Code section 17030.10, and provide for onsite management of development; and development proponent shall submit proof of issuance of qualified affordable housing organization's certification by enforcement agency; or if the housing is maintained and operated by local public housing agency or multicounty, state, or multistate agency that has been certified as qualified affordable housing organization, that agency either directly maintains and operates the housing or contracts with another qualified housing organization, and the local government must ensure an affordability covenant is recorded on the property for not less than 55 years, and the housing is not eligible for state funding pursuant to Public Resources Code sections 50205(b)(1) or 50517.10(b)(1); and

4. Funded by either: (i) the Joe Serna, Jr. Farmworker Housing Grant Program; (ii) the Office of Migrant Services with the Department of Housing and Community Development; (iii) local government; or (iv) owned or operated and funded by a public or nonprofit entity, or that receives state, federal, or local public funding.

(3) Project consists exclusively of the repair or maintenance of an existing farmworker housing project.

(Reference: Pub. Resources Code, §§ 21084, 21080.44, 21159.22; State CEQA Guidelines, §§ 15192, 15193.)

**C. Specific Requirements for Affordable Housing Projects in Urbanized Areas**. CEQA does not apply to any development project that consists of the construction, conversion, or use of residential housing consisting of one hundred (100) or fewer units that are affordable to low-income households if all of the general requirements described in Section A above are satisfied and the following additional criteria are also met:

(1) The developer of the project provides sufficient legal commitments to the local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least thirty (30) years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code;

 ©Best Best & Krieger LLP

(2) The project site meets one of the following conditions:

(a) Has been previously developed for qualified urban uses;
(b) Is immediately adjacent to parcels that are developed with qualified urban uses; or
(c) At least 75% of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25% of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses, the site has not been developed for urban uses and no parcel within the site has been created within ten (10) years prior to the proposed development of the site;

(3) The project site is not more than five (5) acres in area; and

(4) The project site meets one of the following requirements regarding population density:

(a) The project site is within an urbanized area or within a census-defined place with a population density of at least five thousand (5,000) persons per square mile;
(b) If the project consists of fifty (50) or fewer units, the project site is within an incorporated city with a population density of at least twenty-five hundred (2,500) persons per square mile and a total population of at least twenty-five thousand (25,000) persons; or
(c) The project site is within either an incorporated city or a census-defined place with a population density of one thousand (1,000) persons per square mile, unless there is a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

(Reference: Pub. Resources Code, §§ 21083, 21159.23; State CEQA Guidelines, § 15194.)

**D. Specific Requirements for Affordable Housing Projects Near Major Transit Stops**.

(a) Except as provided in subdivision (b), CEQA does not apply to a project if all of the following criteria are met:

1. The project is a residential project on an infill site.

2. The project is located within an urbanized area.

3. The project satisfies the criteria of Public Resources Code section 21159.21, described in Section A above.

4. Within five years of the date that the application for the project is deemed complete pursuant to Section 65943 of the Government Code, community-level environmental review was certified or adopted.

5. The site of the project is not more than four acres in total area.

6. The project does not contain more than 100 residential units.

7. Either of the following criteria (subdivision a or subdivision b) are met:

   a. (1) At least 10 percent of the housing is sold to families of moderate income, or not less than 10 percent of the housing is rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income; and

      (2) The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low-, low-, and moderate-income households at monthly housing costs determined pursuant to paragraph (3) of the subdivision (h) of Section 65589.5 of the Government Code.

   b. The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph 7.a above.

8. The project is within one-half mile of a major transit stop.

9. The project does not include any single level building that exceeds 100,000 square feet.

10. The project promotes higher density infill housing. A project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density housing unless the preponderance of the evidence demonstrates otherwise.

(b) Notwithstanding subdivision (a) above, the Exemption for Affordable Housing Projects near Major Transit Stops does not apply if any one of the following criteria is met:

1. There is a reasonable possibility that the project-specific, significant effect on the environment due to unusual circumstances;

2. Substantial changes have occurred since community-level environmental review was adopted or certified with respect to the circumstances under which the project is being undertaken, and those changes are related to the project; or
3. New information regarding the circumstances under which the project is being undertaken has become available, and that new information is related to the project and was not known and could not have been known at the time of the community-level environmental review.

(c) If a project satisfies the criteria described above in Section 3.12D(a), but is not exempt from CEQA as a result of satisfying the criteria described in Section 3.12D(b), the analysis of the environmental effects of the project in the EIR or the negative declaration for the project shall be limited to an analysis of the project-specific effects of the project and any effects identified pursuant to Paragraph 2 or 3 of Section 3.12D(b), above.

(Reference: Pub. Resources Code, §§ 21083, 21159.24; State CEQA Guidelines, § 15195.)

**E.** Whenever the Lead Agency determines that a project is exempt from environmental review based on Public Resources Code sections 21159.22 [Section 3.12B of these Local Guidelines], 21159.23 [Section 3.12C of these Local Guidelines], or 21159.24 [Section 3.12D of these Local Guidelines], Staff and/or the proponent of the project shall file a Notice of Exemption with the Office of Land Use and Climate Innovation within five (5) working days after the approval of the project.

(Reference: State CEQA Guidelines, § 15196.)

## 3.13 MINOR ALTERATIONS TO FLUORIDATE WATER UTILITIES.

Minor alterations to water utilities made for the purpose of complying with the fluoridation requirements of Health and Safety Code sections 116410 and 116415 or regulations adopted thereunder are exempt from CEQA.

(Reference: State CEQA Guidelines, § 15282(m).)

## 3.14 BALLOT MEASURES.

The definition of project in the State CEQA Guidelines specifically excludes the submittal of proposals to a vote of the people of the state or of a particular community. This exemption does not apply to the public agency that sponsors the initiative. When a governing body makes a decision to put a measure on the ballot, that decision may be discretionary and therefore subject to CEQA. In contrast, the enactment of a qualified voter-sponsored initiative under California Constitution Art. II, Section 11(a) and Election Code section 9214 is not a project and therefore is not subject to CEQA review.

(Reference: Local Guidelines Section 3.01; State CEQA Guidelines, § 15378(b)(3).)

## 3.15 TRANSIT PRIORITY PROJECT.

**Exemption:** Transit Priority Projects (see Local Guidelines Section **Error! Reference s ource not found.**) that are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a Sustainable Community Strategy or an alternative planning strategy may be exempt from CEQA. To qualify for the exemption, the decision-making body must hold a hearing and make findings that the project meets all of Public Resources Code section 21155.1's environmental, housing, and public safety conditions and requirements.

**Streamlined Review**: A Transit Priority Project that has incorporated all feasible mitigation measures, performance standards or criteria set forth in a prior environmental impact report, may be eligible for streamlined environmental review. For a complete description of the requirements for this streamlined review see Public Resources Code section 21155.2. Similarly, the environmental review for a residential or mixed use residential project may limit, or entirely omit, its discussion of growth-inducing impacts or impacts from traffic on global warming under certain limited circumstances. Note, however, that impacts from other sources of greenhouse gas emissions would still need to be analyzed. For complete requirements see Public Resources Code section 21159.28.

Note that neither the exemption nor the streamlined review will apply until: (1) the applicable Metropolitan Planning Organization prepares and adopts a Sustainable Communities Strategy or alternative planning strategy for the region; and (2) the California Air Resources Board has accepted the Metropolitan Planning Organization's determination that the Sustainable Communities Strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets adopted for the region.

(Reference: Pub. Resources Code, §§ 21155.1, 21151.2, 21159.28.)

## 3.16 ROADWAY IMPROVEMENTS.

CEQA does not apply to a project or an activity to repair, maintain, or make minor alterations to an existing roadway, as defined in Local Guidelines Section , if all of the following conditions are met:

**A.** General Requirements:

(1) The project is carried out by a city or county with a population of less than 100,000 persons to improve public safety.

(2) The project does not cross a waterway as defined in Local Guidelines Section .

(3) The project involves negligible or no expansion of an existing use beyond that existing at the time of the lead agency's determination.

(4) The roadway is not a state roadway.

(5) The site of the project does not contain wetlands or riparian areas, and does not have "significant value as a wildlife habitat" (as defined in Local Guidelines Section ) and the project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et

seq.), the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), or the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance.

(6) The project does not impact cultural resources.

(7) The roadway does not affect scenic resources, as provided pursuant to subdivision (c) of Section 21084 of the Public Resources Code.

**B.** Prior to determining that a project is exempt pursuant to this section, the lead agency shall do both of the following:

(1) Include measures in the project to mitigate potential vehicular traffic and safety impacts and bicycle and pedestrian safety impacts.

(2) Hold a noticed public hearing on the project to hear and respond to public comments. The hearing on the project may be conducted with another noticed lead agency public hearing. Publication of the notice shall be no fewer times than required by Section 6061 of the Government Code, by the public agency in a newspaper of general circulation in the area.

**C.** Whenever the local agency determines that a project is not subject to this exemption, and it approves or determines to or carry out that project, the local agency shall file a notice with the Office of Land Use and Climate Innovation, and with the county clerk in the manner specified in subdivisions (b) and (c) of Public Resources Code section 21152.

### 3.17 CERTAIN INFILL PROJECTS

(a) (1) If an environmental impact report was certified for a planning level decision of the city or county, the application of CEQA to the approval of an infill project shall be limited to the effects on the environment that (A) are specific to the project or to the project site and were not addressed as significant effects in the prior environmental impact report or (B) substantial new information shows the effects will be more significant than described in the prior environmental impact report. The attached Form "S" shall be used for this determination. A lead agency's determination pursuant to this section shall be supported by substantial evidence.

(2) An effect of a project upon the environment shall not be considered a specific effect of the project or a significant effect that was not considered significant in a prior environmental impact report, or an effect that is more significant than was described in the prior environmental impact report if uniformly applicable development policies or standards adopted by the city, county, or the lead agency, would apply to the project and the lead agency makes a finding, based upon substantial evidence, that the development policies or standards will substantially mitigate that effect.

(b) If an infill project would result in significant effects that are specific to the project or the project site, or if the significant effects of the infill project were not addressed in the prior environmental impact report, or are more significant than the effects addressed in the prior

environmental impact report, and if a mitigated negative declaration or a sustainable communities environmental assessment could not be otherwise adopted, an environmental impact report prepared for the project analyzing those effects shall be limited as follows:

(1) Alternative locations, densities, and building intensities to the project need not be considered.

(2) Growth inducing impacts of the project need not be considered.

(c) This section applies to an infill project that satisfies both of the following:

(1) The project satisfies any of the following:

A) Is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

(B) Consists of a small walkable community project located in an area designated by a city for that purpose.

(C) Is located within the boundaries of a metropolitan planning organization that has not yet adopted a sustainable communities strategy or alternative planning strategy, and the project has a residential density of at least 20 units per acre or a floor area ratio of at least 0.75.

(2) Satisfies all applicable statewide performance standards contained in the guidelines adopted pursuant to Public Resources Code section 21094.5.5 (Form "R").

(d) This section applies after the Secretary of the Natural Resources Agency adopts and certifies the guidelines establishing statewide standards pursuant to Public Resources Code section 21094.5.5.

(e) For the purposes of this section, the following terms mean the following:

(1) "Infill project" means a project that meets the following conditions:

(A) Consists of any one, or combination, of the following uses:

(i) Residential.

(ii) Retail or commercial, where no more than one-half of the project area is used for parking.

(iii) A transit station.

(iv) A school.

(v) A public office building.

(B) Is located within an urban area on a site that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses.

(2) "Planning level decision" means the enactment or amendment of a general plan, community plan, specific plan, or zoning code.

(3) "Prior environmental impact report" means the environmental impact report certified for a planning level decision, as supplemented by any subsequent or supplemental environmental impact reports, negative declarations, or addenda to those documents.

(4) "Small walkable community project" means a project that is in an incorporated city, which is not within the boundary of a metropolitan planning organization and that satisfies the following requirements:

(A) Has a project area of approximately one-quarter mile diameter of contiguous land completely within the existing incorporated boundaries of the city.

(B) Has a project area that includes a residential area adjacent to a retail downtown area.

(C) The project has a density of at least eight dwelling units per acre or a floor area ratio for retail or commercial use of not less than 0.50.

(5) "Urban area" includes either an incorporated city or an unincorporated area that is completely surrounded by one or more incorporated cities that meets both of the following criteria:

(A) The population of the unincorporated area and the population of the surrounding incorporated cities equal a population of 100,000 or more.

(B) The population density of the unincorporated area is equal to, or greater than, the population density of the surrounding cities.

(Reference: Pub. Resources Code, § 21094.5.)

### 3.18 EXEMPTION FOR RESIDENTIAL OR MIXED-USE HOUSING PROJECTS

CEQA does not apply to residential or mixed-used housing projects, located in unincorporated areas of a county, that meet the requirements set forth below. For purposes of this section, "residential or mixed-use housing project" means a project consisting of multifamily residential uses only or a mix of multifamily residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

This exemption shall apply to a residential or mixed-use housing project if all of the following conditions are met:

(1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.

(2) (A)The public agency approving or carrying out the project determines, based upon substantial evidence, that the density of the residential portion of the project is not less than the greater of the following:

a. The average density of the residential properties that adjoin, or are separated only by an improved public right-of-way from, the perimeter of the project site, if any.

b. The average density of the residential properties within 1,500 feet of the project site.

c. Six dwelling units per acre.

(B) The residential portion of the project is a multifamily housing development that contains six or more residential units.

(3) The proposed development occurs within an unincorporated area of a county on a project site of no more than five acres substantially surrounded by qualified urban uses. "Substantially surrounded" means (1) at least 75 percent of the perimeter of the project site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses; and (2) the remainder of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an environmental impact report was certified.

(4) The project site has no value as habitat for endangered, rare, or threatened species.

(5) Approval of the project would not result in any significant effects relating to transportation, noise, air quality, greenhouse gas emissions, or water quality.

(6) The site can be adequately served by all required utilities and public services.

(7) The project is located on a site that is a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

The exemption does not apply to the project if any of the following conditions exist: (1) the cumulative impact of successive projects of the same type in the same place over time is significant; (2) there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances; (3) the project may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway; (4) the project is

located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; (5) the project may cause a substantial adverse change in the significance of a historical resource; or (6) the project may cause a substantial adverse impact to tribal cultural resources.

If the lead agency determines that a project is not subject to this division pursuant to this section and it determines to approve or carry out the project, the lead agency shall file a notice of exemption with the Office of Land Use and Climate Innovation and with the county clerk in the county in which the project will be located.

This section shall remain in effect only until January 1, 2032, and as of that date is repealed.

(Reference: Pub. Resources Code, § 21159.25.)

### 3.19 EXEMPTION FOR INFILL PROJECTS IN TRANSIT PRIORITY AREAS

A residential or mixed-use project, or a project with a floor area ratio of at least 0.75 on commercially-zoned property, including any required subdivision or zoning approvals, is exempt from CEQA if the project satisfies the following criteria:

- The project is located within a transit priority area as defined in Section 11.74 below;
- The project is consistent with an applicable specific plan for which an environmental impact report was certified; and
- The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets.

Further environmental review shall be required for a project meeting the above criteria only if one of the events specified in Section 8.04 below occurs.

(Reference: State CEQA Guidelines, § 15182(b).)

### 3.20 EXEMPTION FOR RESIDENTIAL PROJECTS UNDERTAKEN PURSUANT TO A SPECIFIC PLAN

Where a public agency has prepared an EIR for a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity with that specific plan is generally exempt from CEQA. Residential projects covered by this section include, but are not limited to, land subdivisions, zoning changes, and residential planned unit developments.

Further environmental review shall be required for a project meeting the above criteria only if, after the adoption of the specific plan, one of the events specified in Section 8.04 below occurs. In that circumstance, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The

exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.

(Reference: State CEQA Guidelines, § 15182(c).)

### 3.21 EXEMPTION FOR CERTAIN HOUSING DEVELOPMENT PROJECTS THAT ARE 20 ACRES OR LESS IN SIZE

CEQA does not apply to a housing development project, including any permits, approvals, or public improvements required for the housing development project, if the housing development project meets all of the following conditions:

1) Is not more than 20 acres or, for a builder's remedy project, be no more than four acres;

2) Is located in an incorporated city or urban area, and either previously developed or surrounded by urban uses;

3) Is generally consistent with applicable general plan and zoning ordinances, as well as any applicable specific plan and local coastal program;

4) Meets minimum residential density requirements of five units per acre in unincorporated nonmetropolitan counties, 10 units per acre in suburban jurisdictions, or 15 units per acre in metropolitan jurisdictions;

5) Does not require demolition of a historic structure and avoid hazardous sites and sensitive lands (e.g., prime farmland, wetlands, etc.);

6) Does not include any transient lodging (e.g., hotel, motel, or bed and breakfast inn);

7) Within either (i) 14 days of the preliminary project application being deemed complete or if no preliminary application was submitted, then the project application being deemed complete, or (ii) for projects whose applications were deemed complete before July 1, 2026, within 14 days of notifying the lead agency the project is eligible for this exemption, the lead agency shall provide formal notification via certified mail and email, unless otherwise specified or requested by a California Native American tribe, to each California Native American tribe that is traditionally and culturally affiliated with the project site as an invitation to consult on the proposed project, its location, and the project's potential effects on tribal cultural resources;

8) Include any mitigation for tribal cultural resources as a result of consultation with any California Native American tribe traditionally and culturally affiliated with the project site;

9) Include a condition of approval requiring an environmental assessment for hazardous substance releases, with mitigation requirements based upon results;

 ©Best Best & Krieger LLP

10) Comply with specific environmental hazard and air filtration standards if within 500 feet of a freeway; and

11) Comply with labor requirements, including payment of prevailing wage for 100 perfect affordable projects and use of a skilled and trained workforce for buildings exceeding 85 feet in height.

(Reference: Pub. Resources Code, § 21080.66.)

## 3.22 TRANSFER OF LAND FOR THE PRESERVATION OF NATURAL CONDITIONS

CEQA does not apply to the acquisition, sale, or other transfer of interest in land by the City for the purpose of fulfilling any of the following purposes: (1) preservation of natural conditions existing at the time of transfer, including plant and animal habitats, (2) restoration of natural conditions, including plant and animal habitats, (3) continuing agricultural use of the land; (4) prevention of encroachment of development into flood plains; (5) preservation of historical resources; or (6) preservation of open space or lands for park purposes. CEQA similarly does not apply to the granting or acceptance of funding by the City for the foregoing purposes.

The foregoing applies even if physical changes to the environment or changes in the use of the land are a reasonably foreseeable consequence of the acquisition, sale, or other transfer of the interests in land, or of the granting or acceptance of funding, provided that environmental review otherwise required by CEQA occurs before any project approval that would authorize physical changes being made to that land.

The City must file a Notice of Exemption with the State Clearinghouse and the County Clerk should it find a project exempt under this provision.

(Reference: Pub. Resources Code, § 21080.28.)

## 3.23 TRANSIT PRIORITIZATION PROJECTS.

CEQA exempts the following projects when (i) the project is carried out by a local agency that is the lead agency for the project; (ii) the project does not induce single-occupancy vehicle trips, add additional highway lanes, widen highways, or add physical infrastructure or striping to highways except for minor modifications needed for efficient and safe movement of transit vehicles, bicycles, or high-occupancy vehicles, such as extended merging lanes, shoulder improvements, or improvements to the roadway within the existing right of way; (iii) the project does not include the addition of any auxiliary lanes; and (iv) the construction of the project shall not require the demolition of affordable housing units:

(1) Pedestrian and bicycle facilities—including bicycle parking, bicycle sharing facilities, and bikeways as defined in Section 890.4 of the Streets and Highways Code—that improve safety, access, or mobility, including new facilities, within the public right-of-way;

(2) Projects that improve customer information and wayfinding for transit riders, bicyclists, or pedestrians within the public right-of-way;

(3) Transit prioritization projects, which are defined to mean any of the following transit project types on highways or in the public right-of-way:

(a) Signal and sign changes, such as signal coordination, signal timing modifications, signal modifications, or the installation of traffic signs or new signals;

(b) The installation of wayside technology and onboard technology;

(c) The installation of ramp meters;

(d) The conversion to dedicated transit lanes, including transit queue jump or bypass lanes, shared turning lanes and turn restrictions, the narrowing of lanes to allow for dedicated transit lanes or transit reliability improvements, or the widening of existing transit travel lanes by removing or restricting street parking; and

(e) Transit stop access and safety improvements, including, but not limited to, the installation of transit bulbs and the installation of transit boarding islands.

(4) A project for the designation and conversion of general purpose lanes to high-occupancy vehicle lanes or bus-only lanes, or highway shoulders to part-time transit lanes, for use either during peak congestion hours or all day on highways with existing public transit service or where a public transit agency will be implementing public transit service as identified in a short range transit plan.

(5) A project for the protection, improvement, institution, or increase of microtransit, paratransit, shuttle, bus, ferry, bus rapid transit, or light rail service, including the protection, maintenance, construction, operation, or rehabilitation of stops, stations, terminals, or existing operations facilities, which will be exclusively used by zero-emission, near-zero-emission, low oxide of nitrogen engine, compressed natural gas fuel, fuel cell, or hybrid powertrain vehicles, rail or cable cars, rolling stock, or vessels. The project shall be located entirely within an existing public right-of-way or existing highway right-of-way, whether or not the right-of-way is in use for rail or public mass transit and is wholly within the boundaries of an urbanized area or urban cluster. Until January 1, 2032, a project for the protection, improvement, institution, or increase of certain transit services, including the protection, maintenance, construction, operation, or rehabilitation of stops, stations, terminals, or existing operations facilities, if used primarily by near-zero-emission and other alternative fuels.

(6) A project for the institution or increase of bus rapid transit, bus, or light rail service, including the construction or rehabilitation of stations, terminals, or existing operations facilities, which will be exclusively used by zero-emission, near-zero emission, low oxide of nitrogen engine, compressed natural gas fuel, fuel cell, or hybrid powertrain buses or light rail vehicles, on existing public rights-of-way or existing highway rights-of-way, whether or not the right-of-way is in use for public

mass transit. The project shall be located on a site that is wholly within the boundaries of an urbanized area or urban cluster, as designated by the United State Census Bureau.

(7) Until January 1, 2040, a public project for the institution or increase of passenger rail service, other than light rail service eligible under paragraph (5), including the construction or rehabilitation of stations, terminals, or existing operations facilities, which will be exclusively used by zero-emission trains. The project shall be located entirely within an existing rail right-of-way or existing highway right-of-way, whether or not the right-of-way is in use for passenger rail transit.

(8) A project to construct or maintain infrastructure to charge or refuel zero-emission transit buses, provided the project is carried out by a public transit agency that is subject to, and in compliance with, the State Air Resources Board's Innovative Clean Transit regulations (Article 4.3 (commencing with Section 2023) of Chapter 1 of Division 3 of Title 13 of the California Code of Regulations) and the project is located on property owned by the transit agency or within an existing public right-of-way.

A lead agency applying an exemption pursuant to this paragraph for hydrogen refueling infrastructure or facilities necessary to refuel or maintain zero-emission public transit buses, trains, or ferries shall hold a noticed public hearing and give notice of the meeting consistent with Public Resources Code section 21080.25(b)(6)(B).

(9) The maintenance, repair, relocation, replacement, or removal of any utility infrastructure associated with a project identified in paragraphs (1) to (6), inclusive.

(10) A project that consists exclusively of a combination of any of the components of a project identified in paragraphs (1) to (7), inclusive.

(11) A planning decision carried out by a local agency to reduce or eliminate minimum parking requirements or institute parking maximums, remove or restrict parking, or implement transportation demand management requirements or programs.

Additional conditions apply to a project otherwise exempt under this section if the project exceeds fifty hundred million dollars ($50,000,000), as set forth in Public Resources Code section 21080.25(d)-(e).

Moreover, a project exempt under this section may be subject to certain labor requirements, including that the project be completed by a skilled and trained workforce, as set forth in Public Resources Code section 21080.25(f).

If the City determines that a project is not subject to CEQA pursuant to this section and approves that project, the City must file a Notice of Exemption with both the Office of Land Use and Climate Innovation and the County Clerk of the county in which the project is located.

This exemption specifically covering transportation-related projects, such as pedestrian and bicycle facilities, transit prioritization projects, public projects located in an urbanized area or urban cluster, and public projects for the construction or maintenance of infrastructure of facilities to charge, refuel or maintain zero-emission public transit, shall remain in effect only until January 1, 2040, and as of that date it will be repealed.

(Reference: Pub. Resources Code, § 21080.25.)

### 3.24 TRANSPORTATION PLANS, PEDESTRIAN PLANS, AND BICYCLE TRANSPORTATION PLANS.

CEQA does not apply to an active transportation plan, a pedestrian plan, or a bicycle transportation plan for restriping of streets and highways, bicycle parking and storage, signal timing to improve street and highway intersection operations, the related signage for bicycles, pedestrians, and vehicles, a transit comprehensive operational analysis, transit route readjustment, or other transit agency route addition, elimination, or modification. An active transportation plan or pedestrian plan is encouraged to include the consideration of environmental factors, but that consideration does not inhibit or preclude the application of this section.

An individual project that is part of an active transportation plan or pedestrian plan remains subject to CEQA unless another exemption applies to that project.

Before determining that a project is exempt pursuant to this section, the Lead Agency must hold noticed public hearings in areas affected by the project to hear and respond to public comments. Publication of the notice must comply with Government Code section 6061 and be in a newspaper of general circulation in the area affected by the proposed project.

If the City determines that a project is not subject to CEQA pursuant to this section and approves that project, the City must file a Notice of Exemption with both the Office of Land Use and Climate Innovation and the County Clerk of the county in which the project is located.

For purposes of this section, the following definitions apply:

(1) "Active transportation plan" means a plan developed by a local jurisdiction that promotes and encourages people to choose walking, bicycling, or rolling through the creation of safe, comfortable, connected, and accessible walking, bicycling, or rolling networks, and encourages alternatives to single-occupancy vehicle trips.

(2) "Pedestrian plan" means a plan developed by a local jurisdiction that establishes a comprehensive, coordinated approach to improving pedestrian infrastructure and safety.

(3) "Transit Comprehensive Operational Analysis" means a plan that redesigns or modifies a transit operator's or local agency's public transit service network, including the routing of fixed route and microtransit services.

(Reference: Pub. Resources Code, § 21080.20.)

## 3.25 FACILITIES SUPPORTING HIGH-SPEED RAIL

CEQA does not apply to a project that consists of the development, construction, or operation of a heavy maintenance facility for electrically powered high-speed rail if the following conditions are met:

(1) The project was previously evaluated in a project-level EIR that evaluated one or more similar high-speed rail maintenance facility sites

(2) The project incorporates all applicable mitigation measures identified in the prior EIR

(3) The Project site is located within one mile of a rail right-of-way approved for high-speed rail service

CEQA also does not apply to a project that consists of the development, construction, or modification of a proposed passenger rail station, or design changes to a passenger rail station, for the purpose of serving electrically powered high-speed rail, if both of the following conditions are met:

(1) The station or station design change is located within an area previously reviewed in a certified EIR

(2) The project incorporates all applicable mitigation measures identified in the previous EIR

(Reference: Pub. Resources Code, § 21080.70.)

## 3.26 CERTAIN PUBLIC PARK AND TRAIL PROJECTS

CEQA does not apply to any activity or approval necessary for or incidental to planning, design, site acquisition, construction, operation, or maintenance of public park or nonmotorized recreational trail facilities funded in whole or in part by the Safe Drinking Water, Wildfire Prevent, Drought Preparedness, and Clear Air Bond Act of 2024.

(Reference: Pub. Resources Code, § 21080.57.)

## 3.27 WATER SYSTEM WELLS AND DOMESTIC WELL PROJECTS

CEQA does not apply to the construction, maintenance, repair, or replacement of a well or a domestic well that meets all of the following conditions:

(1) The domestic well or water system to which the well is connected has been designated by the State Water Resources Control Board ("State Board") as high risk or medium risk in the State Board's drinking water needs assessment;

(2) The well project is designed to mitigate or prevent a failure of the well or the domestic well that would leave residents that rely on the well, the water system to

 ©Best Best & Krieger LLP

which the well is connected, or the domestic well without an adequate supply of safe drinking water;

(3) The lead agency determines all of the following:

(a) The well project is not designed primarily to serve irrigation or future growth.

(b) The well project does not affect wetlands or sensitive habitats.

(c) Unusual circumstances do not exist that would cause the well project to have a significant effect on the environment.

(d) The well project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(e) The well project does not have the potential to cause a substantial adverse change in the significance of a historical resource.

(f) The well project's construction impacts are fully mitigated consistent with applicable law.

(g) The cumulative impact of successive reasonably anticipated projects of the same type as the well project, in the same place, over time, is not significant.

Before determining that a well project is exempt pursuant to this section, a lead agency must contact the State Board to determine whether claiming the exemption under this section will affect the ability of the well project to receive federal financial assistance or federally capitalized financial assistance.

A lead agency that determines that a well project is exempt under this section must file a notice of exemption with both the Office of Land Use and Climate Innovation and the County Clerk. The notice of exemption must explain whether the project is additionally exempt from CEQA under Public Resources Code section 21080 (e.g., whether it is a ministerial project, an emergency repair necessary to maintain service, or an action necessary to prevent or mitigate an emergency), Public Resources Code section 21080.47 (see Section 3.28 of these Local Guidelines, below), or under the Class 1 (Existing Facilities) or Class 2 (Replacement or Reconstruction) categorical exemptions (see Section 3.40 of these Local Guidelines, below). If none of the exemptions referenced in this paragraph apply to a project that is otherwise exempt under this section, the notice of exemption must explain why the exemptions referenced in this paragraph do not apply to the project.

For purposes of this section, the following definitions apply:

A "well" is defined as a wellhead that provides drinking water to a "water system."

A "domestic well" is defined as a groundwater well used to supply water for the domestic needs of an individual residence or a water system that is not a public water system and that has no more than four service connections.

A "water system" is defined to mean a "public water system" as that term is defined in Health and Safety Code section 116275(h) (i.e., a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year), a "state small water system" as that term is defined in Health and Safety Code section 116275(n) (i.e., a system for the provision of piped water to the public for human consumption that serves at least five, but not more than 14, service connections and does not regularly serve drinking water to more than an average of 25 individuals daily for more than 60 days out of the year), or a tribal water system.

(Pub. Resources Code, § 21080.31 [in effect until January 1, 2028].)

### 3.28 ROUTINE MAINTENANCE OF STORMWATER FACILITIES

CEQA does not apply to routine maintenance of public stormwater facilities that are fully concrete or have a conveyance capacity of less than a 100-year storm event if all of the following conditions are met:

(1) The project does not increase the designed conveyance capacity of the stormwater facility.

(2) The project is undertaken or approved by a public agency that has adopted, by ordinance, procedures that apply to the project to minimize the impacts of construction equipment, debris, sediment, and other pollutants.

(3) The project is not likely to result in adverse impacts to tribal cultural resources.

Under this bill, if a nonelected decision making body of a city with a population of at least 1,000,000 determines that such a routine maintenance project is exempt from CEQA, that determination may not be appealed to the agency's elected decision making body.

This section will remain in effect until January 1, 2030, and as of that date, is repealed.

(Reference: Pub. Resources Code, § 21080.61.)

### 3.29 SMALL DISADVANTAGED COMMUNITY WATER SYSTEM AND STATE SMALL WATER SYSTEM.

CEQA does not apply to certain water infrastructure projects that primarily benefit a "small disadvantaged community water system" or a "state small water system," as these terms are defined in Public Resources Code section 21080.47. If certain labor requirements and other conditions are met as set forth in Public Resources Code section 21080.47, the installation, repair, or construction of the following for the benefit of a small disadvantaged community water system or state small water system is exempt from CEQA:

(1) Drinking water groundwater wells with a maximum flow rate of up to 250 gallons per minute;

(2) Drinking water treatment facilities with a footprint of less than 2,500 square feet that are not located in an environmentally sensitive area;

(3) Drinking water storage tanks with a capacity of up to 250,000 gallons;

(4) Booster pumps and hydropneumatic tanks;

(5) Pipelines of less than one mile in length in a road right-of-way or up to seven miles in length in a road right-of-way when the project is required to address threatened or current drinking water violations;

(6) Water services lines; and

(7) Minor drinking water system appurtenances, including, but not limited to, system and service meters, fire hydrants, water quality sampling stations, valves, air releases and vacuum break valves, emergency generators, backflow prevention devices, and appurtenance enclosures.

(Reference: Pub. Resources Code, § 21080.47.)

### 3.30 STATE FUNDED COMMUNITY WATER SYSTEMS

CEQA does not apply to a project, defined in Public Resources Code section 21080.47, that is a community water system that is funded pursuant to the Safe Drinking Water, Wildfire Prevention, Drought Preparedness, and Clean Air Bond Act of 2024 or the State Water Resources Control Board's Safe and Affordable Funding for Equity and Resilience program that does not otherwise include any construction activities if the project does both of the following:

(1) Results in long-term net benefits to climate resiliency, biodiversity, and sensitive species recovery.

(2) Includes procedures and ongoing management for the protection of the environment.

(Reference: Pub. Resources Code, § 21080.48.)

### 3.31 WILDFIRE RISK REDUCTION PROJECTS

CEQA does not apply to the following wildfire risk reduction projects:

(1) Projects consisting of a prescribed fire or fuel reduction to reduce wildfire risk by reestablishing the fire return interval appropriate to the ecosystem for biodiversity or other benefits, excluding projects located on coastal sage scrub habitat or any other sensitive habitat. In order to qualify, all of the following requirements must be met:

 ©Best Best & Krieger LLP

a. The project shall not exceed 50 contiguous acres and shall be located within one-half mile of a subdivision of 30 or more dwelling units.

b. The lead agency shall consult with the Department of Fish and Wildlife to avoid or minimize, to the extent feasible, impacts to candidate, rare, threatened, endangered plants and wildlife along with wildlife nursery sites

c. The lead agency shall, to the extent feasible, design the project to avoid impacts to riparian areas and water quality through use of sediment and erosion control measures

d. The lead agency shall identify and, to the extent feasible, protect tribal cultural resources that may be impacted by the project.

(2) Projects consisting of "defensible space" fire clearance of up to 100 feet, as measured from the center line of the roadway, for a public roadway identified as an egress and evacuation route for a subdivision or community of 30 or more dwelling units, to remove flammable vegetation or trees of less than 12 inches in diameter as measured at chest height.

(3) Projects consisting of the establishment or enhancement of residential home hardening or defensible space for wildfire risk reduction within 200 feet of a legal structure located in a high or very high wildfire hazard zone.

(4) Projects consisting of a fuel break that extends up to 200 feet from structures, including the clearance of flammable vegetation and trees less than 12 inches in diameter as measured at chest height.

(Reference: Pub. Resources Code, § 21080.49.)

### 3.32 WILDFIRE DEFENSIBLE SPACE REQUIREMENTS

CEQA does not apply to ordinances, designed by a local agency responsible for fire protection, designating defensible space requirements based on regulations promulgated by the State Board of Forestry and Fire Protection.

In developing the ordinance, a local agency may, in order to meet the intent of the State Board of Forestry and Fire Protection regulations, consider local variations in local fire hazards, geography, development, and other conditions and authorize alternative practices to those in the State Board of Forestry and Fire Protection regulations, if the alternative practices provide for substantially similar practical effects as those stated in the State Board of Forestry and Fire Protection regulations. This subdivision does not preclude a local agency from adopting an ordinance designating defensible space requirements that are more stringent than the regulations adopted by the State Board of Forestry and Fire Protection.

(Reference: Government Code, §§ 51182(f)(1), 51182.4.)

## 3.33 CONSERVATION AND RESTORATION OF CALIFORNIA NATIVE FISH AND WILDLIFE.

(a) CEQA does not apply to a project that is exclusively one of the following (though a project may exclusively be one of the following even if it has incidental public benefits, such as public access or recreation) and meets the criteria set forth in subdivision (b) of this section:

(1) A project to conserve, restore, protect, or enhance, and assist in the recovery of California native fish and wildlife, and the habitat upon which they depend.

(2) A project to restore or provide habitat for California native fish and wildlife.

(b) This section does not apply to a project unless the project does both of the following:

(1) Results in long-term net benefits to climate resiliency, biodiversity, and sensitive species recovery; and

(2) Includes procedures and ongoing management for the protection of the environment.

(c) This section does not apply to a project that includes construction activities, except for construction activities solely related to habitat restoration.

(d) The lead agency shall obtain the concurrence of the Director of Fish and Wildlife for the determinations required pursuant to subdivisions (a) through (c) above.

(e) Within 48 hours of making a determination that a project is exempt pursuant to this section, the lead agency shall file a Notice of Exemption with the Office of Land Use and Climate Innovation, and the Department of Fish and Wildlife must post the concurrence of the Director of Fish and Wildlife on the department's website.

This exemption is in effect until January 1, 2030. (Pub. Resources Code, § 21080.56.)

## 3.34 LINEAR BROADBAND DEPLOYMENT IN A RIGHT-OF-WAY.

(a) CEQA does not apply to a project that consists of linear broadband deployment in a right-of-way if the project meets all of the following conditions:

(1) The project is located in an area identified by the Public Utilities Commission as a component of the statewide open-access middle-mile broadband network pursuant to Section 11549.54 of the Government Code.

(2) The project is constructed along, or within 30 feet of, the right-of-way of any public road or highway.

 ©Best Best & Krieger LLP

(3) The project is either deployed underground where the surface area is restored to a condition existing before the project or placed aerially along an existing utility pole right-of-way.

(4) The project incorporates, as a condition of project approval, measures developed by the Public Utilities Commission or the Department of Transportation to address potential environmental impacts. At a minimum, the project shall be required to include monitors during construction activities and measures to avoid or address impacts to cultural and biological resources.

(5) The project applicant agrees to comply with all conditions otherwise authorized by law, imposed by the planning department of a city or county as part of a local agency permit process, that are required to mitigate potential impacts of the proposed project, and to comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), as applicable, other applicable state laws, and all applicable federal laws.

(b) If a project meets all of the requirements of subdivision (a), the project applicant shall do all of the following:

(1) Notify, in writing, any affected public agency, including, but not limited to, any public agency having permit, land use, environmental, public health protection, or emergency response authority, of the exemption of the project pursuant to this section.

(2) File a Notice of Exemption.

(3) In the case of private rights-of-way over private property, receive from the underlying property owner permission for access to the property.

(4) Comply with all conditions authorized by law imposed by the planning department of a city or county as part of any local agency permit process, that are required to mitigate potential impacts of the proposed project, and otherwise comply with the Keene-Nejedly California Wetlands Preservation Act (Chapter 7 (commencing with Section 5810) of Division 5), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), as applicable, other applicable state laws, and all applicable federal laws.

(Pub. Resources Code, § 21080.51.)

## 3.35 DAYCARE CENTERS, RURAL HEALTH CLINICS, FOOD BANKS, AND ADVANCED MANUFACTURING FACILITIES

CEQA does not apply to the following projects:

(1) Projects that consist exclusively of a day care center, as defined in Section 1596.76 of the Health and Safety Code, that is not located in a residential area.

(2) Projects that consist exclusively of a rural health clinic or federally qualified health center.

(3) Projects that consist exclusively of a facility for advanced manufacturing if the project is located on a site that is zoned exclusively for industrial uses.

(4) Projects that consist exclusively of a nonprofit food bank or food pantry that solicits, stores, and distributes sufficient food to their defined service area, if the project is located on a site that is zoned exclusively for industrial uses.

(Reference: Pub. Resources Code § 21080.69.)

## 3.36 NEEDLE AND SYRINGE EXCHANGE SERVICES.

The Legislature has authorized cities and counties meeting certain requirements to apply to the State Department of Public Health for authorization to provide hypodermic needle and syringe exchange services consistent with state standards in any location where the State Department of Public Health determines that the conditions exist for the rapid spread of human immunodeficiency virus (HIV), viral hepatitis, or any other potentially deadly or disabling infections that are spread through the sharing of used hypodermic needles and syringes. (Health and Safety Code, § 121349.) Needle and syringe exchange services application submissions, authorizations, and operations performed pursuant to Health and Safety Code section 121349 are exempt from review under CEQA. (Health and Safety Code, § 121349(h).)

## 3.37 REPRODUCTIVE SERVICES COMMUNITY CLINIC

CEQA does not apply to the approval of an application of a community clinic providing reproductive health services if the application meets objective planning standards and is subject to the ministerial review process set forth in Government Code section 65914.900. The following objective planning standards must be satisfied for the development project to qualify for the ministerial approval:

(1) the development must be on a parcel that is within a zone where office, retail, health care, or parking are a principally permitted use;

(2) the development must be for a community clinic licensed pursuant to Section 1204 of the Health and Safety Code that provides reproductive health services as defined in subdivision (f) of Section 423.1 of the Penal Code;

(3) the development must comply with minimum construction standards of adequacy and safety for the physical plant of primary care clinics found in the Building Standards Code;

(4) the development must meet all of the local agency's objective design review standards;

(5) the development must not require the demolition of a historic structure;

(6) the development must not be located on a site described in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code;

(7) the project must not bet likely to result in adverse impacts to tribal cultural resources; and

(8) the development must not require the demolition of housing.

A local agency, within 60 calendar days of receiving an application pursuant to these provisions, must approve or deny the application subject to specified requirements, including that, among other things, if the local agency determines that the development is in conflict with any of the above-described standards, the local agency is required to provide the development proponent written documentation of which standard or standards the development conflicts with, as specified.

For more information about these requirements, consult Government Code, section 65914.900

### 3.38 EXEMPTION FOR ORDINANCES RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

CEQA exempts from its requirements (1) the adoption of an ordinance by a local agency providing for the creation of accessory dwelling units (ADUs) in areas zoned to allow single-family or multifamily dwelling pursuant to Government Code section 66314; and (2) the adoption of an ordinance providing for the creation of junior ADUs in single-family residential zones pursuant to Government Code section 66333.

(Reference: Pub. Res. Code, § 21080.17)

### 3.39 OTHER SPECIFIC EXEMPTIONS.

CEQA and the State CEQA Guidelines exempt many other specific activities, including early activities related to thermal power plants, ongoing projects, transportation improvement programs, family day care homes, congestion management programs, railroad grade separation projects, restriping of streets or highways to relieve traffic congestion, hazardous or volatile liquid pipelines, and the installation of solar energy systems, including, but not limited to solar panels. Specific statutory exemptions are listed in the Public Resources Code, including Sections 21080 through 21080.35, and in the State CEQA Guidelines, including Sections 15260 through 15285.

 ©Best Best & Krieger LLP

In addition, other titles of the California Codes provide statutory exemptions from CEQA, including, for example, Government Code section 12012.70.

## 3.40 CATEGORICAL EXEMPTIONS.

The State CEQA Guidelines establish certain classes of categorical exemptions. These apply to classes of projects which have been determined not to have a significant effect on the environment and which, therefore, are generally exempt from CEQA. For any project that falls within one of these classes of categorical exemptions, the preparation of environmental documents under CEQA is not required. The classes of projects are briefly summarized below. (Reference to the State CEQA Guidelines for the full description of each exemption is recommended.)

The exemptions for Classes 3, 4, 5, 6, and 11 below are qualified in that such projects must be considered in light of the location of the project. A project that is ordinarily insignificant in its impact on the environment may, in a particularly sensitive environment, be significant. Therefore, these classes are considered to apply in all instances except when the project may impact an environmental resource of hazardous or critical concern that has been designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

All classes of categorical exemptions are qualified. None of the categorical exemptions are applicable if any of the following circumstances exist:

(1) The cumulative impact of successive projects of the same type in the same place over time is significant;

(2) There is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;

(3) The project may result in damage to a scenic resource or may result in a substantial adverse change to a historical resource; or

(4) The project is located on a site which is included on any hazardous waste site or list compiled pursuant to Government Code section 65962.5.

However, a project's greenhouse gas emissions do not, in and of themselves, cause an exemption to be inapplicable if the project otherwise complies with all applicable regulations or requirements adopted to implement statewide, regional, or local plans consistent with State CEQA Guidelines section 15183.5.

With the foregoing limitations in mind, the following classes of activity are generally exempt from CEQA:

Class 1: Existing Facilities. Activities involving the operation, repair, maintenance, permitting, leasing, licensing, minor alteration of—or legislative activities to regulate—existing public or private structures, facilities, mechanical equipment or other property, or topographical features, provided the activity involves negligible or no expansion of existing or former use. The types of "existing facilities" itemized in State CEQA Guidelines section 15301 are not intended to be all-inclusive of the types of projects which might fall within the Class 1

categorical exemption. The key consideration is whether the project involves negligible or no expansion of use. (State CEQA Guidelines, § 15301.)

Class 2: Replacement or Reconstruction. Replacement or reconstruction of existing facilities, structures, or other property where the new facility or structure will be located on the same site as the replaced or reconstructed facility or structure and will have substantially the same purpose and capacity as the replaced or reconstructed facility or structure. (State CEQA Guidelines, § 15302.)

Class 3: New Construction or Conversion of Small Structures. Construction of limited numbers of small new facilities or structures; installation of small new equipment or facilities in small structures; and the conversion of existing small structures from one use to another, when only minor modifications are made in the exterior of the structure. This exemption includes structures built for both residential and commercial uses. (State CEQA Guidelines, § 15303 outlines, among other things, the maximum number of structures allowable under this exemption].)

Class 4: Minor Alterations to Land. Minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, except for forestry or agricultural purposes. (State CEQA Guidelines, § 15304.)

Class 5: Minor Alterations in Land Use Limitations. Minor alterations in land use limitations in areas with an average slope of less than 20% which do not result in any changes in land use or density. (State CEQA Guidelines, § 15305.)

Class 6: Information Collection. Basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. (State CEQA Guidelines, § 15306.)

Class 7: Actions by Regulatory Agencies for Protection of Natural Resources. Actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment. (State CEQA Guidelines, § 15307.)

Class 8: Actions By Regulatory Agencies for Protection of the Environment. Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment. (State CEQA Guidelines, § 15308.)

Class 9: Inspection. Inspection activities, including, but not limited to, inquiries into the performance of an operation and examinations of the quality, health or safety of a project. (State CEQA Guidelines, §15309.)

Class 10: Loans. Loans made by the Department of Veterans Affairs under the Veterans Farm and Home Purchase Act of 1943, mortgages for the purchase of existing structures where the loan will not be used for new construction and the purchase of such mortgages by financial institutions. (State CEQA Guidelines, § 15310.)

Class 11: Accessory Structures. Construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, including, but not limited to, on-premise signs; small parking lots; and placement of seasonal or temporary use items, such as lifeguard towers, mobile food units, portable restrooms or similar items in generally the same locations from time to time in publicly owned parks, stadiums or other facilities designed for public use. (State CEQA Guidelines, §15311.)

Class 12: Surplus Government Property Sales. Sales of surplus government property, except for certain parcels of land located in an area of statewide, regional or area-wide concern identified in State CEQA Guidelines section 15206(b)(4). However, even if the surplus property to be sold is located in any of those areas, its sale is exempt if:

(a) The property does not have significant values for wildlife or other environmental purposes; and
(b) Any one of the following three conditions is met:
    1. The property is of such size, shape, or inaccessibility that it is incapable of independent development or use;
    2. The property to be sold would qualify for an exemption under any other class of categorical exemption in the State CEQA Guidelines; or
    3. The use of the property and adjacent property has not changed since the time of purchase by the public agency.

(State CEQA Guidelines, § 15312.)

Class 13: Acquisition of Lands for Wildlife Conservation Purposes. Acquisition of lands for fish and wildlife conservation purposes, including preservation of fish and wildlife habitat, establishment of ecological preserves under Fish and Game Code section 1580, and preservation of access to public lands and waters where the purpose of the acquisition is to preserve the land in its natural condition. (State CEQA Guidelines, § 15313.)

Class 14: Minor Additions to Schools. Minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten (10) classrooms, whichever is less. The addition of portable classrooms is included in this exemption. (State CEQA Guidelines, § 15314.)

Class 15: Minor Land Divisions. Division(s) of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20%. (State CEQA Guidelines, §15315.)

Class 16: Transfer of Ownership of Land in Order to Create Parks. Acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either:

 ©Best Best & Krieger LLP

(a) The management plan for the park has not been prepared, or
(b) The management plan proposes to keep the area in a natural condition or preserve the historic or archaeological resources.

CEQA will apply when a management plan is proposed that will change the area from its natural condition or cause substantial adverse change in the significance of the historic or archaeological resource. (State CEQA Guidelines, § 15316.)

Class 17: Open Space Contracts or Easements. Establishment of agricultural preserves, making and renewing of open space contracts under the Williamson Act, or acceptance of easements or fee interests in order to maintain the open space character of the area. (The cancellation of such preserves, contracts, interests or easements is not included in this exemption.) (State CEQA Guidelines, § 15317.)

Class 18: Designation of Wilderness Areas. Designation of wilderness areas under the California Wilderness System. (State CEQA Guidelines, § 15318.)

Class 19: Annexations of Existing Facilities and Lots for Exempt Facilities.
This exemption applies only to the following annexations:

(a) Annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or prezoning of either the gaining or losing governmental agency, whichever is more restrictive; provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and
(b) Annexations of individual small parcels of the minimum size for facilities exempted by Class 3, New Construction or Conversion of Small Structures.

(State CEQA Guidelines, § 15319.)

Class 20: Changes in Organization of Local Agencies. Changes in the organization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. Examples include but are not limited to:

(a) Establishment of a subsidiary district;
(b) Consolidation of two or more districts having identical powers; and
(c) Merger with a city of a district lying entirely within the boundaries of the city.

(State CEQA Guidelines, § 15320.)

Class 21: Enforcement Actions by Regulatory Agencies. Actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate or other entitlement for use issued, adopted or prescribed by the regulatory agency or enforcement of a law, general rule, standard or objective administered or adopted by the regulatory agency; or law enforcement activities by peace officers acting under any law that provides a criminal sanction. The direct referral of a violation of lease, permit, license, certificate, or entitlement to the City Attorney for judicial enforcement is exempt under this Class. (Construction activities undertaken by the public agency taking the enforcement or revocation action are not included in this exemption.) (State CEQA Guidelines, § 15321.)

Class 22: Educational or Training Programs Involving No Physical Changes. The adoption, alteration or termination of educational or training programs which involve no physical alteration in the area affected or which involve physical changes only in the interior of existing school or training structures. Examples include but are not limited to:

(a) Development of or changes in curriculum or training methods; or
(b) Changes in the trade structure in a school which do not result in changes in student transportation. (State CEQA Guidelines, § 15322.)

Class 23: Normal Operations of Facilities for Public Gatherings. Continued or repeated normal operations of existing facilities for public gatherings for which the facilities were designed, where there is past history, of at least three years, of the facility being used for the same or similar purposes. Facilities included within this exemption include, but are not limited to, race tracks, stadiums, convention centers, auditoriums, amphitheaters, planetariums, swimming pools and amusement parks. (State CEQA Guidelines, § 15323.)

Class 24: Regulation of Working Conditions. Actions taken by the City to regulate employee wages, hours of work or working conditions where there will be no demonstrable physical changes outside the place of work. (State CEQA Guidelines, § 15324.)

Class 25: Transfers of Ownership of Interest in Land to Preserve Existing Natural Conditions and Historical Resources. Transfers of ownership of interest in land in order to preserve open space, habitat, or historical resources. Examples include, but are not limited to, acquisition, sale, or other transfer of areas to: preserve existing natural conditions, including plant or animal habitats; allow continued agricultural use of the areas; allow restoration of natural conditions; preserve open space or lands for natural park purposes; or prevent encroachment of development into floodplains. This exemption does not apply to the development of parks or park uses. (State CEQA Guidelines, § 15325.)

Class 26: Acquisition of Housing for Housing Assistance Programs. Actions by a redevelopment agency, housing authority or other public agency to implement an adopted Housing Assistance Plan by acquiring an interest in housing units, provided the housing units are either in existence or possessing all required permits for construction when the agency makes its final decision to acquire the units. (State CEQA Guidelines, § 15326.)

Class 27: Leasing New Facilities. Leasing of a newly constructed or previously unoccupied privately owned facility by a local or state agency when the City determines that the proposed use of the facility:

(a) Conforms with existing state plans and policies and with general, community, and specific plans for which an EIR or Negative Declaration has been prepared;
(b) Is substantially the same as that originally proposed at the time the building permit was issued;
(c) Does not result in a traffic increase of greater than 10% of front access road capacity; and
(d) Includes the provision of adequate employee and visitor parking facilities.

(State CEQA Guidelines, § 15327.)

Class 28: Small Hydroelectric Projects as Existing Facilities. Installation of certain small hydroelectric-generating facilities in connection with existing dams, canals and pipelines, subject to the conditions in State CEQA Guidelines section 15328. (State CEQA Guidelines, § 15328.)

Class 29: Cogeneration Projects at Existing Facilities. Installation of cogeneration equipment with a capacity of 50 megawatts or less at existing facilities meeting certain conditions listed in State CEQA Guidelines section 15329. (State CEQA Guidelines, § 15329.)

Class 30: Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances. Any minor cleanup actions taken to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of a hazardous waste or substance which are small or medium removal actions costing $1 million or less.

(a) No cleanup action shall be subject to this Class 30 exemption if the action requires the onsite use of a hazardous waste incinerator or thermal treatment unit or the relocation of residences or businesses, or the action involves the potential release into the air of volatile organic compounds as defined in Health and Safety Code section 25123.6, except for small scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District. All actions must be consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards, and approved by the regulatory body with jurisdiction over the site;

(b) Examples of such minor cleanup actions include but are not limited to:

1. Removal of sealed, non-leaking drums of hazardous waste or substances that have been stabilized, containerized and are designated for a lawfully permitted destination;
2. Maintenance or stabilization of berms, dikes, or surface impoundments;
3. Construction or maintenance or interim of temporary surface caps;
4. Onsite treatment of contaminated soils or sludge provided treatment system meets Title 22 requirements and local air district requirements;
5. Excavation and/or offsite disposal of contaminated soils or sludge in regulated units;
6. Application of dust suppressants or dust binders to surface soils;
7. Controls for surface water run-on and run-off that meets seismic safety standards;
8. Pumping of leaking ponds into an enclosed container;
9. Construction of interim or emergency ground water treatment systems; or
10. Posting of warning signs and fencing for a hazardous waste or substance site that meets legal requirements for protection of wildlife.

(State CEQA Guidelines, § 15330.)

Class 31: Historical Resource Restoration/Rehabilitation. Maintenance, repairs, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical

resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. (State CEQA Guidelines, § 15331.)

Class 32: Infill Development Projects. Infill development meeting the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
(c) The project site has no value as habitat for endangered, rare or threatened species;
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
(e) The site can be adequately served by all required utilities and public services.

(State CEQA Guidelines, § 15332.)

Class 33: Small Habitat Restoration Projects.

This exemption applies to projects to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife, provided that such projects meet the following criteria:

(a) The project does not exceed five acres in size;

(b) There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to Section 15065 of the State CEQA Guidelines;

(c) There are no hazardous materials at or around the project site that may be disturbed or removed; and

(d) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Examples of small habitat restoration projects include, but are not limited to: revegetation of disturbed areas with native plant species; wetland restoration, the primary purpose of which is to improve conditions for waterfowl or other species that rely on wetland habitat; stream or river bank revegetation, the primary purpose of which is to improve habitat for amphibians or native fish; projects to restore or enhance habitat that are carried out principally with hand labor and not mechanized equipment; stream or river bank stabilization with native vegetation or other bioengineering techniques, the primary purpose of which is to reduce or eliminate erosion and sedimentation; and culvert replacement conducted in accordance with published guidelines of DFW or NOAA Fisheries, the primary purpose of which is to improve habitat or reduce sedimentation. (State CEQA Guidelines, § 15333.)

# 4. TIME LIMITATIONS

## 4.01 REVIEW OF PRIVATE PROJECT APPLICATIONS.

Staff shall determine whether the application for a private project is complete within thirty (30) days of receipt of the application. No application may be deemed incomplete based on an applicant's refusal to waive the time limitations set forth in Local Guidelines Sections 4.03 and 4.04.

Accepting an application as complete does not limit the authority of the City, acting as Lead Agency or Responsible Agency, to require the applicant to submit additional information needed for environmental evaluation of the project. Requiring such additional information after the application is complete does not change the status of the application.

(Reference: State CEQA Guidelines, § 15101.)

## 4.02 DETERMINATION OF TYPE OF ENVIRONMENTAL DOCUMENT.

Except as provided in Local Guidelines Sections 4.05 and 4.06, Staff's initial determination as to whether a Negative Declaration, Mitigated Negative Declaration or an EIR should be prepared shall be made within thirty (30) days from the date on which an application for a project is accepted as complete by the City. This period may be extended fifteen (15) days with consent of the applicant and the City.

(Reference: State CEQA Guidelines, § 15102.)

## 4.03 COMPLETION AND ADOPTION OF NEGATIVE DECLARATION.

For private projects involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the Negative Declaration/Mitigated Negative Declaration shall be completed and approved within one hundred eighty (180) days from the date when the City accepted the application as complete. In the event that compelling circumstances justify additional time and the project applicant and Lead Agency consent thereto, Staff may provide that the 180-day time limit may be extended once for a period of not more than 90 days.

(Reference: State CEQA Guidelines, § 15107.)

## 4.04 COMPLETION AND CERTIFICATION OF FINAL EIR.

For private projects, the Final EIR shall be completed and certified by the City within one (1) year after the date the City accepted the application as complete. In the event that compelling circumstances justify additional time and the project applicant consents thereto, the City may provide a one-time extension up to ninety (90) days for completing and certifying the EIR.

(Reference: State CEQA Guidelines, § 15108.)

 ©Best Best & Krieger LLP

## 4.05 PROJECTS SUBJECT TO THE PERMIT STREAMLINING ACT.

The Permit Streamlining Act requires agencies to make decisions on certain development project approvals within specified time limits. If a project is subject to the Permit Streamlining Act, the City cannot require the project applicant to submit the informational equivalent of an EIR or prove compliance with CEQA as a prerequisite to determining whether the project application is complete. In addition, if requested by the project applicant, the City must begin processing the project application prior to final CEQA action, provided the information necessary to begin the process is available.

(Reference: Gov. Code §§ 65941, 65944.)

Under the Permit Streamlining Act, the Lead Agency must approve or disapprove the development project application within one hundred eighty (180) days from the date on which it certifies the EIR, or within ninety (90) days of certification if an extension for completing and certifying the EIR was granted. If the Lead Agency adopts a Negative Declaration/Mitigated Negative Declaration or determines the development project is exempt from CEQA, it shall approve or disapprove the project application within sixty (60) days from the date on which it adopts the Negative Declaration/Mitigated Negative Declaration or determines that the project is exempt from CEQA.

(Reference: Gov. Code §§ 65950, 65950.1; see also State CEQA Guidelines, § 15107.)

Except for waivers of the time periods for preparing a joint Environmental Impact Report/Environmental Impact Statement (as outlined in Government Code sections 65951 and 65957), the City cannot require a waiver of the time limits specified in the Permit Streamlining Act as a condition of accepting or processing a development project application. In addition, the City cannot disapprove a development project application in order to comply with the time limits specified in the Permit Streamlining Act.

(Reference: Gov. Code §§ 65940.5, 65952.2.)

## 4.06 PROJECTS, OTHER THAN THOSE SUBJECT TO THE PERMIT STREAMLINING ACT, WITH SHORT TIME PERIODS FOR APPROVAL.

A few statutes require agencies to make decisions on project applications within time limits that are so short that review of the project under CEQA would be difficult. To enable the City as Lead Agency to comply with both the enabling statute and CEQA, the City shall deem a project application as not received for filing under the enabling statute until such time as the environmental documentation required by CEQA is complete. This section applies where all of the following conditions are met:

(a) The enabling statute for a program, other than development projects under Chapter 4.5 (commencing with Section 65920) of Division 1 of Title 7 of the Government Code, requires the City to take action on an application within a specified period of time of six (6) months or less;
(b) The enabling statute provides that the project is approved by operation of law if the City fails to take any action within the specified time period; and

(c) The project application involves the City's issuance of a lease, permit, license, certificate or other entitlement for use.

In any case, the environmental document shall be completed or certified and the decision on the application shall be made within the period established by the Permit Streamlining Act (Government Code sections 65920, et seq.).

(Reference: State CEQA Guidelines, § 15111.)

### 4.07 WAIVER OR SUSPENSION OF TIME PERIODS.

These deadlines may be waived by the applicant if the project is subject to both CEQA and the National Environmental Policy Act ("NEPA").

An unreasonable delay by an applicant in meeting the City's requests necessary for the preparation of a Negative Declaration, Mitigated Negative Declaration, or an EIR shall suspend the running of the time periods described in Local Guidelines sections 4.03 and 4.04 for the period of the unreasonable delay. Alternatively, the City may disapprove a project application where there is unreasonable delay in meeting requests. The City may also allow a renewed application to start at the same point in the process where the prior application was when it was disapproved.

(Reference: State CEQA Guidelines, §§ 15109, 15110, and 15224; see Section 5.04 of these Local Guidelines for information about projects that are subject to both CEQA and NEPA.)

 ©Best Best & Krieger LLP

# 5. INITIAL STUDY

## 5.01 PREPARATION OF INITIAL STUDY.

If the City determines that it is the Lead Agency for a project which is not exempt, the City will normally prepare an Initial Study to ascertain whether the project may have a substantial adverse effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial. All phases of project planning, implementation and operation must be considered in the Initial Study. An Initial Study may rely on expert opinion supported by facts, technical studies or other substantial evidence. However, an Initial Study is neither intended nor required to include the level of detail included in an EIR.

The City, as Lead Agency, may use any of the following arrangements or combination of arrangements to prepare an Initial Study:

(1) Preparing the Initial Study directly with the City's own staff.

(2) Contracting with another entity, public or private, to prepare the Initial Study.

(3) Accepting a draft Initial Study prepared by the applicant, a consultant retained by the applicant, or any other third person.

(4) Executing a third party contract or memorandum of understanding with the applicant to govern the preparation of an Initial Study by an independent contractor.

(5) Using a previously prepared Initial Study.

The Initial Study sent out for public review, however, must reflect the independent judgment of the Lead Agency.

For private projects, the person or entity proposing to carry out the project shall data and information as may be required by the City to determine whether the proposed project may have a significant effect on the environment. All costs incurred by the City in reviewing the data and information submitted, or in conducting its own investigation based upon such data and information, or in preparing an Initial Study for the project shall be borne by the person or entity proposing to carry out the project.

(Reference: State CEQA Guidelines, §§ 15063, 15084.)

## 5.02 INFORMAL CONSULTATION WITH OTHER AGENCIES.

When more than one public agency will be involved in undertaking or approving a project, the Lead Agency shall consult with all Responsible and any Trustee Agencies. Such consultation shall be undertaken in compliance with the notice procedures applicable to the type of CEQA document being prepared. See Section 6.04, Negative Declarations, and Sections 7.03 and 7.25, EIRs.

 ©Best Best & Krieger LLP

When the City is acting as Lead Agency, the City may choose to engage in early consultation with Responsible and Trustee Agencies before the City begins to prepare the Initial Study. This early consultation may be done quickly and informally and is intended to ensure that the EIR, Negative Declaration or Mitigated Negative Declaration reflects the concerns of all Responsible Agencies that will issue approvals for the project and all Trustee Agencies responsible for natural resources affected by the project. The City's early consultation process may include consultation with other individuals or organizations with an interest in the project, if the City so desires. The Office of Land Use and Climate Innovation ("LCI"), upon request of the City or a private project applicant, shall assist in identifying the various Responsible Agencies for a proposed project and ensure that the Responsible Agencies are notified regarding any early consultation. In the case of a project undertaken by a public agency, the LCI, upon request of the City, shall ensure that any Responsible Agency or public agency that has jurisdiction by law with respect to the project is notified regarding any early consultation.

If, during the early consultation process it is determined that the project will clearly have a significant effect on the environment, the City, as Lead Agency, may immediately dispense with the Initial Study and determine that an EIR is required.

(Reference: State CEQA Guidelines, § 15063.)

### 5.03 CONSULTATION WITH PRIVATE PROJECT APPLICANT.

During or immediately after preparation of an Initial Study for a private project, the City may consult with the applicant to determine if the applicant is willing to modify the project to reduce or avoid the significant effects identified in the Initial Study. If the project can be revised to avoid or mitigate effects to a level of insignificance and there is no substantial evidence before the City that the project, as revised, may have a significant effect on the environment, the City may prepare and adopt a Negative Declaration or Mitigated Negative Declaration. If any significant effect may still occur despite alterations of the project, an EIR must be prepared.

(Reference: State CEQA Guidelines, § 15063(g).)

### 5.04 PROJECTS SUBJECT TO NEPA.

Projects that are carried out, financed, or approved in whole or in part by a federal agency are subject to the provisions of NEPA in addition to CEQA. To the extent possible, the State CEQA Guidelines encourage the City, when it is a Lead Agency under CEQA, to use the federally-prepared Environmental Impact Statement ("EIS") or Finding of No Significant Impact ("FONSI") or to prepare a joint CEQA/NEPA document instead of preparing separate NEPA and CEQA documents for a project that is subject to both NEPA and CEQA. (State CEQA Guidelines, § 15220.)

For example, the City should attempt to work in conjunction with the federal agency involved in the project to prepare a combined EIR-EIS or Negative Declaration-FONSI. (State CEQA Guidelines, § 15222.) To avoid the need for the federal agency to prepare a separate document for the same project, the Lead Agency must involve the federal agency in the preparation of the joint document. The Lead Agency may also enter into a Memorandum of Understanding with the federal agency to ensure that both federal and state requirements are met.

The City is required to cooperate with the federal agency and to utilize joint planning processes, environmental research and studies, public hearings, and environmental documents to the fullest extent possible. (State CEQA Guidelines, § 15226.) However, since NEPA does not require an examination of mitigation measures or growth-inducing impacts, analysis of mitigation measures and growth-inducing impacts will need to be added before NEPA documents may be used to satisfy CEQA. (State CEQA Guidelines, § 15221.)

For projects that are subject to NEPA, a scoping meeting held pursuant to NEPA satisfies the CEQA scoping requirement as long as notice is provided to the agencies and individuals listed in Local Guidelines Section 7.10, and provided in accordance with these Local Guidelines.

If the federal agency refuses to cooperate with the City with regard to the preparation of joint documents, the City should attempt to involve a state agency in the preparation of the EIR, Negative Declaration, or Mitigated Negative Declaration. Since federal agencies are explicitly permitted to utilize environmental documents prepared by agencies of statewide jurisdiction, it is possible that the federal agency will reuse the state-prepared CEQA documents instead of requiring the applicant to fund a redundant set of federal environmental documents. (State CEQA Guidelines, § 15228.)

Where the federal agency has circulated the EIS or FONSI and the circulation satisfied the requirements of CEQA and any other applicable laws, the City, when it is a Lead Agency under CEQA, may use the EIS or FONSI in place of an EIR or Negative Declaration without having to recirculate the federal documents. The City's intention to adopt the previously circulated EIS or FONSI must be publicly noticed in the same way as a Notice of Availability of a Draft EIR. Special rules may apply when the environmental documents are prepared for projects involving the reuse of military bases. (See State CEQA Guidelines, § 15225.)

### 5.05 AN INITIAL STUDY.

The Initial Study shall be used to determine whether a Negative Declaration, Mitigated Negative Declaration or an EIR shall be prepared for a project. It provides written documentation of whether the City found evidence of significant adverse impacts which might occur. The purposes of an Initial Study are to:

(a) Identify environmental impacts;
(b) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is written;
(c) Focus an EIR, if one is required, on potentially significant environmental effects;
(d) Facilitate environmental assessment early in the design of a project;
(e) Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment;
(f) Eliminate unnecessary EIRs; and
(g) Determine whether a previously prepared EIR could be used for the project.

(Reference: State CEQA Guidelines, § 15063.)

## 5.06 CONTENTS OF INITIAL STUDY.

An Initial Study shall contain in brief form:

(a) A description of the project, including the location of the project. The project description must be consistent throughout the environmental review process;
(b) An identification of the environmental setting. The environmental setting is usually the existing physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, such as in the case of a Negative Declaration or Mitigated Negative Declaration, at the time environmental analysis begins. The environmental setting should describe both the project site and surrounding properties. The description should include, but not necessarily be limited to, a discussion of existing structures, land use, energy supplies, topography, water usage, soil stability, plants and animals, and any cultural, historical, or scenic aspects. This environmental setting will normally constitute the baseline physical conditions against which a Lead Agency may compare the project to determine whether an impact is significant;
(c) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries are briefly explained to show the evidence supporting the entries. The brief explanation may be through either a narrative or a reference to other information such as attached maps, photographs, or an earlier EIR or Negative Declaration or Mitigated Negative Declaration. A reference to another document should include a citation to the page or pages where the information is found;
(d) A discussion of ways to mitigate any significant effects identified;
(e) An examination of whether the project is consistent with existing zoning and local land use plans and other applicable land use controls;
(f) The name of the person or persons who prepared or participated in the Initial Study; and
(g) Identification of prior EIRs or environmental documents that could be used with the project.

(Reference: State CEQA Guidelines, § 15063(d).)

## 5.07 USE OF A CHECKLIST INITIAL STUDY.

When properly completed, the Environmental Checklist (Form "J") will meet the requirements of Local Guidelines Section 5.05 for an Initial Study provided that the entries on the checklist are explained. Either the Environmental Checklist (Form "J") should be expanded or a separate attachment should be prepared to describe the project, including its location, and to identify the environmental setting.

California courts have rejected the use of a bare, unsupported Environmental Checklist as an Initial Study. An Initial Study must contain more than mere conclusions. It must disclose supporting data or evidence upon which the Lead Agency relied in conducting the Initial Study. The Lead Agency must augment checklists with supporting factual data and reference information sources when completing the forms. Explanation of all "potential impact" answers should be provided on attached sheets. For controversial projects, it is advisable to state briefly why "no"

 ©Best Best & Krieger LLP

answers were checked. If practicable, attach a list of reference materials, such as prior EIRs, plans, traffic studies, air quality data, or other supporting studies.

### 5.08 EVALUATING SIGNIFICANT ENVIRONMENTAL EFFECTS.

In evaluating the environmental significance of effects disclosed by the Initial Study, the Lead Agency shall consider:

(a) Whether the Initial Study and/or any comments received informally during consultations indicate that a fair argument can be made that the project may have a significant adverse environmental impact that cannot be mitigated to a level of insignificance. Even if a fair argument can be made to the contrary, an EIR should be prepared;

(b) Whether both primary (direct) and reasonably foreseeable secondary (indirect) consequences of the project were evaluated. Primary consequences are immediately related to the project, while secondary consequences are related more to the primary consequences than to the project itself. For example, secondary impacts upon the resources base, including land, air, water and energy use of an area, may result from population growth, a primary impact;

(c) Whether adverse social and economic changes will result from a physical change caused by the project. Adverse economic and social changes resulting from a project are not, in themselves, significant environmental effects. However, if such adverse changes cause physical changes in the environment, those consequences may be used as the basis for finding that the physical change is significant;

(d) Whether there is serious public controversy or disagreement among experts over the environmental effects of the project. However, the existence of public controversy or disagreement among experts does not, without more, require preparation of an EIR in the absence of substantial evidence of significant effects;

(e) Whether the cumulative impact of the project is significant and whether the incremental effects of the project are "cumulatively considerable" (as defined in Local Guidelines Section 11.13) when viewed in connection with the effects of past projects, current projects, and probable future projects. The City may conclude that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program (including, but not limited to, water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plan, plans or regulations for the reduction of greenhouse gas emissions) that provides specific requirements that will avoid or substantially lessen the cumulative problem. To be used for this purpose, such a plan or program must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process. In relying on such a plan or program, the City should explain which requirements apply to the project and ensure that the project's incremental contribution is not cumulatively considerable; and

(f) Whether the project may cause a substantial adverse change in the significance of an archaeological or historical resource.

The City may use a threshold of significance (as that term is defined in State CEQA Guidelines section 15064.7) to determine whether a project may cause a significant environmental

impact. When using a threshold of significance, the City should briefly explain how compliance with the threshold means that the project's impacts are less than significant. Compliance with the threshold, however, does not relieve the City of the obligation to consider substantial evidence indicating that a project's environmental effects may still be significant.

(Reference: State CEQA Guidelines, § 15064(b)(2).)

## 5.09 DETERMINING THE SIGNIFICANCE OF TRANSPORTATION IMPACTS

On or about December 28, 2018, the California Natural Resources Agency added a new section to the State CEQA Guidelines—Section 15064.3, entitled "Determining the Significance of Transportation Impacts." Section 15064.3 provides:

(a) Purpose.

This section describes specific considerations for evaluating a project's transportation impacts. Generally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact.

(b) Criteria for Analyzing Transportation Impacts.

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other

destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

(c) Applicability.

The provisions of this section shall apply prospectively as described in section 15007. A lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide.

(Reference: State CEQA Guidelines, § 15064.3.)

### 5.10 MANDATORY FINDINGS OF SIGNIFICANT EFFECT.

Whenever there is substantial evidence, in light of the whole record, that any of the conditions set forth below may occur, the Lead Agency shall find that the project may have a significant effect on the environment and thereby shall require preparation of an EIR:

(a) The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory;
(b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals;
(c) The project has possible environmental effects which are individually limited but cumulatively considerable, as defined in Local Guidelines Section 11.13. That is, the City, when acting as Lead Agency, is required to determine whether the incremental impacts of a project are cumulatively considerable by evaluating them against the back-drop of the environmental effects of the other projects; or
(d) The environmental effects of a project will cause substantial adverse effects on humans either directly or indirectly.

If, before the release of the CEQA document for public review, the potential for triggering one of the mandatory findings of significance is avoided or mitigation measures or project modifications reduce the potentially significant impacts to a point where clearly the mandatory

finding of significance is not triggered, preparation of an EIR is not mandated. If the project's potential for triggering one of the mandatory findings of significance cannot be avoided or mitigated to a point where the criterion is clearly not triggered, an EIR shall be prepared, and the relevant mandatory findings of significance shall be used:

(1) as thresholds of significance for purposes of preparing the EIR's impact analysis;

(2) in making findings on the feasibility of alternatives or mitigation measures;

(3) when found to be feasible, in making changes in the project to lessen or avoid the adverse environmental impacts; and

(4) when necessary, in adopting a statement of overriding considerations.

Although an EIR prepared for a project that triggers one of the mandatory findings of significance must use the relevant mandatory findings as thresholds of significance, the EIR need not conclude that the impact itself is significant. Rather, the City, as Lead Agency, must exercise its discretion and determine, on a case-by-case basis after evaluating all of the relevant evidence, whether the project's environmental impacts are avoided or mitigated below a level of significance or whether a statement of overriding considerations is required.

With regard to a project that has the potential to substantially reduce the number or restrict the range of a protected species, the City, as Lead Agency, does not have to prepare an EIR solely due to that impact, provided the project meets the following three criteria:

(a) The project proponent must be bound to implement mitigation requirements relating to such species and habitat pursuant to an approved habitat conservation plan and/or natural communities conservation plan;
(b) The state or federal agency must have approved the habitat conservation plan and/or natural community conservation plan in reliance on an EIR and/or EIS; and
(c) The mitigation requirements must either avoid any net loss of habitat and net reduction in number of the affected species, or preserve, restore, or enhance sufficient habitat to mitigate the reduction in habitat and number of the affected species below a level of significance.

(Reference: State CEQA Guidelines, § 15065.)

### 5.11 MANDATORY PREPARATION OF AN EIR FOR WASTE-BURNING PROJECTS.

Lead Agencies shall prepare or cause to be prepared and certify the completion of an EIR, or, if appropriate, an Addendum, Supplemental EIR, or Subsequent EIR, for any project involving the burning of municipal wastes, hazardous waste or refuse-derived fuel, including, but not limited to, tires, if the project consists of any of the following:

(a) The construction of a new facility;
(b) The expansion of an existing hazardous waste burning facility which would increase its permitted capacity by more than 10%;

(c) The issuance of a hazardous waste facilities permit to a land disposal facility, as defined in Local Guidelines Section 11.32; or

(d) The issuance of a hazardous waste facilities permit to an offsite large treatment facility, as defined in Local Guidelines Sections 11.33 and 11.53.

This section does not apply to projects listed in subsections (c) and (d), immediately above, if the facility only manages hazardous waste that is identified or listed pursuant to Health and Safety Code section 25140 or 25141 or only conducts activities which are regulated pursuant to Health and Safety Code sections 25100, et seq.

The Lead Agency shall calculate the percentage of expansion for an existing facility by comparing the proposed facility's capacity with either of the following, as applicable:

(a) The facility capacity authorized in the facility's hazardous waste facilities permit pursuant to Health and Safety Code section 25200, or its grant of interim status pursuant to Health and Safety Code section 25200.5, or the facility capacity authorized in any state or local agency permit allowing the construction or operation of the facility for the burning of hazardous waste granted before January 1, 1990; or

(b) The facility capacity authorized in the facility's original hazardous facilities permit, grant of interim status, or any state or local agency permit allowing the construction or operation of a facility for the burning of hazardous waste, granted on or after January 1, 1990.

This section does not apply to any project over which the State Energy Resources Conservation and Development Commission has assumed jurisdiction per Health and Safety Code sections 25500 et seq.

The EIR requirement is also subject to a number of exceptions for specific types of waste-burning projects. (Public Resources Code section 21151.1 and State CEQA Guidelines section 15081.5.) Even if preparation of an EIR is not mandatory for a particular type of waste-burning project, those projects are not exempt from the other requirements of CEQA, the State CEQA Guidelines, or these Local Guidelines. In addition, waste-burning projects are subject to special notice requirements under Public Resources Code section 21092. Specifically, in addition to the standard public notices required by CEQA, notice must be provided to all owners and occupants of property located within one-fourth mile of any parcel or parcels on which the waste-burning project will be located. (Public Resources Code section 21092(c); see Local Guidelines Sections 6.12 and 7.27.)

## 5.12 DEVELOPMENT PURSUANT TO AN EXISTING COMMUNITY PLAN AND EIR.

Before preparing a CEQA document, Staff should determine whether the proposed project involves development consistent with an earlier zoning or community plan to accommodate a particular density for which an EIR has been certified. If an earlier EIR for the zoning or planning action has been certified, and if the proposed project concerns the approval of a subdivision map or development, CEQA applies only to the extent the project raises environmental effects peculiar to the parcel which were not addressed in the earlier EIR. Off-site and cumulative effects not discussed in the general plan EIR must still be considered. Mitigation measures set out in the earlier EIR should be implemented at this stage.

 ©Best Best & Krieger LLP

Environmental effects shall not be considered peculiar to the parcel if uniformly applied development policies or standards have been previously adopted by a city or county with a finding based on substantial evidence that the policy or standard will substantially mitigate the environmental effect when applied to future projects. Examples of uniformly applied development policies or standards include, but are not limited to: parking ordinances; public access requirements; grading ordinances; hillside development ordinances; flood plain ordinances; habitat protection or conservation ordinances; view protection ordinances; and requirements for reducing greenhouse gas emissions as set forth in adopted land use plans, policies or regulations. Any rezoning action consistent with the Community Plan shall be subject to exemption from CEQA in accordance with this section. "Community Plan" means part of a city's general plan which: (1) applies to a defined geographic portion of the total area included in the general plan; (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by referencing each of the mandatory elements specified in Government Code section 65302; and (3) contains specific development policies adopted for the area in the Community Plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.

(Reference: State CEQA Guidelines, § 15183.)

### 5.13 LAND USE POLICIES.

When a project will amend a general plan or another land use policy, the Initial Study must address how the change in policy and its expected direct and indirect effects will affect the environment. When the amendments constitute substantial changes in policies that result in a significant impact on the environment, an EIR may be required.

### 5.14 EVALUATING IMPACTS ON HISTORICAL RESOURCES.

Projects that may cause a substantial adverse change in the significance of a historical resource, as defined in Local Guidelines Section 11.28 are projects that may have a significant effect on the environment, thus requiring consideration under CEQA. Particular attention and care should be given when considering such projects, especially projects involving the demolition of a historical resource, since such demolitions have been determined to cause a significant effect on the environment.

Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings, such that the significance of a historical resource would be materially impaired.

The significance of a historical resource is materially impaired when a project:

(a) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources;
(b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources or its identification in a historical resources survey, unless the Lead Agency establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by the Lead Agency for purposes of CEQA.

Generally, a project that follows either one of the following sets of standards and guidelines will be considered mitigated to a level of less than significant: (a) the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings; or (b) the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer.

In the event of an accidental discovery of a possible historical resource during construction of the project, the City may provide for the evaluation of the find by a qualified archaeologist or other professional. If the find is determined to be a historical resource, the City should take appropriate steps to implement appropriate avoidance or mitigation measures. Work on non-affected portions of the project, as determined by the City, may continue during the process. Curation may be an appropriate mitigation measure for an artifact that must be removed during project excavation or testing.

(Reference: State CEQA Guidelines, § 15064.5.)

## 5.15 EVALUATING IMPACTS ON ARCHAEOLOGICAL SITES.

When a project will impact an archaeological site, the City shall first determine whether the site is a historical resource, as defined in Local Guidelines Section 11.28 If the archaeological site is a historical resource, it shall be treated and evaluated as such, and not as an archaeological resource. If the archaeological site does not meet the definition of a historical resource, but does meet the definition of a unique archaeological resource set forth in Public Resources Code section 21083.2, the site shall be treated in accordance with said provisions of the Public Resources Code. The time and cost limitations described in Section 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project site contains unique archaeological resources.

If the archaeological resource is neither a unique archaeological resource nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or EIR, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

In the event of an accidental discovery of a possible unique archaeological resource during construction of the project, the City may provide for the evaluation of the find by a qualified archaeologist. If the find is determined to be a unique archaeological resource, the City should take appropriate steps to implement appropriate avoidance or mitigation measures. Work on non-affected portions of the project, as determined by the City, may continue during the process. Curation may be an appropriate mitigation measure for an artifact that must be removed during project excavation or testing.

When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the Project, the City shall comply with the provisions of State CEQA Guidelines section 15064.5(d). In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall comply with the provisions of State CEQA Guidelines section 15064.5(e).

(Reference: State CEQA Guidelines, § 15064.5(c).)

## 5.16 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

(a) Projects Subject to Consultation Requirements.

For certain development projects, cities and counties must consult with water agencies. If the City is a municipal water provider, the city or county may request that the City prepare a water supply assessment to be included in the relevant environmental documentation for the project. The City may refer to this section when preparing such an assessment or when reviewing projects in its role as a Responsible Agency. This section applies only to water demand projects as defined by Local Guidelines Section **Error! Reference source not found.**. Program level environmental r eview may not need to be as extensive as project level environmental review. (See Local Guidelines Sections 8.03 and 8.08.)

(b) Water Supply Assessment.

When a city or county as Lead Agency determines the type of environmental document that will be prepared for a water demand project or any project that includes a water demand project, the city or county must identify any public water system (as defined in Local Guidelines Sections **Error! Reference source not found.** and **Error! Reference source not found.**) that may su pply water for the project. The city or county must also request that the public water system determine whether the projected demand associated with the project was included in the most recently adopted Urban Water Management Plan. The city or county must also request that the public water system prepare a specified water supply assessment for approval at a regular or special meeting of the public water system governing body. A sample request for a water supply assessment is provided as Form "N" of these Local CEQA Guidelines.

If no public water system is identified that may supply water for the water demand project, the city or county shall prepare the water supply assessment. The city or county shall consult with any entity serving domestic water supplies whose service area includes the site of the water demand project, the local agency formation commission, and the governing body of any public water system adjacent to the site of the water demand project. The city council or county board of supervisors must approve the water assessment prepared pursuant to this paragraph at a regular or special meeting.

As per Water Code section 10910, the water assessment must include identification of existing water supply entitlements, water rights, or water service contracts relevant to the water supply for the proposed project and water received in prior years pursuant to those entitlements, rights, and contracts, and further information is required if water supplies include groundwater. The water assessment must determine the ability of the public water system to meet existing and

future demands along with the demands of the proposed water demand project in light of existing and future water supplies. This supply demand analysis is to be conducted via a twenty-year projection, and must assess water supply sufficiency during normal year, single dry year, and multiple dry year hydrology scenarios. If the public water agency concludes that the water supply is, or will be, insufficient, it must submit plans for acquiring additional water supplies.

The city or county may grant the public water agency a thirty (30) day extension of time to prepare the assessment if the public water agency requests an extension within ninety (90) days of being asked to prepare the assessment. If the governing body of the public water system fails to request and receive an extension of time, or fails to submit the water assessment notwithstanding the thirty (30) day extension, the city or county may seek a writ of mandamus to compel the governing body of the public water system to comply.

If a water-demand project has been the subject of a water assessment, no additional water assessment shall be required for subsequent water-demand projects that were included in the larger water-demand project if all of the following criteria are met:

(1) The entity completing the water assessment concluded that its water supplies are sufficient to meet the projected water demand associated with the larger water-demand project, in addition to the existing and planned future uses, including, but not limited to, agricultural and industrial uses; and

(2) None of the following changes has occurred since the completion of the water assessment for the larger water-demand project:

(A) Changes in the larger water-demand project that result in a substantial increase in water demand for the water-demand project;

(B) Changes in the circumstances or conditions substantially affecting the ability of the public water system identified in the water assessment to provide a sufficient supply of water for the water demand project; and

(C) Significant new information becomes available which was not known and could not have been known at the time when the entity had reached its assessment conclusions.

(3) The city or county shall include the water assessment, and any water acquisition plan in the EIR, negative declaration, or mitigated negative declaration, or any supplement thereto, prepared for the project, and may include an evaluation of the water assessment and water acquisition plan information within such environmental document. A discussion of water supply availability should be included in the main text of the environmental document. Normally, this discussion should be based on the data and information included in the water supply assessment. In making its required findings under CEQA, the city or county shall determine, based on the entire record, whether projected water supplies will be sufficient to satisfy the demands of the project, in addition to existing and planned future uses. If a city or county determines that water supplies will not be sufficient, the city or county shall include that determination in its findings for the project.

 ©Best Best & Krieger LLP

The degree of certainty regarding the availability of water supplies will vary depending on the stage of project approval. A Lead Agency should have greater confidence in the availability of water supplies for a specific project than might be required for a conceptual plan (i.e. general plan, specific plan). An analysis of water supply in an environmental document may incorporate by reference information in a water supply assessment, urban water management plan, or other publicly available sources. The analysis shall include the following:

(1) Sufficient information regarding the project's proposed water demand and proposed water supplies to permit the Lead Agency to evaluate the pros and cons of supplying the amount of water that the project will need.

(2) An analysis of the reasonably foreseeable environmental impacts of supplying water throughout all phases of the project.

(3) An analysis of circumstances affecting the likelihood of the water's availability, as well as the degree of uncertainty involved. Relevant factors may include but are not limited to, drought, salt-water intrusion, regulatory or contractual curtailments, and other reasonably foreseeable demands on the water supply.

(4) If the Lead Agency cannot determine that a particular water supply will be available, it shall conduct an analysis of alternative sources, including at least in general terms the environmental consequences of using those alternative sources, or alternatives to the project that could be served with available water.

For complete information on these requirements, consult Water Code sections 10910, et seq. For other CEQA provisions applicable to these types of projects, see Local Guidelines Sections 7.03 and 7.25.

### 5.17 SUBDIVISIONS WITH MORE THAN 500 DWELLING UNITS.

Cities and counties must obtain written verification (see Form "O" for a sample) from the applicable public water system(s) that a sufficient water supply is available before approving certain residential development projects. If the City is a municipal water provider for a project, the city or county may request such a verification from the City. The City should also be aware of these requirements when reviewing projects in its role as a Responsible Agency.

Cities and counties are prohibited from approving a tentative map, parcel map for which a tentative map was not required, or a development agreement for a subdivision of property of more than 500 dwellings units, unless:

(1) The City Council, Board of Supervisors, or the advisory agency receives written verification from the applicable public water system that a sufficient water supply is available; or

(2) Under certain circumstances, the City Council, Board of Supervisors or the advisory agency makes a specified finding that sufficient water supplies are, or will be, available prior to completion of the project.

 ©Best Best & Krieger LLP

For complete information on these requirements, consult Government Code section 66473.7.

## 5.18 IMPACTS TO OAK WOODLANDS.

When a county prepares an Initial Study to determine what type of environmental document will be prepared for a project within its jurisdiction, the county must determine whether the project may result in a conversion of oak woodlands that will have a significant effect on the environment. Normally, this rule will not apply to projects undertaken by the City. However, if the City is a Responsible Agency on such a project, the City should endeavor to ensure that the county, as Lead Agency, analyzes these impacts in accordance with CEQA.

(Reference: Pub. Resources Code, § 21083.4.)

## 5.19 CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS.

### A. Estimating or Calculating the Magnitude of the Project's Greenhouse Gas Emissions.

The City shall analyze the greenhouse gas emissions of its projects as required by State CEQA Guidelines section 15064.4. For projects subject to CEQA, the City shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.

In performing analysis of greenhouse gas emissions, the City, as Lead Agency, shall have discretion to determine, in the context of a particular project, whether to:

(1) Quantify greenhouse gas emissions resulting from a project; and/ or

(2) Rely on a qualitative analysis or performance-based standards.

### B. Factors in Determining Significance.

In determining the significance of a project's greenhouse gas emissions, the City, when acting as Lead Agency, should focus its analysis on the reasonably foreseeable incremental contribution of the project's emissions to the effects of climate change. A project's incremental contribution may be cumulatively considerable even if it appears relatively small compared to statewide, national, or global emissions. The City's analysis should consider a timeframe that is appropriate for the project. The City's analysis also must reasonably reflect evolving scientific knowledge and state regulatory schemes.

Once the amount of a project's greenhouse gas emissions have been described, estimated, or calculated, the City should consider the following factors, among others, to determine whether those emissions are significant:

(1) The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting. Physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of

 ©Best Best & Krieger LLP

Preparation is published or the time when the environmental analysis is commenced, will normally constitute the baseline. All project phases, including construction and operation, should be considered in determining whether a project will cause emissions to increase or decrease as compared to the baseline;

(2) Whether the project emissions exceed a threshold of significance that the Lead Agency determines applies to the project. The Lead Agency may rely on thresholds of significance developed by experts or other agencies, provided that application of the threshold and the significance conclusion is supported with substantial evidence. When relying on thresholds developed by other agencies, the Lead Agency should ensure that the threshold is appropriate for the project and the project's location; and

(3) The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions (see, e.g., State CEQA Guidelines section 15183.5(b)). Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project. In determining the significance of impacts, the Lead Agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

The Lead Agency may use a model or methodology to estimate greenhouse gas emissions resulting from a project. The Lead Agency has discretion to select the model or methodology it considers most appropriate to enable decision makers to intelligently take into account the project's incremental contribution to climate change. The Lead Agency must support its selection of a model or methodology with substantial evidence. The Lead Agency should explain the limitations of the particular model or methodology selected for use.

### C. Consistency with Applicable Plans.

When an EIR is prepared, it must discuss any inconsistencies between the proposed project and any applicable general plan, specific plans, and regional plans. This includes, but is not limited to, any applicable air quality attainment plans, regional blueprint plans, or plans for the reduction of greenhouse gas emissions.

### D. Mitigation Measures Related to Greenhouse Gas Emissions.

Lead Agencies must consider feasible means of mitigating the significant effects of greenhouse gas emissions. Any such mitigation measure must be supported by substantial

 ©Best Best & Krieger LLP

evidence and be subject to monitoring or reporting. Potential mitigation will depend on the particular circumstances of the project, but may include the following, among others:

(1) Measures in an existing plan or mitigation program for the reduction of emissions that are required as part of the Lead Agency's decision;

(2) Reductions in emissions resulting from a project through implementation of project features, project design, or other measures, such as those described in State CEQA Guidelines Appendix F;

(3) Off-site measures, including offsets that are not otherwise required, to mitigate a project's emissions;

(4) Measures that sequester greenhouse gases; and

(5) In the case of the adoption of a plan, such as a general plan, long range development plan, or plan for the reduction of greenhouse gas emissions, mitigation may include the identification of specific measures that may be implemented on a project-by-project basis. Mitigation may also include the incorporation of specific measures or policies found in an adopted ordinance or regulation that reduces the cumulative effect of emissions.

### E. Streamlined Analysis of Greenhouse Gas Emissions.

Under certain limited circumstances, the legislature has specifically declared that the analysis of greenhouse gas emissions or climate change impacts may be limited. Public Resources Code sections 21155, 21155.2, and 21159.28 provide that if certain residential, mixed use and transit priority projects meet specified ratios and densities, then the lead agencies for those projects may conduct a limited review of greenhouse gas emissions or may be exempted from analyzing global warming impacts that result from cars and light duty trucks, if a detailed list of requirements is met. However, unless the project is exempt from CEQA, the Lead Agency must consider whether such projects will result in greenhouse gas emissions from other sources, including, but not limited to, energy use, water use, and solid waste disposal.

### F. Tiering.

The City may analyze and mitigate the significant effects of greenhouse gas emissions at a programmatic level. Later project-specific environmental documents may then tier from and/or incorporate by reference that existing programmatic review.

### G. Plans for the Reduction of Greenhouse Gas Emissions.

Public agencies may choose to analyze and mitigate greenhouse gas emissions in a plan for the reduction of greenhouse gas emissions or in a similar document. A plan for the reduction of greenhouse gas emissions should:

(1) Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;

(2) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;

(3) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;

(4) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;

(5) Establish a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels; and

(6) Be adopted in a public process following environmental review.

A plan for the reduction of greenhouse gas emissions, once adopted following certification of an EIR, or adoption of another environmental document, may be used in the cumulative impacts analysis of later projects. An environmental document that relies on a plan for the reduction of greenhouse gas emissions for a cumulative impacts analysis must identify those requirements specified in the plan that apply to the project, and, if those requirements are not otherwise binding and enforceable, incorporate those requirements as mitigation measures applicable to the project. If there is substantial evidence that the effects of a particular project may be cumulatively considerable notwithstanding the project's compliance with the specified requirements in the plan for reduction of greenhouse gas emissions, an EIR must be prepared for the project.

### H. Analyzing the Effects of Climate Change on the Project.

Where an EIR is prepared for a project, the EIR shall analyze any significant environmental effects the project might cause by bringing development and people into the project area that may be affected by climate change. In particular, the EIR should evaluate any potentially significant impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas) as identified in authoritative hazard maps, risk assessments or in land use plans addressing such hazards areas. The analysis may be limited to the potentially significant effects of locating the project in a potentially hazardous location. Further, this analysis may be limited by the project's life in relation to the potential of such effects to occur and the availability of existing information related to potential future effects of climate change. Further, the EIR need not include speculation regarding such future effects.

## 5.20 ENERGY CONSERVATION.

Potentially significant energy implications of a project must be considered in an EIR to the extent relevant and applicable to the project. Therefore, the project description should identify the following as applicable or relevant to the particular project:

(1) Energy consuming equipment and processes which will be used during construction, operation and/or removal of the project. If appropriate, this

 ©Best Best & Krieger LLP

discussion should consider the energy intensiveness of materials and equipment required for the project;

(2) Total energy requirements of the project by fuel type and end use;

(3) Energy conservation equipment and design features;

(4) Identification of energy supplies that would serve the project; and

(5) Total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode.

As described in Local Guidelines Section 5.06, above, an initial study must include a description of the environmental setting. The discussion of the environmental setting may include existing energy supplies and energy use patterns in the region and locality. The City may also consider the extent to which energy supplies have been adequately considered in other environmental documents. Environmental impacts may include:

(1) The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed;

(2) The effects of the project on local and regional energy supplies and on requirements for additional capacity;

(3) The effects of the project on peak and base period demands for electricity and other forms of energy;

(4) The degree to which the project complies with existing energy standards;

(5) The effects of the project on energy resources; and/or

(6) The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

As discussed above in Section 5.06, the Initial Study must identify the potential environmental effects of the proposed activity. That discussion must include the unavoidable adverse effects. Unavoidable adverse effects may include wasteful, inefficient and unnecessary consumption of energy during the project construction, operation, maintenance and/or removal that cannot be feasibly mitigated.

When discussing energy conservation, alternatives should be compared in terms of overall energy consumption and in terms of reducing wasteful, inefficient and unnecessary consumption of energy.

## 5.21 ENVIRONMENTAL IMPACT ASSESSMENT.

The Initial Study identifies which environmental impacts may be significant. Based upon the Initial Study, Staff shall determine whether a proposed project may or will have a significant effect on the environment. Such determination shall be made in writing on the Environmental Impact Assessment Form (Form "C"). If Staff finds that a project will not have a significant effect on the environment, it shall recommend that a Negative Declaration be prepared and adopted by the decision-making body. If Staff finds that a project may have a significant effect on the environment, but the effects can be mitigated to a level of insignificance, it shall recommend that a Mitigated Negative Declaration be prepared and adopted by the decision-making body. If Staff finds that a project may have a significant effect on the environment, it shall recommend that an EIR be prepared and certified by the decision-making body.

## 5.22 FINAL DETERMINATION.

The City Council shall have the final responsibility for determining whether an EIR, Negative Declaration or Mitigated Negative Declaration shall be required for any project. The City Council's determination shall be final and conclusive on all persons, including Responsible Agencies and Trustee Agencies, except as provided in Section 15050(c) of the State CEQA Guidelines. Additionally, in the event the City Council has delegated authority to a subsidiary board or official to approve a project, the City Council also hereby delegates to that subsidiary board or official the authority to make all necessary CEQA determinations, including whether an EIR, Negative Declaration, Mitigated Negative Declaration or exemption shall be required for any project. A subsidiary board or official's CEQA determination shall be subject to appeal consistent with the City's established procedures for appeals.

(Reference: Pub. Resources Code, § 21151.)

 ©Best Best & Krieger LLP

# 6. NEGATIVE DECLARATION

## 6.01 DECISION TO PREPARE A NEGATIVE DECLARATION.

A Negative Declaration (Form "E") shall be prepared for a project subject to CEQA when the Initial Study shows that there is no substantial evidence in light of the whole record that the project may have a significant or potentially significant adverse effect on the environment. (See Local Guidelines Sections 11.65 and 11.71.)

(Reference: State CEQA Guidelines, § 15070(a).)

## 6.02 DECISION TO PREPARE A MITIGATED NEGATIVE DECLARATION.

A Mitigated Negative Declaration (Form "E") shall be prepared for a project subject to CEQA when the Initial Study identifies potentially significant effects on the environment, but:

(a) The project applicant has agreed to revise the project or the City can revise the project to avoid these significant effects or to mitigate the effects to a point where it is clear that no significant effects would occur; or
(b) There is no substantial evidence in light of the whole record before the City that the revised project may have a significant effect.

It is insufficient to require an applicant to adopt mitigation measures after final adoption of the Mitigated Negative Declaration or to state that mitigation measures will be recommended on the basis of a future study. The City must know the measures at the time the Mitigated Negative Declaration is adopted in order for them to be evaluated and accepted as adequate mitigation. Evidence of agreement by the applicant to such mitigation should be in the record prior to public review. Except where noted, the procedural requirements for the preparation and approval of a Negative Declaration and Mitigated Negative Declaration are the same.

(Reference: State CEQA Guidelines, § 15070(b).)

## 6.03 CONTRACTING FOR PREPARATION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

The City, when acting as Lead Agency, is responsible for preparing all documents required pursuant to CEQA. The documents may be prepared by Staff or by private consultants pursuant to a contract with the City, but they must be the City's product and reflect the independent judgment of the City.

## 6.04 NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

When, based upon the Initial Study, it is recommended to the decision-making body that a Negative Declaration or Mitigated Negative Declaration be adopted, a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration (Form "D") shall be prepared. In addition to being provided to the public through the means set forth in Local Guidelines Section 6.07, this Notice shall also be provided to:

 ©Best Best & Krieger LLP

(a) Each Responsible and Trustee Agency;
(b) Any other federal, state, or local agency that has jurisdiction by law or exercises authority over resources affected by the project, including:

(1) Any water supply agency consulted under Local Guidelines Section 5.16;

(2) Any city or county bordering on the project area;

(3) For a project of statewide, regional, or area-wide significance, to any transportation agencies or public agencies which have major local arterials or public transit facilities within five (5) miles of the project site or freeways, highways, or rail transit service within ten (10) miles of the project site which could be affected by the project; and

(4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, to the California Department of Water Resources;

(c) The last known name and address of all organizations and individuals who have previously filed a written request with the City to receive these Notices;
(d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria of Local Guidelines Section 6.05, to the specified military services contact;
(e) For certain projects that involve the construction or alteration of a facility anticipated to include hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 6.06, to any potentially affected school district;
(f) For certain waste-burning projects that meet the requirements of Local Guidelines Section 5.11 (regarding mandatory preparation of EIR) (see also Local Guidelines Section 7.27), to the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
(g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, notice shall be provided to the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.
(h) All properties within 600 feet of the project's site outer property lines, or as deemed necessary by the Planning Director.

The Notice of Intent must also be posted to the Lead Agency's website, if any. (Pub. Resources Code, § 21092.2(d).) Additionally, for a project of statewide, regional, or area-wide significance, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project.

A copy of the proposed Negative Declaration or Mitigated Negative Declaration and the Initial Study shall be attached to the Notice of Intent to Adopt that is sent to every Responsible Agency and Trustee Agency concerned with the project and every other public agency with jurisdiction by law over resources affected by the project.

The public review period for a Negative Declaration or Mitigated Negative Declaration shall not be less than twenty (20) days; the public review period shall be at least thirty (30) days where the Negative Declaration or Mitigated Negative Declaration is for a proposed project where (1) a state agency is the lead agency, a responsible agency, or a trustee agency; (2) a state agency otherwise has jurisdiction by law with respect to the project; or (3) the proposed project is of sufficient statewide, regional, or area-wide significance as determined pursuant to State CEQA Guidelines section 15206. The Lead Agency shall give notice of the public review period by filing and posting a Notice of Intent to Adopt a Negative Declaration (Form "D") with the County Clerk before commencement of the public review period; where a public review period of at least 30 days is required, the Lead Agency shall also electronically submit the Notice of Intent to the State Clearinghouse. (Pub. Resources Code, § 21091.)

For purposes of calculating the length of the public review period, the last day of the public review period cannot fall on a weekend, a legal holiday, or other day on which the lead agency's offices are closed.[1] (Reference: *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 708.)

If the Negative Declaration or Mitigated Negative Declaration has been submitted to the State Clearinghouse for review by state agencies, the public review period shall be at least as long as the period of review and comment by state agencies. (See Local Guidelines Section 6.10.) Day one of the state agency review period shall be the date that the State Clearinghouse distributes the Negative Declaration or Mitigated Negative Declaration to state agencies.

The Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration shall contain the following information:

(a) The period during which comments shall be received;
(b) The date, time and place of any public meetings or hearings on the proposed project;
(c) A brief description of the proposed project and its location;
(d) The address where copies of the proposed Negative Declaration or Mitigated Negative Declaration and all documents incorporated by reference in the proposed Negative Declaration or Mitigated Negative Declaration are available for review;
(e) A description of how the proposed Negative Declaration or Mitigated Negative Declaration can be obtained in electronic format;
(f) The Environmental Protection Agency ("EPA") list on which the proposed project site is located, if applicable, and the corresponding information from the applicant's statement (see Local Guidelines Section 2.05); and
(g) The significant effects on the environment, if any, anticipated as a result of the proposed project.

(Reference: Pub. Resources Code, §§ 21082.1, 21091, 21161; State CEQA Guidelines, §§ 15072, 15105, 15205.)

[1] A public agency's "offices are closed" for purposes of this section on days in which the agency is formally closed for business (for example, due to a weekend, a legal holiday, or a formal furlough affecting the entire office). A public agency's office is not considered closed for purposes of this section where the agency's office may be physically closed, but the agency is nonetheless open for business and is operating remotely or virtually (for example, in response to the Covid-19 pandemic).

## 6.05 PROJECTS AFFECTING MILITARY SERVICES; DEPARTMENT OF DEFENSE NOTIFICATION.

CEQA imposes additional requirements to provide notice to potentially affected military agencies when:

(a) The project meets one of the following three criteria:

(1) The project includes a general plan amendment;

(2) The project is of statewide, regional, or area-wide significance; or

(3) The project relates to a public use airport or certain lands surrounding a public use airport; and

(b) A "military service" (defined in Section 11.43 of these Local Guidelines) has provided its contact office and address and notified the Lead Agency of the specific boundaries of a "low-level flight path" (defined in Section **Error! Reference source not found.** of these L ocal Guidelines), "military impact zone" (defined in Section 11.42 of these Local Guidelines), or "special use airspace" (defined in Section 11.68 of these Local Guidelines).

When a project meets these requirements, the City must provide the military service's designated contact with a copy of the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration that has been prepared for the project, unless the project involves the remediation of lands contaminated with hazardous wastes and meets certain other requirements. (Reference: Pub. Resources Code, §§21080.4 and 21092; Health & Safety Code, §§ 25300, et seq., 25396, and 25187.)

The City must provide the military service with sufficient notice of its intent to adopt a Negative Declaration or Mitigated Negative Declaration to ensure that the military service has no fewer than twenty (20) days to review the documents before they are approved, provided that the military service shall have a minimum of thirty (30) days to review the environmental documents if the documents have been submitted to the State Clearinghouse.

(Reference: State CEQA Guidelines, §§ 15105(b), 15190.5(c).)

## 6.06 SPECIAL FINDINGS REQUIRED FOR FACILITIES THAT MAY EMIT HAZARDOUS AIR EMISSIONS NEAR SCHOOLS.

Special procedural rules apply to projects involving the construction or alteration of a facility within one-quarter mile of a school/schools when: (1) the facility might reasonably be anticipated to emit hazardous air emissions or to handle an extremely hazardous substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the threshold specified in Health and Safety Code section 25532(j), and (2) the emissions or substances may pose a health or safety hazard to persons who would attend or would be employed at the school. If the project meets both of those criteria, a Lead Agency may not approve a Negative Declaration or a Mitigated Negative Declaration unless both of the following have occurred:

(a) The Lead Agency consulted with the affected school district or districts having jurisdiction over the school regarding the potential impact of the project on the school; and
(b) The school district(s) was given written notification of the project not less than thirty (30) days prior to the proposed approval of the Negative Declaration.

When the City is considering the adoption of a Negative Declaration or Mitigated Negative Declaration for a project that meets these criteria, it can satisfy this requirement by providing the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration, the proposed Negative Declaration or Mitigated Negative Declaration, and the Initial Study to the potentially affected school district at least thirty (30) days before the decision-making body will consider the adoption of the Negative Declaration or Mitigated Negative Declaration. See also Local Guidelines Section 6.04.

Implementation of this Guideline shall be consistent with the definitions and terms utilized in State CEQA Guidelines section 15186.

### 6.07 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES.

Prior to the release of a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration for a project, the Lead Agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if:

(a) The California Native American tribe requested to the Lead Agency, in writing, to be informed by the Lead Agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe; and

(b) The California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The California Native American tribe shall designate a lead contact person when responding to the Lead Agency. If a lead contact is not designated by the California Native American tribe, or it designates multiple lead contact people, the Lead Agency shall defer to the individuals listed on the contact list maintained by the Native American Heritage Commission. Consultation is defined in Local Guidelines Section 11.11.

To expedite the requirements of this section, the Native American Heritage Commission shall assist the Lead Agency in identifying the California American Native tribes that are traditionally and culturally affiliated with the project area.

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the Lead Agency shall provide formal notification to the designated contact of, or a trial representative of, traditionally and culturally affiliated California Native America tribes that have requested notice, which shall be accomplished by at least one written notification that includes a brief description of the proposed project and its location, the Lead Agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. Where the application for a housing development project is deemed to be complete on or after March 4, 2020 and before December 31,

2021, the California Native American tribe shall have 60 days to respond to the Lead Agency and request consultation. (Reference: Gov. Code, § 65583(i).)

The Lead Agency shall begin the consultation process within 30 days of receiving a California Native American tribe's request for consultation.

If consultation is requested, the parties may propose mitigation measures, including those set forth in Public Resources Code section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. The consultation may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the California Native American tribe may recommend to the Lead Agency.

The consultation shall be considered concluded when either of the following occurs:

(1) The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.

(2) A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

The California Native American tribe is not limited in its ability to submit information to the lead agency regarding the significance of the tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the impacts. Additionally, the lead agency or project proponent is not limited in its ability to incorporate changes and additions to the project as a result of the consultation, even if not legally required.

(Reference: Pub. Resources Code, §§ 21080.3.1, 21080.3.2.)

### 6.08 IDENTIFICATION OF TRIBAL CULTURAL RESOURCES AND PROCESSING OF INFORMATION AFTER CONSULTATION WITH THE CALIFORNIA NATIVE AMERICAN TRIBE

After consultation with the California Native American tribe listed above in Local Guidelines Section 6.07, any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the Mitigated Negative Declaration and in an adopted mitigation monitoring and reporting program, if the mitigation measures are determined to avoid or lessen the proposed project's impacts on tribal cultural resources, and if the mitigation measures are enforceable.

If a project may have a significant impact on a tribal cultural resource, the Lead Agency's Mitigated Negative Declaration shall discuss both of the following:

(a) Whether the proposed project has a significant impact on an identified tribal cultural resource;

(b) Whether feasible alternatives or mitigation measures, including those measures that may be agreed to during the consultation, avoid or substantially lessen the impact on the identified tribal cultural resource.

Any information provided regarding the location, description and use of the tribal cultural resource that is submitted by a California Native American tribe during the environmental review process shall not be included in the Negative Declaration or Mitigated Negative Declaration or otherwise disclosed by the Lead Agency or any other public agency to the public, consistent with Government Code section 7927.005, and State CEQA Guidelines section 15120(d), without the prior consent of the tribe that provided the information. If the Lead Agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the Negative Declaration or Mitigated Negative Declaration unless the tribe provides consent, in writing, to the disclosure of some or all of the information to the public. This does not prohibit the confidential exchange of the submitted information between public agencies that have lawful jurisdiction over the preparation of the Negative Declaration or the Mitigated Negative Declaration.

The exchange of confidential information regarding tribal cultural resources submitted by a California Native American tribe during the consultation or environmental review process among the Lead Agency, the California Native American tribe, the project applicant, or the project applicant's agent is not prohibited by Public Resources Code section 21082.3. The project applicant and the project applicant's legal advisers must use a reasonable degree of care and maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism, or damage to tribal cultural resources and shall not disclose to a third party confidential information regarding the cultural resource unless the California Native American tribe providing the information consents in writing to the public disclosure of such information.

Public Resources Code section 21082.3 does not prevent a Lead Agency or other public agency from describing the information in general terms in the Negative Declaration or Mitigated Negative Declaration so as to inform the public of the basis of the Lead Agency's or other public agency's decision without breaching the confidentiality required. In addition, a Lead Agency may adopt a Mitigated Negative Declaration for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

(a) The consultation process between the California Native American tribe and the Lead Agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.

(b) The California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1 and has failed to provide comments to the Lead agency, or otherwise failed to engage, in the consultation process.

(c) The Lead Agency has complied with subdivision (d) of Section 21080.3.1 of the Public Resources Code and the California Native American tribe has failed to request consultation within 30 days.

 ©Best Best & Krieger LLP

If substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource but the decision-makers do not include the mitigation measures recommended by the staff in the Mitigated Negative Declaration, or if there are no agreed upon mitigation measures at the conclusion of the consultation; or if no consultation has occurred, the Lead Agency must still consider the adoption of feasible mitigation.

(Reference: Pub. Resources Code, § 21082.3.)

## 6.09 SIGNIFICANT ADVERSE IMPACTS TO TRIBAL CULTURAL RESOURCES

Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. If the Lead Agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Public Resources Code section 21080.3.2 and as set forth in Local Guidelines Section 6.07, the following examples of mitigation measures, if feasible, may be considered to avoid or minimize the significant adverse impacts:

(a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

(b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

(1) Protecting the cultural character and integrity of the resource.

(2) Protecting the traditional use of the resource.

(3) Protecting the confidentiality of the resource.

(c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

(d) Protecting the resource.

(Reference: Pub. Resources Code, § 21084.3.)

## 6.10 POSTING AND PUBLICATION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

The City shall have a copy of the Notice of Intent to Adopt, the Negative Declaration or Mitigated Negative Declaration, and the Initial Study posted at the City's offices and on the City's website, if any, and shall make these documents available for public inspection. The Notice must be provided either twenty (20) or thirty (30) days prior to final adoption of the Negative Declaration or Mitigated Negative Declaration. The public review period for a Negative

Declaration or Mitigated Negative Declaration prepared for a project subject to state agency review, as set forth in Local Guidelines Section 6.11, must be circulated for at least as long as the review period established by the State Clearinghouse, usually no less than thirty (30) days. Under certain circumstances, a shortened review period of at least twenty (20) days may be approved by the State Clearinghouse as provided for in State CEQA Guidelines section 15105. See the Shortened Review Request Form "P." The state review period will commence on the date the State Clearinghouse distributes the document to state agencies. The State Clearinghouse will distribute the document within three (3) days of receipt if the Negative Declaration or Mitigated Negative Declaration is deemed complete.

The Notice must also be posted in the office of the Clerk in each county in which the project is located and must remain posted throughout the public review period. The County Clerk is required to post the Notice within twenty-four (24) hours of receiving it.

Notice shall be provided as stated in Local Guidelines Section 6.04. In addition, Notice of the Intent to Adopt shall be given to the last known name and address of all organizations and individuals who have previously requested notice; by posting the notice on the website of the lead agency; and by at least one of the following procedures:

(a) Publication at least once in a newspaper of general circulation in the area affected by the proposed project. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas;
(b) Posting of notice on and off site in the area where the project is to be located; or
(c) Direct mailing to owners and occupants of property contiguous to the project, as shown on the latest equalized assessment roll.

The City, when acting as Lead Agency, shall consider all comments received during the public review period for the Negative Declaration or Mitigated Negative Declaration. For a Negative Declaration or Mitigated Negative Declaration, the City is not required to respond in writing to comments it receives either during or after the public review period. However, the City may provide a written response to all comments if it will not delay action on the Negative Declaration or Mitigated Negative Declaration, since any comment received prior to final action on the Negative Declaration or Mitigated Negative Declaration can form the basis of a legal challenge. A written response that refutes the comment or adequately explains the City's action in light of the comment will assist the City in defending against a legal challenge. The City shall notify any public agency that comments on a Negative Declaration or Mitigated Negative Declaration of the public hearing or hearings, if any, on the project for which the Negative Declaration or Mitigated Negative Declaration was prepared.

(Reference: Pub. Resources Code, § 21092; State CEQA Guidelines, §§ 15072-15073.)

### 6.11 SUBMISSION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION TO STATE CLEARINGHOUSE.

A Negative Declaration or Mitigated Negative Declaration must be submitted to the State Clearinghouse, in an electronic form as required by the Office of Land Use and Climate Innovation

("LCI"), regardless of whether the document must be circulated for review and comment by state agencies under State CEQA Guidelines section 15205 and 15206. The Negative Declaration or Mitigated Negative Declaration must be submitted via LCI's CEQA Submit website (https://ceqasubmit.lci.ca.gov/). The CEQA Submit website differentiates between environmental documents that do require review and comment by state agencies and those that do not. In particular, the website provides a "Local Review Period" tab for submitting documents that do not require review and comment by state agencies, and a "State Review Period" tab for submitting documents that do require review and comment by state agencies.

A Negative Declaration or Mitigated Negative Declaration must be submitted to the State Clearinghouse for review and comment by state agencies (i.e., a Negative Declaration or Mitigated Negative Declaration must be submitted through the CEQA Submit website under the "State Review Period" tab) in the following situations:

(a) The Negative Declaration or Mitigated Negative Declaration is prepared by a Lead Agency that is a state agency;
(b) The Negative Declaration or Mitigated Negative Declaration is prepared by a public agency where a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction by law with respect to the project; or
(c) The Negative Declaration or Mitigated Negative Declaration is for a project identified in State CEQA Guidelines section 15206 as being of statewide, regional, or area-wide significance.

State CEQA Guidelines section 15206 identifies the following types of projects as being examples of projects of statewide, regional, or area-wide significance that require submission to the State Clearinghouse for circulation:

(1) Projects that have the potential to cause significant environmental effects beyond the city or county where the project would be located, such as:

    (a) Residential development of more than 500 units;
    (b) Commercial projects employing more than 1,000 persons or covering more than 500,000 square feet of floor space;
    (c) Office building projects employing more than 1,000 persons or covering more than 250,000 square feet of floor space;
    (d) Hotel or motel development of more than 500 rooms; or
    (e) Industrial projects housing more than 1,000 persons, occupying more than 40 acres of land, or covering more than 650,000 square feet of floor area;

(2) Projects for the cancellation of a Williamson Act contract covering 100 or more acres;

(3) Projects in one of the following Environmentally Sensitive Areas:

    (a) Lake Tahoe Basin;
    (b) Santa Monica Mountains Zone;
    (c) Sacramento-San Joaquin River Delta;
    (d) Suisun Marsh;

 ©Best Best & Krieger LLP

(e) Coastal Zone, as defined by the California Coastal Act;
(f) Areas within one-quarter mile of a river designated as wild and scenic; or
(g) Areas within the jurisdiction of the San Francisco Bay Conservation and Development Commission;

(4) Projects that would affect sensitive wildlife habitats or the habitats of any rare, threatened, or endangered species;

(5) Projects that would interfere with water quality standards; and

(6) Projects that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

A Negative Declaration or Mitigated Negative Declaration may also be submitted to the State Clearinghouse for circulation if a state agency has special expertise with regard to the environmental impacts involved.

The public review period for a Negative Declaration or a Mitigated Negative Declaration shall not be less than twenty (20) days. The review period, however, shall be at least thirty (30) days if the Negative Declaration or Mitigated Negative Declaration is for a proposed project where a state agency is the lead agency, a responsible agency, or a trustee agency; a state agency otherwise has jurisdiction by law with respect to the project; or the proposed project is of sufficient statewide, regional, or areawide significance as determined pursuant to the guidelines certified and adopted pursuant to State CEQA Guidelines section 15206. When the Negative Declaration or Mitigated Negative Declaration is submitted to the State Clearinghouse for state agency review, the review period begins (day one) on the date that the State Clearinghouse distributes the Negative Declaration or Mitigated Negative Declaration to state agencies. The State Clearinghouse is required to distribute the Negative Declaration or Mitigated Negative Declaration to state agencies within three (3) working days from the date the State Clearinghouse receives the document, as long as the Negative Declaration or Mitigated Negative Declaration is complete when submitted to the State Clearinghouse. If the document submitted to the State Clearinghouse is not complete, the State Clearinghouse must notify the Lead Agency. The review period for the public and all other agencies may run concurrently with the state agency review period established by the State Clearinghouse, but the public review period cannot conclude before the state agency review period does. The review period for the public shall be at least as long as the review period established by the State Clearinghouse.

A shorter review period by the State Clearinghouse for a Negative Declaration or Mitigated Negative Declaration can be requested by the decision-making body. The shortened review period shall not be less than twenty (20) days. Such a request must be made in writing by the Lead Agency to LCI. The decision-making body may designate by resolution or ordinance an individual authorized to request a shorter review period. (See Form "P"). Any approval of a shortened review period must be given prior to, and reflected in, the public notice. However, a shortened review period shall not be approved by LCI for any proposed project of statewide, regional or areawide environmental significance, as defined by State CEQA Guidelines section 15206.

 ©Best Best & Krieger LLP

When the Lead Agency completes its Negative Declaration or Mitigated Negative Declaration for a proposed project, the Lead Agency must also cause a Notice of Completion (Form "H") to be filed with the Office of Land Use and Climate Innovation via its CEQA Submit website. The Notice of Completion should briefly identify the project, indicate that an environmental document has been prepared for the project, and identify the project location by latitude and longitude.

The Lead Agency must post the Notice of Intent, Notice of Completion, and Negative Declaration or Mitigated Negative Declaration on its website, if any.

(Reference: Pub. Resources Code, §§ 21082.1, 21161; State CEQA Guidelines, §§ 15205, 15206.)

### 6.12 SPECIAL NOTICE REQUIREMENTS FOR WASTE- AND FUEL-BURNING PROJECTS.

For any project that involves the burning of municipal waste, hazardous waste, or refuse-derived fuel (such as tires) and that does not require an EIR, as defined in Local Guidelines Section 5.11, a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration shall be given to all organizations and individuals who have previously requested it and shall also be given by all three of the procedures listed in Local Guidelines Section 6.07. In addition, Notice shall be given by direct mailing to the owners and occupants of property within one-quarter mile of any parcel or parcels on which such a project is located.

These notice requirements apply only to those projects described in Local Guidelines Section 5.11. These notice requirements do not preclude the City from providing additional notice by other means if desired.

(Reference: Pub. Resources Code, § 21092(c).)

### 6.13 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

Under specific circumstances a city or county acting as Lead Agency must consult with the public water system that will supply the project to determine whether the public water system can adequately supply the water needed for the project. As a Responsible Agency, the City should be aware of these requirements. See Local Guidelines Section 5.16 for more information on these requirements.

(Reference: State CEQA Guidelines, § 15155.)

### 6.14 CONTENT OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

A Negative Declaration must be prepared directly by or under contract to the City and should generally resemble Form "E." It shall contain the following information:

(a) A brief description of the project proposed, including any commonly used name for the project;
(b) The location of the project and the name of the project proponent;

(c) A finding that the project as proposed will not have a significant effect on the environment; and
(d) An attached copy of the Initial Study documenting reasons to support the finding.

For a Mitigated Negative Declaration, feasible mitigation measures included in the project to substantially lessen or avoid potentially significant effects must be fully enforceable through permit conditions, agreements, or other measures. Such permit conditions, agreements, and measures must be consistent with applicable constitutional requirements such as the "nexus" and "rough proportionality" standards established by case law.

The proposed Negative Declaration or Mitigated Negative Declaration must reflect the independent judgment of the City.

(Reference: State CEQA Guidelines, § 15071.)

### 6.15 TYPES OF MITIGATION.

The following is a non-exhaustive list of potential types of mitigation the City may consider:

(a) Avoidance;
(b) Preservation;
(c) Rehabilitation or replacement. Replacement may be on-site or off-site depending on the particular circumstances; and/or
(d) Participation in a fee program.

(Reference: State CEQA Guidelines, § 15370.)

### 6.16 ADOPTION OF NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

Following the publication, posting or mailing of the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration, but not before the expiration of the applicable twenty (20) or thirty (30) day public review period, the Negative Declaration or Mitigated Negative Declaration may be presented to the decision-making body at a regular or special meeting. Prior to adoption, the City shall independently review and analyze the Negative Declaration or Mitigated Negative Declaration and find that the Negative Declaration or Mitigated Negative Declaration reflects the independent judgment of the City.

If new information is added to the Negative Declaration or Mitigated Negative Declaration after public review, the City should determine whether recirculation is warranted. (See Local Guidelines Section 6.19). If the decision-making body finds that the project will not have a significant effect on the environment, it shall adopt the Negative Declaration or Mitigated Negative Declaration. If the decision-making body finds that the proposed project may have a significant effect on the environment that cannot be mitigated or avoided, it shall order the preparation of a Draft EIR and the filing of a Notice of Preparation of a Draft EIR.

When adopting a Negative Declaration or Mitigated Negative Declaration, the City shall specify the location and custodian of the documents or other material that constitute the record of

proceedings upon which it based its decision. If adopting a Negative Declaration for a project that may emit hazardous air emissions within one-quarter mile of a school and that meets the other requirements of Local Guidelines Section 6.06, the decision-making body must also make the findings required by Local Guidelines Section 6.06.

As Lead Agency, the City may charge a non-elected official or body with the responsibility of independently reviewing the adequacy of and adopting a Negative Declaration or a Mitigated Negative Declaration. Any final CEQA determination made by a non-elected decisionmaker, however, is appealable to the City Council within either (a) the time period set forth in the City's established process to appeal the non-elected decisionmaker's CEQA determination; or, if no such process exists, (2) ten (10) days of the non-elected decisionmaker's determination. If the non-elected decisionmaker's CEQA determination is not timely appealed as set forth herein, the non-elected decisionmaker's determination shall be final.

(Reference: State CEQA Guidelines, § 15074.)

## 6.17 MITIGATION REPORTING OR MONITORING PROGRAM FOR MITIGATED NEGATIVE DECLARATION.

When adopting a Mitigated Negative Declaration pursuant to Local Guidelines Section 6.13, the City shall adopt a reporting or monitoring program to assure that mitigation measures, which are required to mitigate or avoid significant effects on the environment, will be fully enforceable through permit conditions, agreements, or other measures and implemented by the project proponent or other responsible party in a timely manner, in accordance with conditions of project approval. The City shall also specify the location and the custodian of the documents that constitute the record of proceedings upon which it based its decision. There is no requirement that the reporting or monitoring program be circulated for public review; however, the City may choose to circulate it for public comments along with the Mitigated Negative Declaration. The mitigation measures required to mitigate or avoid significant effects on the environment must be adopted as conditions of project approval.

This reporting or monitoring program shall be designed to assure compliance during the implementation or construction of a project and shall otherwise comply with the requirements described in Local Guidelines Section 7.38. If a Responsible Agency or Trustee Agency has required that certain conditions be incorporated into the project, the City may request that agency to prepare and submit a proposed reporting or monitoring program. The City shall also require that, prior to the close of the public review period for a Mitigated Negative Declaration (see Local Guidelines Section 6.04), the Responsible or Trustee Agency submit detailed performance objectives for mitigation measures, or refer the City to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the City by a Responsible or Trustee Agency shall be limited to measures that mitigate impacts to resources that are within the Responsible or Trustee Agency's authority.

Local agencies have the authority to levy fees sufficient to pay for this program. Therefore, the City can charge the project proponent a fee to cover actual costs of program processing and implementation.

Transportation information resulting from the reporting or monitoring program required to be adopted by the City shall be submitted to the regional transportation planning agency where the project is located and to the Department of Transportation for a project of statewide, regional or area-wide significance according to State CEQA Guidelines section 15206. The transportation planning agency and the Department of Transportation are required by law to adopt guidelines for the submittal of these reporting or monitoring programs, so the City may wish to tailor its submittal to such guidelines.

(Reference: State CEQA Guidelines, §§ 15074, 15097.)

### 6.18 APPROVAL OR DISAPPROVAL OF PROJECT.

At the time of adoption of a Negative Declaration or Mitigated Negative Declaration, the decision-making body may consider the project for purposes of approval or disapproval. Prior to approving the project, the decision-making body shall consider the Negative Declaration or Mitigated Negative Declaration, together with any written comments received and considered during the public review period, and shall approve or disapprove the Negative Declaration or Mitigated Negative Declaration. In making a finding as to whether there is any substantial evidence that the project will have a significant effect on the environment, the factors listed in Local Guidelines Section 5.08 should be considered. (See Local Guidelines Section 6.06 for approval requirements for facilities that may emit hazardous pollutants or that may handle extremely hazardous substances within one-quarter mile of a school site.)

(Reference: State CEQA Guidelines, § 15092.)

### 6.19 RECIRCULATION OF A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

A Negative Declaration or Mitigated Negative Declaration must be recirculated when the document must be substantially revised after the public review period but prior to its adoption. A "substantial revision" occurs when the City has identified a new and avoidable significant effect for which mitigation measures or project revisions must be added in order to reduce the effect to a level of insignificance, or when the City determines that the proposed mitigation measures or project revisions will not reduce the potential effects to less than significant and new measures or revisions must be required.

Recirculation is not required under the following circumstances:

(a) Mitigation measures are replaced with equal or more effective measures, and the City makes a finding to that effect;
(b) New project revisions are added after circulation of the Negative Declaration or Mitigated Negative Declaration or in response to written or oral comments on the project's effects, but the revisions do not create new significant environmental effects and are not necessary to mitigate an avoidable significant effect;
(c) Measures or conditions of project approval are added after circulation of the Negative Declaration or Mitigated Negative Declaration, but the measures or conditions are not required by CEQA, do not create new significant environmental effects, and are not necessary to mitigate an avoidable significant effect; or

 ©Best Best & Krieger LLP

(d) New information is added to the Negative Declaration or Mitigated Declaration which merely clarifies, amplifies, or makes insignificant modifications to the Negative Declaration or Mitigated Negative Declaration.

If, after preparation of a Negative Declaration or Mitigated Negative Declaration, the City determines that the project requires an EIR, it shall prepare and circulate the Draft EIR for consultation and review and advise reviewers in writing that a proposed Negative Declaration or Mitigated Declaration had previously been circulated for the project.

(Reference: State CEQA Guidelines, § 15073.5.)

## 6.20 NOTICE OF DETERMINATION ON A PROJECT FOR WHICH A PROPOSED NEGATIVE OR MITIGATED NEGATIVE DECLARATION HAS BEEN APPROVED.

After final approval of a project for which a Negative Declaration or Mitigated Negative Declaration has been prepared, Staff shall cause to be prepared, filed, and posted a Notice of Determination (Form "F"). The Notice of Determination shall contain the following information:

(a) An identification of the project, including the project title as identified on the proposed Negative Declaration or Mitigated Negative Declaration, location, and the State Clearinghouse identification number for the proposed Negative Declaration or Mitigated Negative Declaration if the Notice of Determination is filed with the State Clearinghouse;
(b) For private projects, identification of the person undertaking a project that is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies or the identity of the person receiving a lease, permit, license, certificate, or other entitlement for use from one or more public agencies;
(c) A brief description of the project;
(d) The name of the City and the date on which the City approved the project;
(e) The determination of the City that the project will not have a significant effect on the environment;
(f) A statement that a Negative Declaration or Mitigated Negative Declaration was adopted pursuant to the provisions of CEQA;
(g) A statement indicating whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted; and
(h) The address where a copy of the Negative Declaration or Mitigated Negative Declaration may be examined.

The Notice of Determination shall be filed within five (5) working days of project approval with both (1) the Clerk of each county in which the project will be located; and (2) the State Clearinghouse of the Office of Land Use and Climate Innovation.

The City must also post the Notice of Determination on its website. Such electronic notice is in addition to the posting requirements of the State CEQA Guidelines and the Public Resources Code. The Clerk must post the Notice of Determination within twenty-four (24) hours of receipt. The Notice must be posted in the office of the Clerk for a minimum of thirty (30) days. Thereafter, the Clerk shall return the notice to the City with a notation of the period it was posted. The City

shall retain the notice for not less than twelve (12) months. For projects with more than one phase, Staff shall file a Notice of Determination for each phase requiring a discretionary approval.

The filing and posting of the Notice of Determination with the County Clerk usually starts a thirty (30) day statute of limitations on court challenges to the approval under CEQA. When separate notices are filed for successive phases of the same overall project, the thirty (30) day statute of limitations to challenge the subsequent phase begins to run when the subsequent notice is filed. Failure to file the Notice may result in a one hundred eighty (180) day statute of limitations.

(Reference: State CEQA Guidelines, § 15075.)

### 6.21 ADDENDUM TO NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

The City may prepare an addendum to an adopted Negative Declaration or Mitigated Negative Declaration if only minor technical changes or additions are necessary. The City may also prepare an addendum to an adopted Negative Declaration or Mitigated Negative Declaration when none of the conditions calling for a subsequent Negative Declaration or Mitigated Negative Declaration have occurred. (See Local Guidelines Section 6.22 below.) An addendum need not be circulated for public review but can be attached to the adopted Negative Declaration or Mitigated Negative Declaration. The City shall consider the addendum with the adopted Negative Declaration or Mitigated Negative Declaration prior to project approval.

(Reference: State CEQA Guidelines, § 15164.)

### 6.22 SUBSEQUENT NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION.

When a Negative Declaration or Mitigated Negative Declaration has been adopted for a project, or when an EIR has been certified, no subsequent Negative Declaration, Mitigated Negative Declaration, or EIR shall be prepared for that project unless the Lead Agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(a) Substantial changes are proposed in the project which will require major revisions of the previous EIR, Negative Declaration, or Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(b) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR, Negative Declaration, or Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(c) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the Negative Declaration was adopted which shows any of the following:

 ©Best Best & Krieger LLP

(1) The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;

(2) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(3) Mitigation measure(s) or alternative(s) previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure(s) or alternative(s); or

(4) Mitigation measure(s) or alternative(s) which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure(s) or alternative(s).

The City, as Lead Agency, would then determine whether a Subsequent EIR, Supplemental EIR, Subsequent Negative Declaration, Subsequent Mitigated Negative Declaration, or Addendum would be applicable. Subsequent Negative Declarations and Mitigated Negative Declarations must be given the same notice and public review period as other Negative Declarations. The Subsequent Negative Declaration shall state where the previous document is available and can be reviewed.

(Reference: State CEQA Guidelines, § 15162.)

### 6.23 PRIVATE PROJECT COSTS.

For private projects, the person or entity proposing to carry out the project shall bear all costs incurred by the City in preparing the Initial Study and in preparing and filing the Negative Declaration or Mitigated Negative Declaration and Notice of Determination.

### 6.24 FILING FEES FOR PROJECTS THAT AFFECT WILDLIFE RESOURCES.

At the time a Notice of Determination for a Negative Declaration or Mitigated Negative Declaration is filed with the County or Counties in which the project is located, a fee of $3,043.75, or the then applicable fee, shall be paid to the Clerk for projects that will adversely affect fish or wildlife resources. These fees are collected by the Clerk on behalf of DFW pursuant to Fish and Game Code section 711.4.

Only one filing fee is required for each project unless the project is tiered or phased and separate environmental documents are prepared. (Fish & Game Code section 711.4(g).) For projects where Responsible Agencies file separate Notices of Determination, only the Lead Agency is required to pay the fee.

Note: County Clerks are authorized to charge a documentary handling fee for each project in addition to the Fish and Game Code fees specified above. Refer to the Index in the Staff Summary to help determine the correct total amount of fees applicable to the project.

For private projects, the City may pass these costs on to the project applicant.

Fish and Game Code fees may be waived for projects with "no effect" on fish or wildlife resources or for certain projects undertaken by the DFW and implemented through a contract with a non-profit entity or local government agency; however, the Lead Agency must obtain a form showing that the DFW has determined that the project will have "no effect" on fish and wildlife. (Fish and Game Code section 711.4(c)(2)(A)). Projects that are statutorily or categorically exempt from CEQA are also not subject to the filing fee, and do not require a no effect determination. (State CEQA Guidelines sections 15260 through 15333; Fish and Game Code section 711.4(d)(1)). The applicable DFW Regional Office's environmental review and permitting staff are responsible for determining whether a project within their region will qualify for a no effect determination and if the CEQA filing fee will be waived.

The request should be submitted when the CEQA document is released for public review, or as early as possible in the public comment period. Documents submitted in digital format are preferred (e.g. compact disk). If insufficient documentation is submitted to DFW for the proposed project, a no effect determination will not be issued.

If the City believes that a project for which it is Lead Agency will have "no effect" on fish or wildlife resources, it should contact the appropriate DFW Regional Office. The project's CEQA document may need to be provided to the appropriate DFW Regional Office along with a written request. Documentation submitted to the appropriate DFW Regional Office should set forth facts in support of the fee exemption. Previous examples of projects that have qualified for a fee exemption include: minor zoning changes that did not lead to or allow new construction, grading, or other physical alterations to the environment; and minor modifications to existing structures, including addition of a second story to single or multi-family residences.

The fee exemption requirement that the project have "no" impact on fish or wildlife resources is more stringent than the former requirement that a project have only "de minimis" effects on fish or wildlife resources. DFW may determine that a project would have no effect on fish and wildlife if all of the following conditions apply:

- The project would not result in or have the potential to result in harm, harassment, or take of any fish and/or wildlife species.

- The project would not result in or have the potential to result in direct or indirect destruction, ground disturbance, or other modification of any habitat that may support fish and/or wildlife species.

- The project would not result in or have the potential to result in the removal of vegetation with potential to support wildlife.

- The project would not result in or have the potential to result in noise, vibration, dust, light, pollution, or an alteration in water quality that may affect fish and/or wildlife directly or from a distance.

- The project would not result in or have the potential to result in any interference with the movement of any fish and/or wildlife species.

 ©Best Best & Krieger LLP

Any request for a fee exemption should include the following information:

(1) the name and address of the project proponent and applicant contact information;

(2) a brief description of the project and its location;

(3) site description and aerial and/or topographic map of the project site;

(4) State Clearinghouse number or county filing number;

(5) a statement that an Initial Study has been prepared by the City to evaluate the project's effects on fish and wildlife resources, if any; and

(6) a declaration that, based on the City's evaluation of potential adverse effects on fish and wildlife resources, the City believes the project will have no effect on fish or wildlife.

If insufficient documentation is submitted to DFW for the proposed project, a no effect determination will not be issued. (A sample Request for Fee Exemption is attached as Form "L".) DFW will review the City's finding, and if DFW agrees with the City's conclusions, DFW will provide the City with written confirmation. The City should retain DFW's determination as part of the administrative record; the City is required to file a copy of this determination with the County after project approval and at the time of filing of the Notice of Determination.

The City must have written confirmation of DFW's finding of "no impact" at the time the City files its Notice of Determination with the County. The County cannot accept the Notice of Determination unless it is accompanied by the appropriate fee or a written no effect determination from DFW.

 ©Best Best & Krieger LLP

# 7. ENVIRONMENTAL IMPACT REPORT

## 7.01 DECISION TO PREPARE AN EIR.

An EIR shall be prepared whenever there is substantial evidence in light of the whole record which supports a fair argument that the project may have a significant effect on the environment. (See Local Guidelines Sections **Error! Reference source not found.** and **Error! Reference source not found.**.) The record may include the Initial Study or other documents or studies prepared to assess the project's environmental impacts.

(Reference: Pub. Resources Code, § 21151.)

## 7.02 CONTRACTING FOR PREPARATION OF EIRS.

If an EIR is prepared under a contract with the City, the contract must be executed within forty-five (45) days from the date on which the City sends a Notice of Preparation. The City may take longer to execute the contract if the project applicant and the City mutually agree to an extension of the 45-day time limit. (Reference: Pub. Resources Code, § 21151.5.)

The EIR prepared under contract must be the City's product. Staff, together with such consultant help as may be required, shall independently review and analyze the EIR to verify its accuracy, objectivity and completeness prior to presenting it to the decision-making body. The EIR made available for public review must reflect the independent judgment of the City. Staff may require such information and data from the person or entity proposing to carry out the project as Staff deems necessary for completion of the EIR. (Reference: State CEQA Guidelines, §§ 15084, 15090.)

## 7.03 NOTICE OF PREPARATION OF DRAFT EIR.

After determining that an EIR will be required for a proposed project, the Lead Agency shall prepare and submit a Notice of Preparation (Form "G") to the Office of Land Use and Climate Innovation through its CEQA Submit website and to each of the following:

(a) Each Responsible Agency and Trustee Agency involved with the project;
(b) Any other federal, state, or local agency which has jurisdiction by law or exercises authority over resources affected by the project, including:

(1) Any water supply agency consulted under Local Guidelines Section 5.16;

(2) Any city or county bordering on the project area;

(3) For a project of statewide, regional, or area-wide significance, to any transportation agencies or public agencies which have major local arterials or public transit facilities within five (5) miles of the project site or freeways, highways, or rail transit service within ten (10) miles of the project site which could be affected by the project; and

(4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, the California Department of Water Resources;

(c) The last known name and address of all organizations and individuals who have previously filed a written request with the City to receive these Notices;
(d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria in Local Guidelines Section 7.04, the specified military services contact;
(e) For certain projects that involve the construction or alteration of a facility anticipated to emit hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 7.36, any potentially affected school district;
(f) For certain waste-burning projects that meet the requirements of Local Guidelines Section 5.11 (See also Local Guidelines Section 7.27), the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
(g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.
(h) All properties within 600 feet of the project's site outer property lines, or as deemed necessary by the Planning Director.

Additionally, for a project of statewide, regional, or area-wide significance, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project.

The Notice of Preparation must also be filed and posted in the office of the Clerk in each county in which the project is located for thirty (30) days. The County Clerk must post the Notice within twenty-four (24) hours of receipt.

When submitting the Notice of Preparation to LCI, a Notice of Completion (Form "H") should be used as a cover sheet. Responsible and Trustee Agencies, the State Clearinghouse, and the state agencies contacted by the State Clearinghouse have thirty (30) days to respond to the Notice of Preparation in writing via certified mail, email, or an equivalent procedure. Agencies that do not respond within thirty (30) days shall be deemed not to have any comments on the Notice of Preparation.

At a minimum, the Notice of Preparation shall include:

(a) A description of the project;
(b) The location of the project indicated either on an attached map (preferably a copy of the USGS 15' or 7½' topographical map identified by quadrangle name) or by a street address and cross street in an urbanized area;
(c) The probable environmental effects of the project;
(d) The name and address of the consulting firm retained to prepare the Draft EIR, if applicable; and

(e) The Environmental Protection Agency ("EPA") list on which the proposed site is located, if applicable, and the corresponding information from the applicant's statement. (See Local Guidelines Section 2.05.)

(Reference: Pub. Resources Code, § 21080.4; State CEQA Guidelines, § 15082.)

### 7.04 SPECIAL NOTICE REQUIREMENTS FOR AFFECTED MILITARY AGENCIES

CEQA imposes additional requirements to provide notice to potentially affected military agencies when:

(a) A "military service" (defined in Section 11.43 of these Local Guidelines) has provided the City with its contact office and address and notified the City of the specific boundaries of a "low-level flight path" (defined in Section **Error! Reference source not found.** of these L ocal Guidelines), "military impact zone" (defined in Section 11.42 of these Local Guidelines), or "special use airspace" (defined in Section 11.68 of these Local Guidelines); and

(b) The project meets one of the following criteria:

(1) The project is within the boundaries specified pursuant to subsection (a) of this guideline;

(2) The project includes a general plan amendment;

(3) The project is of statewide, regional, or area-wide significance; or

(4) The project relates to a public use airport or certain lands surrounding a public use airport.

When a project meets these requirements, the City must provide the military service's designated contact with any Notice of Preparation, and/or Notice of Availability of Draft EIRs that have been prepared for a project, unless the project involves the remediation of lands contaminated with hazardous wastes and meets certain other requirements.

The City must provide the military service with sufficient notice of its intent to certify an EIR to ensure that the military service has no fewer than thirty (30) days to review the document; or forty-five (45) days to review the environmental documents before they are approved if the documents have been submitted to the State Clearinghouse.

It should be noted that the effect, or potential effect, a project may have on military activities does not itself constitute an adverse effect on the environment pursuant to CEQA.

(Reference: Pub. Resources Code, §§ 21080.4, 21092; Health & Safety Code, §§ 25300, et seq., 25396, 25187; State CEQA Guidelines, § 15082(a).)

## 7.05 ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT.

Under certain circumstances, a project applicant may choose to apply to the Governor of the State of California to have the project certified as an Environmental Leadership Development Project. A project may qualify as an Environmental Leadership Development Project if it is one of the following:

(1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that meets the following standards:

- The project is certified as Leadership in Energy and Environmental Design (LEED) gold or better by the United States Green Building Council; and
- The project, where applicable, achieves a 15 percent greater standard for transportation efficiency than comparable projects; and
- The project is located on an infill site; and
- For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board has accepted a metropolitan planning organization's determination, under subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

(2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.

(3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.

(4) A housing development project—i.e., a project that entails either residential units only; mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; or transitional housing or supportive housing—that meets all of the following conditions:

- The housing development project is located on an infill site.
- For a housing development project that is located within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the project is consistent with the general use designation, density, building intensity, and applicable policies

specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board has accepted a metropolitan planning organization's determination, under subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.

- Notwithstanding paragraph (1) of subdivision (a) of Section 21183, the housing development project will result in a minimum investment of fifteen million dollars ($15,000,000), but less than one hundred million dollars ($100,000,000), in California upon completion of construction.

- At least 15 percent of the housing development project is dedicated as housing that is affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code. Upon completion of a housing development project that is qualified under this paragraph and is certified by the Governor, the lead agency or applicant of the project shall notify the Office of Land Use and Climate Innovation of the number of housing units and affordable housing units established by the project. Notwithstanding the foregoing, if a local agency has adopted an inclusionary zoning ordinance that establishes a minimum percentage for affordable housing within the jurisdiction in which the housing development project is located that is higher than 15 percent, the percentage specified in the inclusionary zoning ordinance shall be the threshold for affordable housing.

- Except for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code, no part of the housing development project shall be used for a rental unit for a term shorter than 30 days, or designated for hotel, motel, bed and breakfast inn, or other transient lodging use. Moreover, no part of the housing development project shall be used for manufacturing or industrial uses.

The Governor may certify a leadership project for streamlining before the lead agency certifies an EIR for the project if various conditions set forth in Public Resources Code section 21182 are met. The conditions include but are not limited to the following: (1) except as set forth above, the project will result in a minimum investment of one hundred million dollars ($100,000,000) in California upon completion of construction; (2) the project creates high-wage, highly skilled jobs that pay prevailing wages and living wages, provide construction jobs and permanent jobs for Californians, helps reduce unemployment, and promotes apprenticeship training; and (3) the project will not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation.

If the Governor certifies a project as an Environmental Leadership Development Project, any lawsuit challenging the project—including any potential appeals to the court of appeal or the California Supreme Court—must be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the trial court.

This section shall remain in effect until January 1, 2026. This section does not comprehensively set forth the rules governing Environmental Leadership Development projects. For more information, please see Chapter 6.5 of the Public Resources Code, starting with Public Resources Code section 21178.

## 7.06 PREPARATION OF DRAFT EIR.

The Lead Agency is responsible for preparing a Draft EIR. The Lead Agency may begin preparation of the Draft EIR without awaiting responses to the Notice of Preparation. However, information communicated to the Lead Agency not later than thirty (30) days after receipt of the Notice of Preparation shall be included in the Draft EIR.

(Reference: State CEQA Guidelines, § 15084.)

## 7.07 CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES.

Prior to the release of a Draft EIR for a project, the Lead Agency shall begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if:

(a) The California Native American tribe requested to the Lead Agency, in writing, to be informed by the Lead Agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe; and

(b) The California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The California Native American tribe shall designate a lead contact person when responding to the Lead Agency. If a lead contact is not designated by the California Native American tribe, or if it designates multiple lead contact people, the Lead Agency shall defer to the individuals listed on the contact list maintained by the Native American Heritage Commission. Consultation is defined in Local Guidelines Section 11.11.

To expedite the requirements of this section, the Native American Heritage Commission shall assist the Lead Agency in identifying the California American Native tribes that are traditionally and culturally affiliated with the project area.

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the Lead Agency shall provide formal notification to the designated contact of, or a trial representative of, traditionally and culturally affiliated California Native America tribes that have requested notice, which shall be accomplished by at least one written notification that includes a brief description of the proposed project and its location, the Lead Agency contact information, and a notification that the California Native American tribe has 30 days to request consultation.

The Lead Agency shall begin the consultation process within 30 days of receiving a California Native American tribe's request for consultation.

If consultation is requested, the parties may propose mitigation measures, including those set forth in Public Resources Code section 21084.3, capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource. The consultation may include discussion concerning the type of environmental review necessary, the significance of tribal cultural resources, the significance of the project's impacts on the tribal cultural resources, and, if necessary, project alternatives or the appropriate measures for preservation or mitigation that the California Native American tribe may recommend to the lead agency.

The consultation shall be considered concluded when either of the following occurs:

(1) The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource.

(2) A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

The California Native American tribe is not limited in its ability to submit information to the Lead Agency regarding the significance of the tribal cultural resources, the significance of the project's impact on tribal cultural resources, or any appropriate measures to mitigate the impacts. Additionally, the Lead Agency or project proponent is not limited in its ability to incorporate changes and additions to the project as a result of the consultation, even if not legally required.

(Reference: Pub. Resources Code, §§ 21080.3.1, 21080.3.2.)

### 7.08 IDENTIFICATION OF TRIBAL CULTURAL RESOURCES AND PROCESSING OF INFORMATION AFTER CONSULTATION WITH THE CALIFORNIA NATIVE AMERICAN TRIBE

After consultation with the California Native American tribe listed above in Local Guidelines Section 7.07, any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the EIR and in an adopted mitigation monitoring and reporting program, if the mitigation measures are determined to avoid or lessen the proposed project's impacts on tribal cultural resources, and if the mitigation measures are enforceable.

If a project may have a significant impact on a tribal cultural resource, the Lead Agency's EIR shall discuss both of the following:

(a) Whether the proposed project has a significant impact on an identified tribal cultural resource;

(b) Whether feasible alternatives or mitigation measures, including those measures that may be agreed to during the consultation, avoid or substantially lessen the impact on the identified tribal cultural resource.

Any information provided regarding the location, description and use of the tribal cultural resource that is submitted by a California Native American tribe during the environmental review process shall not be included in the EIR or otherwise disclosed by the lead agency or any other

public agency to the public, consistent with Government Code section 7927.005, and State CEQA Guidelines section 15120(d), without the prior consent of the tribe that provided the information. If the Lead Agency publishes any information submitted by a California Native American tribe during the consultation or environmental review process, that information shall be published in a confidential appendix to the EIR unless the tribe provides consent, in writing, to the disclosure of some or all of the information to the public. This does not prohibit the confidential exchange of the submitted information between public agencies that have lawful jurisdiction over the preparation of the EIR.

The exchange of confidential information regarding tribal cultural resources submitted by a California Native American tribe during the consultation or environmental review process among the Lead Agency, the California Native American tribe, the project applicant, or the project applicant's agent is not prohibited by Public Resources Code section 21082.3. The project applicant and the project applicant's legal advisers must use a reasonable degree of care and maintain the confidentiality of the information exchanged for the purposes of preventing looting, vandalism, or damage to tribal cultural resources and shall not disclose to a third party confidential information regarding the cultural resource unless the California Native American tribe providing the information consents in writing to the public disclosure of such information.

Public Resources Code section 21082.3 does not prevent a Lead Agency or other public agency from describing the information in general terms in the EIR so as to inform the public of the basis of the Lead Agency's or other public agency's decision without breaching the confidentiality required. In addition, a Lead Agency may certify an EIR for a project with a significant impact on an identified tribal cultural resource only if one of the following occurs:

(a) The consultation process between the California Native American tribe and the Lead Agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to subdivision (b) of Section 21080.3.2.

(b) The California Native American tribe has requested consultation pursuant to Public Resources Code section 21080.3.1 and has failed to provide comments to the Lead Agency, or otherwise failed to engage, in the consultation process.

(c) The Lead Agency has complied with subdivision (d) of Section 21080.3.1 of the Public Resources Code and the California Native American tribe has failed to request consultation within 30 days.

If substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource but the decision-makers do not include the mitigation measures recommended by the staff in the Draft EIR, or if there are no agreed upon mitigation measures at the conclusion of the consultation, or if no consultation has occurred, the Lead Agency must still consider the adoption of feasible mitigation.

(Reference: Pub. Resources Code, § 21082.3.)

## 7.09 SIGNIFICANT ADVERSE IMPACTS TO TRIBAL CULTURAL RESOURCES

Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. If the Lead Agency determines that a project may cause a substantial adverse change to a tribal cultural resource, and measures are not otherwise identified in the consultation process provided in Public Resources Code section 21080.3.2 as set forth in Local Guidelines Section 7.07, the following examples of mitigation measures, if feasible, may be considered to avoid or minimize the significant adverse impacts:

(a) Avoidance and preservation of the resources in place, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

(b) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to the following:

(1) Protecting the cultural character and integrity of the resource.

(2) Protecting the traditional use of the resource.

(3) Protecting the confidentiality of the resource.

(c) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

(d) Protecting the resource.

(Reference: Pub. Resources Code, § 21084.3.)

## 7.10 CONSULTATION WITH OTHER AGENCIES AND PERSONS.

To expedite consultation in response to the Notice of Preparation, the Lead Agency, a Responsible Agency, or a project applicant may request a meeting among the agencies involved to assist in determining the scope and content of the environmental information that the involved agencies may require. For any project that may affect highways or other facilities under the jurisdiction of the State Department of Transportation, the Department of Transportation can request a scoping meeting. When acting as Lead Agency, the City must convene the meeting as soon as possible but no later than thirty (30) days after a request is made. When acting as a Responsible Agency, the City should make any requests for consultation as soon as possible after receiving a Notice of Preparation.

Prior to completion of the Draft EIR, the Lead Agency shall consult with each Responsible Agency and any public agency that has jurisdiction by law over the project.

When acting as a Lead Agency, the City may fulfill this obligation by distributing the Notice of Preparation in compliance with Local Guidelines Section 7.03 and soliciting the comments of Responsible Agencies, Trustee Agencies, and other affected agencies. The City may also consult with any individual who has special expertise with respect to any environmental impacts involved with a project. The City may also consult directly with any person or organization it believes will be concerned with the environmental effects of the project, including any interested individuals and organizations of which the City is reasonably aware. The purpose of this consultation is to "scope" the EIR's range of analysis. When a Negative Declaration or Mitigated Negative Declaration will be prepared for a project, no scoping meeting need be held, although the City may hold one if it so chooses. For private projects, the City as Lead Agency may charge and collect from the applicant a fee not to exceed the actual cost of the consultations.

In addition to soliciting comments on the Notice of Preparation, the Lead Agency may be required to conduct a scoping meeting to gather additional input regarding the impacts to be analyzed in the EIR. The Lead Agency is required to conduct a scoping meeting when:

(a) The meeting is requested by a Responsible Agency, a Trustee Agency, the Office of Land Use and Climate Innovation, or a project applicant;
(b) The project is one of "statewide, regional or area wide significance" as defined in State CEQA Guidelines section 15206; or
(c) The project may affect highways or other facilities under the jurisdiction of the State Department of Transportation, and the Department of Transportation has requested a scoping meeting.

When acting as Lead Agency, the City shall provide notice of the scoping meeting to all of the following:

(a) Any county or city that borders on a county or city within which the project is located, unless the City has a specific agreement to the contrary with that county or city;
(b) Any Responsible Agency;
(c) Any public agency that has jurisdiction by law over the project;
(d) A transportation planning agency, or any public agency that has transportation facilities within its jurisdiction, that could be affected by the project; and
(e) Any organization or individual who has filed a written request for the notice.

The requirement for providing notice of a scoping meeting may be met by including the notice of the public scoping meeting in the public meeting notice.

Government Code section 65352 requires that before a legislative body may adopt or substantially amend a general plan, the planning agency must refer the proposed action to any city or county, within or abutting the area covered by the proposal, and any special district that may be significantly affected by the proposed action. CEQA allows that referral procedure to be conducted concurrently with the scoping meeting required pursuant to this section of the Local CEQA Guidelines.

For projects that are also subject to NEPA, a scoping meeting held pursuant to NEPA satisfies the CEQA scoping requirement as long as notice is provided to the agencies and

individuals listed above, and in accordance with these Local Guidelines. (See Local Guideline 5.04 for a discussion of NEPA.)

The City shall call the scoping meeting as soon as possible but not later than 30 days after the meeting was requested. If the scoping meeting is being conducted concurrently with the procedure in Government Code section 65352 for the consideration of adoption or amendment of general plans, each entity receiving a proposed general plan or amendment of a general plan should have 45 days from the date the referring agency mails it or delivers it in which to comment unless a longer period is specified. The commenting entity may submit its comments at the scoping meeting.

A Responsible Agency or other public agency shall only make comments regarding those activities that are within its area of expertise or that are required to be carried out or approved by the Responsible Agency. These comments must be supported by specific documentation. Any mitigation measures submitted to the City by a Responsible or Trustee Agency shall be limited to measures that mitigate impacts to resources that are within the Responsible or Trustee Agency's authority.

For projects of statewide, area-wide, or regional significance, consultation with transportation planning agencies or with public agencies that have transportation facilities within their jurisdictions shall be for the purpose of obtaining information concerning the project's effect on major local arterials, public transit, freeways, highways, overpasses, on-ramps, off-ramps, and rail transit services. Moreover, the Lead Agency should also consult with public transit agencies with facilities within one-half mile of the proposed project. Any transportation planning agency or public agency that provides information to the Lead Agency must be notified of, and provided with, copies of any environmental documents relating to the project.

(Reference: State CEQA Guidelines, §§ 15082, 15083.)

## 7.11 EARLY CONSULTATION ON PROJECTS INVOLVING PERMIT ISSUANCE.

When the project involves the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the City, upon request of the applicant, shall meet with the applicant regarding the range of actions, potential alternatives, mitigation measures and significant effects to be analyzed in depth in the EIR. The City may also consult with concerned persons identified by the applicant and persons who have made written requests to be consulted. Such requests for early consultation must be made not later than thirty (30) days after the City's decision to prepare an EIR.

## 7.12 CONSULTATION WITH WATER AGENCIES REGARDING LARGE DEVELOPMENT PROJECTS.

For certain development projects, cities and counties must consult with water agencies. If the City is a water provider for the project, the city or county may request consultation with the City. (See Local Guidelines Sections 5.16 and 5.17 for more information on these requirements.)

(Reference: State CEQA Guidelines, § 15155.)

## 7.13 AIRPORT LAND USE PLAN.

When the City prepares an EIR for a project within the boundaries of a comprehensive airport land use plan, or, if such a plan has not been adopted, for a project within two (2) nautical miles of a public airport or public use airport, the City shall utilize the Airport Land Use Planning Handbook published by Caltrans' Division of Aeronautics to assist in the preparation of the EIR relative to potential airport or related safety hazards and noise problems.

(Reference: State CEQA Guidelines, § 15154.)

## 7.14 GENERAL ASPECTS OF AN EIR.

Both a Draft and Final EIR must contain the information outlined in Local Guidelines Sections 7.17 and 7.18. Each element must be covered, and when elements are not separated into distinct sections, the document must state where in the document each element is covered.

The body of the EIR shall include summarized technical data, maps, diagrams and similar relevant information. Highly technical and specialized analyses and data should be included in appendices. Appendices may be prepared in separate volumes, but must be equally available to the public for examination. All documents used in preparation of the EIR must be referenced. An EIR shall not include "trade secrets," locations of archaeological sites and sacred lands, or any other information subject to the disclosure restrictions of the Public Records Act (Government Code section 7920.000, et seq.).

The EIR should discuss environmental effects in proportion to their severity and probability of occurrence. Effects dismissed in the Initial Study as clearly insignificant and unlikely to occur need not be discussed.

The Initial Study should be used to focus the EIR so that the EIR identifies and discusses only the specific environmental problems or aspects of the project that have been identified as potentially significant or important. A copy of the Initial Study should be attached to the EIR or included in the administrative record to provide a basis for limiting the impacts discussed.

The EIR shall contain a statement briefly indicating the reason for determining that various effects of a project that could possibly be considered significant were not found to be significant and consequently were not discussed in detail in the EIR. The City should also note any conclusion by it that a particular impact is too speculative for evaluation.

The EIR should omit unnecessary descriptions of projects and emphasize feasible mitigation measures and alternatives to projects.

## 7.15 USE OF REGISTERED CONSULTANTS IN PREPARING EIRS.

An EIR is not a technical document that can be prepared only by a registered consultant or professional. However, state statutes may provide that only registered professionals can prepare certain technical studies that will be used in an EIR, or that will control the detailed design, construction, or operation of the proposed project and that will be prepared in support of an EIR.

(Reference: State CEQA Guidelines, § 15149.)

### 7.16 INCORPORATION BY REFERENCE.

An EIR, Negative Declaration, or Mitigated Negative Declaration may incorporate by reference all or portions of another document that is a matter of public record or is generally available to the public. Any incorporated document shall be considered to be set forth in full as part of the text of the environmental document. When all or part of another document is incorporated by reference, that document shall be made available to the public for inspection at the City's offices. The environmental document shall state where incorporated documents will be available for inspection.

When incorporation by reference is used, the incorporated part of the referenced document shall be briefly summarized, if possible, or briefly described if the data or information cannot be summarized. The relationship between the incorporated document and the EIR, Negative Declaration, or Mitigated Negative Declaration shall be described. When information from an environmental document that has previously been reviewed through the state review system ("State Clearinghouse") is incorporated by the City, the state identification number of the incorporated document should be included in the summary or text of the EIR.

(Reference: State CEQA Guidelines, § 15150.)

### 7.17 STANDARDS FOR ADEQUACY OF AN EIR.

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information that enables them to make a decision that takes into account the environmental consequences of the project. The evaluation of environmental effects need not be exhaustive, but must be within the scope of what is reasonably feasible. The EIR should be written and presented in such a way that it can be understood by governmental decision-makers and members of the public. A good faith effort at completeness is necessary. The adequacy of an EIR is assessed in terms of what is reasonable in light of factors such as the magnitude of the project at issue, the severity of its likely environmental impacts, and the geographic scope of the project. CEQA does not require a Lead Agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters, but CEQA does require the Lead Agency to make a good faith, reasoned response to timely comments raising significant environmental issues.

There is no need to unreasonably delay adoption of an EIR in order to include results of studies in progress, even if those studies will shed some additional light on subjects related to the project.

(Reference: State CEQA Guidelines, § 15151.)

### 7.18 FORM AND CONTENT OF EIR.

The text of the EIR should normally be less than 150 pages. For proposals of unusual scope or complexity, the EIR may be longer than 150 pages but should normally be less than 300

pages. The required contents of an EIR are set forth in Sections 15122 through 15132 of the State CEQA Guidelines. In brief, the EIR must contain:

(a) A table of contents or an index;

(b) A brief summary of the proposed project, including each significant effect with proposed mitigation measures and alternatives, areas of known controversy and issues to be resolved including the choice among alternatives, how to mitigate the significant effects and whether there are any significant and unavoidable impacts (generally, the summary should be less than fifteen (15) pages);

(c) A description of the proposed project, including its underlying purpose and a list of permit and other approvals required to implement the project (see Local Guidelines Section 7.24 regarding analysis of future project expansion);

(d) A description of the environmental setting, which includes the project's physical environmental conditions from both a local and regional perspective at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time environmental analysis begins. (State CEQA Guidelines section 15125.) This environmental setting will normally constitute the baseline physical conditions by which the Lead Agency determines whether an impact is significant. However, the City, when acting as Lead Agency, may choose any baseline that is appropriate as long as the City's choice of baseline is supported by substantial evidence;

(e) A discussion of any inconsistencies between the proposed project and applicable general, specific and regional plans. Such plans include, but are not limited to, the applicable air quality attainment or maintenance plan or State Implementation Plan, area-wide waste treatment and water quality control plans, regional transportation plans, regional housing allocation, regional blueprint plans, plans for the reduction of greenhouse gas emissions, habitat conservation plans, natural community conservation plans and regional land use plans;

(f) A description of the direct and indirect significant environmental impacts of the proposed project explaining which, if any, can be avoided or mitigated to a level of insignificance, indicating reasons that various possible significant effects were determined not to be significant and denoting any significant effects that are unavoidable or could not be mitigated to a level of insignificance. Direct and indirect significant effects shall be clearly identified and described, giving due consideration to both short-term and long-term effects;

(g) Potentially significant energy implications of a project must be considered to the extent relevant and applicable to the project (see Local Guidelines Section 5.20);

(h) An analysis of a range of alternatives to the proposed project that could feasibly attain the project's objectives as discussed in Local Guidelines Section 7.23;

(i) A description of any significant irreversible environmental changes that would be involved in the proposed action should it be implemented if, and only if, the EIR is being prepared in connection with:

(1) The adoption, amendment, or enactment of a plan, policy, or ordinance of a public agency;

(2) The adoption by a Local Agency Formation Commission of a resolution making determinations; or

(3) A project that will be subject to the requirement for preparing an Environmental Impact Statement pursuant to NEPA;

(j) An analysis of the growth-inducing impacts of the proposed action. The discussion should include ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth-inducing impacts may include the estimated energy consumption of growth induced by the project;

(k) A discussion of any significant, reasonably anticipated future developments and the cumulative effects of all proposed and anticipated action as discussed in Local Guidelines Section 7.24;

(l) In certain situations, a regional analysis should be completed for certain impacts, such as air quality;

(m) A discussion of any economic or social effects, to the extent that they cause, or may be used to determine, significant environmental impacts;

(n) A statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and, therefore, were not discussed in the EIR;

(o) The identity of all federal, state or local agencies or other organizations and private individuals consulted in preparing the EIR, and the identity of the persons, firm or agency preparing the EIR, by contract or other authorization. To the fullest extent possible, the City should integrate CEQA review with these related environmental review and consultation requirements;

(p) A discussion of those potential effects of the proposed project on the environment that the City has determined are or may be significant. The discussion on other effects may be limited to a brief explanation as to why those effects are not potentially significant; and

(q) A description of feasible measures, as set forth in Local Guidelines Section 7.22, which could minimize significant adverse impacts.

(Reference: State CEQA Guidelines, §§ 15120-15148.)

### 7.19 CONSIDERATION AND DISCUSSION OF SIGNIFICANT ENVIRONMENTAL IMPACTS.

An EIR must identify and focus on the significant effects of the proposed project on the environment. In assessing the proposed project's potential impacts on the environment, the City should normally limit its examination to comparing changes that would result from the project as compared to the existing physical conditions in the affected area as they exist when the Notice of Preparation is published. If a Notice of Preparation is not published for the project, the City should compare the proposed project's potential impacts to the physical conditions that exist at the time environmental review begins. Direct and indirect significant effects of the project on the environment must be clearly identified and described, considering both the short-term and long-term effects. The discussion should include relevant specifics of the area, the resources involved, physical changes, alterations to ecological systems, and changes induced in population distribution, population concentration, the human use of the land (including commercial and residential development), health and safety problems caused by the physical changes, and other aspects of the project that may impact resources in the project area, such as water, historical resources, scenic quality, and public services. The EIR must also analyze any significant environmental effects the project might cause or risk exacerbating by bringing development and

people into the area. If applicable, an EIR should also evaluate any potentially significant direct, indirect, or cumulative environmental impacts of locating development in areas susceptible to hazardous conditions (e.g., floodplains, coastlines, wildfire risk areas), including both short-term and long-term conditions, as identified on authoritative hazard maps, risk assessments or in land use plans addressing such hazards areas.

If analysis of the project's energy use reveals that the project may result in significant environmental effects due to wasteful, inefficient, or unnecessary use of energy, or wasteful use of energy resources, the EIR shall mitigate that energy use. This analysis should include the project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use and any renewable energy features that could be incorporated into the project. This analysis is subject to the rule of reason and shall focus on energy use that is caused by the project. This analysis may be included in related analyses of air quality, greenhouse gas emissions, transportation or utilities in the discretion of the Lead Agency.

The EIR must describe all significant impacts, including those that can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.

The EIR must also discuss any significant irreversible environmental changes that would be caused by the project. For example, use of nonrenewable resources during the initial and continued phases of a project may be irreversible if a large commitment of such resources makes removal or nonuse thereafter unlikely. Additionally, irreversible commitment of resources may include a discussion of how the project preempts future energy development or future energy conservation. Irretrievable commitments of resources to the proposed project should be evaluated to assure that such current consumption is justified.

(Reference: Pub. Resources Code, § 21100.)

### 7.20 ENVIRONMENTAL SETTING

An EIR must include a description of the physical environmental conditions in the vicinity of the project. This environmental setting will normally constitute the baseline physical conditions by which the Lead Agency determines whether an impact is significant. The description of the environmental setting shall be no longer than is necessary to provide an understanding of the significant effects of the proposed project and its alternatives. The purpose of this requirement is to give the public and decision makers the most accurate and understandable picture practically possible of the project's likely near-term and long-term impacts.

(1) Generally, the Lead Agency should describe physical environmental conditions as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, the Lead Agency may define existing

conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, the Lead Agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.

(2) The Lead Agency may use projected future conditions (beyond the date of project operations) as the sole baseline for analysis only if it demonstrates with substantial evidence that use of existing conditions would be either misleading or without informative value to decision-makers and the public. Use of projected future conditions as the only baseline must be supported by reliable projections based on substantial evidence in the record.

(3) An existing conditions baseline shall not include hypothetical conditions—such as those that might be allowed, but have never actually occurred, under existing permits or plans—as the baseline.

(State CEQA Guidelines, § 15125.)

### 7.21 ANALYSIS OF CUMULATIVE IMPACTS.

An EIR must discuss cumulative impacts when the project's incremental effect is "cumulatively considerable" as defined in Local Guidelines Section 11.13. When the City is examining a project with an incremental effect that is not "cumulatively considerable," it need not consider that effect significant, but must briefly describe the basis for this conclusion. A project's contribution may be less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure designed to alleviate the cumulative impact. When relying on a fee program or mitigation measure(s), the City must identify facts and analysis supporting its conclusion that the cumulative impact is less than significant.

The City may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program that provides specific requirements that will avoid or substantially lessen the cumulative problem in the geographic area in which the project is located. Such plans and programs may include, but are not limited to:

(1) Water quality control plans;

(2) Air quality attainment or maintenance plans;

(3) Integrated waste management plans;

(4) Habitat conservation plans;

(5) Natural community conservation plans; and/or

(6) Plans or regulations for the reduction of greenhouse gas emissions.

 ©Best Best & Krieger LLP

When relying on such a regulation, plan, or program, the City should explain how implementing the particular requirements of the plan, regulation or program will ensure that the project's incremental contribution to the cumulative effect is not cumulatively considerable.

A cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts that do not result in part from the project evaluated in the EIR.

The discussion of cumulative impacts in an EIR must focus on the cumulative impacts to which the identified other projects contribute, rather than on the attributes of other projects that do not contribute to the cumulative impact. The discussion of significant cumulative impacts must include either of the following:

(1) A list of past, present, and probable future projects causing related or cumulative impacts including, if necessary, those projects outside the control of the City; or

(2) A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or a plan for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projections may be supplemented with additional information such as a regional modeling program. Documents used in creating a summary of projections must be referenced and made available to the public.

When utilizing a list, as suggested above, factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined and the location and type of project. Location may be important, for example, when water quality impacts are involved since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.

Public Resources Code section 21094 also states that if a Lead Agency determines that a cumulative effect has been adequately addressed in an earlier EIR, it need not be examined in a later EIR if the later project's incremental contribution to the cumulative effect is not cumulatively considerable. A cumulative effect has been adequately addressed in the prior EIR if:

(1) it has been mitigated or avoided as a result of the prior EIR; or

(2) the cumulative effect has been examined in a sufficient level of detail to enable the effect to be mitigated or avoided by site-specific revisions, the imposition of conditions, or other means in connection with the approval of the later project.

Public Resources Code section 21094 only applies to earlier projects that (1) are consistent with the program, plan, policy, or ordinance for which an environmental impact report has been prepared and certified, (2) are consistent with applicable local land use plans and zoning of the

city, county, or city and county in which the later project would be located and (3) are not subject to Public Resources Code section 21166.

If the Lead Agency determines that the cumulative effect has been adequately addressed in a prior EIR, the Lead Agency should clearly explain the basis for its determination in the current environmental documentation for the project.

The City should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.

(Reference: State CEQA Guidelines, § 15130.)

## 7.22 ANALYSIS OF MITIGATION MEASURES.

The discussion of mitigation measures in an EIR must distinguish between measures proposed by project proponents and other measures proposed by Lead, Responsible or Trustee Agencies. This discussion shall identify mitigation measures for each significant environmental effect identified in the EIR.

Where several measures are available to mitigate an impact, each should be disclosed and the basis for selecting a particular measure should be identified. Formulation of mitigation measures shall not be deferred until some future time The specific details of a mitigation measure, however, may be developed after project approval when it is impractical or infeasible to include those details during the project's environmental review provided that the Lead Agency (1) commits itself to the mitigation, (2) adopts specific performance standards the mitigation will achieve, and (3) identifies the type(s) of potential action(s) that can feasibly achieve that performance standard and that will be considered, analyzed, and potentially incorporated in the mitigation measure. Compliance with a regulatory permit or other similar process may be identified as mitigation if compliance would result in implementation of measures that would be reasonably expected, based on substantial evidence in the record, to reduce the significant impact to the specified performance standards.

If a mitigation measure would cause one or more significant effects in addition to those that would be caused by the project as proposed, the effects of the mitigation measure shall be disclosed but in less detail than the significant effects of the project itself.

If a project includes a housing development, the City may not reduce the project's proposed number of housing units as a mitigation measure or project alternative if the City determines that there is another feasible specific mitigation measure or project alternative that would provide a comparable level of mitigation without reducing the number of housing units.

Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. In the case of the adoption of a plan, policy, regulation, or other public project, mitigation measures can be incorporated into the plan, policy, regulation, or project design. Mitigation measures must also be consistent with all applicable constitutional requirements such as the "nexus" and "rough proportionality" standards—i.e., there must be an essential nexus between the mitigation measure and a legitimate governmental interest, and the mitigation measure must be "roughly proportional" to the impacts of the project.

 ©Best Best & Krieger LLP

Where maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of a historical resource will be conducted in a manner consistent with the Secretary of the Interior's "Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings" (1995), Weeks and Grimmer, the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.

The City should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature. The following must be considered and discussed in an EIR for a project involving an archaeological site:

(a) Preservation in place is the preferred manner of mitigating impacts to archaeological sites; and
(b) Preservation in place may be accomplished by, but is not limited to, the following:

(1) Planning construction to avoid archaeological sites;

(2) Incorporation of sites within parks, green space, or other open spaces;

(3) Covering the archaeological sites with a layer of chemically stable soil before building tennis courts, parking lots, or similar facilities on the site; and/or

(4) Deeding the site into a permanent conservation easement.

When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resource, shall be prepared and adopted prior to excavation. Such studies must be deposited with the California Historical Resources Regional Information Center.

Data recovery shall not be required for a historical resource if the City determines that existing testing or studies have adequately recovered the scientifically consequential information from and about the archaeological or historical resource, provided that the determination is documented in the EIR and that the studies are deposited with the California Historical Resources Regional Information Center.

(Reference: State CEQA Guidelines, § 15126.4.)

### 7.23 ANALYSIS OF ALTERNATIVES IN AN EIR.

The alternatives analysis must describe and evaluate the comparative merits of a range of reasonable alternatives to the project or to the location of the project which would feasibly attain most of the basic objectives of the project, but which would avoid or substantially lessen any of the significant effects of the project. An EIR need not consider every conceivable alternative to a project, and it need not consider alternatives that are infeasible. Rather, an EIR must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

**Purpose of the Alternatives Analysis:** An EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment. For this reason, a discussion of alternatives must focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effect of the project, even if these alternatives would impede to some degree the attainment of the project objectives or would be more costly.

**Selection of a Range of Reasonable Alternatives:** The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant effects, even if those alternatives would be more costly or would impede to some degree the attainment of the project's objectives. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the Lead Agency and rejected as infeasible during the scoping process, and it should briefly explain the reasons for rejecting those alternatives. Additional information explaining the choice of alternatives should be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (a) failure to meet most of the basic project objectives; (b) infeasibility; or (c) inability to avoid significant environmental impacts.

**Evaluation of Alternatives:** The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. The matrix may also identify and compare the extent to which each alternative meets project objectives. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed but in less detail than the significant effects of the project as proposed.

**The Rule of Reason:** The range of alternatives required in an EIR is governed by a "rule of reason" which courts have held means that an alternatives discussion must be reasonable in scope and content. Therefore, the EIR must set forth only those alternatives necessary to permit public participation, informed decision-making, and a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones the City determines could feasibly attain most of the basic objectives of the project. An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

**Feasibility of Alternatives:** The factors that may be taken into account when addressing the feasibility of alternatives include: site suitability; economic viability; availability of infrastructure; general plan consistency; other plans or regulatory limitations; jurisdictional boundaries (projects with a regionally significant impact should consider the regional context); and whether the proponent already owns the alternative site or can reasonably acquire, control or otherwise have access to the site. No one factor establishes a fixed limit on the scope of reasonable alternatives.

 ©Best Best & Krieger LLP

**Alternative Locations:** The first step in the alternative location analysis is to determine whether any of the significant effects of the project could be avoided or substantially lessened by putting the project in another location. This is the key question in this analysis. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR.

The second step in this analysis is to determine whether any of the alternative locations are feasible. If the City concludes that no feasible alternative locations exist, it must disclose its reasons, and it should include them in the EIR. When a previous document has sufficiently analyzed a range of reasonable alternative locations and environmental impacts for a project with the same basic purpose, the City should review the previous document and incorporate the previous document by reference. To the extent the circumstances have remained substantially the same with respect to an alternative, the EIR may rely on the previous document to help it assess the feasibility of the potential project alternative.

**The "No Project" Alternative:** The specific alternative of "no project" must be evaluated along with its impacts. The purpose of describing and analyzing the no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative may be different from the baseline environmental conditions. The no project alternative will be the same as the baseline only if it is identical to the existing environmental setting and the Lead Agency has chosen the existing environmental setting as the baseline.

A discussion of the "no project" alternative should proceed along one of two lines:

(a) When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy or operation into the future. Typically, this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Thus, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan; or

(b) If the project is other than a land use or regulatory plan, for example a development project on identifiable property, the "no project" alternative is the circumstance under which the project does not proceed. This discussion would compare the environmental effects of the property remaining in its existing state against environmental effects that would occur if the project is approved. If disapproval of the project would result in predictable actions by others, such as the proposal of some other project, this "no project" consequence should be discussed.

After defining the "no project" alternative, the City should proceed to analyze the impacts of the "no project" alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services. If the "no project" alternative is the environmentally superior alternative, the EIR must also identify another environmentally superior alternative among the remaining alternatives.

**Remote or Speculative Alternatives:** An EIR need not consider an alternative whose effect cannot be reasonably ascertained and whose implementation is remote and speculative.

(Reference: State CEQA Guidelines, § 15126.6.)

### 7.24 ANALYSIS OF FUTURE EXPANSION.

An EIR must include an analysis of the environmental effects of future expansion (or other similar future modifications) if there is credible and substantial evidence that:

(a) The future expansion or action is a reasonably foreseeable consequence of the initial project; and
(b) The future expansion or action is likely to change the scope or nature of the initial project or its environmental effects.

Absent these two circumstances, future expansion of a project need not be discussed. CEQA does not require speculative discussion of future development that is unspecific or uncertain. However, if future action is not considered now, it must be considered and environmentally evaluated before it is actually implemented.

(Reference: *Laurel Heights Improvement Ass'n v. Regents of University of California* (1988) 47 Cal.3d 376, 396.)

### 7.25 NOTICE OF COMPLETION OF DRAFT EIR; NOTICE OF AVAILABILITY OF DRAFT EIR.

**Notice of Completion.** When the Draft EIR is completed, a Notice of Completion (Form "H") must be filed with the Office of Land Use and Climate Innovation ("LCI") in an electronic form via the LCI's CEQA Submit website, which is located at the following web address: https://ceqasubmit.lci.ca.gov/. The Notice of Completion shall contain:

(a) A brief description of the proposed project;
(b) The location of the proposed project including the proposed project's latitude and longitude;
(c) An address where copies of the Draft EIR are available and a description of how the Draft EIR can be provided in an electronic format; and
(d) The review period during which comments will be received on the Draft EIR.

The LCI has developed a model form Notice of Completion. Form H follows LCI's model. To ensure that the documents are accepted by LCI staff, this form should be used when documents are transmitted to State Clearinghouse.

**Notice of Availability.** At the same time it sends a Notice of Completion to LCI, the City shall provide public notice of the availability of the Draft EIR by distributing a Notice of Availability of Draft Environmental Impact Report (Form "K"). The Notice of Availability shall include at least the following information:

(a) A brief description of the proposed project and its location;

(b) The starting and ending dates for the review period during which the City will receive comments, the manner in which the City will receive those comments, and whether the review period has been shortened;
(c) The date, time, and place of any scheduled public meetings or hearings to be held by the City on the proposed project, if the City knows this information when it prepares the Notice;
(d) A list of the significant environmental effects anticipated as a result of the project;
(e) The address where copies of the EIR and all documents incorporated by reference in the EIR will be available for public review, and a description of how the Draft EIR can be obtained in electronic format. This location shall be readily accessible to the public during the City's normal working hours; and
(f) A statement indicating whether the project site is included on any list of hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal site, and, if so, the information required in the Hazardous Waste and Substances Statement pursuant to Government Code section 65962.5.

The Notice of Availability shall be provided to:

(a) Each Responsible and Trustee Agency;
(b) Any other federal, state, or local agency that has jurisdiction by law or exercises authority over resources affected by the project, including:

(1) Any water supply agency consulted under Local Guidelines Section 5.16;

(2) Any city or county bordering on the project area;

(3) For a project of statewide, regional, or area-wide significance, any transportation agencies or public agencies that have major local arterials or public transit facilities within five (5) miles of the project site; or freeways, highways, or rail transit service within ten (10) miles of the project site that could be affected by the project;

(4) For a subdivision project located within one mile of a facility of the State Water Resources Development System, the California Department of Water Resources; and

(5) For a general plan amendment, a project of statewide, regional, or area-wide significance, or a project that relates to a public use airport, to any "military service" (defined in Section 11.43 of these Local Guidelines) that has provided the City with its contact office and address and notified the City of the specific boundaries of a "low-level flight path" (defined in Section **Error! Reference source not found.** of t hese Local Guidelines), "military impact zone" (defined in Section 11.42 of these Local Guidelines), or "special use airspace" (defined in Section 11.68 of these Local Guidelines);

(c) The last known name and address of all organizations and individuals who have previously filed a written request with the City to receive these Notices;

(d) For certain projects that may impact a low-level flight path, military impact zone, or special use airspace and that meet the other criteria of Local Guidelines Section 7.04, the specified military services contact;
(e) For certain projects that involve the construction or alteration of a facility anticipated to emit hazardous air emissions or handle hazardous substances within one-quarter mile of a school and that meet the other requirements of Local Guidelines Section 7.36, any potentially affected school district;
(f) For certain waste-burning projects that meet the requirements of Local Guidelines Section 5.11 (see also Local Guidelines Section 7.27), the owners and occupants of property within one-fourth mile of any parcel on which the project will be located; and
(g) For a project that establishes or amends a redevelopment plan that contains land in agricultural use, notice and a copy of the Draft EIR shall be provided to the agricultural and farm agencies and organizations specified in Health and Safety Code section 33333.3.
(h) All properties within 600 feet of the project's site outer property lines, or as deemed necessary by the Planning Director.

The City requires requests for copies of these Notices to be in writing and to be renewed annually; moreover, the City may charge a fee for the reasonable cost of providing these Notices. A project will not be invalidated due to a failure to send a requested Notice provided there has been substantial compliance with these notice provisions.

Staff may also consult with and obtain comments from any person known to have special expertise or any other person or organization whose comments relative to the Draft EIR would be desirable.

Notice shall be given to the last known name and address of all organizations and individuals who have previously requested notice; by posting the notice on the website of the lead agency; and by at least one of the following procedures:

(a) Publication of the Notice of Completion and/or the Notice of Availability at least once in a newspaper of general circulation in the area affected by the proposed project. If more than one area will be affected, the notice shall be published in the newspaper of largest circulation from among the newspapers of general circulation in those areas;
(b) Posting of the Notice of Completion and/or the Notice of Availability on and off site in the area where the project is to be located; or
(c) Direct mailing of the Notice of Completion and/or the Notice of Availability to owners and occupants of property contiguous to the project, as identified on the latest equalized assessment roll.

The Notice of Completion and Notice of Availability shall be posted in the office of the Clerk in each county in which the project is located for at least thirty (30) days. If the public review period for the Draft EIR is longer than thirty (30) days, the City may wish to leave the Notice posted until the public review period for the Draft EIR has expired.

Copies of the Draft EIR shall also be made available at the City office for review by members of the general public. The City may require any person obtaining a copy of the Draft

 ©Best Best & Krieger LLP

EIR to reimburse the City for the actual cost of its reproduction. Copies of the Draft EIR should also be furnished to appropriate public library systems.

The City shall also post an electronic copy of the Notice of Completion, Notice of Availability, and Draft EIR on its website, if any.

(Reference: Pub. Resources Code, § 21082.1; State CEQA Guidelines, §§ 15085, 15087.)

### 7.26 SUBMISSION OF DRAFT EIR TO STATE CLEARINGHOUSE.

A Draft EIR must be submitted to the State Clearinghouse, at the same time as the Notice of Completion, in an electronic form as required by the Office of Land Use and Climate Innovation ("LCI"), regardless of whether the document must be circulated for review and comment by state agencies under State CEQA Guidelines section 15205 and 15206. The Draft EIR must be submitted via the LCI's CEQA Submit website (https://ceqasubmit.lci.ca.gov/). The CEQA Submit website differentiates between environmental documents that do require review and comment by state agencies and those that do not. In particular, the website provides a "Local Review Period" tab for submitting documents that do not require review and comment by state agencies, and a "State Review Period" tab for submitting documents that do require review and comment by state agencies.

A Draft EIR must be submitted to the State Clearinghouse for review and comment by state agencies (i.e., the Draft EIR must be submitted through the CEQA Submit website under the "State Review Period" tab) in the following situations:

(a) A state agency is the Lead Agency for the Draft EIR;
(b) A state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction by law over resources potentially affected by the project; or
(c) The Draft EIR is for a project identified in State CEQA Guidelines section 15206 as being a project of statewide, regional, or area-wide significance.

State CEQA Guidelines section 15206 identifies the following types of projects as being examples of projects of statewide, regional, or area-wide significance that require submission to the State Clearinghouse for circulation:

(1) General plans, elements, or amendments for which an EIR was prepared;

(2) Projects that have the potential for causing significant environmental effects beyond the city or county where the project would be located, such as:

(a) Residential development of more than 500 units;
(b) Commercial projects employing more than 1,000 persons or covering more than 500,000 square feet of floor space;
(c) Office building projects employing more than 1,000 persons or covering more than 250,000 square feet of floor space;
(d) Hotel or motel development of more than 500 rooms; and
(e) Industrial projects housing more than 1,000 persons, occupying more than 40 acres of land, or covering more than 650,000 square feet of floor area;

(3) Projects for the cancellation of a Williamson Act contract covering more than 100 acres;

(4) Projects in one of the following Environmentally Sensitive Areas:

(a) Lake Tahoe Basin;
(b) Santa Monica Mountains Zone;
(c) Sacramento-San Joaquin River Delta;
(d) Suisun Marsh;
(e) Coastal Zone, as defined by the California Coastal Act;
(f) Areas within one-quarter mile of a river designated as wild and scenic; or
(g) Areas within the jurisdiction of the San Francisco Bay Conservation and Development Commission;

(5) Projects that would affect sensitive wildlife habitats or the habitats of any rare, threatened, or endangered species;

(6) Projects that would interfere with water quality standards; and

(7) Projects that would provide housing, jobs, or occupancy for 500 or more people within 10 miles of a nuclear power plant.

A Draft EIR may also be submitted to the State Clearinghouse for review and comment by state agencies when a state agency has special expertise with regard to the environmental impacts involved.

Submission of the Draft EIR to the State Clearinghouse affects the timing of the public review period as set forth in Local Guidelines Section 7.28.

(Reference: Pub. Resources Code, § 21091; State CEQA Guidelines, §§ 15205, 15206.)

### 7.27 SPECIAL NOTICE REQUIREMENTS FOR WASTE- AND FUEL-BURNING PROJECTS.

For any waste-burning project, as defined in Local Guidelines Section 5.11, in addition to the notice requirements specified in Local Guidelines Sections 7.25 and 7.26, Notice of Availability of the Draft EIR shall be given by direct mailing or any other method calculated to provide delivery of the notice to the owners and occupants of property within one-fourth mile of any parcel or parcels on which the project is located.

(Reference: Pub. Resources Code, § 21092(c).)

### 7.28 TIME FOR REVIEW OF DRAFT EIR; FAILURE TO COMMENT.

A period of between thirty (30) and sixty (60) days from the filing of the Notice of Completion of the Draft EIR shall be allowed for review of and comment on the Draft EIR, except in unusual situations.

If the Draft EIR is for a proposed project where a state agency is the lead agency, a responsible agency, or a trustee agency; a state agency otherwise has jurisdiction by law with respect to the project; or the proposed project is of sufficient statewide, regional, or area-wide significance as determined pursuant to State CEQA Guidelines section 15206, the review period shall be at least forty-five (45) days (unless a shorter period is approved as set forth below), and the lead agency shall provide the document in an electronic form, as required by the LCI, to the State Clearinghouse for review and comment by state agencies.

For purposes of calculating the length of the public review period, the last day of the public review period cannot fall on a weekend, a legal holiday, or other day on which the lead agency's offices are closed.[2] (Reference: *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 708.)

If a state agency is a Responsible Agency, or if the Draft EIR is submitted to the State Clearinghouse for review and comment by state agencies, the public review period shall be at least as long as the review period established by the State Clearinghouse. The public review period and the state agency review period may, but are not required to, begin and end at the same time. The state agency review period begins (day one) on the date that the State Clearinghouse distributes the Draft EIR to state agencies. The State Clearinghouse is required to distribute the Draft EIR to state agencies within three (3) working days from the date the State Clearinghouse receives the document, as long as the Draft EIR is complete when submitted to the State Clearinghouse. If the document submitted to the State Clearinghouse is not complete, the State Clearinghouse must notify the Lead Agency. The review period for the public and all other agencies may run concurrently with the state agency review period established by the State Clearinghouse.

Under certain circumstances, a shorter review period of the Draft EIR by the State Clearinghouse can be requested by the City; however, a shortened review period shall not be less than thirty (30) days for a Draft EIR. Any request for a shortened review period must be made in writing by the City to LCI. The City may designate a person to make these requests. The City must contact all Responsible and Trustee agencies and obtain their agreement prior to obtaining a shortened review period. (See the Shortened Review Request Form "P.") A shortened review period is not available for any proposed project of statewide, regional or area-wide environmental significance as determined pursuant to State CEQA Guidelines section 15206. Any approval of a shortened review period shall be given prior to, and reflected in, the public notices.

In the event a public agency, group, or person whose comments on a Draft EIR are solicited fails to comment within the required time period, it shall be presumed that such agency, group, or person has no comment to make, unless the Lead Agency has received a written request for a specific extension of time for review and comment and a statement of reasons for the request.

Continued planning activities concerning the proposed project, short of formal approval, may continue during the period set aside for review and comment on the Draft EIR.

[2] A public agency's "offices are closed" for purposes of this section on days in which the agency is formally closed for business (for example, due to a weekend, a legal holiday, or a formal furlough affecting the entire office). A public agency's office is not considered closed for purposes of this section where the agency's office may be physically closed, but the agency is nonetheless open for business and is operating remotely or virtually (for example, in response to the Covid-19 pandemic).

(Reference: Pub. Resources Code, § 21091; State CEQA Guidelines, §§ 15203, 15205(d).)

### 7.29 PUBLIC HEARING ON DRAFT EIR.

CEQA does not require formal public hearings for certification of an EIR; public comments may be restricted to written communications. (However, a hearing is required to utilize the limited exemption for Transit Priority Projects as explained in Local Guidelines Section 3.23; to adopt a bicycle transportation plan as explained in Local Guidelines Section 3.24; and for certain other actions involving the replacement or deletion of mitigation measures under State CEQA Guidelines section 15074.1.) However, if the City provides a public hearing on its consideration of a project, the City should include the project's environmental review documents as one of the subjects of the hearing. Notice of the time and place of the hearing shall be given in a timely manner in accordance with any legal requirements applicable to the proposed project. Generally, the requirements of the Ralph M. Brown Act will provide the minimum requirements for the inclusion of CEQA matters on agendas and at hearings. (Gov. Code, § 54950 et seq.) At a minimum, agendas for meetings and hearings before commissions, boards, councils, and other agencies must be posted in a location that is freely accessible to members of the public at least seventy-two (72) hours prior to a regular meeting. The agenda must contain a brief general description of each item to be discussed and the time and location of the meeting. (Gov. Code, § 54954.2.) Additionally, any legislative body or its presiding officer must post an agenda for each regular or special meeting on the local agency's Internet Web site, if the local agency has one.

(Reference: State CEQA Guidelines, § 15202.)

### 7.30 RESPONSE TO COMMENTS ON DRAFT EIR.

The Lead Agency shall evaluate any comments on environmental issues received during the public review period for the Draft EIR and shall prepare a written response to those comments that raise significant environmental issues.

As stated below, the City, as Lead Agency, should also consider evaluating and responding to any comments received after the public review period. The written responses shall describe the disposition of any significant environmental issues that are raised in the comments. The responses may take the form of a revision of the Draft EIR, an attachment to the Draft EIR, or some other oral or written response that is adequate under the circumstances. If the City's position is at variance with specific recommendations or suggestions raised in the comment, the City's response must detail the reasons why such recommendations or suggestions were not accepted. The level of detail contained in the response, however, may correspond to the level of detail provided in the comment (i.e., responses to general comments may be general). A general response may be appropriate when a comment does not contain or specifically refer to readily available information, or does not explain the relevance of evidence submitted with the comment.

Moreover, the City shall respond to any specific suggestions for project alternatives or mitigation measures for significant impacts, unless such alternatives or mitigation measures are facially infeasible. The response shall contain recommendations, when appropriate, to alter the project as described in the Draft EIR as a result of an analysis of the comments received.

At least ten (10) days prior to certifying a Final EIR, the Lead Agency shall provide its proposed written response, either in printed copy or in an electronic format, to any public agency that has made comments on the Draft EIR during the public review period. The City, as Lead Agency, is not required to respond to comments received after the public review period. However, the City, as Lead Agency, should consider responding to all comments if it will not delay action on the Final EIR, since any comment received before final action on the EIR can form the basis of a legal challenge. A written response that addresses the comment or adequately explains the City's action in light of the comment may assist in defending against a legal challenge.

(Reference: State CEQA Guidelines, § 15088.)

### 7.31 PREPARATION AND CONTENTS OF FINAL EIR.

Following the receipt of any comments on the Draft EIR as required herein, such comments shall be evaluated by Staff and a Final EIR shall be prepared.

The Final EIR shall meet all requirements of Local Guidelines Section 7.18 and shall consist of the Draft EIR or a revision of the Draft, a section containing either verbatim or in summary the comments and recommendations received through the review and consultation process, a list of persons, organizations and public agencies commenting on the Draft, and a section containing the responses of the City to the significant environmental points raised in the review and consultation process.

(Reference: State CEQA Guidelines, §§ 15089, 15132.)

### 7.32 RECIRCULATION WHEN NEW INFORMATION IS ADDED TO EIR.

When significant new information is added to the EIR after notice and consultation but before certification, the Lead Agency must recirculate the Draft EIR for another public review period. The term "information" can include changes in the project or environmental setting as well as additional data or other information.

New information is significant only when the EIR is changed in a way that would deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of a project or a feasible way to mitigate or avoid such an effect, including a feasible project alternative, that the project proponents decline to implement. Recirculation is required, for example, when:

(1) New information added to an EIR discloses:

(a) A new significant environmental impact resulting from the project or from a new mitigation measure proposed to be implemented; or

(b) A significant increase in the severity of an environmental impact (unless mitigation measures are also adopted that reduce the impact to a level of insignificance); or

(c) A feasible project alternative or mitigation measure that clearly would lessen the significant environmental impacts of the project, but which the project proponents decline to adopt; or

(2) The Draft EIR is so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Recirculation is not required when the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. If the revision is limited to a few chapters or portions of the EIR, the City as Lead Agency need only recirculate the chapters or portions that have been modified. A decision to not recirculate an EIR must be supported by substantial evidence in the record.

When the City determines to recirculate a Draft EIR, it shall give Notice of Recirculation (Form "M") to every agency, person, or organization that commented on the prior Draft EIR. The Notice of Recirculation must indicate whether new comments must be submitted and whether the City has exercised its discretion to require reviewers to limit their comments to the revised chapters or portions of the recirculated EIR. The City shall also consult again with those persons contacted pursuant to Local Guidelines Section 7.25 before certifying the EIR. When the EIR is substantially revised and the entire EIR is recirculated, the City may require that reviewers submit new comments and need not respond to those comments received during the earlier circulation period. In those cases, the City should advise reviewers that, although their previous comments remain part of the administrative record, the final EIR will not provide a written response to those comments, and new comments on the revised EIR must be submitted. The City need only respond to those comments submitted in response to the revised EIR.

When the EIR is revised only in part and the City is recirculating only the revised chapters or portions of the EIR, the City may request that reviewers limit their comments to the revised chapters or portions. The City need only respond to: (1) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (2) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated.

When recirculating a revised EIR, either in whole or in part, the City must, in the revised EIR or by an attachment to the revised EIR, summarize the revisions made to the previously circulated draft EIR.

(Reference: State CEQA Guidelines, § 15088.5.)

## 7.33 CERTIFICATION OF FINAL EIR.

Following the preparation of the Final EIR, Staff shall review the Final EIR and make a recommendation to the decision-making body regarding whether the Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and the City's Local Guidelines. The Final EIR and Staff recommendation shall then be presented to the decision-making body. The decision-making body shall independently review and consider the information contained in the Final EIR and determine whether the Final EIR reflects its independent judgment. Before it approves the project, the decision-making body must certify and find that: (1) the Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and the City's Local Guidelines; (2) the Final EIR was presented to the decision-making body and the decision-making body reviewed and

considered the information contained in the Final EIR before approving the project; and (3) the Final EIR reflects the City's independent judgment and analysis.

Except in those cases in which the City Council is the final decision-making body for the project, any interested person may appeal the certification or denial of certification of a Final EIR to the City Council. Appeals must follow the procedures prescribed by the City.

(Reference: State CEQA Guidelines, § 15090.)

### 7.34 CONSIDERATION OF EIR BEFORE APPROVAL OR DISAPPROVAL OF PROJECT.

Once the decision-making body has certified the EIR, it may then proceed to consider the proposed project for purposes of approval or disapproval.

(Reference: State CEQA Guidelines, § 15092.)

### 7.35 FINDINGS.

The decision-making body shall not approve or carry out a project if a completed EIR identifies one or more significant environmental effects of the project unless it makes one or more of the following written findings for each such significant effect, accompanied by a brief explanation of the rationale supporting each finding. For impacts that have been identified as potentially significant, the possible findings are:

(a) Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant effects on the environment as identified in the Final EIR, such that the impact has been reduced to a less-than-significant level;
(b) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the City. Such changes have been, or can and should be, adopted by that other agency; or
(c) Specific economic, legal, social, technological or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final EIR. The decision-making body must make specific written findings stating why it has rejected an alternative to the project as infeasible.

The findings required by this Section shall be supported by substantial evidence in the record. Measures identified and relied on to mitigate environmental impacts identified in the EIR to below a level of significance should be expressly adopted or rejected in the findings. The findings should include a description of the specific reasons for rejecting any mitigation measures or project alternatives identified in the EIR that would reduce the significant impacts of the project. Any mitigation measures that are adopted must be fully enforceable through permit conditions, agreements, or other measures.

If any of the proposed alternatives could avoid or lessen an adverse impact for which no mitigation measures are proposed, the City shall analyze the feasibility of such alternative(s). If the project is to be approved without including such alternative(s), the City shall find that specific economic, legal, social, technological or other considerations, including considerations for the

provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the Final EIR and shall list such considerations before such approval.

The decision-making body shall not approve or carry out a project as proposed unless: (1) the project as approved will not have a significant effect on the environment; or (2) the project's significant environmental effects have been eliminated or substantially lessened (as determined through one or more of the findings indicated above), and any remaining unavoidable significant effects have been found acceptable because of facts and circumstances described in a Statement of Overriding Considerations (see Local Guidelines Section 7.37). Statements in the Draft EIR or comments on the Draft EIR are not determinative of whether the project will have significant effects.

When making the findings required by this Section, the City as Lead Agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which it based its decision.

(Reference: State CEQA Guidelines, § 15091.)

### 7.36 SPECIAL FINDINGS REQUIRED FOR FACILITIES THAT MAY EMIT HAZARDOUS AIR EMISSIONS NEAR SCHOOLS.

Special procedural rules apply to projects involving the construction or alteration of a facility within one-quarter mile of a school when: (1) the facility might reasonably be anticipated to emit hazardous air emissions or to handle an extremely hazardous substance or a mixture containing extremely hazardous substances in a quantity equal to or greater than the threshold specified in Health and Safety Code section 25532(j); and (2) the emissions or substances may pose a health or safety hazard to persons who would attend or would be employed at the school. If the project meets both of those criteria, the Lead Agency may not certify an EIR or approve a Negative Declaration or Mitigated Negative Declaration unless it makes a finding that:

(a) The Lead Agency consulted with the affected school district or districts having jurisdiction over the school regarding the potential impact of the project on the school; and
(b) The school district was given written notification of the project not less than thirty (30) days prior to the proposed certification of the EIR or approval of the Negative Declaration or Mitigated Negative Declaration.

Implementation of this Local Guideline shall be consistent with the definitions and terms utilized in State CEQA Guidelines section 15186.

Additionally, in its role as a Responsible Agency, the City should be aware that for projects involving the acquisition of a school site or the construction of a secondary or elementary school by a school district, the Negative Declaration, Mitigated Negative Declaration, or EIR prepared for the project may not be adopted or certified unless there is sufficient information in the entire record to determine whether any boundary of the school site is within 500 feet of the edge of the closest traffic lane of a freeway or other busy traffic corridor.

If it is determined that the project involves the acquisition of a school site that is within 500 feet of the edge of the closest traffic lane of a freeway, or other busy traffic corridor, the

Negative Declaration, Mitigated Negative Declaration, or EIR may not be adopted or certified unless the school board determines, through a health risk assessment pursuant to Section 44360(b)(2) of the Health and Safety Code and after considering any potential mitigation measures, that the air quality at the proposed project site does not present a significant health risk to pupils.

(Reference: State CEQA Guidelines, § 15186.)

### 7.37 STATEMENT OF OVERRIDING CONSIDERATIONS.

Before a project that has unmitigated significant adverse environmental effects can be approved, the decision-making body must adopt a Statement of Overriding Considerations. If the decision-making body finds in the Statement of Overriding Considerations that specific benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

Accordingly, the Statement of Overriding Considerations allows the decision-making body to approve a project despite one or more unmitigated significant environmental impacts identified in the Final EIR. A Statement of Overriding Considerations can be made only if feasible project alternatives or mitigation measures do not exist to reduce the environmental impact(s) to a level of insignificance and the benefits of the project outweigh the adverse environmental effect(s). The feasibility of project alternatives or mitigation measures is determined by whether the project alternative or mitigation measure can be accomplished within a reasonable period of time, taking into account economic, environmental, social, legal and technological factors.

Project benefits that are appropriate to consider in the Statement of Overriding Considerations include the economic, legal, environmental, technological and social value of the project. The City may also consider region-wide or statewide environmental benefits.

Substantial evidence in the entire record must justify the decision-making body's findings and its use of the Statement of Overriding Considerations. If the decision-making body makes a Statement of Overriding Considerations, the Statement must be included in the record of the project approval and it should be referenced in the Notice of Determination.

(Reference: State CEQA Guidelines, § 15093.)

### 7.38 MITIGATION MONITORING OR REPORTING PROGRAM FOR EIR.

When making findings regarding an EIR, the City must do all of the following:

(a) Adopt a reporting or monitoring program to assure that mitigation measures that are required to mitigate or avoid significant effects on the environment will be implemented by the project proponent or other responsible party in a timely manner, in accordance with conditions of project approval;
(b) Make sure all conditions and mitigation measures are feasible and fully enforceable through permit conditions, agreements, or other measures. Such permit conditions, agreements, and measures must be consistent with applicable constitutional requirements such as the "nexus" and "rough proportionality" standards established by case law; and

(c) Specify the location and the custodian of the documents which constitute the record of proceedings upon which the City based its decision in the resolution certifying the EIR.

There is no requirement that the reporting or monitoring program be circulated for public review; however, the City may choose to circulate it for public comments along with the Draft EIR. Any mitigation measures required to mitigate or avoid significant effects on the environment shall be adopted and made fully enforceable, such as by being imposed as conditions of project approval.

The adequacy of a mitigation monitoring program is determined by the "rule of reason." This means that a mitigation monitoring program does not need to provide every imaginable measure. It needs only to provide measures that are reasonably feasible and that are necessary to avoid significant impacts or to reduce the severity of impacts to a less-than-significant level.

The mitigation monitoring or reporting program shall be designed to assure compliance with the mitigation measures during the implementation and construction of the project. If a Responsible Agency or Trustee Agency has required that certain conditions be incorporated into the project, the City may request that agency to prepare and submit a proposed reporting or monitoring program. The City shall also require that, prior to the close of the public review period for a Draft EIR, the Responsible or Trustee Agency submit detailed performance objectives for mitigation measures, or refer the City to appropriate, readily available guidelines or reference documents. Any mitigation measures submitted to the City by a Responsible or Trustee Agency shall be limited to measures that mitigate impacts to resources that are within the Responsible or Trustee Agency's authority.

When a project is of statewide, regional, or area-wide significance, any transportation information resulting from the reporting or monitoring program required to be adopted by the City shall be submitted to the regional transportation planning agency where the project is located and to the Department of Transportation. The transportation planning agency and the Department of Transportation are required by law to adopt guidelines for the submittal of these reporting or monitoring programs, so the City may wish to tailor its submittal to such guidelines.

Local agencies have the authority to levy fees sufficient to pay for this program. Therefore, the City may impose a program to charge project proponents fees to cover actual costs of program processing and implementation.

The City may delegate reporting or monitoring responsibilities to an agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the City remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the program.

The City may choose whether its program will monitor mitigation, report on mitigation, or both. "Reporting" is defined as a written compliance review that is presented to the Board or an authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. Reporting is suited to projects that have readily measurable or quantitative mitigation measures or that already involve regular review. "Monitoring" is generally an ongoing or periodic process of project oversight. Monitoring is suited

to projects with complex mitigation measures that may exceed the expertise of the City to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance.

At its discretion, the City may adopt standardized policies and requirements to guide individually adopted programs.

Standardized policies or requirements for monitoring and reporting may describe, but are not limited to:

(a) The relative responsibilities of various departments within the City for various aspects of the program;
(b) The responsibilities of the project proponent;
(c) Guidelines adopted by the City to govern preparation of programs;
(d) General standards for determining project compliance with the mitigation measures and related conditions of approval;
(e) Enforcement procedures for noncompliance, including provisions for administrative appeal; and/or
(f) A process for informing the Board and staff of the relative success of mitigation measures and using those results to improve future mitigation measures.

When a project is of statewide, regional, or area-wide importance, any transportation information generated by a mitigation monitoring or reporting program must be submitted to the transportation planning agency in the region where the project is located, as well as to the Department of Transportation.

(Reference: State CEQA Guidelines, § 15097.)

### 7.39 NOTICE OF DETERMINATION.

After approval of a project for which the City is the Lead Agency, Staff shall cause a Notice of Determination (Form "F") to be prepared, filed, and posted. The Notice of Determination shall include the following information:

(a) An identification of the project, including its common name, where possible, and its location. If the Notice of Determination is filed with the State Clearinghouse, the State Clearinghouse identification number for the draft EIR shall be provided.
(b) A brief description of the project;
(c) The City's name and the applicant's name (if any). If different from the applicant, the Notice of Determination shall further provide, if applicable, the identity of the person undertaking the project that is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies, or the identity of the person receiving a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.
(d) The date when the City approved the project;
(e) Whether the project in its approved form with mitigation will have a significant effect on the environment;
(f) A statement that an EIR was prepared and certified pursuant to the provisions of CEQA;

(g) Whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted;
(h) Whether findings were made and/or whether a Statement of Overriding Considerations was adopted for the project; and
(i) The address where a copy of the EIR (with comments and responses) and the record of project approval may be examined by the general public.

The Notice of Determination shall be filed within five (5) working days of project approval with both (1) the Clerk of each county in which the project will be located; and (2) the State Clearinghouse of the Office of Land Use and Climate Innovation. (To determine the fees that must be paid with the filing of the Notice of Determination, see Local Guidelines Section 7.42 and the Staff Summary of the CEQA Process.) The County Clerk is required to post the Notice of Determination within twenty-four (24) hours of receipt. The Notice must be posted in the office of the Clerk for a minimum of thirty (30) days. Thereafter, the Clerk shall return the notice to the City with a notation of the period it was posted. The City shall retain the notice for not less than twelve (12) months.

The City, when acting as lead agency, must post its Notice of Determination for a project on its website, if any.

For projects with more than one phase, Staff shall file a Notice of Determination for each phase requiring a discretionary approval. The filing and posting of a Notice of Determination with the Clerk, and, if necessary, with the State Clearinghouse, usually starts a thirty (30) day statute of limitations on court challenges to the approval under CEQA. When separate notices are filed for successive phases of the same overall project, the thirty (30) day statute of limitation to challenge the subsequent phase begins to run when the second notice is filed. Failure to file the Notice may result in a one hundred eighty (180) day statute of limitations.

(Reference: Pub. Resources Code, §§ 21092.2, 21108; State CEQA Guidelines, § 15094.)

### 7.40 DISPOSITION OF A FINAL EIR.

The City shall file a copy of the Final EIR with the appropriate planning agency of any city or county where significant effects on the environment may occur. The City shall also retain one or more copies of the Final EIR as a public record for a reasonable period of time. Finally, for private projects, the City may require that the project applicant provide a copy of the certified Final EIR to each Responsible Agency.

(Reference: State CEQA Guidelines, § 15095.)

### 7.41 PRIVATE PROJECT COSTS.

For private projects, the person or entity proposing to carry out the project shall be charged a reasonable fee to recover the estimated costs incurred by the City in preparing, circulating, and filing the Draft and Final EIRs, as well as all publication costs incident thereto.

## 7.42 FILING FEES FOR PROJECTS THAT AFFECT WILDLIFE RESOURCES.

At the time a Notice of Determination for an EIR is filed with the County or Counties in which the project is located, a fee of $4,227.50, shall be paid to the Clerk for projects that will adversely affect fish or wildlife resources. These fees are collected by the Clerk on behalf of DFW.

Only one filing fee is required for each project unless the project is tiered or phased and separate environmental documents are prepared. For projects where Responsible Agencies file separate Notices of Determination, only the Lead Agency is required to pay the fee.

Note: County Clerks are authorized to charge a documentary handling fee for each project in addition to the Fish and Wildlife fees specified above. Refer to the Index in the Staff Summary to help determine the correct total amount of fees applicable to the project.

For private projects, the City should pass these costs on to the project applicant.

No fees are required for projects with "no effect" on fish or wildlife resources or for certain projects undertaken by the DFW and implemented through a contract with a non-profit entity or local government agency. (See Local Guidelines Section 6.24 for more information regarding a "no effect" determination.)

# 8. TYPES OF EIRS

## 8.01 EIRs GENERALLY.

This chapter describes a number of examples of various EIRs tailored to different situations. All of these types of EIRs must meet the applicable requirements of Chapter 7 of these Local Guidelines.

## 8.02 TIERING.

(a) Tiering Generally.

"Tiering" refers to using the analysis of general matters contained in a previously certified broader EIR in later EIRs, Negative Declarations, or Mitigated Negative Declarations prepared for narrower projects. The later EIR, Negative Declaration, or Mitigated Negative Declaration may incorporate by reference the general discussions from the broader EIR and may concentrate solely on the issues specific to the later project.

An Initial Study shall be prepared for the later project and used to determine whether a previously certified EIR may be used and whether new significant effects should be examined. Tiering does not excuse the City from adequately analyzing reasonably foreseeable significant environmental effects of a project, nor does it justify deferring analysis to a later tier EIR, Negative Declaration, or Mitigated Negative Declaration. However, the level of detail contained in a first-tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed. When the City is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan, specific plan or community plan), the development of detailed, site-specific information may not be feasible. Such site-specific information can be deferred, in many instances, until such time as the Lead Agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.

(b) Identifying New Significant Impacts.

When assessing whether there is a new significant cumulative effect for purposes of a subsequent tier environmental document, the Lead Agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probable future projects.

A Lead Agency may use only a valid CEQA document as a first-tier document. Accordingly, the City, in its role as Lead Agency, should carefully review the first-tier environmental document to determine whether or not the statute of limitations for challenging the document has run. If the statute of limitations has not expired, the City should use the first-tier document with caution and pay careful attention to the legal status of the document. If the first-tier document is subsequently invalidated, any later environmental document may also be defective.

 ©Best Best & Krieger LLP

(c) Infill Projects and Tiering.

Certain "infill" projects may tier off of a previously certified EIR. An "infill" project is defined as a project with residential, retail, and/or commercial uses, a transit station, a school, or a public office building. It must be located in an urban area on a previously developed site or on an undeveloped site that is surrounded by developed uses. The project must be either consistent with land use planning strategies that achieve greenhouse gas ("GHG") emission reduction targets, feature a small walkable community project, or where a sustainable communities or alternative planning strategy has not yet been adopted for the area, include a residential density of at least 20 units per acre or a floor area ratio of at least 0.75. The project must also meet a number of standards related to energy efficiency that are not yet defined but which SB 226 directs the Office of Land Use and Climate Innovation to prepare.

If an EIR was certified for a planning level decision by a city or county (such as a General Plan or Specific Plan), the scope of the CEQA review for a later "infill" project can be limited to those effects on the environment that: 1) are specific to the project or to the project site and were not addressed as significant effects in the prior EIR; or 2) substantial new information shows will be more significant than described in the prior EIR.

When a project meets the definition of "infill" and either of the above conditions exist but a Mitigated Negative Declaration cannot be adopted, then the subsequent EIR for such a project need not consider alternative locations, densities, and building intensities or growth-inducing impacts.

(d) Statement of Overriding Considerations.

A Lead Agency may also tier off of a previously prepared Statement of Overriding Considerations if certain conditions are met. (See Local Guidelines Section 7.37.)

(Reference: State CEQA Guidelines, § 15152.)

### 8.03 PROJECT EIR.

The most common type of EIR examines the environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from the development project. This type of EIR must examine all phases of the project, including planning, construction, and operation.

If the EIR for a redevelopment plan is a Project EIR, all public and private activities or undertakings pursuant to or in furtherance of the Redevelopment Plan shall constitute a single project, which shall be deemed approved at the time of the adoption of the Redevelopment Plan. Although the City will probably not act as a Lead Agency for a Redevelopment Plan, the City may act as a Responsible Agency.

(Reference: State CEQA Guidelines, §§ 15161, 15180.)

## 8.04 SUBSEQUENT EIR.

A Subsequent EIR is required when a previous EIR has been prepared and certified, or a Negative Declaration or Mitigated Negative Declaration has been adopted, for a project and at least one of the three following situations occur:

(a) Substantial changes are proposed in the project which will require major revisions of a previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(b) Substantial changes occur with respect to the circumstances under which the project is to be undertaken which will require major revisions of a previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(c) New information, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration/Mitigated Negative Declaration was adopted, becomes available and shows any of the following:

(1) the project will have one or more significant effects not discussed in a previous EIR, Negative Declaration, or Mitigated Negative Declaration;

(2) significant effects previously examined will be substantially more severe than shown in a previous EIR;

(3) mitigation measures or alternatives previously found not to be feasible are in fact feasible and would substantially reduce one or more significant effects, but the project proponent declines to adopt the mitigation measures or alternatives; or

(4) mitigation measures or alternatives which were not considered in a previous EIR would substantially lessen one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

A Subsequent EIR must receive the same circulation and review as the previous EIR received. As a potential tool to determine whether a Subsequent EIR is required, see Form J-1 of these Local Guidelines.

In instances where the City is evaluating a modification or revision to an existing use permit, the City may consider only those environmental impacts related to the changes between what was allowed under the old permit and what is requested under the new permit. Only if these differential impacts fall within the categories described above may the City require additional environmental review.

When the City is considering approval of a development project that is consistent with a general plan for which an EIR was completed, another EIR is required only if the project causes environmental effects peculiar to the parcel which were not addressed in the prior EIR or substantial new information shows the effects peculiar to the parcel will be more significant than described in the prior EIR. (Reference: State CEQA Guidelines, § 15162.)

 ©Best Best & Krieger LLP

## 8.05 SUPPLEMENTAL EIR.

The City may choose to prepare a Supplemental EIR, rather than a Subsequent EIR, if any of the conditions described in Local Guidelines Section 8.04 have occurred but only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation. To assist the City in making this determination, the decision-making body should request an Initial Study and/or a recommendation by Staff. The Supplemental EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

A Supplemental EIR shall be given the same kind of notice and public review as is given to a Draft EIR but may be circulated by itself without recirculating the previous EIR.

When the decision-making body decides whether to approve the project, it shall consider the previous EIR as revised by the Supplemental EIR. Findings shall be made for each significant effect identified in the Supplemental EIR.

(Reference: State CEQA Guidelines, § 15163.)

## 8.06 ADDENDUM TO AN EIR.

The City shall prepare an Addendum to a previously certified EIR, rather than a Subsequent or Supplemental EIR, only if changes or additions to the EIR are necessary, but none of the conditions described in Local Guidelines Section 8.04 or 8.05 calling for preparation of a Subsequent or Supplemental EIR have occurred. Since significant effects on the environment were addressed by findings in the original EIR, no new findings are required in the Addendum.

An Addendum to an EIR need not be circulated for public review but should be included in or attached to the Final EIR. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on a project. A brief explanation of the decision not to prepare a Subsequent EIR or a Supplemental EIR should be included in the Addendum, the Lead Agency's findings on the project, or elsewhere in the record. This explanation must be supported by substantial evidence.

(Reference: State CEQA Guidelines, § 15164.)

## 8.07 STAGED EIR.

When a large capital project will require a number of discretionary approvals from governmental agencies and one of the approvals will occur more than two years before construction will begin, a Staged EIR may be prepared. The Staged EIR covers the entire project in a general form or manner. A Staged EIR should evaluate a proposal in light of current and contemplated plans and produce an informed estimate of the environmental consequences of an entire project. The particular aspect of the project before the City for approval shall be discussed with a greater degree of specificity.

When a Staged EIR has been prepared, a Supplemental EIR shall be prepared when a later approval is required for the project and the information available at the time of the later approval

would permit consideration of additional environmental impacts, mitigation measures, or reasonable alternatives to the project.

(Reference: State CEQA Guidelines, § 15167.)

### 8.08 PROGRAM EIR.

A Program EIR is an EIR that may be prepared on an integrated series of actions that are related either:

(a) Geographically;
(b) As logical parts in a chain of contemplated actions;
(c) In connection with the issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or
(d) As individual projects carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways.

An advantage of using a Program EIR is that it can "[a]llow the Lead Agency to consider broad policy alternatives and program wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts." (State CEQA Guidelines section 15168(b)(4).) A Program EIR is distinct from a Project EIR, as a Project EIR is prepared for a specific project and must examine in detail site-specific considerations. Program EIRs are commonly used in conjunction with the process of tiering.

Tiering is the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs. (State CEQA Guidelines section 15385; see also Local Guidelines Sections 8.02 and **Error! Reference source not found.**.) Tiering is proper " when it helps a public agency to focus upon the issues ripe for decision at each level of environmental review and in order to exclude duplicative analysis of environmental effects examined in previous environmental impact reports." (Pub. Resources Code, § 21093(a).) For example, the California Supreme Court has ruled that "CEQA does not mandate that a first-tier program EIR identify with certainty particular sources of water for second-tier projects that will be further analyzed before implementation during later stages of the program. Rather, identification of specific sources is required only at the second-tier stage when specific projects are considered." (*In re Bay-Delta etc*. (2008) 43 Cal. 4th 1143.)

Subsequent activities in the program must be examined in light of the Program EIR to determine whether additional environmental documents must be prepared. Additional environmental review documents must be prepared if the proposed later project may arguably cause significant adverse effects on the environment.

(Reference: State CEQA Guidelines, § 15168.)

### 8.09 USE OF A PROGRAM EIR WITH SUBSEQUENT EIRS AND NEGATIVE DECLARATIONS.

A Program EIR can be used to simplify the task of preparing environmental documents on later activities in the program. The Program EIR can:

(a) Provide the basis for an Initial Study to determine whether the later activity may have any significant effects;
(b) Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives and other factors that apply to the program as a whole; or
(c) Focus an EIR on a later activity to permit discussion solely of new effects which had not been considered before.

If a Program EIR is prepared for a redevelopment plan, subsequent activities in the redevelopment program will be subject to review if they would have effects that were not examined in the Program EIR. Where the later activities involve site-specific operations, the City should use a written checklist or similar device to document the evaluation of the site and the proposed activity to determine whether the environmental effects of the operation were within the scope of the Program EIR. If a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared leading to an EIR, Negative Declaration, or Mitigated Negative Declaration. That later analysis may tier from the Program EIR as provided in State CEQA Guidelines section 15152.

If the City finds that no Subsequent EIR would be required, the City can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document is required. (See Local Guidelines Section 8.04.) Whether a later activity is within the scope of a Program EIR is a factual question that the Lead Agency determines based on substantial evidence in the record. Factors that the Lead Agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the Program EIR.

(Reference: State CEQA Guidelines, § 15168.)

### 8.10 USE OF AN EIR FROM AN EARLIER PROJECT.

A single EIR may be used to describe more than one project when the projects involve substantially identical environmental impacts. Any environmental impacts peculiar to one of the projects must be separately set forth and explained.

(Reference: State CEQA Guidelines, § 15165.)

### 8.11 MASTER EIR.

A Master EIR is an EIR which may be prepared for:

(a) A general plan (including elements and amendments);
(b) A specific plan;
(c) A project consisting of smaller individual projects to be phased;
(d) A regulation to be implemented by subsequent projects;
(e) A project to be carried out pursuant to a development agreement;
(f) A project pursuant to or furthering a redevelopment plan;
(g) A state highway or mass transit project subject to multiple reviews or approvals; or

 ©Best Best & Krieger LLP

(h) A regional transportation plan or congestion management plan.

A Master EIR must do both of the following:

(a) Describe and present sufficient information about anticipated subsequent projects within its scope, including their size, location, intensity, and scheduling; and
(b) Preliminarily describe potential impacts of anticipated subsequent projects for which insufficient information is available to support a full impact assessment.

The City and Responsible Agencies identified in the Master EIR may use the Master EIR to limit environmental review of subsequent projects. However, the Lead Agency for the subsequent project must prepare an Initial Study to determine whether the subsequent project and its significant environmental effects were included in the Master EIR. If the Lead Agency for the subsequent project finds that the subsequent project will have no additional significant environmental effect and that no new mitigation measures or alternatives may be required, it may prepare written findings to that effect without preparing a new environmental document. When the Lead Agency makes this finding, it must provide public notice of the availability of its proposed finding for public review and comment in the same manner as if it were providing public notice of the availability of a draft EIR. (See Sections 15177(d) and 15087 of the State CEQA Guidelines and Section 7.25 of these Local Guidelines.)

A previously certified Master EIR cannot be relied upon to limit review of a subsequent project if:

(a) A project not identified in the certified Master EIR has been approved and that project may affect the adequacy of the Master EIR for the subsequent project now under consideration; or
(b) The Master EIR was certified more than five (5) years before the filing of an application for the subsequent project, unless the City reviews the adequacy of the Master EIR and:

(1) Finds that, since the Master EIR was certified, no substantial changes have occurred that would cause the subsequent project to have significant environmental impacts, and there is no new information that the subsequent project would have significant environmental impacts; or

(2) Prepares an Initial Study and either certifies a Subsequent or Supplemental EIR or adopts a Mitigated Negative Declaration that addresses any substantial changes or new information that would cause the subsequent project to have potentially significant environmental impacts. The certified subsequent or supplemental EIR must either be incorporated into the previously certified Master EIR or the City must identify any deletions, additions or other modifications to the previously certified Master EIR in the new document. The City may include a section in the subsequent or supplemental EIR that identifies these changes to the previously certified Master EIR.

 ©Best Best & Krieger LLP

When the Lead Agency cannot find that the subsequent project will have no additional significant environmental effect and no new mitigation measures or alternatives will be required, it must prepare either a Mitigated Negative Declaration or an EIR for the subsequent project.

(Reference: State CEQA Guidelines, § 15175.)

## 8.12 FOCUSED EIR.

A Focused EIR is an EIR for a subsequent project identified in a Master EIR. It may be used only if the City finds that the Master EIR's analysis of cumulative, growth-inducing, and irreversible significant environmental effects is adequate for the subsequent project. The Focused EIR must incorporate by reference the Master EIR.

The Focused EIR must analyze additional significant environmental effects not addressed in the Master EIR and any new mitigation measures or alternatives not included in the Master EIR. "Additional significant effects on the environment" means those project-specific effects on the environment that were not addressed as significant effects on the environment in the Master EIR.

The Focused EIR must also examine the following:

(a) Significant effects discussed in the Master EIR for which substantial new information exists that shows those effects may be more significant than described in the Master EIR;
(b) Those mitigation measures found to be infeasible in the Master EIR for which substantial new information exists that shows the effects may be more significant than described in the Master EIR; and
(c) Those mitigation measures found to be infeasible in the Master EIR for which substantial new information exists that shows those measures may now be feasible.

The Focused EIR need not examine the following effects:

(a) Those that were mitigated through Master EIR mitigation measures; or
(b) Those that were examined in the Master EIR in sufficient detail to allow project-specific mitigation or for which mitigation was found to be the responsibility of another agency.

A Focused EIR may be prepared for a multifamily residential project not exceeding 100 units or a mixed use residential project not exceeding 100,000 square feet even though the project was not identified in a Master EIR, if the following conditions are met:

(a) The project is consistent with a general plan, specific plan, community plan, or zoning ordinance for which an EIR was prepared within five (5) years of the Focused EIR's certification;
(b) The project does not require the preparation of a Subsequent or Supplemental EIR; and
(c) The parcel is surrounded by immediately contiguous urban development, was previously developed with urban uses, or is within one-half mile of a rail transit station.

A Focused EIR for these projects should be limited to potentially significant effects that are project-specific and/or which substantial new information shows will be more significant than

 ©Best Best & Krieger LLP

described in the Master EIR. No discussion shall be required of alternatives to the project, cumulative impacts of the project, or the growth-inducing impacts of the project.

(Reference: State CEQA Guidelines, § 15179.5.)

## 8.13 SPECIAL REQUIREMENTS FOR REDEVELOPMENT PROJECTS.

An EIR for a redevelopment plan may be a Master EIR, Program EIR or Project EIR. An EIR for a redevelopment plan must specify whether it is a Master EIR, a Program EIR or a Project EIR. Normally, the City will not be a Lead Agency for a redevelopment plan. However, if the City is a Responsible Agency on such a project, the City should endeavor to ensure that the county and/or applicable city as the case may be, as Lead Agency, analyzes these impacts in accordance with CEQA.

If a Program EIR is prepared for a redevelopment plan, subsequent activities in the redevelopment program will be subject to review if they would have effects that were not examined in the Program EIR. The Lead Agency should use a written checklist or similar device to document the evaluation of the site and the proposed activity to determine whether the environmental effects of the operation were indeed covered in the Program EIR. If the Lead Agency finds that no new effects could occur, no new mitigation measures would be required or that State CEQA Guidelines sections 15162 and 15163 do not otherwise apply, the Lead Agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document is required.

If the EIR for a redevelopment plan is a Project EIR, all public and private activities or undertakings pursuant to or in furtherance of the Redevelopment Plan shall constitute a single project, which shall be deemed approved at the time of the adoption of the Redevelopment Plan. Once certified, no subsequent EIRs will be needed unless required by State CEQA Guidelines sections 15162 or 15163. If a Master EIR is prepared for a redevelopment plan, subsequent projects will be subject to review if they would have effects that were not examined in the Master EIR. If no new effects could occur or no new mitigation measures would be required, the Lead Agency can approve the activity as being within the scope of the project covered by the Master EIR, and no new environmental document is required.

(Reference: State CEQA Guidelines, § 15180.)

# 9. AFFORDABLE HOUSING

## 9.01 STREAMLINED, MINISTERIAL APPROVAL PROCESS FOR AFFORDABLE HOUSING PROJECTS

The legislature has provided reforms and incentives to facilitate and expedite the approval and construction of affordable housing.

(a) An applicant may submit an application for a development that is subject to the streamlined, ministerial approval process and is not subject to a conditional use permit or any other non-legislative discretionary approval if the development satisfies all of the following objective planning standards:

(i) The development is a multifamily housing development that contains two or more residential units.

(ii) The development is located on a site that satisfies the following:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C)(1) A site that meets the requirements of clause (2) and satisfies any of the following:

(I) The site is zoned for residential use or residential mixed-use development.

(II) The site has a general plan designation that allows residential use or a mix of residential and nonresidential uses.

(III) The site is zoned for office or retail commercial use and meets the requirements of Gov. Code section 65852.24.

(2) At least two-thirds of the square footage of the development designated for residential use. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Government Code section 65915 shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages.

 ©Best Best & Krieger LLP

(iii) If the development contains units that are subsidized, the development proponent already has recorded, or is required by law to record, a land use restriction or covenant providing that any lower or moderate income housing units required pursuant to subparagraph B of Paragraph (iv) of this Subsection shall remain available at affordable housing costs or rent to persons and families of lower or moderate income for the following applicable minimum durations:

(A) Fifty-five years for units that are rented.

(B) Forty-five years for units that are owned.

(iv) The development satisfies subparagraphs (A) and (B) below:

(A) The development is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits, as shown on the most recent production report received by the department, is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period. A locality shall be subject to this subparagraph if it has not submitted an annual housing element report to the department pursuant to paragraph (2) of subdivision (a) of Section 65400 for at least two consecutive years before the development submitted an application for approval under this section.

(B) The development is subject to a requirement mandating a minimum percentage of below market rate housing based on one of the following:

(1) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or that production report reflects that there were fewer units of above moderate-income housing approved than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

(2) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or that production report reflects that there were fewer units of housing affordable to households making at or below 80 percent of the area median income that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, and the project

seeking approval dedicates 50 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at or below 80 percent of the area median income. However, if the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making at or below 80 percent of the area median income, that ordinance applies.

(3) The locality did not submit its latest production report to the department by the time period required by Government Code section 65400, or if the production report reflects that there were fewer units of housing affordable to any income level described in clause (i) or (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

(v) The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Government Code section 65915, is consistent with objective zoning standards and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, "objective zoning standards" and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

(A) A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.

(B) In the event that objective zoning, general plan, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning standards pursuant to this section if the development is consistent with the standards set forth in the general plan.

(C) A project that satisfies the requirements of Government Code section 65852.24 shall be deemed consistent with objective zoning standards, objective design standards, and objective subdivision standards if the project is consistent with the provisions of subdivision (b) of Government Code section 65852.24 and if none of the square footage in the project is designated for hotel, motel, bed and breakfast inn, or other transient lodging use, except for a residential

hotel. For purposes of this subdivision, "residential hotel" shall have the same meaning as defined in Section 50519 of the Health and Safety Code.

(vi) The development is not located on a site that is any of the following:

(A) A coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code.

(B) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

(C) Wetlands, as defined in the United States Fish and Wildlife Service Manual.

(D) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Government Code section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(E) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:

(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Government Code section 65962.5; or

(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise

determined that the site is suitable for residential use or residential mixed uses.

(F) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, Health and Safety Code section 18901, and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

(G) Within a flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Code of Federal Regulations section 59.1.

(H) Within a floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Code of Federal Regulations section 60.3(d)(3).

(I) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, Fish and Game Code section 2800, habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

(J) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act, Fish and Game Code section 2050, or the Native Plant Protection Act, Fish and Game Code section 1900.

(K) Lands under conservation easement.

(vii) The development is not located on a site where any of the following apply:

(A) The development would require the demolition of the following types of housing:

(1) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(2) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(3) Housing that has been occupied by tenants within the past 10 years.

(B) The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

(C) The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

(D) The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

(viii) The applicant has done both of the following, as applicable:

(A) Certified to the locality that either of the following is true, as applicable:

(1) The entirety of the development is a public work for purposes of Labor Code section 1720.

(2) If the development is not in its entirety a public work, that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Labor Code sections 1773 and 1773.9, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:

(I) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.

(II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

 ©Best Best & Krieger LLP

(III) Except as provided in subsection (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Labor Code section 1776 and make those records available for inspection and copying as provided in therein.

(IV) Except as provided in subsection (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Labor Code section 1741, which may be reviewed pursuant to Labor Code section 1742, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Labor Code section 1771.2. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Labor Code section 1742.1.

(V) Subsections (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in Public Contract Code section 2500(b)(1).

(VI) Notwithstanding Labor Code section 1773.1, subdivision (c), the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Labor Code section 511 or 514.

(B)(1) For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:

(I) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(II) On and after January 1, 2023, until December 31, 2025, the development consists of 50 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.

(III) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units that are not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(IV) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

(V) On and after January 1, 2023, until December 31, 2025, the development consists of more than 25 units and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal bay county.

(2) For purposes of this section, "skilled and trained workforce" has the same meaning as provided in the Public Contract Code section 2600.

(3) If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:

(I) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.

(II) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.

(III) Except as provided in subdivision (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Public Contract Code section 2600. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Government Code section 7920.000, et seq.) and shall be open to public inspection. An applicant that fails to provide a monthly report

demonstrating compliance with Public Contract Code section 2600 shall be subject to a civil penalty of ten thousand dollars ($10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars ($200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Labor Code section 1741, and may be reviewed pursuant to the same procedures in Labor Code section 1742. Penalties shall be paid to the State Public Works Enforcement Fund.

(IV) Subdivision (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in Public Contract Code section 2500(b)(1).

(C) Notwithstanding subparagraphs (A) and (B) above, a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:

(1) The project includes 10 or fewer units.

(2) The project is not a public work for purposes of Labor Code section 1720.

(ix) The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Government Code section 66410, et seq.) or any other applicable law authorizing the subdivision of land, unless either of the following apply:

(A) The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (viii).

(B) The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (h).

(x) The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law, Civil Code section 798, the Recreational Vehicle Park Occupancy Law, Civil Code section 799.20, the Mobilehome Parks Act, Health and Safety Code section 18200, or the Special Occupancy Parks Act, Health and Safety Code section 18860.

(b)(i)(A)(1) Before submitting an application for a development subject to the streamlined, ministerial approval process described in this section, the development proponent shall submit to the local government a notice of its intent to submit an application. The notice of intent shall be in the form of a preliminary application that includes all of the information described in Section 65941.1 of the Government Code, as that section read on January 1, 2020.

(2) Upon receipt of a notice of intent to submit an application, the local government shall engage in a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as described in Section 21080.3.1 of the Public Resources Code, of the proposed development. In order to expedite compliance with this subdivision, the local government shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development.

(3) The timeline for noticing and commencing a scoping consultation in accordance with this subdivision shall be as follows:

A. The local government shall provide a formal notice of a development proponent's notice of intent to submit an application to each California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development within 30 days of receiving that notice of intent. The formal notice provided pursuant to this subclause shall include all of the following:

1. A description of the proposed development.
2. The location of the proposed development.
3. An invitation to engage in a scoping consultation in accordance with this subdivision.

B. Each California Native American tribe that receives a formal notice pursuant to this clause shall have 30 days from the receipt of that notice to accept the invitation to engage in a scoping consultation.

C. If the local government receives a response accepting an invitation to engage in a scoping consultation pursuant to this subdivision, the local government shall commence the scoping consultation within 30 days of receiving that response.

(B) The scoping consultation shall recognize that California Native American tribes traditionally and culturally affiliated with a geographic area have knowledge and expertise concerning the resources at issue and shall take into account the cultural significance of the resource to the culturally affiliated California Native American tribe.

(C) The parties to a scoping consultation conducted pursuant to this subdivision shall be the local government and any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development. More than one California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development may participate in the scoping consultation. However, the local government, upon the request of any California Native American tribe traditionally and culturally affiliated with the geographic area of the proposed development, shall engage in a separate scoping consultation with that California Native American tribe. The development proponent and its consultants may participate in a scoping consultation process conducted pursuant to this subdivision if all of the following conditions are met:

(1) The development proponent and its consultants agree to respect the principles set forth in this subdivision.

(2) The development proponent and its consultants engage in the scoping consultation in good faith.

(3) The California Native American tribe participating in the scoping consultation approves the participation of the development proponent and its consultants. The California Native American tribe may rescind its approval at any time during the scoping consultation, either for the duration of the scoping consultation or with respect to any particular meeting or discussion held as part of the scoping consultation.

(D) The participants to a scoping consultation pursuant to this subdivision shall comply with all of the following confidentiality requirements: (1) Government Code section 7927.000; Government Code section 7927.005; Public Resources Code section 21083.3, subdivision (c); (4) State CEQA Guidelines section 15120, subdivision (d); and any additional confidentiality standards adopted by the California Native American tribe participating in the scoping consultation.

(E) CEQA does not apply to the scoping consultation conducted pursuant to this subdivision.

(b)(ii)(A) If, after concluding the scoping consultation, the parties find that no potential tribal cultural resource would be affected by the proposed development, the development proponent may submit an application for the proposed development that is subject to the streamlined, ministerial approval process described in this section

.

(B) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is documented between the California Native American tribe and the local government on methods, measures, and conditions for tribal cultural resource treatment, the development proponent may submit the application for a development subject to the streamlined, ministerial approval process described in this section. The local government shall ensure that the enforceable agreement is included in the requirements and conditions for the proposed development.

(C) If, after concluding the scoping consultation, the parties find that a potential tribal cultural resource could be affected by the proposed development and an enforceable agreement is not documented between the California Native American tribe and the local government regarding methods, measures, and conditions for tribal cultural resource treatment, the development shall not be eligible for the streamlined, ministerial approval process described in this section.

(D) For purposes of this paragraph, a scoping consultation shall be deemed to be concluded if either of the following occur:

(1) The parties to the scoping consultation document an enforceable agreement concerning methods, measures, and conditions to avoid or address potential impacts to tribal cultural resources that are or may be present.

(2) One or more parties to the scoping consultation, acting in good faith and after reasonable effort, conclude that a mutual agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources that are or may be present cannot be reached.

(E) If the development or environmental setting substantially changes after the completion of the scoping consultation, the local government shall notify the California Native American tribe of the changes and engage in a subsequent scoping consultation if requested by the California Native American tribe.

 ©Best Best & Krieger LLP

(b)(iii) A local government may only accept an application for streamlined, ministerial approval pursuant to this section if one of the following applies:

(A) A California Native American tribe that received a formal notice of the development proponent's notice of intent to submit an application pursuant to this section did not accept the invitation to engage in a scoping consultation.

(B) The California Native American tribe accepted an invitation to engage in a scoping consultation pursuant to this section but substantially failed to engage in the scoping consultation after repeated documented attempts by the local government to engage the California Native American tribe.

(C) The parties to a scoping consultation pursuant to this subdivision find that no potential tribal cultural resource will be affected by the proposed development.

(D) A scoping consultation between a California Native American tribe and the local government has occurred and resulted in an agreement.

(b)(iv) A project shall not be eligible for the streamlined, ministerial process described in this section if any of the following apply:

(A) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

(B) There is a potential tribal cultural resource that could be affected by the proposed development and the parties to a scoping consultation conducted pursuant to this subdivision do not document an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment, as described in this section.

(C) The parties to a scoping consultation conducted pursuant to this subdivision do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(b)(v) (A) If, after a scoping consultation conducted pursuant to this subdivision, a project is not eligible for the streamlined, ministerial process described in this section for any or all of the following reasons, the local government shall provide written documentation of that fact, and an explanation of the reason for which the project is not eligible, to the development proponent and to any California Native American tribe that is a party to that scoping consultation:

(1) There is a tribal cultural resource that is on a national, state, tribal, or local historic register list located on the site of the project.

 ©Best Best & Krieger LLP

(2) The parties to the scoping consultation have not documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment.

(3) The parties to the scoping consultation do not agree as to whether a potential tribal cultural resource will be affected by the proposed development.

(b)(v) (B) The written documentation provided to a development proponent pursuant to this paragraph shall include information on how the development proponent may seek a conditional use permit or other discretionary approval of the development from the local government.

(b)(vi) This section is not intended, and shall not be construed, to limit consultation and discussion between a local government and a California Native American tribe pursuant to other applicable law, confidentiality provisions under other applicable law, the protection of religious exercise to the fullest extent permitted under state and federal law, or the ability of a California Native American tribe to submit information to the local government or participate in any process of the local government.

(b)(vii) For purposes of this subdivision:

(A) "Consultation" means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between local governments and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural importance. A lead agency shall consult the tribal consultation best practices described in the "State of California Tribal Consultation Guidelines: Supplement to the General Plan Guidelines" prepared by the Office of Land Use and Climate Innovation.

(B) "Scoping" means the act of participating in early discussions or investigations between the local government and California Native American tribe, and the development proponent if authorized by the California Native American tribe, regarding the potential effects a proposed development could have on a potential tribal cultural resource, as defined in Section 21074 of the Public Resources Code, or California Native American tribe, as defined in Section 21073 of the Public Resources Code.

(b)(viii) This subdivision (b) shall not apply to any project that has been approved under the streamlined, ministerial approval process provided under this section before September 25, 2020.

(c) (i) If a local government determines that a development submitted pursuant to this section is consistent with the objective planning standards specified in subdivision (a) and pursuant to paragraph (iii) of this subdivision, it shall approve the development. If a local government determines that a development submitted pursuant to this section is in conflict with any of the objective planning standards specified in subdivision (a), it shall provide the development proponent written documentation of which standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that standard or standards, as follows:

(A) Within 60 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(ii) If the local government fails to provide the required documentation pursuant to paragraph (1), the development shall be deemed to satisfy the objective planning standards specified in subdivision (a).

(iii) For purposes of this section, a development is consistent with the objective planning standards specified in subdivision (a) if there is substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards. The local government shall not determine that a development, including an application for a modification under subdivision (g), is in conflict with the objective planning standards on the basis that application materials are not included, if the application contains substantial evidence that would allow a reasonable person to conclude that the development is consistent with the objective planning standards.

(d) (i) Any design review or public oversight of the development may be conducted by the local government's planning commission or any equivalent board or commission responsible for review and approval of development projects, or the city council or board of supervisors, as appropriate. That design review or public oversight shall be objective and be strictly focused on assessing compliance with criteria required for streamlined projects, as well as any reasonable objective design standards published and adopted by ordinance or resolution by a local jurisdiction before submission of a development application, and shall be broadly applicable to development within the jurisdiction. That design review or public oversight shall be completed, and if the development is consistent with all objective standards, the local government shall approve the development as follows and shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect, as applicable:

(A) Within 90 days of submittal of the development to the local government pursuant to this section if the development contains 150 or fewer housing units.

(B) Within 180 days of submittal of the development to the local government pursuant to this section if the development contains more than 150 housing units.

(ii) If the development is consistent with the requirements of subparagraph (A) or (B) of paragraph (ix) of subdivision (a) and is consistent with all objective subdivision standards in the local subdivision ordinance, an application for a subdivision pursuant to the Subdivision Map Act (Division 2 (commencing with Government Code section 66410)) shall be exempt from the requirements of CEQA and shall be subject to the public oversight timelines set forth in paragraph (i).

(iii) If a local government determines that a development submitted pursuant to this section is in conflict with any of the standards imposed pursuant to paragraph (i), it shall provide the development proponent written documentation of which objective standard or standards the development conflicts with, and an explanation for the reason or reasons the development conflicts with that objective standard or standards consistent with the timelines described in paragraph (i) of subdivision (c).

(e) (i) Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing parking requirements in multifamily developments, shall not impose parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

(A) The development is located within one-half mile of public transit.

(B) The development is located within an architecturally and historically significant historic district.

(C) When on-street parking permits are required but not offered to the occupants of the development.

(D) When there is a car share vehicle located within one block of the development.

(ii) If the development does not fall within any of the categories described in paragraph (1), the local government shall not impose parking requirements for streamlined developments approved pursuant to this section that exceed one parking space per unit.

(f) (i) If a local government approves a development pursuant to this section, then, notwithstanding any other law, that approval shall not expire if the project satisfies both of the following requirements:

(A) The project includes public investment in housing affordability, beyond tax credits.

(B) At least 50 percent of the units are affordable to households making at or below 80 percent of the area median income.

(ii) If a local government approves a development pursuant to this section, and the project does not satisfy the requirements of subparagraphs (A) and (B) of paragraph (f)(i), that approval shall remain valid for three years from the date of the final action establishing that approval, or if litigation is filed challenging that approval, from the date of the final judgment upholding that approval. Approval shall remain valid for a project provided construction activity, including demolition and grading activity, on the development site has begun pursuant to a permit issued by the local jurisdiction and is in progress. For purposes of this subdivision, "in progress" means one of the following:

(A) The construction has begun and has not ceased for more than 180 days.

(B) If the development requires multiple building permits, an initial phase has been completed, and the project proponent has applied for and is diligently pursuing a building permit for a subsequent phase, provided that once it has been issued, the building permit for the subsequent phase does not lapse.

(C) Notwithstanding subparagraph (ii), a local government may grant a project a one-time, one-year extension if the project proponent can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application.

(iii) If the development proponent requests a modification pursuant to subdivision (g), then the time during which the approval shall remain valid shall be extended for the number of days between the submittal of a modification request and the date of its final approval, plus an additional 180 days to allow time to obtain a building permit. If litigation is filed relating to the modification request, the time shall be further extended during the pendency of the litigation. The extension required by this paragraph shall only apply to the first request for a modification submitted by the development proponent.

(g) (i)(A) A development proponent may request a modification to a development that has been approved under the streamlined, ministerial approval process provided in subdivision (b) if that request is submitted to the local government before the issuance of the final building permit required for construction of the development.

(i)(B) Except as provided in paragraph (g)(iiii), the local government shall approve a modification if it determines that the modification is consistent with the objective planning standards specified in subdivision (a) that were in effect when the original development application was first submitted.

(i)(C) The local government shall evaluate any modifications requested pursuant to this subdivision for consistency with the objective planning standards using the same assumptions and analytical methodology that the local government originally used to assess consistency for the development that was approved for streamlined, ministerial approval pursuant to subdivision (b).

(i)(D) A guideline that is adopted or amended by the Department of Housing and Community Development after a development is approved through the streamlined, ministerial approval process described in subdivision (b) shall not be used as a basis to deny proposed modifications.

(ii) Upon receipt of the development proponent's application requesting a modification, the local government shall determine if the requested modification is consistent with the objective planning standard and either approve or deny the modification request within 60 days after submission of the modification, or within 90 days if design review is required.

(iii) Notwithstanding paragraph (g)(i), the local government may apply objective planning standards adopted after the development application was first submitted to the requested modification in any of the following instances:

(A) The development is revised such that the total number of residential units or total square footage of construction changes by 15 percent or more. The calculation of the square footage of construction changes shall not include underground space.

(B) The development is revised such that the total number of residential units or total square footage of construction changes by 5 percent or more and it is necessary to subject the development to an objective standard beyond those in effect when the development application was submitted in order to mitigate or avoid a specific, adverse impact as that term is defined in subparagraph (A) of paragraph (1) of subdivision (j) of Government Code section 65589.5, upon the public health or safety and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact. The calculation of the square footage of construction changes shall not include underground space.

(C) Objective building standards contained in the California Building Standards Code (Title 24 of the California Code of Regulations), including, but not limited to, building plumbing, electrical fire, and grading codes, may be applied to all modification applications that are submitted prior to the first building permit application. Those standards may be applied to modification applications submitted after first building permit application if agreed to by the development proponent.

(iv) The local government's review of a modification request pursuant to this subdivision shall be strictly limited to determining whether the

modification, including any modification to previously approved density bonus concessions or waivers, modify the development's consistency with the objective planning standards and shall not reconsider prior determinations that are not affected by the modification.

(h) (i) A local government shall not adopt or impose any requirement, including, but not limited to, increased fees or inclusionary housing requirements, that applies to a project solely or partially on the basis that the project is eligible to receive ministerial or streamlined approval pursuant to this section.

(ii) A local government shall issue a subsequent permit required for a development approved under this section if the application substantially complies with the development as it was approved pursuant to subdivision (b). Upon receipt of an application for a subsequent permit, the local government shall process the permit without unreasonable delay and shall not impose any procedure or requirement that is not imposed on projects that are not approved pursuant to this section. The local government shall consider the application for subsequent permits based upon the objective standards specified in any state or local laws that were in effect when the original development application was submitted, unless the development proponent agrees to a change in objective standards. Issuance of subsequent permits shall implement the approved development, and review of the permit application shall not inhibit, chill, or preclude the development. For purposes of this paragraph, a "subsequent permit" means a permit required subsequent to receiving approval under subdivision (b), and includes, but is not limited to, demolition, grading, and building permits and final maps, if necessary.

(i) (i) This section shall not affect a development proponent's ability to use any alternative streamlined by right permit processing adopted by a local government, including the provisions of Government Code section 65583.2(i).

(ii) This section shall not prevent a development from also qualifying as a housing development project entitled to the protections of Government Code section 65589.5. This paragraph does not constitute a change in, but is declaratory of, existing law.

(j) CEQA does not apply to actions taken by a state agency, local government, or the San Francisco Bay Area Rapid Transit District to:

(i) Lease, convey, or encumber land owned by the local government or the San Francisco Bay Area Rapid Transit District or to facilitate the lease, conveyance, or encumbrance of land owned by the local government, or for the lease of land owned by the San Francisco Bay Area Rapid Transit District in association with an eligible TOD project, as defined pursuant to Section 29010.1 of the Public Utilities Code, nor to any decisions associated with that lease, or to provide financial assistance to a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(ii) Approve improvements located on land owned by the local government or the San Francisco Bay Area Rapid Transit District that are necessary to implement a development that receives streamlined approval pursuant to this section that is to be used for housing for persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code.

(k) For purposes of this section the following definitions shall apply:

(1) "Affordable housing cost" has the same meaning as set forth in section 50052.5 of the Health and Safety Code.

(2) (A) Subject to the qualification provided by subparagraph (B), "affordable rent" has the same meaning as set forth in Section 50063 of the Health and Safety Code.

(B) For a development for which an application pursuant to this section was submitted prior to January 1, 2019, that includes 500 units or more of housing, and that dedicates 50 percent of the total number of units, before calculating any density bonus, to housing affordable to households making at, or below, 80 percent of the area median income, affordable rent for at least 30 percent of these units shall be set at an affordable rent as defined in subparagraph (k)(1), and "affordable rent" for the remainder of these units shall mean a rent that is consistent with the maximum rent levels for a housing development that receives an allocation of state or federal low-income housing tax credits from the California Tax Credit Allocation Committee.

(3) "Department" means the Department of Housing and Community Development.

(4) "Development proponent" means the developer who submits an application for streamlined approval pursuant to this section.

(5) "Completed entitlements" means a housing development that has received all the required land use approvals or entitlements necessary for the issuance of a building permit.

(6) "Locality" or "local government" means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.

(7) "Moderate income housing units" means housing units with an affordable housing cost or affordable rent for persons and families of moderate income, as that term is defined in Section 50093 of the Health and Safety Code.

(8) "Production report" means the information reported pursuant to subparagraph (D) of paragraph (2) of subdivision (a) of Government Code section 65400.

(9) "State agency" includes every state office, officer, department, division, bureau, board, and commission, but does not include the California State University or the University of California.

(10) "Subsidized" means units that are price or rent restricted such that the units are affordable to households meeting the definitions of very low and lower income, as defined in Sections 50079.5 and 50105 of the Health and Safety Code.

(11) "Reporting period" means either of the following:

(A) The first half of the regional housing needs assessment cycle.

(B) The last half of the regional housing needs assessment cycle.

(12) "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

(l) The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a "project" under CEQA.

(m) This section shall remain in effect until January 1, 2036.

(Reference: Gov. Code, § 65913.4.)

## 9.02 MINISTERIAL APPROVAL PROCESS FOR URBAN LOT SPLITS AND HOUSING DEVELOPMENTS WITH NO MORE THAN TWO RESIDENTIAL UNITS WITHIN A SINGLE-FAMILY RESIDENTIAL ZONE (SB 9)

(a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, and shall therefore not be subject to CEQA, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel is not located on a site that is any of the following:

(A) Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction;

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993);

(C) Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code—unless the parcel is a site excluded from the specified hazard zone by a local agency, or is a site that has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development;

(D) A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses;

(E) Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by any local building department;

(F) Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency;

(G) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by

the Federal Emergency Management Agency, unless the development has received a no-rise certification;

(H) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act of 1973, or other adopted natural resources protection plan;

(I) Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act; or lands under conservation easement; or

(J) Lands under conservation easement.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power;

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows; or

(B) The site has not been occupied by a tenant in the last three years

(6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

Other regulations governing the approval of a housing development under this section are set forth in Government Code section 65852.21(a).

(b) Notwithstanding any other provision of local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split—and such urban lot split shall therefore not be subject to CEQA—only if the local agency determines that the parcel map for the urban lot split meets all of the following requirements:

(1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(2) Both newly created parcels are no smaller than 1,200 square feet, except that a local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval.

(3) The parcel being subdivided meets all of the following requirements:

(A) The parcel is located within a single-family residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel is not located on a site enumerated in Paragraph (a)(2) above.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(iv) Housing that has been occupied by a tenant in the last three years.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

Other regulations governing the approval of an urban lot split under this section are set forth in Government Code section 65852.21(b).

### 9.03 STREAMLINED, MINISTERIAL REVIEW FOR ADAPTIVE REUSE PROJECTS (AB 507)

An adaptive reuse project is a project that retrofits and repurposes an existing building to create new residential or mixed uses including office conversion projects. An adaptive reuse project shall be deemed a use by right in all zones, regardless of zoning, and subject to streamlined, ministerial review and exempt from CEQA, except that:

(1) Any nonresidential use in a mixed-use project must be allowed by existing zoning or be a lawful nonconforming use.

(2) Tourist hotel uses must still follow the local jurisdiction's normal approval process.

(3) Adaptive reuse projects are not allowed in industrial zones that do not permit residential uses.

(a) An adaptive reuse project site must be urban in character:

(1) The site must be a legal parcel located within a U.S. Census–designated urbanized area.

(2) At least 75 percent of the site perimeter must touch other urban development. Streets, highways, and similar rights-of-way count as adjoining development.

(b) An adaptive reuse project must reuse an existing building that qualifies under one of the following categories:

(1) A building less than 50 years old, which may be reused without historic review.

(2) A building listed as a historic resource, provided the project follows applicable historic-preservation requirements.

(3) A building more than 50 years old that has been reviewed by the local government and determined to be either: (1) a historic resource, with the project complying with historic requirements; or, (2) not a historic resource, allowing the project to proceed without historic constraints.

(c) An adaptive reuse project must meet the following affordability criteria, as applicable:

(1) Rental projects must provide either: (1) 8% of units for very low income households and 5 % of the units for extremely low income households; or (2) 15% of the units for lower income households. All affordable rental units must remain affordable for 55 years.

(2) Owner-occupied projects must provide either: (1) 30% of the units shall be offered at an affordable housing costs to moderate-income households; or (2) 15% of the units shall be offered at an affordable housing cost to lower income households. All affordable ownership units must remain affordable for 45 years.

(3) If a local inclusionary housing policy applies, the project must: (1) meet whichever affordability percentage is higher; (2) must serve the lowest income level required by either state or local law; and (3) for rental project, include very low and extremely low-income units if the local policy does not require them, with adjustments to avoid double counting.

(d) If the adaptive reuse project includes nonresidential uses, at least half of the above-ground building area must be devoted to residential use.

A local government may adopt an ordinance to specify the process and requirements applicable to adaptive reuse projects and require an adaptive reuse project to comply with all objective planning standards found in the ordinance. Such an ordinance is not a "project" under CEQA.

Other regulations governing adaptive reuse projects under this section are set forth in Government Code sections 65658.3, 65658.5(a).

## 9.04 HOUSING DEVELOPMENT PROJECT LOCATED IN AREAS OF SMALLER POPULATIONS (SB 158)

CEQA does apply to a housing development that is: (1) located in a city with a population of more than 85,000 but less than 95,000, as determined by the 2020 Census, (2) located in a

county with a population of more than 440,000 but less than 455,000, as determined by the 2020 Census, (3) a portion of the parcel where the project is located is identified on a United States Fish and Wildlife Service map as freshwater forested or shrub wetland; and (4) a portion of the parcel where the project is located is within a regulatory floodway.

(Reference: Pub. Resources Code, § 21080.73.)

### 9.05 APPROVAL OF ORDINANCE TO ZONE ANY PARCEL FOR UP TO 10 UNITS OF RESIDENTIAL DENSITY PER PARCEL IN CERTAIN CIRCUMSTANCES (SB 10)

(a) A local government may adopt an ordinance to zone a parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site. This subsection shall not apply to either of the following:

(1) Parcels located within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This paragraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

(2) Any local restriction enacted or approved by a local initiative that designates publicly owned land as open-space land, as defined in subdivision (h) of Section 65560, or for park or recreational purposes.

(b) An ordinance adopted in accordance with this section, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that zoning ordinance, shall not constitute a "project" under CEQA.

(c) Notwithstanding any other law that allows ministerial or by right approval of a development project or that grants an exemption from CEQA, a residential or mixed-use residential project consisting of more than 10 new residential units on one or more parcels that are zoned pursuant to an ordinance adopted under this section shall not be approved ministerially or by right and shall not be exempt from CEQA. This subdivision, however, shall not apply to a project located on a parcel or parcels that are zoned pursuant to an ordinance adopted under this section, but subsequently rezoned without regard to this section. A subsequent ordinance adopted to rezone the parcel or parcels shall not be exempt from CEQA. Any environmental review conducted to adopt the subsequent ordinance shall consider the change in the zoning applicable to the parcel or parcels before they were zoned or rezoned pursuant to the ordinance adopted under this section.

Other regulations governing the approval of an ordinance under this section are set forth in Government Code section 65913.5.

 ©Best Best & Krieger LLP

## 9.06 HOUSING SUSTAINABILITY DISTRICTS.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries. The general plan must contain seven mandatory elements, including a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. Senate Bill 73 authorizes a city, county, or city and county, including a charter agency, to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The agency is authorized to apply to the Department of Housing and Community Development for approval of a zoning incentive payment and requires the agency to provide specified information about the proposed housing sustainability district ordinance. The department is required to approve a zoning incentive payment if the ordinance meets the above-described requirements and the agency's housing element is in compliance with specified law.

A city, county, or city and county with a housing sustainability district would be entitled to a zoning incentive payment, subject to appropriation of funds for that purpose, and require that one-half of the amount be paid when the department approves the zone and one-half of the amount be paid when the department verifies that permits for the construction of the units have issued within the zone, provided that the city, county, or city and county has received a certificate of compliance for the applicable year. If the agency reduces the density of sites within the district from specified levels set forth in the Senate Bill 73, the agency would be required to return the full amount of zoning incentive payments it has received to the department. The bill also authorizes a developer to develop a project in a housing sustainability district in accordance with the already existing land use approval procedures that would otherwise apply to the parcel in the absence of the establishment of the housing sustainability district pursuant to its provisions, as provided.

As it relates specifically to CEQA, a Lead Agency designating a housing sustainability district is required to prepare an EIR pursuant to Government Code section 66201 to identify and mitigate, to the extent feasible, environmental impacts resulting from the designation. The EIR shall identify mitigation measures that may be undertaken by housing projects in the housing sustainability district to mitigate the environmental impacts identified in the EIR. Housing projects undertaken in the housing sustainability districts that meet specified requirements, including if the project satisfies certain design review standards applicable to development projects within the district provided the project is "complementary to adjacent buildings and structures and is consistent with the [agency's] general plan," are exempt under CEQA. (Reference: Pub. Resources Code, § 21155.10, 21155.11.)

## 9.07 INTERIM MOTEL HOUSING PROJECTS.

"Interim motel housing projects" are statutorily exempt from CEQA. A project is exempt from CEQA as an "interim motel housing project" where the project consists of the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing and the conversion meets at least one of the following conditions: (1) the conversion does not result in the expansion of more than 10 percent of the floor area of any individual living unit in the structure; and (2) the conversion does not result in any significant effects relating to traffic, noise, air quality, or water quality.

If the City determines that a project is exempt from CEQA as an interim motel housing project, it must file a Notice of Exemption with the State Clearinghouse.

(Reference: Pub. Resources Code, § 21080.50.)

## 9.08 SUPPORTIVE HOUSING AND "NO PLACE LIKE HOME" PROJECTS.

A decision by the City to seek funding from, or the Department of Housing and Community Development's awarding of funds pursuant to, the "No Place Like Home Program" (set forth in Part 3.9 of Division 5 of the Welfare and Institutions Code, commencing with Section 5849.1) does not constitute a "project" under CEQA.

"Supportive housing" in areas where multifamily and mixed uses are permitted may be a "use by right" and thus exempt from CEQA if the supportive housing project meets certain criteria set forth in Government Code section 65651. A "supportive housing" project is a project that provides housing with no limit on length of stay, that is occupied by persons within the target population—i.e., persons with disabilities, families who are homeless, or homeless youth—and that is linked to onsite or offsite services that assist the supportive housing resident to retain housing, improve their health status, and maximize their ability to live and, when possible, work in the community. A policy by a city or county to approve as a use by right proposed housing developments with a limit higher than 50 units does not constitute a "project" under CEQA. To see the requirements of the exemptions relating to supportive housing, please see Government Code section 65651.

If a No Place Like Home project is not exempt from CEQA under Government Code section 65651, the development applicant may request, within 10 days after the City determines the type of environmental documentation required for the project under CEQA, that the City prepare and certify the record of proceeding for the environmental review of the No Place Like Home project in accordance with Public Resources Code section 21186.

If the City approves or determines to carry out a No Place Like Home project that is subject to CEQA, the City shall file a notice of that approval or determination in accordance with the requirements of Public Resources Code section 21151, subdivision (a), except that the Notice of Determination shall be filed within two working days after the approval or determination becomes final. Likewise, if the City approves or determines to carry out a No Place Like Home project that is not subject to CEQA, the City shall file a Notice of Exemption in accordance with the requirements of Public Resources Code section 21152, subdivision (b), except that the Notice of Exemption shall be filed within two working days after the approval or determination becomes final.

(Reference: Pub. Resources Code, § 21163, *et seq.*; Gov. Code, § 65651; Health & Safety Code, § 50675.14.)

## 9.09 AFFORDABLE HOUSING DEVELOPMENTS IN COMMERCIAL ZONES.

A proposed affordable multifamily housing development project is subject to streamlined, ministerial review and is not subject to CEQA if it meets the following requirements:

1. One hundred percent of the units within the development project, excluding managers' units, must be dedicated to lower income households at an affordable cost, as defined by Section 50052.5 of the Health and Safety Code, or an affordable rent set in an amount consistent with the rent limits established by the California Tax Credit Allocation Committee. The units must be subject to a recorded deed restriction for a period of 55 years for rental units and 45 years for owner-occupied units.

2. The proposed development must meet applicable objective zoning standards, objective subdivision standards, and objective design review standards as further defined in Government Code section 65912.113(f) & (g).

3. The proposed housing development must meet certain density requirements set forth in Government Code section 65583.2(c)(3).

4. The project must be located in a zone where office, retail, or parking are a principally permitted use.

5. At least 75 percent of the perimeter of the project site must adjoin parcels that are developed with urban uses. Parcels that are only separated by a street or highway shall be considered adjoined.

6. The project may not be located on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.

7. The project site must be located on a legal parcel or parcels that are either (a) in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau; or (b) in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

8. None of the proposed housing may be located within 500 feet of a freeway.

9. None of the proposed housing may be located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.

10. The project may not be located on a site that qualifies as either prime farmland or farmland of statewide importance.

11. The project site may not be located in wetlands.

12. The project site may not be located in a very high fire hazard severity zone.

13. The project site may not be located on a hazardous waste site, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(E).

14. The project site may not be located within a delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards as set forth in Government Code section 65913.4(a)(6)(F).

15. The project may not be located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA").

16. The project site may not be located within a regulatory floodway as determined by FEMA, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(H).

17. The project site may not be located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act, or other adopted natural resource protection plan.

18. The project site may not be located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act.

19. The project site may not be located on lands under conservation easement.

20. The project site may not be located on an existing parcel of land or site that is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

21. For a project proposed on a site within a neighborhood plan area, the applicable neighborhood plan must permit multifamily housing development on the site. Additional requirements apply to projects within a neighborhood plan area as of January 1, 2024, as set forth in Government Code section 65912.113(i).

22. For a project proposed on a vacant site, the project may not result in significant and unavoidable impacts to tribal cultural resources on the site.

23. The development proponent must complete a Phase I Environmental Site Assessment, and the proponent must undertake additional measures if a recognized environmental condition is found as set forth in Government Code section 65912.113(c).

A project approved under this section must meet certain labor standards, as set forth in Government Code section 65912.130, et seq. For example, a private housing development project under this section is subject to a requirement that all construction workers employed in the execution of the development be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations.

(Reference: Gov. Code, § 65912.110, et seq.)

## 9.10 MIXED-INCOME HOUSING DEVELOPMENTS ALONG COMMERCIAL CORRIDORS.

A proposed multifamily housing development project is subject to streamlined, ministerial review and is not subject to CEQA if it meets the following requirements:

1. The proposed development project must meet all of the following affordability criteria, as set forth in greater detail in Government Code section 65912.122:

   (a)(1) A rental housing development shall include either of the following:

      (A) Eight percent of the units for very low income households and 5 percent of the units for extremely low income households; or

      (B) Fifteen percent of the units for lower income households.

   (2) The development proponent must agree to, and the local government must ensure, the continued affordability of all affordable rental units included pursuant to this section for 55 years.

   (b)(1) An owner-occupied housing development shall include either of the following:

      (A) Thirty percent of the units must be offered at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, to moderate-income households; or

      (B) Fifteen percent of the units must be offered at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, to lower income households.

   (2) The development proponent must agree to, and the local government must ensure, the continued affordability of all affordable rental units included pursuant to this section for 45 years.

   (c) If the local government has a local affordable housing requirement, the housing development project shall comply with all of the following:

      (1) The development project shall include the percentage of affordable units required by this section or the local requirement, whichever is higher.

      (2) The development project shall meet the lowest income targeting in either policy.

      (3) If the local affordable housing requirement requires greater than 15 percent of the units to be dedicated for lower income households and does not require the inclusion of units affordable to very low

and extremely low income households, then the rental housing development shall do both of the following:

(A) Include 8 percent of the units for very low income households and 5 percent of the units for extremely low income households; and

(B) Fifteen percent of units affordable to lower income households shall be subtracted from the percentage of units required by the local policy at the highest required affordability level.

(d) Affordable units in the development project shall have the same bedroom and bathroom count ratio as the market rate units, be equitably distributed within the project, and have the same type or quality of appliances, fixtures, and finishes.

2. The project site must abut a commercial corridor and have frontage along the commercial corridor of at least 50 feet.

3. The project site may not be greater than 20 acres.

4. The project must be located in a zone where office, retail, or parking are a principally permitted use.

5. At least 75 percent of the perimeter of the project site must adjoin parcels that are developed with urban uses. Parcels that are only separated by a street or highway shall be considered adjoined.

6. The project may not be located on a site or adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.

7. The project site must be located on a legal parcel or parcels that are either (a) in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau; or (b) in an unincorporated area, and the legal parcel or parcels are wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

8. The proposed development must meet applicable objective zoning standards, objective subdivision standards, and objective design review standards as further explained in Government Code section 65912.123(j).

9. The proposed housing development must meet certain density requirements set forth in Government Code section 65912.123(b).

10. The proposed housing development must meet certain height and setback requirements set forth in Government Code section 65912.123(c)-(d).

11. The project may not be located on a site where any of the following would apply:

    (a) The development would require the demolition of the following types of housing: (i) housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income; (ii) housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; (iii) or housing that has been occupied by tenants within the past 10 years, excluding any manager's units.

    (b) The site was previously used for permanent housing that was occupied by tenants, excluding any manager's units, that was demolished within 10 years before the development proponent submitted its application for the development.

    (c) The site would require the demolition of a historic structure that was placed on a national, state, or local historic register.

    (d) The property contains one to four dwelling units.

    (e) The property is vacant and zoned for housing but not for multifamily residential use.

    (f) The existing parcel of land or site is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act

12. None of the proposed housing may be located within 500 feet of a freeway.

13. None of the proposed housing may be located within 3,200 feet of a facility that actively extracts or refines oil or natural gas.

14. The project may not be located on a site that qualifies as either prime farmland or farmland of statewide importance.

15. The project site may not be located in wetlands.

16. The project site may not be located in a very high fire hazard severity zone.

17. The project site may not be located on a hazardous waste site, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(E).

18. The project site may not be located within a delineated earthquake fault zone, unless the development complies with applicable seismic protection building code standards as set forth in Government Code section 65913.4(a)(6)(F).

19. The project may not be located within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA").

20. The project site may not be located within a regulatory floodway as determined by FEMA, with limited exceptions as set forth in Government Code section 65913.4(a)(6)(H).

21. The project site may not be located on lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act, habitat conservation plan pursuant to the federal Endangered Species Act, or other adopted natural resource protection plan.

22. The project site may not be located on habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act, the California Endangered Species Act, or the Native Plant Protection Act.

23. The project site may not be located on lands under conservation easement.

24. For a project proposed on a site within a neighborhood plan area, the applicable neighborhood plan must permit multifamily housing development on the site. Additional requirements apply to projects within a neighborhood plan area as of January 1, 2024, as set forth in Government Code section 65912.121(i).

25. For a project proposed on a vacant site, the project may not result in significant and unavoidable impacts to tribal cultural resources on the site.

26. The development proponent must complete a Phase I Environmental Site Assessment, and the proponent must undertake additional measures if a recognized environmental condition is found as set forth in Government Code section 65912.123(f).

A project approved under this section must meet certain labor standards, as set forth in Government Code section 65912.130, et seq. For example, a private housing development project under this section is subject to a requirement that all construction workers employed in the execution of the development be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations.

(Reference: Gov. Code, § 65912.120, et seq.)

## 9.11 A RESPONSIBLE AGENCY'S PROVISION OF FINANCIAL ASSISTANCE OR INSURANCE FOR THE DEVELOPMENT AND CONSTRUCTION OF AFFORDABLE HOUSING.

Action taken by a local agency that is acting as a responsible agency – not as a lead agency – to provide financial assistance or insurance for the development and construction of residential housing for persons and families of low or moderate income, as defined in Section 50093 of the Health and Safety Code, is exempt from CEQA if the project that is the subject of

the application for financial assistance or insurance will be subject to CEQA review by another public agency. This includes a local agency's approval of contracts that provide residential, counseling, and security services for people experiencing homelessness.

(Reference: Pub. Resources Code, § 21080.10.)

### 9.12 EXEMPTION FOR SPECIFIED AFFORDABLE HOUSING PROJECTS.

If the conditions and requirements set forth in Public Resources code section 21080.40 are met, the following public agency action relating to an "affordable housing project" shall be exempt from CEQA :

1. The issuance of an entitlement by a public agency for an affordable housing project.

2. An action to lease, convey, or encumber land owned by a public agency for an affordable housing project.

3. An action to facilitate the lease, conveyance, or encumbrance of land owned or to be purchased by a public agency for an affordable housing project.

4. Rezoning, specific plan amendments, or general plan amendments required specifically and exclusively to allow the construction of an affordable housing project.

5. An action to provide financial assistance in furtherance of implementing an affordable housing project.

Section 21080.40 of the Public Resources Code defines "affordable housing project" as a project that meets the following requirements:

- The project consists of multifamily residential uses only or a mix of multifamily residential and nonresidential uses;

- At least two-thirds of the square footage of the project is designated for residential use;

- All of the project's residential units, excluding managers' units, are dedicated to lower income households, as defined by Health & Safety Code section 50079.5;

- The project meets the labor requirements set forth in Government Code section 65912.130, or Government Code section 65912.131 if the project has 50 or more residential units;

- The project is located on a parcel in any of the following locations: (i) an urbanized area or urban cluster, as designated by the United States Census Bureau, (ii) within one-half mile walking distance to either a high-quality transit corridor or a major transit stop, (iii) a very low vehicle travel area (defined as an urbanized area where existing residential development generates vehicle miles traveled per capita that is below 85

percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita), or (iv) proximal to six or more certain specified amenities, including within one-half mile of a bus station or ferry terminal, or within one mile (or two miles if in a rural area) of a supermarket or grocery store, public park, community center, pharmacy or drugstore, medical clinic or hospital, public library, or a school; and

- Parcels that are developed with urban uses must adjoin at least 75 percent of the perimeter of the project site or at least three sides of a four-sided project site.

To qualify for this exemption, the affordable housing project must meet a series of requirements set forth in Public Resources Code section 21080.40. The requirements include that the affordable housing project be subject to a recorded California Tax Credit Allocation Committee regulatory agreement for at least 55 years upon completion of construction, and that the project site must be adequately served by existing utilities or extensions. In addition, the public agency must confirm that the project is not built on environmentally sensitive or hazardous land; that the project will not have significant and unavoidable tribal cultural resource impacts; that a Phase I environmental assessment was prepared and any hazardous substances on the site have been remediated; and if the project site is not permitted for multifamily housing, that none of the housing is located within 500 feet of a freeway or within 3,200 feet of a facility that actively extracts or refines soil or natural gas; and that the project site is not within a very high fire hazard severity zone.

If a lead agency determines that the affordable housing project is exempt from CEQA pursuant to this provision, it must file a notice of exemption with the Office of Land Use and Climate Innovation and the county clerk of each county in which the project is located.

(Reference: Pub. Resources Code, § 21080.40.)

## 9.13 "NEAR MISS" STREAMLINED HOUSING DEVELOPMENT PROJECT

If a proposed housing development project would normally be exempt from CEQA pursuant to a statutory or categorical exemption (Classes 1 to 5, 12, 15, 20, 27, 30, or 32)—but fails to qualify because of just one specific issue—then CEQA review is limited to only the environmental effects caused by that one issue. The environmental review (initial study or EIR) only needs to analyze impacts caused solely by that single disqualifying issue, based on evidence in the record. If an EIR is required, it does not need to analyze project alternatives or growth-inducing impacts.

This limited review does not apply if:

- The project is not similar to the types of projects covered by the exemption.
- The project fails the exemption because of more than one issue.
- The project includes a distribution center or oil and gas infrastructure.
- The project is located on protected natural lands (with limited statutory exceptions).

 ©Best Best & Krieger LLP

To note, "condition" means a physical feature, regulatory requirement, or environmental effect related to the project. For a project that involves issuance of a lease, permit, license, certificate, or other entitlement for use, the lead agency must offer early consultation – if requested by a potential applicant – before an application is filed. This consultation covers possible actions, alternatives, mitigation measures, and any potential and significant effects on the environment.

(Reference: Pub. Resources Code, § 21080.1.)

## 9.14 MINISTERIAL APPROVAL OF HOUSING DEVELOPMENTS ON LAND OWNED BY INDEPENDENT INSTITUTIONS OF HIGHER EDUCATION AND RELIGIOUS INSTITUTIONS.

A "housing development project" is not subject to CEQA if it meets the criteria and requirements set forth in Government Code section 65913.16. To qualify for the exemption, a housing development project must, among other things, meet the following requirements:

1. The housing development project must be located on land owned on or before January 1, 2024 by an independent institution of higher education or a religious institution, including ownership through an affiliated or associated nonprofit public benefit corporation organized pursuant to the Nonprofit Corporation Law (Part 2 (commencing with Section 5110) of Division 2 of Title 1 of the Corporations Code).

2. The housing development project must consist of residential units only; constitute a mixed-use development consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use; or consist of transitional housing or supportive housing.

3. The housing development project must meet certain affordability requirements. One hundred percent of the development project's total units, exclusive of a manager's unit or units, must be for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the total units in the development may be for moderate-income households, as defined in Section 50052 of the Health and Safety Code, and 5 percent of the units may be for staff of the independent institution of higher education or religious institution that owns the land.

4. The project must be subject to specified labor and prevailing wage requirements.

The exemption is subject to a lengthy series of locational and other requirements, set forth in Government Code section 65913.16.

(Reference: Gov. Code, § 65913.16.)

# 10. CEQA LITIGATION

## 10.01 TIMELINES.

When a CEQA lawsuit is filed, there are numerous and complex time requirements that must be met. Pressing deadlines begin to run in the days immediately after a CEQA lawsuit has been filed with the Court. For example, within ten (10) business days of the public agency being served with a petition or complaint alleging a violation of CEQA, the City, if it was the Lead Agency, must provide the petitioner with a list of Responsible Agencies and public agencies with jurisdiction by law over any natural resource affected by the project at issue. There are a variety of other deadlines that apply in CEQA litigation.

If a CEQA lawsuit is filed, CEQA counsel should be contacted immediately in order to ensure that all the applicable deadlines are met.

## 10.02 MEDIATION AND SETTLEMENT.

**After Litigation Has Been Filed**. The parties in a CEQA lawsuit are required to meet and discuss settlement. Within twenty (20) days of being served with a CEQA legal challenge, the public agency named in the lawsuit must file a notice with the court setting forth the time and place for a settlement meeting. The meeting must be scheduled and held not later than forty-five (45) days from the date of service of the petition or complaint upon the public agency. Usually the main parties to the litigation (such as the Lead Agency, the developer of the project if there is one, and those challenging the project and their respective attorneys) meet to discuss settlement; there is no requirement to hire a professional mediator. The settlement meeting is usually subject to a confidentiality agreement.

If the parties in a CEQA lawsuit are in settlement or mediation, that attempt is intended to occur concurrently with the litigation. This means that the respondent public agency will be required to comply with all existing litigation timelines and requirements (for example, preparing and lodging the administrative record discussed below) while simultaneously conducting settlement or mediation, unless the parties enter into an alternate agreement to stay the litigation and that agreement is approved by the court.

## 10.03 ADMINISTRATIVE RECORD.

### A. Contents of Administrative Record.

When the Lead Agency's CEQA finding(s) and/or action is challenged in a lawsuit, the Lead Agency must certify the administrative record that formed the basis of the Lead Agency's decision. To the extent the documents listed below exist and are not subject to a privilege that exempts them from disclosure, the following items should be included in the administrative record:

(1) All project application materials.

(2) All staff reports and related documents prepared by the public agency with respect to its compliance with the substantive and procedural requirements of CEQA and with respect to the action on the project.

 ©Best Best & Krieger LLP

(3) All staff reports and related documents prepared by the public agency and written testimony or documents submitted by any person relevant to any findings or statement of overriding considerations adopted by the public agency pursuant to CEQA or these Local Guidelines.

(4) Any transcript or minutes of the proceedings at which the decision-making body of the public agency heard testimony on or considered any environmental document on the project, and any transcript or minutes of proceedings before any advisory body to the respondent public agency that were presented to the decision-making body prior to action on the environmental documents or on the project.

(5) All notices issued by the public agency to comply with CEQA or with any other law governing the processing and approval of the project.

(6) All written comments received in response to, or in connection with, environmental documents prepared for the project, including responses to the notice of preparation.

(7) All written evidence or correspondence submitted to, or transferred from, the public agency with respect to compliance with CEQA or with respect to the project.

(8) Any proposed decisions or findings submitted to the decision-making body of the public agency by its staff or the project proponent, project opponents, or other persons, to the extent such documents are subject to public disclosure.

(9) The documentation of the final public agency decision, including the final environmental impact report, mitigated negative declaration, or negative declaration, and all documents, in addition to those referenced in paragraph (3) above, cited or relied on in the findings or in a statement of overriding considerations adopted pursuant to CEQA.

(10) Any other written materials relevant to the respondent public agency's compliance with CEQA or to its decision on the merits of the project, including the initial study; any drafts of any environmental document, or portions thereof, that were released for public review; copies of studies or other documents relied upon in any environmental document prepared for the project and either made available to the public during the public review period or included in the public agency's files on the project; and internal agency communications presented to the final decision-making body or consulted and/or reviewed by the lead agency executive or other administrative official in a supervisory role, including staff notes and memoranda, related to the project or to compliance with CEQA, to the extent such documents are subject to public disclosure. The administrative record need not include communications that are of a logistical nature, such as meeting invitations or scheduling communications. The administrative record further may not include material that is subject to a privilege contained in the Evidence Code or material that is subject to an exemption set forth in the California Public Records Act.

(11) The full written record before any inferior administrative decision-making body whose decision was appealed prior to the filing of the lawsuit.

**B. Organization of Administrative Record.**

The administrative record should be organized as follows:

(1) Index. A detailed index must be included at the beginning of the administrative record listing each document in the order presented. Each entry must include the document's title, date, brief description, and the volume and page where the document begins;

(2) The Notice of Determination;

(3) The resolutions or ordinances adopted by the Lead Agency approving the project;

(4) The findings required by Public Resources Code section 21081, including any statement of overriding considerations;

(5) The Final EIR, including the Draft EIR or a revision of the draft, all other matters included in the Final EIR (such as traffic studies and air quality studies), or other types of environmental documents prepared under CEQA, such as a negative declaration, mitigated negative declaration, or addenda;

(6) The initial study;

(7) Staff reports prepared for the administrative bodies providing subordinate approvals or recommendations to the Lead Agency, in chronological order;

(8) Transcripts and minutes of hearings, in chronological order; and

(9) All other documents appropriate for inclusion in the administrative record, in chronological order.

Each section listed above must be separated by tabs or marked with electronic bookmarks. Oversized documents (such as building plans and maps) must be presented in a manner that allows them to be easily unfolded and viewed.

The court may issue an order allowing the documents to be organized in a different manner.

**C. Preparation of Administrative Record.**

The administrative record can be prepared: (1) by the petitioner, if the petitioner provides the Lead Agency notice that it elects to prepare the record, or (2) by the Lead Agency. If the petitioner provides notice that it elects to prepare the administrative record, the Lead Agency may, within five (5) business days of receiving such notice, deny the petitioner's request to prepare the record. In this circumstance, the Lead Agency may prepare the administrative record itself despite the petitioner's election. The petitioner and the Lead Agency can also agree on any alternative

 ©Best Best & Krieger LLP

method of preparing the record, such as having the project applicant prepare the administrative record. However, when a third party such as the project applicant prepares or assists with the preparation of the administrative record, the Lead Agency may not be able to recover fees incurred by the third party unless petitioner has agreed to this method of preparation.

Notwithstanding the above, upon the written request of a project applicant received no later than 30 days after the date that the Lead Agency makes a determination pursuant to Public Resources Code section 21080.1, 21094.5, or Chapter 4.2 (commencing with Public Resources Code section 21155) and with the written consent of the Lead Agency sent within 10 business days from receipt of the written request, the Lead Agency may prepare the administrative record concurrently with the administrative process. Should the Lead Agency and the project applicant so desire to pursue concurrent record preparation, the parties must comply with the provisions of Public Resources Code section 21167.6.2.

(See Pub. Resources Code, § 21167.6.)

### D. Special Circumstances For Environmental Leadership Projects.

Special timing considerations and requirements apply if the Project is certified by the Governor as an Environmental Leadership Project pursuant to the "Jobs and Economic Improvement Through Environmental Leadership Act of 2021." For example, the administrative record must be finished and certified within five (5) days of project approval. See Public Resources Code section 21186 for a complete discussion of the special requirements related to the preparation of an administrative record for an Environmental Leadership Project.

# 11. DEFINITIONS

Whenever the following terms are used in these Local Guidelines, they shall have the following meaning unless otherwise expressly defined:

11.01 "Agricultural Employee" means a person engaged in agriculture, which includes farming in all its branches, and, among other things, includes: (1) the cultivation and tillage of the soil, (2) dairying, (3) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, (4) the raising of livestock, bees, furbearing animals, or poultry, and (5) any practices (including any forestry or lumbering operations) performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market and delivery to storage or to market or to carriers for transportation to market.

This definition does not include any person covered by the National Labor Relations Act as agricultural employees pursuant to Section 2(3) of the Labor Management Relations Act (Section 152(3), Title 29, United States Code) and Section 3(f) of the Fair Labor Standards Act (Section 203(f), Title 29, United States Code). This definition does not apply to employees who perform work to be done at the site of the construction, alteration, painting, or repair of a building, structure, or other work (as these terms have been construed under Section 8(e) of the Labor Management Relations Act, 29 United States Code Section 158(e)) or logging or timber-clearing operations in initial preparation of land for farming, or who does land leveling or only land surveying for any of the above. As used in this definition, "land leveling" shall include only major land moving operations changing the contour of the land, but shall not include annual or seasonal tillage or preparation of land for cultivation. (State CEQA Guidelines section 15191(a).)

11.02 "Applicant" means a person who proposes to carry out a project that requires a lease, permit, license, certificate, or other entitlement for use, or requires financial aid from one or more public agencies when applying for governmental approval or assistance.

11.03 "Approval" means a decision by the decision-making body or other authorized body or officer of the City which commits the City to a definite course of action with regard to a particular project. With regard to any project to be undertaken directly by the City, approval shall be deemed to occur on the date when the decision-making body adopts a motion or resolution determining to proceed with the project, which in no event shall be later than the date of adoption of plans and specifications. As to private projects, approval shall be deemed to have occurred upon the earliest commitment to provide service or the issuance by the City of a discretionary contract, subsidy, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of the project. The mere acquisition of land by the City shall not, in and of itself, be deemed to constitute approval of a project.

For purposes of these Local Guidelines, all environmental documents must be completed as of the time of project approval.

 ©Best Best & Krieger LLP

11.04 "Baseline" refers to the pre-project environmental conditions. By comparing the project's potential impacts to the baseline, the Lead Agency determines whether the project's impacts are substantial enough to be significant under the relevant thresholds of significance. Generally, the baseline is the environmental conditions existing on the date the environmental analysis begins, such as the date the Notice of Preparation is published for an EIR or the date the Notice of Intent to Adopt a Negative Declaration is published. However, in certain circumstances, an earlier or later date may provide a more accurate environmental analysis. The City may establish any baseline that is appropriate, including an earlier or later date, as long as the choice of baseline can be supported by substantial evidence.

11.05 "California Native American Tribe" means a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004.

11.06 "Categorical Exemption" means an exemption from CEQA for a class of projects based on a finding by the Secretary of the Resources Agency that the class of projects does not have a significant effect on the environment.

11.07 "Census-Defined Place" means a specific unincorporated land area within boundaries determined by the United States Census Bureau in the most recent decennial census.

11.08 "CEQA" means the California Environmental Quality Act, codified at California Public Resources Code sections 21000, et seq.

11.09 "City" means the City of Ontario.

11.10 "Clerk" means either the "Clerk of the Board" or the "County Clerk" depending upon the county. Please refer to the "Index to Environmental Filing by County" in the Staff Summary to determine which applies.

11.11 "Community-Level Environmental Review" means either (1) or (2) below:

(1) An EIR certified for any of the following:

(a) A general plan;
(b) A revision or update to the general plan that includes at least the land use and circulation elements;
(c) An applicable community plan;
(d) An applicable specific plan; or
(e) A housing element of the general plan, if the Environmental Impact Report analyzed the environmental effects of the density of the proposed project;

(2) A Negative Declaration or Mitigated Negative Declaration adopted as a subsequent environmental review document, following and based upon an EIR on a general plan, an applicable community plan or specific plan, provided that the subsequent environmental review document is allowed by CEQA following

 ©Best Best & Krieger LLP

a Master EIR or a Program EIR or is required pursuant to Public Resource Section 21166.

11.12 "Consultation" means the meaningful and timely process of seeking, discussing, and considering carefully the views of others, in a manner that is cognizant of all parties' cultural values and, where feasible, seeking agreement. Consultation between government agencies and Native American tribes shall be conducted in a way that is mutually respectful of each party's sovereignty. Consultation shall also recognize the tribes' potential needs for confidentiality with respect to places that have traditional tribal cultural significance.

11.13 "Cumulative Impacts" means two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects, whether past, present or future.

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present and reasonably foreseeable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

11.14 "Cumulatively Considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

11.15 "Decision-Making Body" means the body within the City, e.g. the City Council, which has final approval authority over the particular project.

11.16 "Developed Open Space" means land that meets each of the following three criteria:

(1) Is publicly owned, or financed in whole or in part by public funds;

(2) Is generally open to, and available for use by, the public; and

(3) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ball fields, enclosed child play areas, and picnic facilities.

Developed Open Space may include land that has been designated for acquisition by a public agency for developed open space purposes, but does not include lands acquired by public funds dedicated to the acquisition of land for housing purposes.

11.17 "Development Project" means any project undertaken for the purpose of development, including any project involving the issuance of a permit for construction or reconstruction but not a permit to operate. It does not include any ministerial projects proposed to be carried out or approved by public agencies. (Government Code section 65928.)

 ©Best Best & Krieger LLP

11.18 "Discretionary Project" means a project for which approval requires the exercise of independent judgment, deliberation, or decision-making on the part of the City. To determine whether a project is discretionary, the key question is whether the public agency can use its subjective judgment to decide whether and how to carry out or approve a project.

11.19 "EIR" means Environmental Impact Report, a detailed written statement setting forth the environmental effects and considerations pertaining to a project. EIR may mean a Draft or a Final version of an EIR, a Project EIR, a Subsequent EIR, a Supplemental EIR, a Tiered EIR, a Staged EIR, a Program EIR, a Redevelopment EIR, a Master EIR, or a Focused EIR.

11.20 "Emergency" means a sudden, unexpected occurrence, involving a clear and imminent danger, demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. Emergency includes such occurrences as fire, flood, earthquake, landslide or other natural disaster, as well as such occurrences as riot, war, terrorist incident, accident or sabotage.

11.21 "Endangered, Rare or Threatened Species" means certain species or subspecies of animals or plants. A species or subspecies of animal or plant is "Endangered" when its survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors. A species or subspecies of animal or plant is "Threatened" when it is listed as a threatened species pursuant to the California Endangered Species Act or the Federal Endangered Species Act. A species or subspecies of animal or plant is "Rare" when either:

(1) Although not presently threatened with extinction, the species is existing in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or

(2) The species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and many be considered "threatened" as that term is used in the Federal Endangered Species Act.

For purposes of analyzing impacts to biological resources, a species of animal or plant shall be presumed to be endangered, rare or threatened if it is listed under the California Endangered Species Act or the Federal Endangered Species Act.

This definition shall not include any species of the Class Insecta which is a pest whose protection under the provisions of CEQA would present an overwhelming and overriding risk to man as determined by the Director of Food and Agriculture (with regard to economic pests) or the Director of Health Services (with regard to health risks).

11.22 "Environment" means the physical conditions which exist in the area which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. The area involved shall

 ©Best Best & Krieger LLP

be the area in which significant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

11.23 "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

11.24 "Final EIR" means an EIR containing the information contained in the Draft EIR, comments either verbatim or in summary received in the review process, a list of persons commenting, and the response of the City to the comments received.

11.25 "Greenhouse Gases" include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride.

11.26 "Guidelines" or "Local Guidelines" means the City's Local Guidelines for implementing the California Environmental Quality Act.

11.27 "Highway" shall have the same meaning as defined in Section 360 of the Vehicle Code.

11.28 "Historical Resources" include:

Resources listed in, or eligible for listing in, the California Register of Historical Resources shall be considered historical resources.

A resource may be listed in the California Register if it meets any of the following National Register of Historic Places criteria:

(a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(b) Is associated with the lives of persons important in our past;
(c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
(d) Has yielded, or may be likely to yield, information important in prehistory or history.

A resource may also be listed in the California Register if it is identified as significant in an historical resource survey that meets all of the following criteria:

(a) The survey has been or will be included in the State Historic Resources Inventory;
(b) The survey and the survey documentation were prepared in accordance with office procedures and requirements; and
(c) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

 ©Best Best & Krieger LLP

Resources included on a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution, or identified as significant in a historical resource survey (as described above) are presumed to be historically or culturally significant, unless a preponderance of evidence demonstrates that they are not historically or culturally significant.

Any of the following may be considered historically significant: any object, building, structure, site, area, place, record or manuscript which a Lead Agency determines, based upon substantial evidence in light of the whole record, to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California.

The Lead Agency is not precluded from determining that a resource is a historical resource, as defined in Public Resources Code sections 5020.1(j) or 5024.1, even if it is: (a) not listed in, or is not determined to be eligible for listing in, the California Register of Historical Resources; (b) not included in a local register of historical resources; or (c) not identified in a historical resources survey.

11.29 "Infill Site" means a site in an urbanized area that meets either of the following criteria:

(1) The site has been previously developed for qualified urban uses; or

(2) The site has not been previously developed for qualified urban uses and both (a) and (b) are met:

(a) the site is immediately adjacent to parcels that are developed with qualified urban uses, or
1. at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with existing qualified urban uses at the time the Lead Agency receives an application for an approval; and
2. the remaining 25 percent of the perimeter of the site adjoins parcels that had been previously developed for qualified urban uses;

(b) No parcel within the site has been created within the past 10 years unless the parcel was created as a result of the plan of a redevelopment agency.

(Public Resources Code section 21061.3.)

11.30 "Initial Study" means a preliminary analysis conducted by the City to determine whether an EIR, a Negative Declaration, or a Mitigated Negative Declaration must be prepared or to identify the significant environmental effects to be analyzed in an EIR.

11.31 "Jurisdiction by Law" means the authority of any public agency to grant a permit or other entitlement for use, to provide funding for the project in question or to exercise authority over resources which may be affected by the project.

 ©Best Best & Krieger LLP

The City will have jurisdiction by law over a project when the City has primary and exclusive jurisdiction over the site of the project, the area in which the major environmental effects will occur, or the area in which reside those citizens most directly concerned by any such environmental effects.

11.32 "Land Disposal Facility" means a hazardous waste facility where hazardous waste is disposed in, on, or under land. (Health and Safety Code section 25199.1(d).)

11.33 "Large Treatment Facility" means a treatment facility which treats or recycles one thousand (1,000) or more tons of hazardous waste during any one month of the current reporting period commencing on or after July 1, 1991. (Health and Safety Code section 25205.1(d).)

11.34 "LCI" refers to the Governor's Office of Land Use and Climate Innovation (formerly known as the Office of Planning and Research, or OPR).

11.35 "Lead Agency" means the public agency which has the principal responsibility for preparing environmental documents and for carrying out or approving a project when more than one public agency is involved with the same underlying activity.

11.36 "Low- and Moderate-Income Households" means persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code—i.e., persons and families whose income does not exceed 120% of area median income, adjusted for family size by the Department of Housing and Community Development, in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Urban Development pursuant to Section 8 of the United States Housing Act of 1937. (Public Resources Code section 21159.20(d); State CEQA Guidelines section 15191(f).)

11.37 "Low-Income Households" means households of persons and families of very low and low income. Low-income persons or families are those eligible for financial assistance from governmental agencies for occupants of state-funded housing. Very low income persons are those whose incomes do not exceed the qualifying limits for very low income families as established and amended pursuant to Section 8 of the United States Housing Act of 1937. Such limits are published and updated in the California Code of Regulations. (Public Resources Code section 21159.20(c); Health and Safety Code sections 50105 and 50106; State CEQA Guidelines section 15191(g).)

11.38 "Low-Level Flight Path" means any flight path for any aircraft owned, maintained, or under the jurisdiction of the United States Department of Defense that flies lower than 1,500 feet above ground level, as indicated in the United States Department of Defense Flight Information Publication, "Area Planning Military Training Routes: North and South America (AP/1B)" published by the United States National Imagery and Mapping Agency or its successor.

11.39 "Lower Income Households" is defined in Health and Safety Code section 50079.5 to mean any of the following:

(1) "Lower income households" means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937;

(2) "Very low income households" means persons and families whose incomes do not exceed the qualifying limits for very low income families as defined in Health and Safety Code 50105; or

(3) "Extremely low income households" means persons and families whose incomes do not exceed the qualifying limits for extremely low income families as defined in Health and Safety Code section 50106.

11.40 "Major Transit Stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of twenty (20) minutes or less during the morning and afternoon peak commute periods. (State CEQA Guidelines section 15191(i).)

11.41 "Metropolitan Planning Organization" or "MPO" means a federally-designated agency that provides transportation planning and programming in metropolitan areas. A MPO is designated for each urban area that has been defined in the most recent federal census as having a population of more than 50,000 people. There are 18 federally-designated MPOs in California. Non-urbanized (rural) areas do not have a designated MPO.

11.42 "Military Impact Zone" means any area, including airspace, that meets both of the following criteria:

(1) Is located within two miles of a military installation, including, but not limited to, any base, military airport, camp, post, station, yard, center, homeport facility for a ship, or any other military activity center that is under the jurisdiction of the United States Department of Defense; and

(2) Covers greater than 500 acres of unincorporated land, or greater than 100 acres of city incorporated land.

11.43 "Military Service" means the United States Department of Defense or any branch of the United States Armed Forces.

11.44 "Ministerial" describes a governmental decision involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out. Common examples of ministerial permits include automobile registrations, dog licenses, and marriage licenses. A building permit is ministerial if the ordinance requiring the permit limits the public official to determining whether the zoning allows the structure to be built in the requested location, the structure would meet the strength

requirements in the Uniform Building Code, and the applicant has paid his fee. (Public Resources Code section 21080(b)(1).)

11.45 "Mitigated Negative Declaration" or "MND" means a Negative Declaration prepared for a Project when the Initial Study has identified potentially significant effects on the environment, but: (1) revisions in the project plans or proposals made, or agreed to, by the applicant before the proposed Negative Declaration and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment.

11.46 "Mitigation" includes avoiding the environmental impact altogether by not taking a certain action or parts of an action, minimizing impacts by limiting the degree or magnitude of the action and its implementation, rectifying the impact by repairing, rehabilitating or restoring the impacted environment, reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action, or compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

11.47 "Negative Declaration" or "ND" means a written statement by the City briefly describing the reasons that a proposed project, not exempt from CEQA, will not have a significant effect on the environment and, therefore, does not require the preparation of an EIR.

11.48 "Notice of Completion" means a brief report filed with the Office of Land Use and Climate Innovation by the City when it is the Lead Agency as soon as it has completed a Draft EIR and is prepared to send out copies for review.

11.49 "Notice of Determination" means a brief notice to be filed by the City when it approves or determines to carry out a project which is subject to the requirements of CEQA.

11.50 "Notice of Exemption" means a brief notice which may be filed by the City when it has approved or determined to carry out a project, and it has determined that the project is exempt from the requirements of CEQA. Such a notice may also be filed by an applicant where such a determination has been made by a public agency which must approve the project.

11.51 "Notice of Preparation" means a brief notice sent by a Lead Agency to notify the Responsible Agencies, Trustee Agencies, the Office of Land Use and Climate Innovation, and involved federal agencies that the Lead Agency plans to prepare an EIR for a project. The purpose of this notice is to solicit guidance from those agencies as to the scope and content of the environmental information to be included in the EIR. Public agencies are free to develop their own formats for this notice.

11.52 "Oak" means a native tree species in the genus Quercus, not designated as Group A or Group B commercial species pursuant to regulations adopted by the State Board of

 ©Best Best & Krieger LLP

Forestry and Fire Protection pursuant to Public Resources Code section 4526, and that is five (5) inches or more in diameter at breast height. (Public Resources Code section 21083.4(a).)

11.53 "Oak Woodlands" means an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover. (Fish & Game Code section 1361(h).)

11.54 "Offsite Facility" means a facility that serves more than one generator of hazardous waste. (Public Resources Code section 21151.1(h).)

11.55 "Person" includes any person, firm, association, organization, partnership, business, trust, corporation, company, city, county, city and county, town, the state, and any of the agencies which may be political subdivisions of such entities, and, to the extent permitted by federal law, the United States, or any of its agencies or political subdivisions**.**

11.56 "Pipeline" as defined in these Local Guidelines depends on the context. Please see Local Guidelines Sections 3.10 and 3.11 for specific definitions.

11.57 "Private Project" means a project which will be carried out by a person other than a governmental agency, but which will need a discretionary approval from the City. Private projects will normally be those listed in subsections (2) and (3) of Local Guidelines Section 11.58.

11.58 "Project" means the whole of an action or activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment, and is any of the following:

(1) A discretionary activity directly undertaken by the City including but not limited to public works construction and related activities, clearing or grading of land, or improvements to existing public structures;

(2) A discretionary activity which involves a public agency's issuance to a person of a lease, permit, license, certificate, or other entitlement for use, or which is supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance by the City; or

(3) A discretionary project proposed to be carried out or approved by public agencies, including but not limited to the enactment and amendment of local General Plans or elements thereof, the enactment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits and the approval of tentative subdivision maps.

The presence of any real degree of control over the manner in which a project is completed makes it a discretionary project.

 ©Best Best & Krieger LLP

The term "project" refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval.

11.59 "Project-Specific Effects" means all the direct or indirect environmental effects of a project other than cumulative effects and growth-inducing effects. (Public Resources Code section 21065.3; State CEQA Guidelines section 15191(j).)

11.60 "Public Water System" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. A public water system includes all of the following: (A) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system; (B) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system; (C) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption. (State CEQA Guidelines section 15155.)

11.61 "Qualified Urban Use" means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. (Public Resources Code section 21072; State CEQA Guidelines section 15191(k).)

11.62 "Residential" means a use consisting of either residential units only or residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15% of the total floor area of the project. (State CEQA Guidelines section 15191(l).) Residential, pursuant to Public Resources Code section 21159.24, shall mean a use consisting of either of the following:

(1) Residential units only.

(2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 25 percent of the total building square footage of the project.

11.63 "Responsible Agency" means a public agency which proposes to carry out or approve a project for which a Lead Agency has prepared the environmental documents. For the purposes of CEQA, the term "Responsible Agency" includes all federal, state, regional and local public agencies other than the Lead Agency which have discretionary approval power over the project.

11.64 "Riparian areas" mean those areas transitional between terrestrial and aquatic ecosystems and that are distinguished by gradients in biophysical conditions, ecological processes, and biota. A riparian area is an area through which surface and subsurface hydrology connect waterbodies with their adjacent uplands. A riparian area includes those portions of terrestrial ecosystems that significantly influence exchanges of energy and matter with aquatic ecosystems. A riparian area is adjacent to perennial, intermittent, and ephemeral streams, lakes, and estuarine-marine shorelines.

 ©Best Best & Krieger LLP

11.65 "Roadway" means a roadway as defined pursuant to Section 530 of the Vehicle Code and the previously graded and maintained shoulder that is within a roadway right-of-way of no more than five feet from the edge of the roadway.

11.66 "Significant Effect" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the activity including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

11.67 "Significant Value as a Wildlife Habitat" includes wildlife habitat of national, statewide, regional, or local importance; habitat for species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531, et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); habitat identified as candidate, fully protected, sensitive, or species of special status by local, state, or federal agencies; or habitat essential to the movement of resident or migratory wildlife.

11.68 "Special Use Airspace" means the land area underlying the airspace that is designated for training, research, development, or evaluation for a military service, as that land area is established by the United States Department of Defense Flight Information Publication, "Area Planning: Special Use Airspace: North and South America (AP/1A)" published by the United States National Imagery and Mapping Agency or its successor.

11.69 "Staff" means the General Manager or his or her designee**.**

11.70 "Standard" means a standard of general application that is all of the following:

(1) A quantitative, qualitative or performance requirement found in a statute, ordinance, resolution, rule, regulation, order, or other standard of general application;

(2) Adopted for the purpose of environmental protection;

(3) Adopted by a public agency through a public review process;

(4) Governs the same environmental effect which the change in the environment is impacting; and

(5) Governs the jurisdiction where the project is located.

The definition of "standard" includes any thresholds of significance adopted by the City which meet the requirements of this Section.

 ©Best Best & Krieger LLP

If there is a conflict between standards, the City shall determine which standard is appropriate based upon substantial evidence in light of the whole record.

11.71 "State CEQA Guidelines" means the Guidelines for Implementation of the California Environmental Quality Act as adopted by the Secretary of the California Natural Resources Agency as they now exist or hereafter may be amended. (California Administrative Code, Title 14, Sections 15000, et seq.)

11.72 "Substantial Evidence" means reliable information on which a fair argument can be based to support an inference or conclusion, even though another conclusion could be drawn from that information. "Substantial evidence" includes facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. "Substantial evidence" does not include argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly inaccurate or erroneous, or evidence of social or economic impacts which do not contribute to, or are not caused by, physical impacts on the environment.

11.73 "Sustainable Communities Strategy" is an element of a Regional Transportation Plan, which must be adopted by the Metropolitan Planning Organization for the region. (See Local Guidelines Section 11.40.) The Sustainable Communities Strategy is an integrated land use and transportation plan intended to reduce greenhouse gases. The Sustainable Communities Strategy includes various components such as: consideration of existing densities and uses within the region, identification of areas within the region that can accommodate an eight-year projection of the region's housing needs, development of projections for growth in the region, identification of existing transportation networks, and preparation of a forecast for development pattern for the region that can be integrated with transportation networks.

11.74 "Tiering" means the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is:

(a) From a general plan, policy, or Program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR; or
(b) From an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage. Tiering in such cases is appropriate when it helps the Lead Agency to focus on the issues which are ripe for decision and exclude from consideration issues already decided or not yet ripe.

(Public Resources Code sections 21003, 21061 and 21100.)

11.75 "Transit Priority Area" means an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the

 ©Best Best & Krieger LLP

planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations.

11.76 "Transit Priority Project" means a mixed use project that is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the California Air Resources Board has accepted a Metropolitan Planning Organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets. Such a project may be exempt from CEQA if a detailed laundry list of requirements is met. To qualify for the exemption, the Transit Priority Project must:

(1) contain at least 50 percent residential use based on total building square footage;

(2) if the project contains between 26 percent and 50 percent non-residential uses, the floor-to-area ratio (FAR) must be at least 0.75;

(3) have a minimum net density of 20 dwelling units per acre;

(4) be located within a half mile of a major transit stop or high-quality transit corridor included in a regional transportation plan; and

(5) meet all the requirements of Public Resources Code section 21155.1.

11.77 "Transportation Facilities" includes major local arterials and public transit within five (5) miles of the project site, and freeways, highways, and rail transit service within ten (10) miles of the project site.

11.78 "Tribal Cultural Resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(a) Included or determined to be eligible for inclusion in the California Register of Historical Resources.
(b) Included in a local register of historic resources as defined in subdivision (k) of Public Resources Code section 5020.1.

(2) A resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this definition, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

A cultural landscape that meets the criteria set forth above is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

A historic resource described in Public Resources Code section 21084.1, a unique archaeological resource as defined in subdivision (g) of Public Resources Code section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Public Resources Code section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of Tribal cultural resources.

11.79 "Trustee Agency" means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. Trustee Agencies may include, but are not limited to, the following:

(a) The California Department of Fish and Wildlife ("DFW") with regard to the fish and wildlife of the state, designated rare or endangered native plants, and game refuges, ecological reserves, and other areas administered by DFW;
(b) The State Lands Commission with regard to state owned "sovereign" lands such as the beds of navigable waters and state school lands;
(c) The State Department of Parks and Recreation with regard to units of the State Park System;
(d) The University of California with regard to sites within the Natural Land and Water Reserve System; and/or
(e) The State Water Resources Control Board with respect to surface waters.

11.80 "Urban Growth Boundary" means a provision of a locally adopted general plan that allows urban uses on one side of the boundary and prohibits urban uses on the other side of the boundary.

11.81 "Urbanized Area" means either of the following:

(1) An incorporated city that either by itself or in combination with two contiguous incorporated cities has a population of at least one hundred thousand (100,000) persons;

(2) An unincorporated area that meets both of the following requirements:

(a) The unincorporated area is either:
(i) completely surrounded by one or more incorporated cities, has a population of at least 100,000 persons either by itself or in combination with the surrounding incorporated city or cities, and has a population density that at least equals the population density of the surrounding city or cities; or
(ii) located within an urban growth boundary and has an existing residential population of at least five thousand (5,000) persons per square mile. An "urban growth boundary" means a

provision of a locally adopted general plan that allows urban uses on one side of the boundary and prohibits urban uses on the other side.

(b) The board of supervisors with jurisdiction over the unincorporated area has taken all three of the following steps:

1. Prepared a draft document by which the board would find that the general plan, zoning ordinance, and related policies and programs applicable to the unincorporated area are consistent with principles that encourage compact development in a manner that promotes efficient transportation systems, economic growth, affordable housing, energy efficiency, and an appropriate balance of jobs and housing, and protects the environment, open space and agricultural areas;
2. Submitted the draft document to the Office of Land Use and Climate Innovation and allowed LCI thirty (30) days to submit comments on the draft finding to the board; and
3. At least thirty (30) days after submitting the draft document to the Office of Land Use and Climate Innovation, the board has adopted a final finding in substantial conformity with the draft finding described in the draft document.

(Public Resources Code sections 21083, 21159.20-21159.24; State CEQA Guidelines section 15191(m).)

11.82 "Water Acquisition Plans" means any plans for acquiring additional water supplies prepared by the public water system or a city or county Lead Agency pursuant to subdivision (a) of section 10911 of the Water Code.

11.83 "Water Assessment" or "Water Supply Assessment" means the water supply assessment that must be prepared by the governing body of a public water system, or a city or county, pursuant to and in compliance with sections 10910 to 10915 of the Water Code, and that includes, without limitation, the elements of the assessment required to comply with subdivisions (d), (e), (f), and (g) of section 10910 of the Water Code.

11.84 "Water Demand Project" means any one of the following:

(A) A residential development of more than 500 dwelling units;

(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;

(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;

(D) A hotel or motel, or both, having more than 500 rooms;

(E) An industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;

Except, a proposed photovoltaic or wind energy generation facility approved on or after October 8, 2011, is not a Water Demand Project if the facility would demand no more than 75 acre-feet of water annually.

(F) A mixed-use project that includes one or more of the projects specified in subdivisions (A); (B), (C), (D), (E), or (G) of this section;

(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project; or

(H) For public water systems with fewer than 5,000 service connections, a project that meets the following criteria:

(1) A proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of a public water system's existing service connections; or

(2) A mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

(State CEQA Guidelines section 15155.)

11.85 "Waterway" means a bay, estuary, lake, pond, river, slough, or a perennial, intermittent, or ephemeral stream, lake, or estuarine-marine shoreline.

11.86 "Wetlands" has the same meaning as that term is construed in the regulations issued by the United States Army Corps of Engineers pursuant to the Clean Water Act. Thus, "wetlands" means areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. (Public Resources Code section 21159.21(d), incorporating Title 33, Code of Federal Regulations, Section 328.3.)

11.87 "Wildlife Habitat" means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (Public Resources Code section 21159.21.)

11.88 "Zoning Approval" means any enactment, amendment, or appeal of a zoning ordinance; granting of a conditional use permit or variance; or any other form of land

 ©Best Best & Krieger LLP

use, subdivision, tract, or development approval required from the city or county having jurisdiction to permit the particular use of the property.

# 12. FORMS

See forms A – S which accompany these Guidelines.

 ©Best Best & Krieger LLP

# 13. COMMON ACRONYMS

**A.** **********

ADEIR – Administrative Draft Environmental Impact Report
AQMD – Air Quality Management District
AQMP – Air Quality Management Plan
AR – Administrative Record
ARB – Air Resources Board

**B.** **********

BMP – Best Management Practices
BO – Biological Opinion

**C.** **********

Cal EPA – California Environmental Protection Agency
CAP – Climate Action Plan
CCAA – California Clean Air Act
CCR – California Code of Regulations (Title 14 Sections 15000 et seq. are also known as the State CEQA Guidelines.)
CE – Categorical Exclusion (NEPA)
CESA – California Endangered Species Act
CEQA – California Environmental Quality Act
CFR – Code of Federal Regulations
CMP – Congestion Management Plan
CRWQCB – California Regional Water Quality Control Board

**D.** **********

DEIR – Draft Environmental Impact Report
DFW – Department of Fish and Wildlife

**E.** **********

EA – Environmental Assessment (NEPA term)
EIR – Environmental Impact Report
EIS – Environmental Impact Statement (NEPA term)
EPA – Environmental Protection Agency
ESA – Endangered Species Act; Environmental Site Assessment

**F.** **********

FCAA – Federal Clean Air Act
FEIR – Final Environmental Impact Report
FOIA – Freedom of Information Act (Federal)
FONSI – Finding of No Significant Impact (NEPA term)
FWS – Fish and Wildlife Service

 ©Best Best & Krieger LLP

**G.** **********

GHG – Greenhouse Gas
GW – Ground Water

**H.** **********

HH&E – Human Health and Environment
HRA – Health Risk Assessment
HS – Hazardous Substance

**I.** **********

IS – Initial Study

**J.** **********

**K.** **********

**L.** **********

LADD – Lifetime Average Daily Dose; Lowest Acceptable Daily Dose
LCI – Office of Land Use and Climate Innovation (formerly Office of Planning and Research or OPR)
LEA – Local Enforcement Agency
LESA – Land Evaluation and Site Assessment
LUFT – Leaking Underground Fuel Tank
LUST – Leaking Underground Storage Tanks. Reference Part 213 of Public Act 451 of 1994.

**M.** **********

MEIR – Master Environmental Impact Report
MMRP – Mitigation Monitoring and Reporting Plan
MPO – Metropolitan Planning Organization
MND – Mitigated Negative Declaration

**N.** **********

ND – Negative Declaration
NEPA – National Environmental Policy Act
NOA – Notice of Availability
NOC – Notice of Completion
NOD – Notice of Determination
NOE – Notice of Exemption
NOI – Notice of Intent
NOP – Notice of Preparation
NOV – Notice of Violation

**O.** **********

 ©Best Best & Krieger LLP

**P.** **********

PEIR – Program Environmental Impact Report. Sometimes also used to describe a Project Environmental Impact Report
PM – Particulate Matter
PRA – Public Records Act
PSA – Permit Streamlining Act

**Q.** **********

**R.** **********

RCRA – Resource Conservation and Recovery Act (1976) Governs definition, handling, and disposal of hazardous waste.

**S.** **********

SCH – State Clearinghouse
SEIR – Supplemental or Subsequent Environmental Impact Report
SMARA – Surface Mining and Reclamation Act
SWMP – Stormwater Monitoring Program
SWPPP – Stormwater Pollution Prevention Program

**T.** **********

TCM – Transportation Control Measure
TCP – Transportation Control Plan
TDS – Total Dissolved Solids
TMP – Transportation Management Plan
Title V – refers to Title V of the Clean Air Act related to ambient air quality provisions
TLV – Threshold Limit Value

**U.** **********

UBC – Uniform Building Code
UFC – Uniform Fire Code
UGST – Underground Storage Tank
USDW – Underground Source of Drinking Water
UWMP – Urban Water Management Plan

**V.** **********

VOC – Volatile Organic Compounds (Health & Safety Code, section 25123.6.)
VOS – Vehicle Operating Survey

**W.** **********

WQS – Water Quality Standard
WSA – Water Supply Assessment

WTP – Water Treatment Plant. A facility designed to provide treatment to water.
WWTP – Wastewater Treatment Plan

**X.** **********

**Y.** **********

**Z.** **********

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Public Works<br>Prepared By: Tricia Maruki<br>Department: Public Works<br>Prepared By: Andrew Garland<br>Staff Member Presenting: Tito Haes, Executive Director Public Works<br>Reviewed By: Khoi Do, Rene Guerrero<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 6 |

**SUBJECT:** **A CONSTRUCTION CONTRACT WITH HARDY & HARPER, INC. AND A REIMBURSEMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE CITY OF RANCHO CUCAMONGA FOR THE 2026 FALL PAVEMENT REHABILITATION PROJECT**

**RECOMMENDATION:** That the City Council take the following actions:

A. Authorize the City Manager, or his designee, to execute a Construction Contract with Hardy & Harper, Inc., of Lake Forest, California, for the 2026 Fall Pavement Rehabilitation Project in the amount of $4,250,000, plus a 10% contingency of $425,000 for a total not-to-exceed contract amount of $4,675,000; and
B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project, which may include, but is not limited to agreements, assessments, easements, reduction of retention accounts, contract amendments within authorization limits, and filing a notice of completion at the conclusion of all construction-related activities; and
C. Authorize the City Manager, or his designee, to execute a Reimbursement Agreement between the City of Ontario and the City of Rancho Cucamonga for the Pavement Rehabilitation of Fourth Street from N. Wineville Avenue/Santa Anita Avenue to Etiwanda Avenue, estimated to cost $906,228.

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

**FISCAL IMPACT:** The recommended Construction Contract with Hardy & Harper, Inc. is in the amount of $4,250,000, plus a 10% contingency of $425,000 for a total not-to-exceed contract

amount of $4,675,000. The Fiscal Year 2026-27 Adopted Budget includes appropriations in Measure I Funds for the construction of the 2026 Fall Pavement Rehabilitation Project. The City of Rancho Cucamonga will reimburse the City of Ontario for their portion of actual costs incurred for construction plus a 10% engineering, project management and inspection costs. The anticipated cost is $906,228.

**BACKGROUND & ANALYSIS:** The 2026 Fall Pavement Rehabilitation Project general scope of work to be performed under this contract consists of grinding and removal of damaged pavement, placement of new asphalt pavement, placement of new PCC pavement, curb ramps, installation of video detection systems and various other furnishings necessary to complete the improvements as described in the Plans and Specifications. A project location map is provided for reference as Exhibit "A". In June 2026, the City solicited bids for Bid No. 1989 and seven bids were received, as shown in the table below:

| COMPANY | LOCATION | AMOUNT |
|---|---|---|
| Hardy & Harper, Inc. | Lake Forest, CA | $4,250,000.00 |
| Onyx Paving Company, Inc. | Yorba Linda, CA | $4,282,000.00 |
| All American Asphalt | Corona, CA | $4,339,439.00 |
| R.J. Noble Company | Orange, CA | $4,605,768.00 |
| Gentry Brothers, Inc. | Irwindale, CA | $4,965,515.50 |
| LCR Earthwork & Engineering, Corp. | Jurupa Valley, CA | $5,550,150.00 |
| Elegant Construction Company | Irvine, CA | $5,863,792.50 |

Staff initially determined that Hardy & Harper's (HH) bid was nonresponsive due to the omission of the Iran Contracting Act Certification and Fleet Compliance Certification and issued a Notice of Intent to Award to the second-lowest bidder, Onyx Paving Company, Inc. (Onyx).

HH subsequently submitted a bid protest. Following review of the protest, Staff determined that the omitted certifications relate to bidder responsibility and were subject to post-bid verification. Staff verified HH's compliance with the applicable requirements and issued a revised Notice of Intent to Award identifying HH as the apparent low bidder.

Onyx thereafter submitted a bid protest challenging the revised determination. After review of the protest, Staff determined that the omissions did not affect HH's bid price, scope of work, contractual obligations, or competitive standing. Staff concluded that the protest did not provide sufficient grounds to disqualify HH's bid and denied the protest.

Hardy & Harper, Inc., of Lake Forest, California, is the apparent low bidder that met all the required specifications with a base cost of $4,250,000.00. Based on the credentials and favorable reference checks, Staff recommends awarding a construction contract to Hardy & Harper, Inc. for the 2026 Fall Pavement Rehabilitation Project.

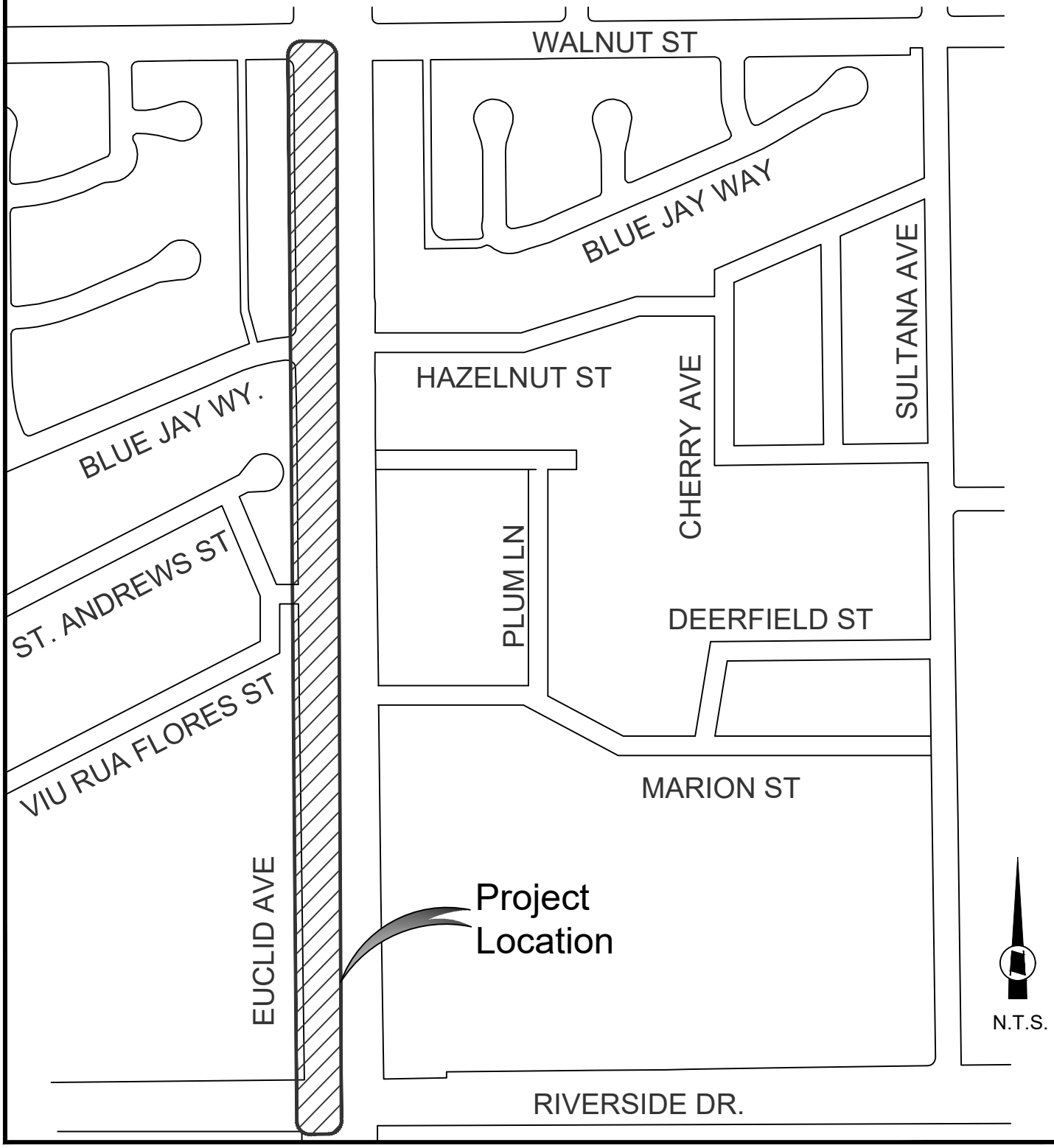
Fourth Street from N. Wineville Avenue/Santa Anita Avenue to Etiwanda Avenue lies partially within the City of Ontario and partially in the City of Rancho Cucamonga (see Exhibit "A"). To facilitate

pavement rehabilitation of the entire street segment, Staff has reached a reimbursement agreement with the City of Rancho Cucamonga, with the City of Ontario acting as the lead agency on this project. The scope of the project includes pavement rehabilitation, curb ramp replacement, pedestrian pushbutton installation, and adjustment of water valves and manholes. If approved, the City of Rancho Cucamonga agrees to reimburse the City of Ontario for the construction costs related to improvements on the northerly portion of Fourth Street within the City of Rancho Cucamonga right-of-way, plus a 10% fee for engineering, project management and inspection costs, for a total anticipated cost of $906,228.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were reviewed and Staff determined that the Project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301 (Class 1, Existing Facilities) of the California Environmental Quality Act, whereas the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of lead agency' s determination.

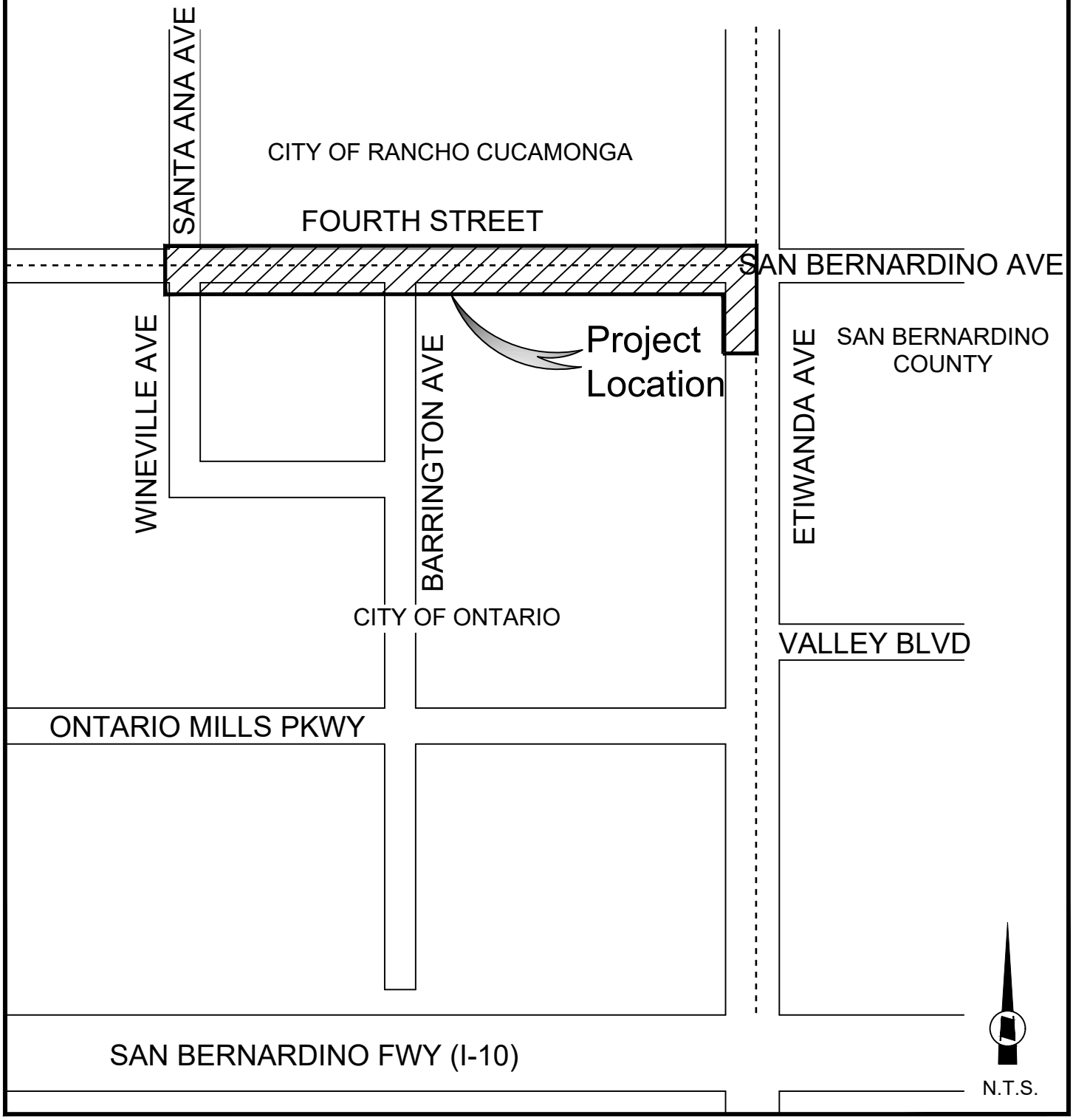
# EUCLID AVENUE
# 2026 FALL PAVEMENT REHABILITATION
# PROJECT NO. ST2706

WALNUT ST TO RIVERSIDE DR



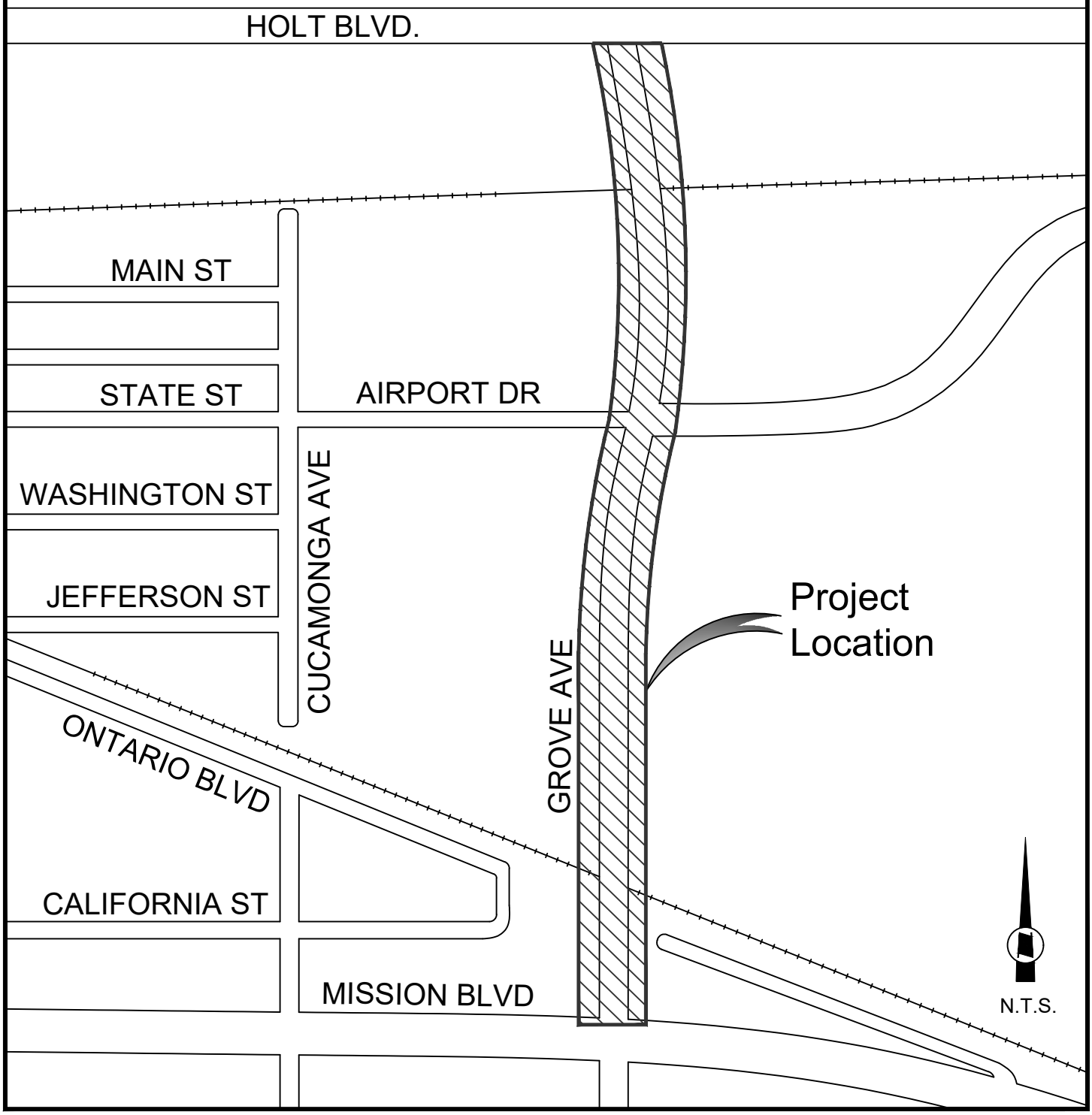
# FOURTH STREET
# 2026 FALL PAVEMENT REHABILITATION
# PROJECT NO. ST2707

WINEVILLE AVE TO ETIWANDA AVE



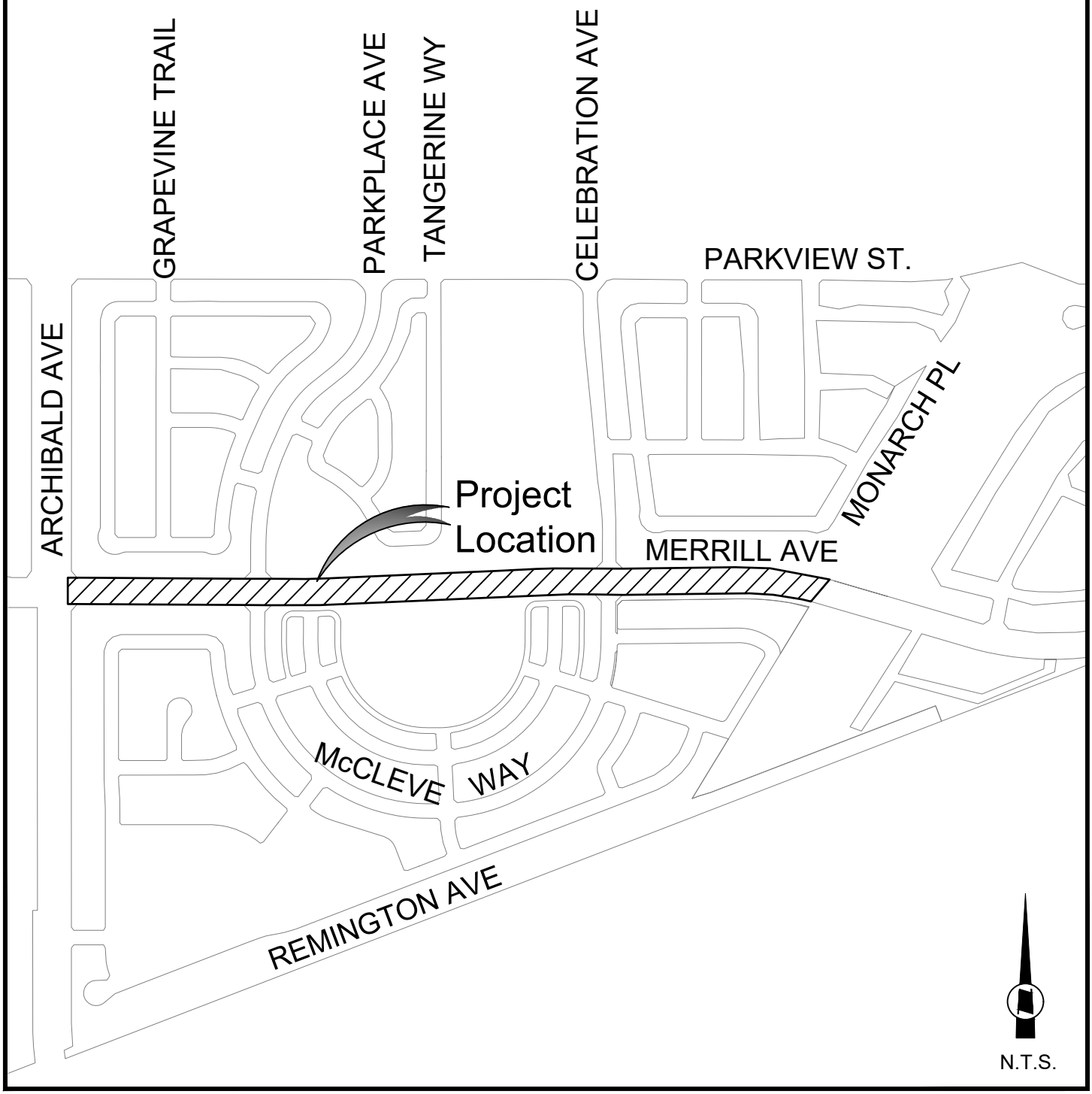
# GROVE AVENUE
# 2026 FALL PAVEMENT REHABILITATION
# PROJECT NO. ST2708

MISSION BLVD TO HOLT AVE



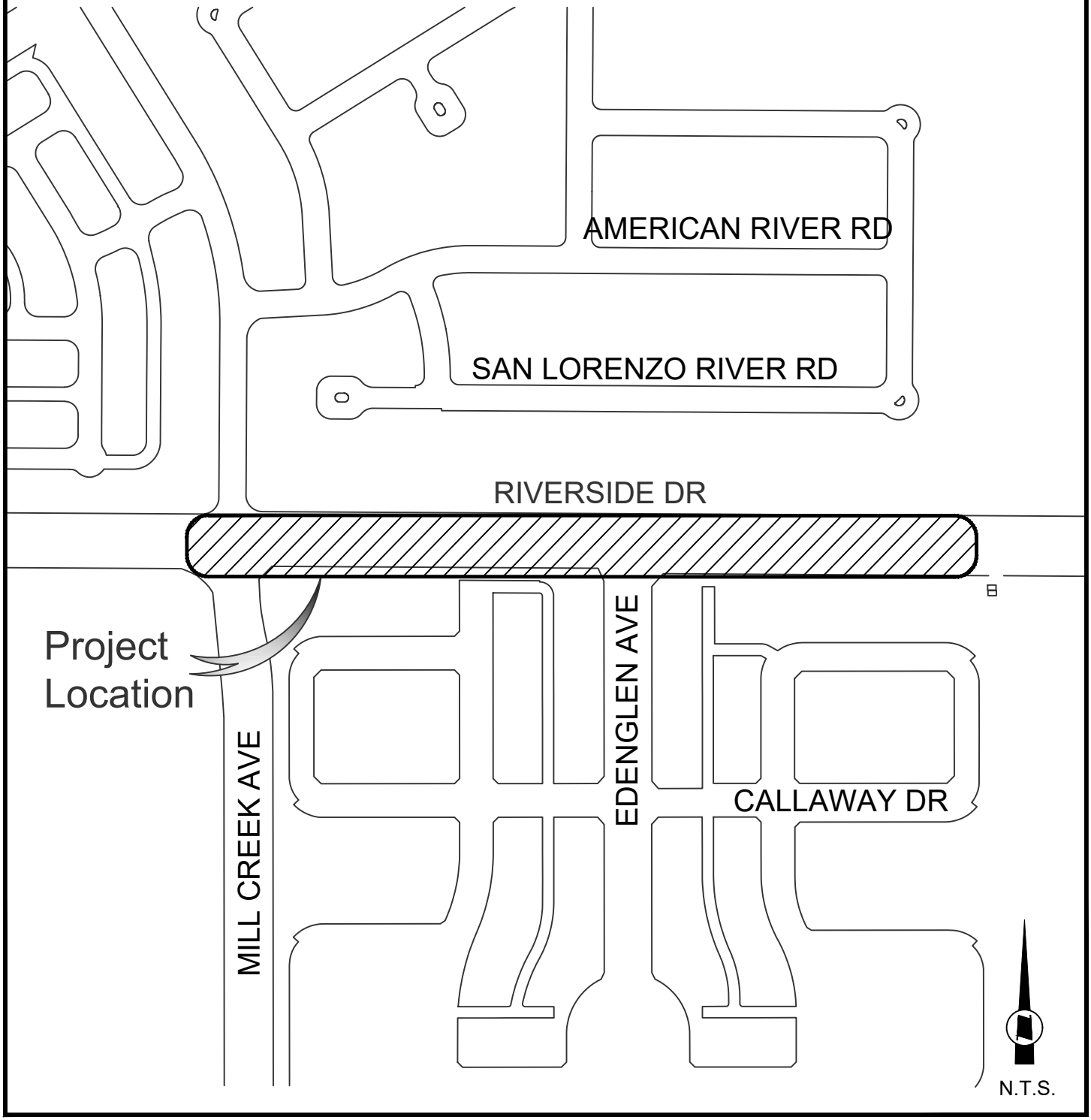
# MERRILL AVENUE
# 2026 FALL PAVEMENT REHABILITATION
# PROJECT NO. ST2710

ARCHIBALD AVE TO WEST OF CELEBRATION AVE



# RIVERSIDE DRIVE
# 2026 FALL PAVEMENT REHABILITATION
# PROJECT NO. ST2713

MILL CREEK AVE TO EAST OF MILL CREEK AVE



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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# SECTION 00500
# CONTRACT

THIS CONTRACT is entered as of _____, in the County of San Bernardino, State of California, by and between the City of Ontario, hereinafter called City, and **Hardy & Harper, Inc.**, hereinafter called Contractor. The City and the Contractor for the considerations stated herein agree as follows:

**ARTICLE 1. SCOPE OF WORK**. The Contractor shall perform all Work within the time stipulated the Contract and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5 below for the following Project:

**2026 FALL PAVEMENT REHABILITATION PROJECT**

The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor's failure to comply with this obligation.

**ARTICLE 2. TIME FOR COMPLETION**. Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within **Eighty (80)** working days from the commencement date stated in the Notice to Proceed, herein after the Contract Time. By its signature hereunder, Contractor agrees the Contract Time for completion set forth above is adequate and reasonable to complete the Work.

**ARTICLE 3. CONTRACT PRICE**. The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of **Four Million Two Hundred Fifty Thousand and 00/100 Dollars ($4,250,000.00)**, hereinafter the Contract Price. Payment shall be made as set forth in the General Conditions.

**ARTICLE 4. LIQUIDATED DAMAGES**. The Contractor acknowledges that the City will sustain actual damages for each and every day completion of the Project is delayed

beyond the Contract Time. Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City's actual damages. Accordingly, as provided in Government Code section 53069.85, it is agreed that the Contractor will pay the City the sum of **$6,700.00** for each and every calendar day of delay in completing the Work beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event the Liquidated Damages are not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not affect the City's rights to other damages or remedies specified in the Contract Documents or allowed by law.

Should Contractor be inexcusably delayed in the performance of the Work, City may deduct Liquidated Damages based on its estimate of when Contractor will achieve Final Completion or other milestones. City need not wait until Final Completion to withhold Liquidated Damages from Contractor.

Liquidated Damages are not a penalty but an agreed upon estimate of the actual damages that would be sustained by the City for delay, including but not limited to loss of revenue, inconvenience to the City and the public, and increased Project administration expenses, such as extra inspection, construction management, staff time and architectural and engineering expenses. Liquidated Damages do not include actual damages the City incurs on account of claims by third parties against the City on account of any delay.

Should money due or to become due to the Contractor be insufficient to cover Liquidated Damages or other offsets due, then Contractor forthwith shall pay the remainder of the assessed liquidated damages to City.

**ARTICLE 5. COMPONENT PARTS OF THE CONTRACT**. The "Contract Documents" include the following documents, each of which is incorporated into this Contract by reference

- Notice Inviting Bids
- Instructions to Bidders
- Bid Form
- Contractor's Certificate Regarding Workers' Compensation form
- Bid Bond
- List of Subcontractors form
- Contractor Information and Experience Form
- Non-Collusion Declaration form
- Public Works Contractor Registration Certification form
- Iran Contracting Act Certification form
- Fleet Compliance Certification form
- Contract
- Performance Bond
- Payment Bond
- Environmental documents and approvals (If Applicable)
- General Conditions
- Special Conditions

- Standard Specifications for Public Works Construction (Greenbook), Latest Edition, except Sections 1-9
- Technical Specifications
- Addenda (If Applicable)
- Plans and Drawings dated
- Approved and fully executed Change Orders
- Applicable Local Agency Standards and Specifications, as last revised
- Federal Requirements (If Applicable)
- Any other documents contained in or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

**ARTICLE 6.** **PROVISIONS REQUIRED BY LAW**. Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including but not limited to, the provisions of the California Labor Code and Public Contract Code applicable to this Project.

**ARTICLE 7.** **INDEMNIFICATION**. Contractor shall provide indemnification as set forth in the General Conditions.

**ARTICLE 8.** **PREVAILING WAGES**. Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at City Clerk's office or may be obtained online at http//www.dir.ca.gov/dlsr. and which must be posted at the job site.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF ONTARIO

By: _____
Scott Ochoa
City Manager

ATTEST:

By: _____
Sheila Mautz, City Clerk

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

HARDY & HARPER, INC.

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

_____
Contractor's License Number and Classification

_____
DIR Registration Number

**END OF CONTRACT**

**REIMBURSEMENT AGREEMENT**

**BETWEEN**

**CITY OF RANCHO CUCAMONGA**

**AND**

**CITY OF ONTARIO**

**FOR**

**PAVEMENT REHABILITATION WITHIN THE CITY OF RANCHO CUCAMONGA RIGHT OF WAY ON FOURTH STREET FROM N. WINEVILLE AVENUE/ SANTA ANITA AVENUE TO ETIWANDA AVENUE**

This Reimbursement Agreement (hereinafter referred to as "AGREEMENT") is made and entered into by and between the City of RANCHO CUCAMONGA (hereinafter referred to as "RANCHO CUCAMONGA") and the City of ONTARIO (hereinafter referred to as "ONTARIO") (collectively referred to as "PARTIES") for RANCHO CUCAMONGA to reimburse ONTARIO for grind and overlay operations related to the Fiscal Year 2026-27 pavement rehabilitation on the northerly portion of Fourth Street from N. Wineville Avenue/Santa Anita Avenue to Etiwanda Avenue within the City of Rancho Cucamonga Right of Way.

WITNESSETH

WHEREAS, the ONTARIO Capital Improvement Program (CIP) serves as a plan for the provision of public improvements and the pavement rehabilitation on Fourth Street from N. Wineville Avenue to Etiwanda Avenue, is included in the ONTARIO CIP ("PROJECT"); and

WHEREAS, the PROJECT includes the design, project management, grinding existing A.C. pavement, placement of an ARHM overlay, adjustment of water valves & covers, removal, replacement, and adjustment of manhole rings & covers, installation of monument wells, installation of detectable warning surfaces, replacement of traffic signal detector loops, traffic control, striping, materials testing, construction inspection and other appurtenances necessary to complete the improvements; and

WHEREAS, the PROJECT begins at the border of RANCHO CUCAMONGA and ONTARIO and is mutually beneficial to both cities; and

WHEREAS, ONTARIO and RANCHO CUCAMONGA wish to provide for ONTARIO to take the lead on the PROJECT for the design and construction phases of the PROJECT; and

WHEREAS, ONTARIO is the California Environmental Quality Act (CEQA) Lead Agency for the PROJECT and has determined that the PROJECT is categorically exempt per Article 19, Section 15301(c) of the CEQA guidelines; and

WHEREAS, RANCHO CUCAMONGA and ONTARIO desire for RANCHO CUCAMONGA to reimburse ONTARIO for 100% of the PROJECT'S total costs within the City of RANCHO CUCAMONGA and 50% of shared project costs, which costs shall include a 10% contingency ("RANCHO CUCAMONGA'S COSTS"), plus 10% of RANCHO CUCAMONGA'S COSTS for design, construction, administration, materials testing and inspection ("ENGINEERING & PROJECT MANAGEMENT COSTS") associated with the PROJECT, as further defined in Attachment A; and

NOW, THEREFORE, RANCHO CUCAMONGA and ONTARIO mutually agree to the following:

SECTION I

ONTARIO AGREES:

1. That only eligible PROJECT expenses, as set forth in Attachment A to this AGREEMENT, will be reimbursed by RANCHO CUCAMONGA. ONTARIO agrees that it will only request reimbursement from RANCHO CUCAMONGA for eligible PROJECT expenses as defined in Attachment A.

2. To maintain and make available to RANCHO CUCAMONGA, copies of all consultant and contractor invoices, documents, books and records, and expenses as set forth in Attachment A ("PROJECT RECORDS") for a minimum of three (3) years from the date of the Final Acceptance by ONTARIO or until audit retention is achieved, whichever is later. Final Acceptance shall be the date the Notice of Completion is filed with the County of San Bernardino.

3. To fully cooperate with RANCHO CUCAMONGA in the preparation of a PROJECT audit, if requested by RANCHO CUCAMONGA, by making available all PROJECT RECORDS in ONTARIO's possession so long as the request for such an audit is received in writing by ONTARIO within five (5) years from date of the Final Acceptance. The audit is intended to verify that all funds expended for costs on the PROJECT were used in conformance with this AGREEMENT and that RANCHO CUCAMONGA was properly charged for such costs.

4. To render services for design, project management and construction management utilizing ONTARIO staff, which may be supplemented by consultants that are specifically tasked for completing the PROJECT.

5. To make a CEQA determination on the PROJECT and file the necessary environmental document/s with the County Clerk and Office of Land Use and Climate Innovation, if necessary, and complete all required public notifications and hearings within its authority. Under CEQA, ONTARIO is the lead agency for the PROJECT.

6. To prepare plans, specifications and estimates for the PROJECT under direction of a registered professional engineer who is licensed in the applicable professional field in the State of California, which shall be subject to review and approval by RANCHO CUCAMONGA with respect to the portions of the PROJECT within RANCHO CUCAMONGA.

7. To contract for the construction and installation of the PROJECT at ONTARIO's cost and expense, but subject to RANCHO CUCAMONGA'S reimbursement, as set forth in this AGREEMENT.

8. To complete the PROJECT in a timely manner in accordance with the plans and specifications approved by RANCHO CUCAMONGA.

SECTION II

RANCHO CUCAMONGA AGREES:

1. To reimburse ONTARIO for 100% of the PROJECT'S total costs within the City of RANCHO CUCAMONGA and 50% of shared project costs, which costs shall include a 10% contingency, plus 10% of ENGINEERING & PROJECT MANAGEMENT COSTS associated with the PROJECT, as further defined in Attachment A.

2. To reimburse ONTARIO for its share of undisputed costs no later than sixty (60) days following the date of Final Acceptance of the PROJECT by ONTARIO and RANCHO CUCAMONGA and receipt of an invoice identifying the costs.

3. To designate a Project Manager to represent RANCHO CUCAMONGA through whom all communications shall be channeled.

4. That its Project Manager shall distribute submittals, schedules, and other correspondence to applicable RANCHO CUCAMONGA departments for review and comment. RANCHO CUCAMONGA shall transmit review comments within ten (10) CITY OF RANCHO CUCAMONGA working days after the submittal is received by RANCHO CUCAMONGA. If no comments are received within such time, ONTARIO may act on such submittals, schedules, or other correspondence without RANCHO CUCAMONGAS concurrence.

5. In the event RANCHO CUCAMONGA elects to perform a PROJECT audit, RANCHO CUCAMONGA may rely on any prior audit of ONTARIO relating to the PROJECT performed pursuant to the provisions of State and Federal laws.

SECTION III

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. To abide by all applicable federal, state and local laws and regulations pertaining to the PROJECT, including policies in the applicable program in the applicable General Plan, as amended, as of the date of the last signature on this AGREEMENT.

   RANCHO CUCAMONGA'S financial responsibility for the PROJECT, which are RANCHO CUCAMONGA'S COSTS and ENGINEERING & PROJECT MANAGEMENT COSTS, shall not exceed 100% of the total costs set forth in Attachment A. According to current cost estimates, the reimbursement is estimated to be in the amount up to **$906,228.00** as demonstrated in Attachment A; however, the total costs of the items listed in Attachment A may be different, provided that such amount shall not exceed the total amounts set forth in Exhibit A, upon completion of the PROJECT. The total costs for all PROJECT expenses set forth in Attachment A shall be used as the final amount of reimbursement.

2. In the event RANCHO CUCAMONGA'S COSTS and/or ENGINEERING & PROJECT MANAGEMENT COSTS exceed the total cost identified in Attachment A, ONTARIO shall inform RANCHO CUCAMONGA in writing of the excess costs, accompanied by supporting evidence, and thereafter the PARTIES shall work together in good faith to agree upon an amendment to the total cost identified in Attachment A. ONTARIO shall notify RANCHO CUCAMONGA in writing in the event of any change order requests exceeding $20,000.

3. This AGREEMENT can be amended only when agreed upon in writing by both PARTIES.

4. ONTARIO will use its own funds to design and construct the PROJECT with the understanding that RANCHO CUCAMONGA will reimburse ONTARIO for RANCHO CUCAMONGA'S share of eligible PROJECT expenditures at a later date in accordance with this AGREEMENT.

5. Eligible PROJECT reimbursements shall include only those costs incurred by ONTARIO for PROJECT activities that are described in this AGREEMENT and shall not include escalation or interest.

6. ONTARIO shall defend, indemnify, and hold harmless RANCHO CUCAMONGA, its officers and employees, from and against any and all actions, claims, injuries, damages, liabilities, demands, losses, judgments, penalties, expenses and costs including attorney's fees for staff attorneys and outside counsel (collectively "Liabilities") arising out of or in any way connected with anything done or omitted to be done by ONTARIO, its officers, employees, agents, contractors, consultants, subcontractors and sub consultants of any level, in connection with the PROJECT or under or in connection with any work, authority

or jurisdiction delegated to ONTARIO under this AGREEMENT. ONTARIO's obligations under this Article apply to RANCHO CUCAMONGA'S "passive" and "active" negligence, but do not apply to RANCHO CUCAMONGA'S "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

7. RANCHO CUCAMONGA shall defend, indemnify, and hold harmless ONTARIO, its officers and employees, from and against any and all actions, claims, injuries, damages, liabilities, demands, losses, judgments, penalties, expenses and costs including attorney's fees for staff attorneys and outside counsel (collectively "Liabilities") arising out of or in any way connected with anything done or omitted to be done by RANCHO CUCAMONGA, its officers, employees, agents, contractors, consultants, subcontractors and subconsultants of any level, in connection with the PROJECT or under or in connection with any work, authority or jurisdiction delegated to RANCHO CUCAMONGA under this AGREEMENT. RANCHO CUCAMONGA'S obligations under this Article apply to ONTARIO's "passive" and "active" negligence, but do not apply to ONTARIO's "sole negligence" or "willful misconduct" within the meaning of Civil Code Section 2782.

8. ONTARIO is an authorized self-insured public entity for purposes of Professional Liability, General Liability, Automobile Liability and Workers' Compensation and warrants that through its programs of self-insurance, it has adequate coverage or resources to protect against liabilities arising out of the performance of the terms, conditions or obligations of this AGREEMENT.

9. RANCHO CUCAMONGA is an authorized self-insured public entity for purposes of Professional Liability, General Liability, Automobile Liability and Workers' Compensation and warrants that through its program of self-insurance, it has adequate coverage or resources to protect against liabilities arising out of the performance of the terms, conditions or obligations of this AGREEMENT.

10. This AGREEMENT will be considered terminated upon reimbursement of all eligible costs for PROJECT expenses as defined herein with the exception of paragraphs 6 and 7 above which shall survive termination of this AGREEMENT. Notwithstanding any other provision herein, to the extent consistent with the terms and obligations hereof, any PARTY may terminate this AGREEMENT at any time, with or without cause, by giving thirty (30) calendar days written notice to the other PARTY. In the event of termination, the PARTY terminating the AGREEMENT shall be liable for any costs or other obligations it may have incurred under the terms of the AGREEMENT prior to termination and the terminating PARTY shall reimburse the non-terminating PARTY for any payments or reimbursements paid to the terminating PARTY pursuant to this AGREEMENT.

11. Notice given under or regarding this AGREEMENT shall be deemed given (a) upon actual delivery, if delivery is personally made; or (b) upon delivery into the United States Mail if delivery is by postage paid certified mail (return receipt

requested), fax or private courier including overnight delivery services. Notice shall be sent to the respective Party at the address indicated below or to any other address as a Party may designate from time to time by a notice given in accordance with this paragraph.

If to ONTARIO: Scott Ochoa, City Manager
303 East B Street
Ontario, CA 91764
(909) 395-2010

If to RANCHO CUCAMONGA: Elisa C. Cox, City Manager
10500 Civic Center Drive
Rancho Cucamonga, CA 91730
(909) 477-2700

12. The Recitals stated above are true and correct and are incorporated by this reference into the AGREEMENT.

13. This AGREEMENT shall be governed by and construed in accordance with the laws of the State of California. Any action brought by any PARTY hereto shall be brought within the State of California, County of San Bernardino and both PARTIES waive any right to change venue, including under Code of Civil Procedure Section 394.

14. This AGREEMENT may be signed in counterparts, each of which shall constitute an original. This AGREEMENT shall be dated on the date executed by the last signatory.

15. There are no third party beneficiaries, and this AGREEMENT is not intended, and shall not be construed to be for the benefit of, or be enforceable by, any other person or entity whatsoever.

16. Attachment A

    1. Project Scope

    2. Project Cost

    3. Projected Schedule

**SIGNATURES ON FOLLOWING PAGE:**

**SIGNATURE PAGE TO**

**REIMBURSEMENT AGREEMENT BETWEEN CITY OF RANCHO CUCAMONGA**

**AND**

**CITY OF ONTARIO**

**FOR**

**PAVEMENT REHABILITATION WITHIN THE RANCHO CUCAMONGA**

**RIGHT OF WAY ON FOURTH STREET FROM WINEVILLE AVENUE/SANTA**

**ANITA AVENUE TO ETIWANDA AVENUE**

IN WITNESS WHEREOF, the PARTIES have executed this AGREEMENT below.

| **CITY OF RANCHO CUCAMONGA** | **CITY OF ONTARIO** |
|---|---|
| By:_____<br>Elisa C. Cox<br>City Manager | By:_____<br>Scott Ochoa<br>City Manager |
| Dated:_____ | Dated:_____ |
| Attest:_____<br>Kim Sevy,<br>City Clerk | Attest:_____<br>Sheila Mautz, City Clerk |
| APPROVED AS TO FORM: | APPROVED AS TO FORM: |
| By:_____<br>Nick Ghirelli<br>City Attorney | By:_____<br>Ruben Duran<br>City Attorney |

**Attachment A**

**Pavement Rehabilitation within the City of Rancho Cucamonga Right of Way on** Fourth Street from N. Wineville Avenue/Santa Anita Avenue **to Etiwanda Avenue**

## Project Scope, Projected Cost, and Schedule

### Proposed Project Scope

Fourth Street from N. Wineville Avenue/Santa Anita Avenue to Etiwanda Avenue is to be resurfaced as part of the City of Ontario 2026 Fall Pavement Rehabilitation Project. This project includes the design, project management, grinding existing A.C. pavement, placement of an ARHM overlay, adjustment of water valves & covers, removal, replacement, and adjustment of manhole rings & covers, installation of monument wells, installation of detectable warning surfaces, replacement of traffic signal detector loops, traffic control, striping, materials testing, construction inspection and other appurtenances necessary to complete the improvements. Rancho Cucamonga's portion is 100% of the total cost, plus 10% of Rancho Cucamonga's portion for engineering and project management costs, as described below.

### Summary of Projected Costs (Estimate)

| PAVEMENT REHABILITATION - FOURTH STREET FROM N. WINEVILLE AVENUE/SANTA ANITA AVENUE TO ETIWANDA AVENUE | | | | | |
|---|---|---|---|---|---|
| **Bid Items Shared at 50% Between Ontario and Rancho Cucamonga ("Shared Project Costs")** | | | | **Bid Price (Per Original Agreement)** | |
| **Item No.** | **Description** | **Quantity** | **Unit** | **Unit Cost** | **Line Total** |
| 1 | Traffic Control & Safety, 2 Changeable Message Boards & 2 Project Information Signs | 1.00 | LS | $100,000.00 | $100,000.00 |
| 2 | Clearing, Grubbing, Removals, Restorations, Earthwork, Mobilizations, And Site Clean Up | 1.00 | LS | $40,210.00 | $40,210.00 |
| 3 | BNSF Permit Acquisition, Coordination, And Implementation | 1.00 | LS | $1,000.00 | $1,000.00 |
| 4 | Install Well Monuments, Restore Existing Monuments, And Prepare Documentation | 1.00 | LS | $10,000.00 | $10,000.00 |
| 5 | Install Traffic Striping, Markings, Signage, And Raised Markers | 1.00 | LS | $30,000.00 | $30,000.00 |
| | | | | Subtotal | $181,210.00 |
| | | | | **Rancho Cucamonga's Share (50%)** | **$90,605.00** |

| Bid Items Within Rancho Cucamonga Right of Way (100% Rancho Cucamonga Costs) | | | | | |
|---|---|---|---|---|---|
| **Item No.** | **Description** | **Quantity** | **Unit** | **Unit Cost** | **Line Total** |
| 1 | Slot Grind 0.20' Existing A.C. Pavement | 7,270 | SY | $5.00 | $36,350.00 |
| 2 | Grind 0.17' Existing A.C. Pavement | 19,400 | SY | $3.00 | $58,200.00 |
| 3 | Construct Asphalt Concrete Leveling Course | 17,000 | SY | $5.50 | $93,500.00 |
| 4 | Construct Type "B" Asphalt Concrete Base Pavement (Slot Grind) | 960 | TON | $135.00 | $129,600.00 |
| 5 | Construct 0.17' Asphalt Rubber Hot Mix (ARHM) Overlay | 2,150 | TON | $125.00 | $268,750.00 |
| 6 | Install Detectable Warning Surface | 6 | EA | $1,100.00 | $6,600.00 |
| 7 | Construct PCC Access Ramp w/ Detectable Warning Surface | 4 | EA | $7,500.00 | $30,000.00 |
| 8 | Remove And Replace With Composite IEUA Manhole Cover And Adjust Ring And Cover To Grade | 1 | EA | $2,700.00 | $2,700.00 |
| 9 | Adjust Manhole Ring And Cover To Grade | 12 | EA | $1,350.00 | $16,200.00 |
| 10 | Adjust Water Valve Cover To Grade | 1 | EA | $135.00 | $135.00 |
| 11 | Remove Existing Push Buttons And Install APS Push Button | 4 | EA | $2,200.00 | $8,800.00 |
| 12 | Restore And Replace Traffic Signal Detector Loops | 25 | EA | $550.00 | $13,750.00 |
| | | | | Subtotal | $664,585.00 |
| | | | | **Rancho Cucamonga's Share (100%)** | **$664,585.00** |

| | |
|---|---|
| **Total** | **$755,190.00** |
| **10% Contingency** | **$75,519.00** |
| **10% Engineering & Project Management Costs** | **$75,519.00** |
| **Total Costs** | **$906,228.00** |

**Proposed Project Schedule (milestone delivery dates)**

Estimated construction start date: **August 2026**
Estimated completion date: **December 2026**

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Economic Development<br>Prepared By: Thailin Martin<br>Department:<br>Prepared By: Thailin Martin<br>Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director<br>Reviewed By: Charity Hernandez<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 7 |

**SUBJECT:** **A RESOLUTION DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECOMMENDATION:** That City Council adopt a Resolution declaring a portion of the property located near 315-325 West D Street identified with portions of Assessor's Parcel Numbers 1048-576-01 and 1048-576-02 as described, approve the property as exempt surplus land, and finding that such declaration is not a project subject environmental review under the California Environmental Quality Act (CEQA).

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Pursue City's Goals and Objectives by Working with Other Governmental Agencies**

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

**BACKGROUND & ANALYSIS:** The City currently owns real property located at a portion of 315-325 West D Street identified with portions of Assessor's Parcel Numbers 1048-576-01 through 1048-576-02, described and depicted in Exhibit "A" of the attached Resolution, which is approximately 0.446 acres ("Property"). The Property is less than one-half acre in area, or 21,780 square feet, and it is not contiguous to land owned by state or local agency that is used for open-space or low-and-moderate income housing purposes. The Property is not needed for agency purposes and, as a result, the City desires to dispose of the Property.

Effective January 1, 2020, AB 1486 amended the Surplus Land Act, Government Code Section 54220 et seq. ("SLA"), which prescribes the process for disposal of surplus land. Before taking any action to dispose of the Property, the City must first comply with the SLA. The SLA requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land.

New legislation which took effect on January 1, 2020, requires that before a local agency takes any action to dispose of land, the land must be declared either “surplus land” or “exempt surplus land,” as supported by written findings. “Surplus land” means the land owned by a local agency for which the local agency’s governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency’s use. “Exempt surplus land” means the land is less than one-half acre in area and it is not contiguous to state or local agency property used for open-space or low- or moderate-income housing (Government Code section 54221(f)(1)(B)). City Staff has determined the Property is “exempt surplus land” that is subject to the SLA process, and that no exceptions apply. Accordingly, before taking steps to dispose of the Property, the City needs to comply with the SLA by taking formal action to declare the property exempt surplus. Adoption of the attached Resolution would declare the Property as “exempt surplus land”. The SLA process for “exempt surplus land” involves sending a copy of this Resolution to the California Department of Housing and Community Development in accordance with the requirements of Section 400(e) of the SLA Guidelines.

City Staff has determined that the mere designation of the Property as "exempt surplus land" and authorization for the City Manager to comply with the Act do not qualify as a “project” as defined in State CEQA Guidelines section 15378. The action to designate the Property as exempt surplus land constitutes an organizational or administrative activity that will not result in a physical change in the environment, and it therefore is not subject to CEQA.  This Resolution does not constitute a binding commitment to any particular use of the Property.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF CITY OF ONTARIO, CALIFORNIA, DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY LOCATED NEAR 315-325 WEST D STREET (PORTIONS OF APNS 1048-576-01 AND 1048-576-02) IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, the City of Ontario (the "City") is the owner in fee simple of that certain real property described in Exhibit "A", attached hereto and incorporated herein, known as a 0.446-acre portion of portions of APNs 1048-576-01 and 1048-576-02, which is located near 315-325 West D Street within City of Ontario ("Property"); and

WHEREAS, the Property is less than one half acre in area, or 21,780 square feet, and it is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes; and

WHEREAS, the City no longer has any use for the Property; and

WHEREAS, the Surplus Land Act, Government Code sections 54220 *et seq.* (as amended, the "Act"), applies when a local agency disposes of "surplus land," as that term is defined in Government Code section 54221; and

WHEREAS, the Property is "surplus land" under the Act, because it is land owned in fee simple by the City for which the City Council will take formal action (in the form of adoption of this resolution) in a regular public meeting declaring that the land is surplus and is not necessary for the City's use; and

WHEREAS, the Property may be declared exempt surplus land if it is less than one-half acre in area and it is not contiguous to state or local agency property used for open-space or low- or moderate-income housing (Government Code section 54221(f)(1)(B)); and

WHEREAS, none of the characteristics listed under Government Code section 54221(f)(2) apply to the Property.

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

SECTION 1. The above recitals are true and correct and are a substantive part of this Resolution and findings of the City Council.

SECTION 2. The City Council hereby finds that (i) the Property is no longer necessary for the City's use, (ii) the Property is smaller than one-half acre in area because it is approximately 0.446-acres in area, and (iii) the Property is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes. The City finds that to the extent that the Property is contiguous to another City parcel declared exempt surplus pursuant to section 54221(f)(1)(B) of the Act, and in the event that the properties are disposed of simultaneously, they will not be disposed of to the same entity or entities working in concert. Furthermore, none of the characteristics listed under Government Code section 54221(f)(2) apply to the Property.

SECTION 3. The City Council therefore declares that the Property is exempt surplus land pursuant to section 54221(f)(1)(B) of the Act.

SECTION 4. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). City staff has determined that the mere designation of the Property as exempt surplus and authorization for the City Manager to comply with the Act do not qualify as a "project" as defined in State CEQA Guidelines section 15378. First, Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).) Here, the action is to declare the Property as exempt surplus, which will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. Accordingly, the action is not a "project" subject to CEQA. (State CEQA Guidelines, § 15060(c).) Second, Section 15378 explicitly excludes from its definition of "project" the following: "organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment." (State CEQA Guidelines, § 15378(b)(5).) The action to designate the Property as exempt surplus land constitutes an organizational or administrative activity that will not result in a physical change in the environment, and it therefore is not subject to CEQA. This Resolution does not constitute a binding commitment to any particular use of the Property.

SECTION 5. The City Manager or designee is hereby authorized and directed to send a copy of this Resolution to the California Department of Housing and Community Development in accordance with the requirements of Section 400(e) of the SLA Guidelines.

SECTION 6. If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

Exhibit A

Property Description

The Property comprises a 0.446-acre portion of APNs 1048-576-01 and 02 as identified below:

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Planning<br>Prepared By: Thomas Grahn<br>Staff Member Presenting: Rudy Zeledon, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 8 |

**SUBJECT:** **A PROFESSIONAL SERVICES AGREEMENT WITH T&B PLANNING FOR THE PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE PROPOSED ONTARIO SPORTS EMPIRE PLANNED UNIT DEVELOPMENT (PUD)**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a Professional Services Agreement with T&B Planning Associates, Inc., of Irvine, California, in the amount of $577,962, plus a 10% contingency of $57,790 for a total authorized expenditure of $635,752 to prepare a Supplemental Environmental Impact Report (SEIR) for the Ontario Sports Empire Planned Unit Development (PUD).

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** Professional Services Agreement with T&B Planning Associates, Inc., of Irvine, California, in the amount of $577,962, plus a 10% contingency of $57,790, for a total authorized expenditure of $635,752. If approved, appropriations will be included in future Annual Budgets to City Council for approval as needed.

**BACKGROUND & ANALYSIS:** The City of Ontario is proposing a Planned Unit Development on a portion of the 199-acre Ontario Sports Empire. The Ontario Sports Empire Environmental Impact Report (EIR) was certified by the City Council on August 5, 2024, and evaluated the development of a variety of recreational opportunities within the Ontario Sports Empire to include a baseball stadium, retail uses, and a hospitality area in the general area south of Riverside Drive, east of Vineyard Avenue, north of Chino Avenue, and west of the Cucamonga Creek Flood Control Channel. The City is proposing the Ontario Sports Empire Planned Unit Development on the eastern one-third (approximately 57 acres) of the Ontario Sports Empire to maximize the site's development potential and allowable land uses. The proposed project includes a General Plan Amendment and Zone Change to accommodate expanded land use opportunities, as well as the adoption of a Planned Unit Development to establish comprehensive development standards, design regulations,

and permitted land uses. The PUD would provide a framework for residential, mixed-use, office, commercial, hospitality, recreational, and parking uses, creating a cohesive, flexible, and integrated development plan for the site. In compliance with the California Environmental Quality Act (CEQA) Guidelines, City Staff has conducted an evaluation and concluded that the appropriate environmental analysis for this specific proposal would involve a Supplemental Environmental Impact Report. The Community Development Agency's Pre-Qualified Consultant Eligibility List for Environmental Services was utilized to select T&B Planning, to prepare the environmental document.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF ONTARIO AND T&B PLANNING

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East B Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and T&B Planning, a California Corporation, with its principal place of business at 3200 El Camino Real, Suite 100, Irvine, California 92602 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing Environmental Assessment services to public clients, is licensed in the State of California, and is familiar with the plans of City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the Ontario Sports Empire Supplemental Environmental Impact Report for the Ontario Sports Empire Planned Unit Development project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional Environmental Assessment consulting services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this

Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from July 22, 2026 to June 30, 2028, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than one additional one-year term. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Five Hundred Seventy-Seven Thousand Nine Hundred Sixty-Two dollars ($577,962**) without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within 30 days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

### 3.3 Responsibilities of Consultant.

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: Nicole Morse, Principal/Vice President, and Tracy Chu, Project Manager.

3.3.5 City's Representative. The City hereby designates Henry Noh, Planning Director, or his designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his designee.

3.3.6 Consultant's Representative. Consultant hereby designates Nicole Morse, Principal/Vice President, or her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the

performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

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

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

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the 5 years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq*.); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant’s profession with limits of not less than $2,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least 5 years from termination or expiration of this Agreement.

(E) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a 30 day written notice of cancellation has been served upon the City except 10 days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a 30 day written notice of cancellation has been served upon the City except 10 days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a 30 day written notice of cancellation has been served upon the City except 10 days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. “Covered Professional Services” as designated in the policy must specifically include work performed under this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a 30 day written notice of cancellation has been served upon the City except 10 days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior

to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least 15 days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within 10 days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions.

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and

all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's

obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**3.7 General Provisions.**

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

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: T&B Planning
3200 El Camino Real, Suite 100
Irvine, CA 92602
ATTN: Nicole Morse, Principal/Vice President

City: City of Ontario
303 East B Street
Ontario, CA 91764
ATTN: Henry Noh, Planning Director

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of 15 years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be

responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have 5 working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in San Bernardino County. In addition to any and all contract requirements

pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

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

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT**

**BETWEEN THE CITY OF ONTARIO AND**

**T&B PLANNING**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**T&B PLANNING**

By: _____

Its: Vice President / Principal

Printed Name: Nicole Morse

By: _____

Its: _____

Printed Name: _____

**EXHIBIT "A"**
**SCOPE OF SERVICES**

[***INSERT SCOPE***]

**EXHIBIT "B"**
**SCHEDULE OF SERVICES**

[***INSERT SCHEDULE***]

**EXHIBIT "C"**
**COMPENSATION**

[***INSERT RATES & AUTHORIZED REIMBURSABLE EXPENSES***]

Irvine, CA | San Diego, CA | Murrysville, PA
3200 El Camino Real, Suite 100 | Irvine, CA 92602 | p 714.505.6360

# CONSULTING AGREEMENT
# ESTIMATE & AUTHORIZATION

*This CONSULTING AGREEMENT AND ESTIMATE & AUTHORIZATION constitutes a legal agreement solely between* T&B Planning, Inc. *and CLIENT herein named as:*

CLIENT NAME: CITY OF ONTARIO
JOB NUMBER: 1131-005
PROJECT NAME: ONTARIO SPORT EMPIRE PUD
DATE: June 24, 2026

**PROJECT DESCRIPTION:**
The City of Ontario ("City") is requesting California Environmental Quality Act (CEQA) consulting services for the preparation of an Supplemental Environmental Impact Report (SEIR) to the certified Ontario Regional Sports Complex Environmental Impact Report (EIR). The Ontario Regional Sports Complex (ORSC) EIR (State Clearinghouse [SCH] No. 2023110328) was certified on August 5, 2024 and evaluated the development of a variety of recreational opportunities on an approximately 199-gross-acre site (ORSC site) in the City of Ontario ("Approved Project"). The Approved Project included a semi-professional Minor League Baseball stadium, retail uses, and a hospitality area in addition to a new City recreation center and aquatics center surrounded by a variety of baseball/softball, soccer, and multiuse fields. Certain components of the Approved Project are constructed, others are under construction, and still others are yet to be constructed.

The City is now seeking a change to the Approved Project to allow for the development of Ontario Sports Empire Planned Unit Development (PUD). The PUD area will generally cover Planning Areas 2 to 7 of the ORSC site. Based on preliminary information provided by the City, it is our understanding that the Project to be evaluated in an SEIR would maximize the allowable land uses and consists of the following:

- General Plan Amendment and Zone Change to accommodate additional land use changes.
- A podium style residential development north of the approved Ontario Ranch Hotel site in Planning Area 2.
- Mixed use development including office, retail, hospitality, and residential uses in the parking areas south of Ontario Field and the Ontario Ranch Hotel in Planning Areas 2, 3, 4, and 5.
- An 15,000 seat United Soccer League soccer stadium at the northwest corner of Chino Ave and South Champions Way in Planning Area 6.
- A 362,000 square feet indoor athletics facility in Planning Area 7.

In summary, the Project would result in an increase in commercial, parking, stadium, and residential uses as shown in the table below.

| Land Use | Commercial | Parking | Stadium | Residential |
|---|---|---|---|---|
| Approved | 540,750 | 272,000 | 450,000 | - |
| Proposed | 1,923,000[1] | 2,313,260 | 732,600 | 1,350,000/ 1,013 Units |
| **Change** | **+1,382,250** | **+2,041,260** | **+282,600** | **+1,350,000/ 1,013 Units** |

[1] Commercial uses include hotel (454 Rooms), office, retail, and indoor athletics uses.

Because the Project involves discretionary approvals, the Project will be subject to compliance with CEQA. It is expected that an SEIR to the ORSC EIR will be prepared to satisfy the CEQA requirements.

**DETAILS/COMMENTS:**
Pursuant to City direction, T&B Planning shall undertake the following tasks:

## PHASE 1 TECHNICAL REPORT PREPARATION

### Task 1.1 Coordinate and Review Technical Studies

As part of this Task, T&B Planning will coordinate with the technical consultants to ensure that all are using the correct project description and to verify that technical reports will address all required environmental issues in a manner consistent with CEQA and City of Ontario requirements. As draft technical reports are made available, T&B Planning will review each technical report for accuracy and suitability for use in support of the CEQA analysis. Each technical report must include a description of existing conditions, an impact analysis, identification of appropriate mitigation measures, and a monitoring program, as necessary. In addition, the budget for this Task anticipates that all of the Project's technical consultants will provide their technical reports in an accessible format that meets Americans with Disabilities Act (ADA) requirements; additional budget may be needed in the event T&B Planning needs to convert any technical studies to an accessible format in order to meet applicable ADA requirements. Accordingly, the scope of work and budget for this task assumes a maximum of four (4) staff hours of review and coordination time for each technical study, and that only the following technical studies will require review and comment:

- Air Quality Impact Analysis
- Health Risk Assessment
- Biological Resources Assessment^
- Cultural Resources Assessment^
- Energy Analysis
- Geotechnical Report*
- Paleontological Resources Assessment^
- Greenhouse Gas Assessment
- Phase I/II Environmental Site Assessment^
- Hydrology/Drainage Study*
- Water Quality Management Plan*
- Noise and Vibration Impact Analysis
- Traffic Impact Analysis
- Vehicle Miles Traveled Analysis
- Parking Memorandum
- Water Supply Assessment

The asterisk (*) above indicates that the report is anticipated to be provided by the City and is not included in the scope or budget under this proposal. The caret (^) indicates that no new report will be required for the Project

and the SEIR will rely on the previous report used in the ORSC EIR.

### Task 1.2 PlaceWorks (AQ/GHG, Energy, Noise, WSA)

PlaceWorks will prepared an Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum, an Energy Technical Memorandum, a Noise and Vibration Technical Memorandum, and a Water Supply Assessment (WSA) for the Modified Project. The AQ/GHG Tech Memo will include a construction health risk assessment, air pollutant modeling to quantitatively evaluate both short-term and long-term criteria air pollutant emissions and GHG emissions from construction and operational activities associated with the Project. Energy consumption associated with the Project will be calculated and compared to the energy consumption estimates reported in the certified ORSC EIR. PlaceWorks will also evaluate potential noise and vibration levels from the Project and compare them to the levels reported in the ORSC EIR. Refer to *Attachment A* of this proposal for the full scope of work.

### Task 1.3 Fehr and Peers (Transportation)

Fehr and Peers will prepare a Vehicle Miles Traveled (VMT) Assessment, Level of Service (LOS) Assessment, and Parking Study for the Project. The VMT Assessment will utilize the latest San Bernardino Transportation Analysis Model (SBTAM+), consistent with the City's latest general plan amendment updates and consistent with the ORSC EIR modeling. The LOS Assessment assumes evaluation of 41 study intersections which will be consistent with the approved LOS study for the Approved Project, estimate the number of trips generated by the Project, and forecasts traffic within the study intersections and roadway segments for five scenarios. The Parking Study will build upon the previously completed parking study and focus on evaluating changes in parking demand associated with the Project. Refer to *Attachment A* of this proposal for the full scope of work.

## PHASE 2 INITIAL STUDY/NOP AND SCOPING

### Task 2.1 Initiation and Project Description

T&B Planning will prepare a formal Project Description that will be used throughout the CEQA compliance process. The Project Description will include both text and exhibits that describe the proposed Project and its associated applications. We expect that a majority of the exhibits will be taken from the Project's application materials. Because the Project Description will form the basis for analysis within the SEIR, it is critical that an accurate description of all Project elements be prepared, including construction and operational characteristics associated with the proposed Project.

The budget for this task anticipates that the Project civil engineer and architect will provide to T&B Planning the appropriately georeferenced and projected technical files and plans (State Plane coordinate system, NAD 83, US survey ft) in Autodesk (.dwg) and/or ESRI shapefile (.shp) formats, along with a Portable Document Format (.pdf) exhibit depicting the data. Provided data must include all pertinent AutoCAD External Reference (XREF) data, relevant layer descriptions, shapefile-related dataset files, and any other connected or referenced information.

### Task 2.2 Notice of Preparation and Scoping Meeting

Because the proposed Project will clearly warrant an EIR, it is our understanding that an Initial Study Checklist will not be needed for the Project and only a Notice of Preparation (NOP) will be required. T&B Planning will prepare

the NOP as required by Section 15082 of the CEQA Guidelines. The NOP will include a brief description of the Project, a description of the Project location, and a summary of the probable environmental effects of the Project. The NOP will provide a brief analysis to scope out environmental topic areas that would result in no impact (e.g., agricultural and forestry resources, mineral resources, and wildfire). The NOP form will be provided to the City for review and approval.

The NOP must be distributed for a 30-day public review period to Responsible Agencies, Trustee Agencies, and other interested parties. We expect that the City will provide mailing labels for property owners within the City's required notification radius. This proposal anticipates that T&B Planning will be responsible for distributing the NOP to surrounding property owners; Responsible Agencies, Trustee Agencies, and other interested parties; and uploading to the State Clearinghouse web portal. The City will be responsible for publication in the newspaper. Distribution will be handled under Task 5.3. During the 30-day public review period of the NOP, T&B Planning will periodically contact City staff and request that they forward copies of the public comment letters to T&B Planning as they are received. We will review the comment letters to ensure that relevant comments are addressed in the SEIR. If any comments necessitate an expanded scope of analysis in the SEIR, we will reevaluate our scope of work and notify the City.

T&B Planning will submit the completed NOP to the City for review. Following City review, T&B Planning will revise the NOP and submit the revised version to the City for final approval. This proposal assumes that there will be one (1) round of review by the City and that requested revisions, if any, would be minor in nature.

Pursuant to CEQA Guidelines Section 15206(b)(1), a proposed local general plan, element, or amendment thereof for which an EIR was prepared meet the definition of a project having statewide, regional, or area wide significance. Accordingly, a public scoping meeting will be required pursuant to CEQA Guidelines Section 15206 (b)(1). In consultation with City staff, T&B Planning will facilitate one (1) public scoping meeting to present the various aspects of the proposed Project and to solicit comments regarding the scope and content of the SEIR. It is anticipated that City staff will secure a location for the meeting, which will be advertised as part of the Project's NOP. T&B Planning will prepare all visuals and handouts, which are budgeted as part of under Task 5.3. Costs associated with printing will be billed as reimbursable expenses in accordance with our *Hourly Rates and Billing Policy (Exhibit A)*.

## PHASE 3 DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

### Task 3.1 First Administrative Draft SEIR

T&B Planning will commence with the preparation of the Administrative Draft SEIR immediately following completion of the Project Description (Task 2.1) and distribution of the NOP for public review (Task 2.2). We will focus first on preparing the SEIR sections that are not reliant on technical studies, as it is anticipated that at least some of the studies will still be under preparation. T&B Planning will prepare an Administrative Draft SEIR to the ORSC EIR in accordance with State and City requirements. The SEIR will generally include the following sections, subject to approval of the format/approach by the City:

**Executive Summary**. This introductory section will provide a synopsis of each Project component; a summary of the Project alternatives (if any), and a brief discussion of areas of controversy and issues to be resolved by the decision-making body. The Executive Summary also will include a Summary Table, which will identify the significance of each impact, previous Mitigation Measures applicable to the Project, Project-specific mitigation measures, and the level of significance after mitigation. In the interest of efficiency, the Summary Table will not be prepared until after the City's review of the Administrative Draft SEIR.

**Introduction**. The Introduction will explain the purpose and type of EIR, discuss the legal authority for preparation of the SEIR, summarize the SEIR scoping process, identify documents incorporated by reference, and outline the SEIR public review process.

**Environmental Setting.** The Environmental Setting section will include a brief description of Project location, geographic and physical setting, surrounding land uses, and the physical environmental conditions of the Project area as they exist on the date of the SEIR's NOP issuance. A brief overview of the environmental conditions of the Project area and surrounding area also will be provided. In addition, a summary of the existing planning and policy context will be presented, including the property's relationship to the General Plan, zoning, and other applicable regional plans and policy documents.

**Project Description**. An SEIR Project Description will be prepared. The Project Description will include text and exhibits that describe the proposed Project and its construction and operational details, in addition to any off-site improvements that are required to support the Project. The Project Description will form the basis for analysis within the SEIR for the changes in the ORSC Project. We expect that the majority of the Project Description exhibits will be taken from the Project's application/entitlement materials, that are required by the City, with minimal graphic manipulation required by T&B Planning for format/legibility. The budget for this Task anticipates that the Project civil engineer and architect will provide their technical files and plans to T&B Planning.

The Project Description will also identify the Project's objectives, which will form the basis for subsequent analysis of Project alternatives (if needed), and will include a summary of actions that may be associated with Project implementation. The Project Description will also document any and all anticipated subsequent approvals, including approvals that may be required from federal, State, and/or local agencies.

**Environmental Analysis**. This scope of work assumes that the SEIR will include all twenty environmental issue areas identified in Appendix G of the CEQA Guidelines:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources

- Utilities/Service Systems
- Wildfire

The respective topical SEIR sections will include the following information, tiering from the ORSC EIR, as appropriate:

- Existing Conditions
- Applicable Environmental Regulations
- Basis for Determining Significance
- Identification of applicable previous MMs
- Summary of ORSC EIR Conclusions
- Impact Analysis (including Cumulative Impact Analysis)
- Additional Project-specific Mitigation (if needed)
- Significance of Impacts after Mitigation (if mitigation measures are required)
- References

As applicable, the sections based on Project-specific technical reports will include a summary of those technical reports, which will be included as appendices to the SEIR.

**Other CEQA Considerations**. The SEIR will summarize unavoidable impacts of the Project. The SEIR also will disclose significant irreversible environmental changes which would be involved in the proposed action should it be implemented. A discussion of Growth Inducement will focus on elements of the Project which could remove obstacles to growth in the area such as the provision of improved roadway connections.

**Project Alternatives**. If determined necessary based on the results of the environmental analysis for each topical issues, the Project Alternatives section will be based on a description of reasonable Project alternatives defined in consultation with the City. Each alternative identified in this section will be intended to meet the Project's primary objectives while minimizing or eliminating significant environmental effects associated with the Project. For purposes of budgeting for this Task, it is anticipated that no more than three (3) alternatives will be presented in the SEIR, including the No Project Alternative. If exhibits illustrating the alternatives are required, we expect that the exhibits will be provided by the Project architect or engineer at a level of detail that facilitates their analysis as required under CEQA.

**Individuals and Agencies Consulted and SEIR Preparers**. This section will identify persons contacted in order to prepare the SEIR and will identify the SEIR preparers.

Upon completion of the Preliminary Administrative Draft SEIR, the Preliminary Administrative Draft SEIR will be provided electronically to the City for review and comment.

### Task 3.2 Second Administrative Draft SEIR

Based on City staff review of the First Administrative Draft SEIR document, T&B Planning will revise the SEIR document to respond to comments, questions, and requests for clarification. This proposal anticipates that comments will be minor to moderate in scope and complexity. All document revisions will be indicated in

~~strikeout~~/underline format based on comments provided by the City. For purposes of creating a budget for this task, we anticipate that the City will not require substantial changes to the Project Description or request substantial expansions to any technical studies prepared in support of the EIR.

Upon completion of the Second Administrative Draft SEIR, the SEIR document and its supporting technical reports will be submitted to the City for additional review. The budget for this task anticipates that only minor document revisions will be requested from the City following submittal of the Second Administrative Draft EIR document, which will be incorporated as part of the Public Review Draft EIR (Task 3.3). However, if any substantive issues remain, T&B Planning will arrange a meeting with City staff to discuss the comments and recommend appropriate ways to address remaining concerns. Up to 75 hours of staff time is budgeted for two revision cycles (150 hours total maximum for all revisions), but we will only invoice for time actually spent.

### Task 3.3 Public Review Draft SEIR and Public Notices

Upon receiving City authorization to publish the Draft SEIR, T&B Planning will prepare the Draft SEIR and its technical appendices for public review per City direction and State requirements. T&B Planning will also prepare the Notice of Completion (NOC) and Notice of Availability (NOA) of a Draft SEIR required for the Draft SEIR's 45-day public review period. The distribution list for the NOA and Draft SEIR will be based on the distribution list prepared for the NOP, and supplemented, if necessary, by persons and organizations that request notification and any individuals and agencies that commented on the NOP. It is also expected that the NOA will be distributed to adjacent property owners and occupants. This proposal anticipates that the City will provide updated mailing labels for all property owners and occupants within the City's required notification radius. Prior to public distribution, T&B Planning will submit the draft mailing list to the City for review and approval. This proposal anticipates that T&B Planning will be responsible for distributing the NOA and uploading the Draft SEIR and supporting documents to the SCH CEQAnet database. T&B Planning will request that the City prepare an advertisement for publication in the local newspaper as required by CEQA.

T&B Planning will conduct the Draft SEIR distribution by first-class certified mail and/or e-mail with the exception of adjacent property owners, which will be sent by regular mail. Mailing expenses are not included in the budget for this Task, and will be billed as reimbursable expenses in accordance with our *Hourly Rates and Billing Policy* included in *Exhibit A*. During the 45-day review period, written public comments will be directed to the City. T&B Planning will request that the City forward copies of the comment letters to us as they are received, and then send us the complete set of comment letters at the close of the public comment period.

## PHASE 4 FINAL SEIR, MMRP AND FINDINGS/SOC

### Task 4.1 Responses to Comments and Administrative Draft Final SEIR

Upon completion of the 45-day public review period, T&B Planning, in coordination with the technical team members, will prepare written responses to all substantive comments addressing environmental impacts received. Comments received in response to the Draft SEIR will be discussed with City staff and the technical consultants, as necessary, and an approach to the responses will be agreed upon prior to preparation of the draft Response to Comments. If any comments necessitate an expanded scope of analysis in the Final SEIR, we will notify the City.

In addition to Responses to Comments, the Final SEIR will include a section identifying revisions to the SEIR document, as necessary to clarify or correct information in support of the draft Response to Comments. Any such revisions will be shown in ~~strikeout~~/underline format. Revisions to the actual Draft SEIR document and reproduction of that document are not included as part of this scope of work. The Final SEIR will also document the public review process for the SEIR, provide a list of commenters, and identify the nature, location, and reason for any and all revisions incorporated into the Final SEIR. The Final SEIR also will provide a discussion and rationale for why recirculation of the Draft SEIR for an additional public review period is not required pursuant to CEQA Guidelines Section 15088.5, as appropriate.

The estimated budget for this Task assumes this effort will not exceed 132 hours of technical staff time to prepare the Final SEIR, including responses to comments. However, this budget should be considered an estimate only as the number and complexity of comments that will be received is unknown. Work performed under this Task will be on a Time and Materials basis in accordance with our *Hourly Rates and Billing Policy* included in *Exhibit A*.

The Preliminary Draft Response to Comments/Final SEIR will be submitted to the CIty for review and comment. Following receipt of comments, T&B Planning will make necessary revisions and submit the Draft Responses to Comment/Final SEIR back to the City. This scope of work assumes minimal revisions will be requested by the team and the City. The revised Responses to Comments/Final SEIR document will be submitted to the City and this Scope of Work assumes that no further revisions will be required.

### Task 4.2 Mitigation Monitoring and Reporting Program

T&B Planning will prepare a Mitigation Monitoring and Reporting Program (MMRP) in accordance with State law and City requirements to ensure implementation of mitigation measures assumed in the SEIR's analysis of impacts. This scope of work includes one round of minor revisions to the MMRP based on comments provided by City staff.

### Task 4.3 Findings of Fact and Statement of Overriding Considerations

T&B Planning will prepare the CEQA documents required for the Final SEIR public hearings, including the Statement of Overriding Considerations (if required) and the Section 15091 CEQA Findings of Fact (requiring a summary of each effect, identification of one or more of the required CEQA findings, listing of the associated mitigation measures, and the rationale for implementing the measures). This scope of work assumes that the City will provide information to T&B Planning to support the Statement of Overriding Considerations, including any fiscal impact analysis, if needed. The budget for this Task assumes one round of revisions to the Findings of Fact and Statement of Overriding Considerations to address comments. Following review, it is anticipated that the City may request minor revisions to clarify or expand on the findings and/or rationale for adopting a Statement of Overriding Considerations.

### Task 4.4 Notice of Determination

T&B Planning will prepare the Notice of Determination (NOD) form pursuant to Section 15094 of the CEQA Guidelines. This Scope of Work assumes that following approval of the Project, T&B Planning will file the NOD with the San Bernardino County Clerk and will electronically file the NOD on the SCH CEQAnet database on behalf of the City. It is also assumed that the City will provide the required proof of prior payment of the California

Department of Fish and Wildlife (CDFW) filing, and that a new CDFW filing fee is not required.

## PHASE 5 PROJECT MANAGEMENT/MEETINGS AND DOCUMENT PRODUCTION

It is our intent to anticipate the meetings, hearings, coordination, and correspondence which might be required as part of this Task. However, because working on entitlement projects is so often "reactive," it is difficult to know exactly what work will be needed. Therefore, while we have provided budgets for each of the tasks below, these budgets should be considered estimates only. All work performed under this phase will be invoiced on a Time and Materials basis up to the maximum budget in accordance with our *Hourly Rates and Billing Policy* included in *Exhibit A*.

### Task 5.1 Meetings/Coordination

This Task is intended to cover all coordination tasks with outside parties associated with T&B Planning's CEQA-compliance work. This includes all time spent by T&B Planning attending meetings, participating in conference calls, preparing/updating Project schedules and all external coordination including but not limited to communication via phone, e-mail, letter, memo, and/or web-based conferencing with City staff and public agencies. The amount of effort required for this Task is highly dependent on the need for assistance from the City and Project team. This Task will commence upon authorization of this contract and will continue throughout the duration of the Project (estimated to be 12 months and approximately 6 hours per month). The actual number of hours associated with this Task may be higher or lower than the estimated budget. We only will bill for the actual number of hours required for this Task.

### Task 5.2 Public Hearings

A Principal and/or Project Manager will attend two public hearings before the decision-making bodies to assist the City staff with questions regarding the CEQA process and documentation. The budget is based on six (6) hours of preparation and travel time and four (4) hours of attendance for each hearing. If the public hearing time requirement is longer than anticipated, or if attendance at additional public hearings is required, then additional budget may be required after application of any remaining budget from Task 5.1.

### Task 5.3 Publish Documents and Close-Out

Work efforts include creating master PDFs and coordinating hard copy printing. The budget for this Task also includes the delivery to the City of reference documents, data, and citation sources used by T&B Planning to prepare be the SEIR, and that will need to be added to the City's file as part of its Administrative Record. This Task also includes consolidating files and communications following Project approval to ensure proper record-keeping should our files be needed in the future.

## ATTACHMENT A – SUBCONSULTANTS SCOPE OF WORK

March 31, 2026

Tracy Chu, Project Manager
T&B PLANNING
3200 El Camino Real, Suite 100
Irvine CA 92602

Subject: PlaceWorks' Proposal to Provide Supplemental EIR Technical Studies for the Ontario Sports Empire [P2026-0337S]

*Transmitted via Email: tchu@tbplanning.com*

Dear Tracy:

As requested by T&B Planning (Client), this proposal provides the scope of work and cost estimate to assist with preparation of technical analyses to support the Ontario Sports Empire Supplemental Environmental Impact Report (SEIR). The technical analyses will include an Air Quality and Greenhouse Gas (GHG) Emissions Technical Memorandum (AQ/GHG Tech Memo), an Energy Technical Memorandum (Energy Tech Memo), a Noise and Vibration Technical Memorandum (Noise Tech Memo), and a Water Supply Assessment (WSA) for the proposed changes to the Ontario Sports Empire site (Proposed Project). The PlaceWorks team responsible for fulfilling the scope stated herein includes **Nicole Vermilion** as Principal in Charge; **Lance Park** as Project Manager, AQ/GHG Tech Memo lead, and Energy Tech Memo lead; **Chris Shields** INCE-USA as the Noise Tech Memo lead; and **Dina El Chammas** PE as the WSA lead. We understand that timing is a critical component of this work, and we will work closely with the Client to ensure delivery of a complete product within approximately **eight weeks** of receipt of necessary project information. It is our understanding that these technical analyses are being requested to support California Environmental Quality Act (CEQA) documentation being led by the Client, with the ultimate document type expected to be a Supplemental EIR to the certified Ontario Sports Empire Subsequent EIR and associated addenda (Approved Project).

# Understanding of the Project

### CERTIFIED SUBSEQUENT EIR

### 2024 Draft and Final Subsequent EIR

The City of Ontario approved the Ontario Sport Empire project and certified the Subsequent EIR (State Clearinghouse No. 2023110328) on July 16, 2024. The Subsequent EIR found that prior to mitigation, implementation of the Project will result in potentially significant impacts to Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, GHG Emissions, Hazards and

Hazardous Materials, Noise, Transportation, Tribal Cultural Resources, and Wildfire. However, mitigation measures have been developed to avoid or reduce all of these impacts to levels considered less than significant, with the exception of Agricultural Resources, Air Quality, GHG Emissions, Noise, and Transportation. The Subsequent EIR identified that despite the implementation of recommended mitigation measures, impacts to these categories were significant and unavoidable, and a Statement of Overriding Considerations was adopted.

### 2026 Hotel Ontario Aloft + Residence Addenda

The City of Ontario Planning Commission approved an Addendum to the 2024 Certified EIR on November 25, 2025, to relocate the hotel use from Planning Area (PA) 3 to PA 2 within the Ontario Sports Empire site, along with a corresponding relocation of associated commercial uses. The Ontario Residence Inn and Aloft Hotel allows for 226 hotel rooms within a hotel totaling 183,609 square feet on 3.41 acres of land. The hotel also includes a 9,994 square foot conference area, 10,215 square foot Legends' Attic, and 5,128 square feet of retail uses, for a total of 25,337 square feet of commercial space. Subsequent to this approval, the City approved a second Addendum for the hotel project to modify Mitigation Measures GHG-1 and GHG-4, which is anticipated to be approved in March or April 2026.

## ONTARIO SPORTS EMPIRE – APPROVED PROJECT

The proposed technical studies identified in this proposal evaluate the potential impacts associated with changes to the Approved Project compared to impacts identified in the 2024 Certified EIR.

The land use plan for the Ontario Sports Empire site designates land uses within seven planning areas (PA). The Approved Project allows for up to approximately 532,894 square feet of commercial building space within the 199-gross-acre Ontario Sports Empire site. Table 1, *Ontario Sports Empire Approved Project Summary*, provides the current approvals in place for the 199-acre Ontario Sports Empire site.

**Table 1. Ontario Sports Empire Approved Project Summary**

| Land Use | Acres | Building Square Feet | | | Number of Amenities |
|---|---|---|---|---|---|
| | | Commercial | Parking Structures | Stadium | |
| **PA 1** | **16.01** | **—** | **185,000** | **450,000** | **6,000-Capacity** |
| Baseball Field Facility | 11.33 | — | — | — | 6,000-Capacity |
| Conditioned Space | — | — | — | 110,000 | — |
| Unconditioned Space | — | — | — | 340,000 | — |
| Parking Structure A (3-stories) | 4.68 | — | 185,000 | — | — |
| **PA 2** | **19.62** | **195,631** | **—** | **—** | **—** |
| Retail/Commercial, East | — | 25,631 | — | — | — |
| Hotel | 2.41 | 170,000 | — | — | 249 Rooms |
| Surface Parking, East | 17.21 | — | — | — | — |
| **PA 3** | **4.58** | **10,000** | **—** | **—** | **—** |
| Retail/Commercial | 0.5 | 10,000 | — | — | — |
| Surface Parking, Stadium | 4.08 | — | — | — | — |
| **PA 4** | **8.54** | **36,513** | **—** | **—** | **—** |
| Retail/Commercial | 6.54 | 36,513 | — | — | — |
| Surface Parking, South | 2.00 | — | — | — | — |

**Table 1. Ontario Sports Empire Approved Project Summary**

| Land Use | Acres | Building Square Feet | | | Number of Amenities |
|---|---|---|---|---|---|
| | | Commercial | Parking Structures | Stadium | |
| **PA 5** | **110.90** | **23,300** | | **—** | |
| Multipurpose Fields (Soccer/Football) | 41.13 | — | — | — | 13 Fields |
| Multiuse Fields (Baseball/Softball/Little League) | 45.11 | — | — | — | 8 Fields |
| Park | 10.87 | 23,300 | — | — | — |
| Parking Structure B (4 stories) | 3.59 | — | 87,000 | — | — |
| Surface Parking, South | 10.2 | — | — | — | — |
| **PA 6** | **7.58** | **159,450** | **—** | **—** | — |
| Indoor Athletic Facility | 4.46 | 159,450 | — | — | 16 max. Courts |
| Surface Parking | 3.12 | — | — | — | — |
| **PA 7** | **15.68** | **108,000** | **—** | **—** | — |
| Community Center/Admin Building | 3.46 | 70,000 | — | — | — |
| Activity Area | 8.05 | 38,000 | — | | 1 Field/8 Courts |
| Recreation Surface Parking | 4.17 | — | — | — | — |
| ***Right-of-Way*** | *16.10* | — | — | — | — |
| **TOTAL** | **199.01** | **532,894** | **272,000** | **450,000** | **6,000-Capacity 100 rooms** |

Notes:
- Data in this table are based on the 2024 Certified EIR and 2025 Addendum, and are subject to modification based on the final site plans of components currently under construction.
- Parking space data is omitted from this table as it needs to be updated based on the final plans.
- Retail/Commercial Acreage revisions in PA 3 are an estimate based on the reduction in commercial square footage and increase in parking lot acreage.

## PROPOSED PROJECT

The Proposed Project entails changes to the following PAs within the Ontario Sports Empire site:

- **PA 2**. PA 2 was envisioned for retail/commercial and hospitality land uses. The Proposed Project would include a new residential development in PA 2 at the southeast corner of Ontario Avenue and Riverside Drive, north of the Ontario Residence Inn and Aloft Hotel, thus introducing residential uses within the Ontario Sports Empire site. The Ontario Apartments would include up to 105 residential units, a conference center, and restaurants (square footage pending).

- **PA 3 and PA 4.** PA 3 and PA 4 were envisioned for retail/commercial land uses. The Proposed Project would include a new mixed-use residential development spanning PA 3 and PA 4 south of the ONT Baseball Stadium. Depending on which scenario is pursued (Scenario A or Scenario B), the change would include up to 600 multifamily dwelling units; up to 90,000 square feet of retail, civic open space, and office; and a hotel or additional residential to the west as a future phase (square footage pending).

- **PA 6.** PA 6 was originally envisioned for a new indoor athletic facility at the northwest corner of Ontario Avenue and Chino Avenue. The Proposed Project would instead allow for an 8,000-seat United Soccer League (USL) soccer stadium in PA 6. The inclusion of the new USL soccer stadium would require

relocation of the indoor volleyball structure to PA 7 and would encroach slightly into PA 5 in an area previously identified for surface parking.

- **PA 7.** PA 7 was originally intended as a new community center. The Proposed Project would relocate the indoor athletic facility to PA 7 and would no longer include the community center. The proposed indoor athletic facility would be utilized for youth sports volleyball and would be 273,000 square feet and include a third parking structure.

The Proposed Project would require the following actions:

- General Plan Amendment and Zone Change to change the existing Hospitality (HOS) designation to a Mixed Use (MU) designation.
- Zone Change to change the existing Convention Center Support Commercial (CCS) designation to the MU designation for all areas except ONT Field and the soccer and baseball fields in the Open Space – Recreation (OS-R) designation.

It is our understanding that the City of Ontario has identified a Supplemental EIR as the appropriate CEQA document for the Proposed Project and has requested preparation of Air Quality/GHG, Energy, Noise, and Water Supply technical assessments to document the changes to the Approved Project to satisfy the requirements of Section 15163 of the CEQA Guidelines.

## Scope of Work

PlaceWorks will prepare the following tasks in the time requested by the Client.

### TASK 1. AIR QUALITY AND GHG EMISSIONS TECHNICAL MEMORANDUM

#### Air Quality Analysis

- **Construction Phase.** PlaceWorks will quantify and assess short-term criteria air pollutant emissions from construction activities associated with the Proposed Project compared to the Approved Project. The construction emissions analysis will focus on the changes in proposed square footage, acreage of disturbance, and location of construction activities, as provided by the Client for PA 2, PA 3, PA 4, PA 6, and PA 7, as identified in the Project Understanding. The construction analysis will utilize the latest version of the California Emissions Estimator Model (CalEEMod) and guidance and methodology from the South Coast Air Quality Management District (South Coast AQMD), as applicable. Construction emissions will be compared to the South Coast AQMD's regional and Localized Significance Thresholds (LSTs) to assess whether cumulative or localized exceedances of Ambient Air Quality Standards may occur during project construction. Because of the potential magnitude of emissions increases during the construction phase, a construction health risk assessment will be provided (see *Construction Health Risk Assessment*) and incorporated into the AQ/GHG Tech Memo.

- **Operations Phase.** PlaceWorks will quantify the change in long-term criteria air pollutant emissions associated with operation of the Proposed Project. Project-related long-term emissions will be calculated using the latest version of CalEEMod. Transportation emissions will include modeling using Emissions FACtor model (EMFAC) 2025 v2.1.0 based on peak weekday (with events) and average annual vehicle

miles traveled (VMT) data provided by Fehr & Peers. Proposed Project emissions will be assessed against the South Coast AQMD regional air quality significance thresholds for operation and the emissions identified in the 2024 Certified EIR and applicable addenda.

The air quality analysis will also evaluate impacts from carbon monoxide (CO) hotspots related to operation of the Proposed Project. Based on the type of project, and because the South Coast Air Basin is classified "in attainment" for CO standards, a qualitative assessment of CO hotspots will be provided. This analysis will assume no new stationary source equipment is included in the Proposed Project from what was analyzed in the Certified EIR. Should additional stationary source equipment be considered for the Proposed Project, one generator with generic parameters was assumed for the hotel in the Approved Project's Final EIR, and can be relied upon in the operational analysis. However, should stationary source equipment with more specific equipment parameters (e.g., horsepower, load factor, model, daily and annual hours of operation) be included at a later time, it is our understanding that this equipment would be regulated by the South Coast AQMD under their permit requirements to ensure associated impacts are less than significant. Furthermore, a qualitative assessment of potential odor generation to describe potential odor impacts and a consistency evaluation of the project to South Coast AQMD's air quality management plans will be provided. In addition, PlaceWorks will provide a qualitative evaluation of potential health risk impacts from project operation. All air quality impacts of the Proposed Project will be reviewed against the applicable South Coast AQMD thresholds and relevant impacts of the Approved Project.

### Greenhouse Gas Emissions Analysis

PlaceWorks will quantify GHG emissions from construction and operation of the Proposed Project. The GHG emissions impact analysis will follow the same modeling methodology as the Air Quality analysis. PlaceWorks will compare the Proposed Project emissions to the applicable South Coast AQMD significance thresholds for GHG emissions and impacts identified for the Approved Project.

PlaceWorks will also provide a discussion on the GHG reduction goals of Senate Bill (SB) 32, Assembly Bill (AB) 1279, and SB 375. The California Air Resources Board has prepared a Climate Change Scoping Plan that addresses the State's GHG reduction goals. The Southern California Association of Governments has prepared a Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to address the region's requirements to reduce passenger-vehicle VMT and associated GHG emissions under SB 375. PlaceWorks will review project consistency with these statewide and regional GHG emissions reduction strategies. All GHG impacts of the Proposed Project will be reviewed against the applicable South Coast AQMD thresholds and impacts identified for the Approved Project.

### Construction Health Risk Assessment

PlaceWorks will prepare a construction-related health risk assessment (HRA) to analyze the Proposed Project's off-site community health risks from toxic air contaminants (TAC) generated by project construction (e.g., diesel particulate matter [DPM]). The risk assessment will incorporate the construction emissions inventory to evaluate pollutant concentrations at the nearest off-site sensitive receptors (i.e., existing residences). Air dispersion modeling will be performed using a South Coast AQMD-accepted computer-based model (e.g., AERMOD). Cancer and toxicity data published by the California Environmental Protection Agency will be used to estimate long-term and short-term (acute) health risks for off-site sensitive receptors from construction activities. The results and analyses will be appended to the AQ/GHG

Tech Memo. Measures to reduce construction-related pollutant emissions will be considered in the AQ/GHG Tech Memo. This task includes time for dispersion modeling and pollutant concentrations calculations for project construction to compare against the South Coast AQMD's LSTs to identify whether localized exceedances of Ambient Air Quality Standards may occur. Changes to Approved Project mitigation or new mitigation measures will be identified and recommended, as necessary.

### Technical Memorandum

The results of the technical analyses described will be compiled into the AQ/Energy/GHG Tech Memorandum. The impact analysis will follow the CEQA Guidelines Appendix G Checklist questions, and mitigation measures identified in the Certified EIR will be applied to the Proposed Project as applicable. Model outputs will be included as an appendix. We have included up to four hours to address comments from the Client and four hours to address comments from the City/City Attorney. Please note that the modeling appendix (e.g., CalEEMod, AERMOD) may not meet the new WCAG 2.1 Level AA document accessibility Requirements.

***Deliverable(s):***

- Client Draft AQ/GHG Technical Memorandum (electronic copy)
- City Draft AQ/GHG Technical Memorandum (electronic copy)
- Final AQ/GHG Technical Memorandum (electronic copy)

## TASK 2. ENERGY TECHNICAL MEMORANDUM

### Appendix F Energy Analysis

PlaceWorks will prepare an energy analysis to identify whether or not the Proposed Project would result in wasteful, inefficient, or unnecessary use of energy resources in accordance with Appendix F of the CEQA Guidelines and compare to impacts identified for the Approved Project. As part of this analysis, PlaceWorks will discuss the Proposed Project's net change in energy consumption (i.e., natural gas and electricity) from what was analyzed for the Approved Project in PA 2 through PA 7. Electricity and natural gas use associated with operation of the Proposed Project will be based on the size and type of land use(s) proposed, and on default CalEEMod energy rates or other acceptable and representative energy consumption data, unless project-specific energy consumption demand is available from the Client. PlaceWorks will also provide an overview and review of the Proposed Project's consistency with the applicable plans or policies adopted for the purposes of improving energy efficiency or promoting renewable energy use, such as the California Renewables Portfolio Standard Program or the California Energy Efficiency Strategic Plan. Energy impacts of the Proposed Project will be compared to impacts identified for the Approved Project.

### Energy Supply Analysis

To support preparation of the Utilities and Service Systems analysis of the Supplemental EIR for the Proposed Project, PlaceWorks will utilize the energy consumption estimated in the Appendix F Energy Analysis to evaluate potential impacts to natural gas and electrical utility supply capacity and compare to those identified for the Approved Project. The Energy Supply Analysis will provide a description of existing and planned electricity and natural gas infrastructure and supply capacity for the area serving the Proposed Project to identify whether new or expanded infrastructure may be required, which may result in adverse environmental effects.

***Deliverable(s):***

- Client Draft Energy Technical Memorandum (electronic copy)
- City Draft Energy Technical Memorandum (electronic copy)
- Final Energy Technical Memorandum (electronic copy)

## TASK 3. NOISE AND VIBRATION TECHNICAL MEMORANDUM

PlaceWorks will evaluate potential noise and vibration impacts for the construction and operational phases of the proposed project. The technical memorandum will discuss relevant criteria for noise exposure based on applicable federal, State, and local standards and ordinances, including applicable standards from the Municipal Code and General Plan Noise Element.

### Existing Conditions

The dominant noise source in the project area is local Chino Avenue traffic noise, active construction, and typical residential noise. To characterize existing conditions, PlaceWorks will conduct a noise measurement survey to acquire ambient noise level data. The survey will consist of up to 4 long-term (24 to 48-hours) locations. Measurement locations will be selected by PlaceWorks in coordination with City staff and will take into consideration the location of existing roadways, recreational, commercial, and other major noise sources. The results of the noise measurement survey will be incorporated into the EIR for analysis.

### Transportation Noise

PlaceWorks will assess the potential in traffic noise levels along major arterials and highways and identify areas along roadway segments that would either be exposed to noise levels above established criteria or result in an increase more than 3 dBA over the baseline levels. In addition, PlaceWorks will assess the proposed residential exterior and interior land use compatibility with the City's noise standards for traffic noise.

### Stationary Noise

PlaceWorks will analyze noise impacts from non-transportation sources in terms of potential impacts to nearby noise-sensitive receptors and the noise limitations identified within the City's Noise Ordinance using SoundPLAN, a three-dimensional computer noise modeling program. The modeling calculations accounts for spherical spreading loss with adjustments for source directivity, air absorption, ground effects, intervening structures, reflections, source directivity, and source tonality. Project operational noise contours will be graphically displayed as figures. Pertinent noise measurement data, modeling output results, and technical information will be provided in an appendix.

### Construction Noise and Vibration

PlaceWorks will provide a quantitative analysis for potential construction impacts associated with implementation of the proposed project using SoundPLAN. PlaceWorks will evaluate noise and vibration impacts associated with site preparation and project construction activities using scheduling, equipment mix, hauling, and truck trip information (as provided by the Client). Vibration impacts will be assessed using criteria included in the Federal Transit Administration guidance document on noise and vibration impact assessment.

### Technical Memorandum

The results of the technical analyses described will be compiled into the Technical Memorandum. Model outputs will be included as an appendix. We have included up to four hours to address comments from the Client and four hours to address comments from the City/City Attorney. Please note that the modeling appendix (e.g., RCNM, SoundPlan) may not meet the new WCAG 2.1 Level AA document accessibility Requirements.

***Deliverable(s):***

- Client Draft Noise Technical Memorandum (electronic copy)
- City Draft Noise Technical Memorandum (electronic copy)
- Final Noise Technical Memorandum (electronic copy)

## TASK 4. WATER SUPPLY ASSESSMENT

PlaceWorks will update the Water Supply Assessment (WSA) for the Ontario Sport Empire site to reflect the changes associated with the Proposed Project. PlaceWorks prepared the WSA for the Ontario Regional Sport Complex in February 2024. The updated report will rely on information provided in the City of Ontario's latest Urban Water Management Plan (UWMP) and the City's 2024 Demand Factor Technical Memorandum, based on proposed land uses. The WSA will include an update, as needed, to the following information:

1. The availability of water supplies over a historical record of at least 20 years. This includes an identification of any existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and a description of the quantities of water received in prior years by the City.
2. The quantification of existing and planned sources of water available to the City in 5-year increments for the 20-year projection.
3. For groundwater supplies:
   - A description of the Chino Basin from the latest UWMP.
   - A detailed description and analysis of the amount and location of groundwater pumped by the City in the past five years.
   - A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the City.
4. A quantification of the City's past, current, and projected water demands.
5. A quantification of the water demands for the proposed project and an assessment of the water demand for the proposed project as accounted for in the latest UWMP and The Ontario Plan 2050.
6. A discussion as to whether the public water system's total projected water supplies available during normal, single dry, and multiple dry water years during a 20-year projection will meet the projected water demand of the proposed project in addition to the public water system's existing and planned future uses. This will include the evaluation of drought impacts and consideration of variability in demand and supply based on hydrologic conditions.

7. The applicability of the City's water shortage contingency analysis prepared pursuant to Section 10632 of the Water Code that includes actions to be undertaken by the public water system in response to water supply shortages.

The Draft WSA will be submitted to the Ontario Municipal Utilities Company (OMUC) and the Client for review and comment. After receiving comments and revisions, the Final WSA will be prepared incorporating OMUC's and the Client's comments and revisions, and an electronic copy of the document will be provided to OMUC and the Client. Separate OMUC and Client copies are not anticipated for this task. Based on experience with OMUC, our budget assumes 20 hours to address OMUC's and the Client's comments and prepare the Final WSA.

PlaceWorks' project manager will coordinate closely with OMUC and the Client Team to ensure that the WSA is legally defensible, accurate, and useful to decision makers considering approval of the project. The project manager will coordinate with OMUC and the Client throughout the project to avoid or anticipate any changes that could result in delays.

***Deliverable(s):***

» OMUC Draft and Final WSA (electronic copy)

## TASK 5. PROJECT MANAGEMENT AND MEETINGS

### Task 5.1 Project Management

The proposal considers cost and schedule management, and ongoing coordination with the Client. The cost estimate is based on approximately six months of project management. If the schedule is extended substantially beyond this estimate for reasons beyond the control of PlaceWorks, a budget augment may be requested to cover additional project coordination and management time.

### Task 5.2 Meetings

The proposal includes attendance of the project manager in up to 12 virtual meetings, assuming attendance at bi-weekly meetings would be necessary. Each Technical Memorandum lead is assumed to attend up to two virtual meetings, as necessary. Should additional virtual meetings be requested, a budget augment may be required to cover these additional meetings based on PlaceWorks' current rates.

Our proposal does not include hearing attendance. Should PlaceWorks' attendance at the Planning Commission and/or City Council hearings be required, a contract amendment would be required.

***Deliverable(s):***

» Project manager attendance at up to 12 virtual bi-weekly meetings
» Technical Leads attendance at up to two virtual meetings

## TASK 6. PLANNING COMMISSION AND CITY COUNCIL HEARINGS

PlaceWorks will attend two approval hearings for the Proposed Project, assuming one would be necessary for the Planning Commission and one for the City Council. This proposal considers in-person attendance for the PlaceWorks team's Principal-in-Charge who is based out of our Santa Ana office and virtual attendance for the AQ/GHG and Energy technical lead and Noise technical lead who are based out of our Sacramento office.

***Deliverable(s):***

» Principal-in-Charge in-person attendance at Planning Commission and City Council hearings
» AQ/GHG, Energy, and Noise Technical Leads virtual attendance at Planning Commission and City Council hearings

### TASK 7. FINAL SUBSEQUENT EIR RESPONSE TO COMMENTS

This proposal considers cost for addressing public and agency comments for the Final Subsequent EIR. The cost estimate is based on the substance and volume of comments received on comparable projects for Air Quality, GHG Emissions, Energy, and Noise as the topical sections that commonly receive extensive comments. If public and agency comments are received that require time substantially beyond this estimate for reasons beyond the control of PlaceWorks, a budget augment may be requested to cover additional time to respond to comments.

***Deliverable(s):***

» Responses to public and agency comments received on the Air Quality, GHG Emissions, Energy, and Noise analyses (electronic copy)

## Proposed Schedule

PlaceWorks will provide the AQ/GHG Tech Memo, Energy Tech Memo, Noise Tech Memo, and WSA to the Client approximately **eight weeks** after receipt of all critical information needs.

### Data Needs

The follow information will be required to complete the tasks discussed. Following authorization of this proposal, PlaceWorks will provide a Construction Data Request file to retrieve more information related to project phasing and anticipated construction activities.

***Traffic Data Needs***

- Maximum daily and annual average Origin-Destination (O-D) VMT for the following scenarios:
  » Existing Ontario Sports Empire with addenda (Approved Project)
  » Proposed Project Buildout
- Average daily trips (ADT) segment volumes (both directions) for all highway, major road, arterial, and collector segments in the traffic study area in excel for the above scenarios.
- VMT by fleet mix (e.g., percentages for passenger vehicles, medium duty trucks, and heavy duty trucks) for the above scenarios.
- ADT by fleet mix (e.g., percentages for passenger vehicles, medium duty trucks [2 axle, 6 tires], and heavy duty trucks [3+ axle]) for the above scenarios.
- Daytime (7AM-7PM), evening (7PM-10PM), and nighttime (10PM-7AM) percentage splits on the traffic study segments for the above scenarios.
- Speed limits on the traffic study segments for the above scenarios.

- Number of lanes and/or roadway widths for the traffic study segments.
- List of traffic study segments used in the traffic analysis to assess potential impacts.
- Reductions in trips from General Plan policies or other project actions that support transit, bicycles, walking, or (Transportation Demand Management) TDM, if available.

***Overall Project Data Needs***

- Site plan(s) showing all proposed areas.
- Square footages of all proposed uses (can be provided in Construction Data Request file).
- USL Stadium details for noise analysis:
  - » Building operational details
  - » Speaker specifications (number and locations)
  - » Hours of operation
  - » Mechanical equipment (type, location, specifications)
  - » Types of vendors/noise sources during pre-game activities, if allowed.

## Cost Estimate

Table 2 provides PlaceWorks' cost estimate for all tasks described in the scope of work, which are based on PlaceWorks' 2026 Standard Fee Schedule (see Table 3).

**Table 2. PlaceWorks Cost Estimate**

| Task | Cost |
|---|---|
| **Labor** | |
| Task 1. Air Quality and GHG Emissions Technical Memorandum | $31,768 |
| Task 2. Energy Technical Memorandum | $7,846 |
| Task 3. Noise and Vibration Technical Memorandum | $20,185 |
| Task 4. Water Supply Assessment | $15,009 |
| Task 5. Project Management and Meetings | - |
| 5.1 Project Management | $7,830 |
| 5.2 Meetings | $4,875 |
| Task 6. Planning Commission and City Council Hearings | $8,680 |
| Task 7. Final Subsequent EIR Response to Comments | $8,780 |
| **Subtotal – Labor** | **$104,973** |
| **Reimbursable Expenses** | |
| AERMOD Dispersion Modeling Fee | $250 |
| Noise Monitoring Fees | $234 |
| Mileage | $110 |

## Table 2. PlaceWorks Cost Estimate

| Task | Cost |
|---|---|
| Printing, Mailing, etc. | $100 |
| **Subtotal – Reimbursable Expenses** | **$694** |
| **GRAND TOTAL** | **$105,667** |

## Table 3. PlaceWorks 2026 Standard Fee Schedule

| STAFF LEVEL | HOURLY BILL RATE |
|---|---|
| Principal | $210–$345 |
| Associate Principal | $220–$295 |
| Senior Associate II | $200–$280 |
| Senior Associate I | $160–$240 |
| Associate II | $165–$210 |
| Associate I | $150–$195 |
| Project Planner | $125–$185 |
| Planner | $90–$165 |
| Graphics Specialist | $90–$175 |
| Administrator | $145–$250 |
| Clerical/Word Processing/Technical Editor | $75–$175 |
| Intern | $80–$135 |

Subconsultants are billed at cost plus 10%. Mileage reimbursement rate is the standard IRS-approved rate. Possible yearly increase of 5% on bill rates.

2026_StdFeeSch_2026_01-20

## Acknowledgment

This proposal shall remain valid for a period of 90 days from the time of submittal. As a Principal, Nicole Vermilion is authorized to bind the team to the contents of this submittal and to negotiate contracts on behalf of PlaceWorks. The attached Service Authorization, which includes our General Terms of Consulting Agreement, is a part of this proposal. If the contents of this Proposal and Agreement are satisfactory, please indicate your approval by signing the Service Authorization and sending it to our corporate office: PlaceWorks, c/o: VP of Finance, 3 MacArthur Place, Suite 1100, Santa Ana CA 92707.

For questions, please contact Lance or Nicole.

We look forward to working with you to bring about the successful completion of this project.

Respectfully submitted,

**PLACEWORKS**

Nicole Vermilion
Principal
714.966.9220 x2344 | nvermilion@placeworks.com

Lance Park
Senior Associate
916.245.7500 x2737 | lpark@placeworks.com

Fehr & Peers

March 31, 2026

Tracy Chu
T&B Planning
3200 El Camino Real, Suite 100
Irvine, CA 92602

**Subject: Proposal for Ontario Regional Sports Complex SEIR**

Dear Tracy:

Fehr & Peers is pleased to submit this proposed scope of work in support of the updated development plan for the Ontario Regional Sports Complex site in Ontario, CA. Our understanding is T&B Planning has been working with the City on entitling future development opportunities on the Sports Complex site above and beyond what is currently entitled under the Sports Complex EIR (approved in June 2024). The proposed development plan is currently tentative but could include the following new uses, primarily impacting Planning Areas (PA) 2, 3, 4, 6, and 7:

- Mixed-Use Land Use designation for all hospitality areas except ONT Field
- Podium style residential development north of the approved Ontario Ranch Hotel site in PA 2
- Mixed use development including office, retail, residential, and hospitality uses in the parking areas south of ONT Field and the Ontario Ranch Hotel (PA 2, 3, and 4)
- 8,000 seat United Soccer League soccer stadium at the NW corner of Chino Avenue and South Champions Way (PA 6)
- 273,000 square foot volleyball facility (PA 7; relocated from PA 6)

Our understanding is that a supplemental environmental impact report (SEIR) will be required for these proposed changes. Our scope will address the following transportation-related deliverables:

- Vehicle Miles Traveled (VMT) Analysis
- Local Transportation Assessment
- Parking Study Update
- Event Transportation Management Plan Update

# Scope of Work

The work scope is divided into the following tasks.

## *Task 1: Meetings & Project Management*

Fehr & Peers will attend a virtual project kick-off working session with the project team and City staff to finalize the project description. This meeting will establish a mutual understanding of the key issues and finalize the scope of work with the project team and City staff, including the following key elements of the scope of work:

- Finalize the project description, including proposed development intensities and land uses
- Defining expected events and operations of the soccer stadium (types of sporting events, concerts, other) and other unique uses such as sports tournaments

- Approach to the CEQA document and VMT analysis
- LOS Transportation Study Scoping, including analysis scenarios, study peak hours, trip generation, study intersections, analysis procedures and forecasting methodology
- Alignment with the approved Ontario Regional Sports Complex EIR

Fehr & Peers will prepare a transportation study scoping memorandum that details the results of the scoping session and planned analysis approach. We will respond to one round of City comments before proceeding with the approved analysis approach.

In addition, Fehr & Peers will participate in project management meetings with the team throughout the duration of the project. A total of 60 hours of staff time has been allocated for meetings, including the kick-off meeting. Additional meetings can be scoped as needed on a time and materials basis.

## *Task 2: Vehicle Miles Traveled (VMT) Assessment*

Fehr & Peers will conduct a VMT assessment consistent with requirements in the California Environmental Quality Act (CEQA), the City's adopted Transportation Impact Analysis Resolution (2020), and the Office of Land Use and Climate Innovation's[1] (LCI) Technical Advisory (2018).

We will approach the VMT assessment as a stand-alone land use project and conduct a project-level assessment where project Origin-Destination (OD) VMT and Boundary VMT forecasts are compared to City thresholds of significance.

### *TASK 2.1 – VMT ESTIMATES*

Fehr & Peers will utilize the latest San Bernardino Transportation Analysis Model (SBTAM+), consistent with the City's latest general plan amendment updates and consistent with the Ontario Sports Park EIR modeling, to develop traffic forecasts for the typical project uses, such as residential, commercial/retail, and office. We will review the model and update the traffic analysis zone structure at the project site so we can isolate proposed uses at the Project site. We will also ensure that the model includes proposed land uses and the approved land uses consistent with the approved plan for the area.

Consistent with the approach in the Ontario Sports Park EIR, since the proposed soccer stadium and other project uses are unique to the types of sports and events that would be held at the venue, Fehr & Peers will use other sources such as traffic counts and Big Data, such as Streetlight, to estimate project trip generation and VMT to supplement the information forecasted using the traffic model (which is not sensitive to these unique uses). Fehr & Peers will document trip generation, average trip lengths, VMT estimates, and origin-destination data pulled from the Big Data source at similar facilities. Given the schedule of sporting and other events that would occur at the stadium are not as frequent as typical uses (such as residential and office uses), we anticipate that the VMT forecasts will need to be annualized for an apples-to-apples comparison in the impact assessment when comparing it back to the approved land use.

We will work with the project team in Task 1 to identify the various stadium events such as "typical soccer game," "championship soccer game," "sold out concert," and other events (up to six event types) and their anticipated frequency to effectively forecast the stadium's annual VMT. We will also

[1] The California Governor's Office of Land Use and Climate Innovation was previously referred to as the Office of Planning and Research.

evaluate overlapping event scenarios with other event and recreation venues on the Ontario Regional Sports Complex site such as "simultaneous soccer and baseball game."

VMT forecasts will be prepared for the following scenarios:

- Baseline (2026) with Approved Ontario Regional Sports Complex Conditions
- Baseline (2026) with Proposed Ontario Regional Sports Complex Conditions
- Future Year (2050) with Approved Ontario Regional Sports Complex Conditions
- Future Year (2050) with Proposed Ontario Regional Sports Complex Conditions

Consistent with City requirements, the Origin-Destination Method will be utilized to develop project-level forecasts accounting for all VMT generated by the Project from the Project site to their ultimate destinations, and the Boundary Method will be utilized to measure the Project's effect on VMT.

### *TASK 2.2 – VMT IMPACT ASSESSMENT*

Based on the results of Task 2.1, Fehr & Peers will compare the proposed Project's VMT forecasts against the appropriate comparable thresholds or scenarios and disclose any potential transportation impacts related to VMT. Summary tables will be provided to document total VMT and VMT per service population (the summation of residents and employees) for each of the study scenarios.

We will reference the approved Ontario Regional Sports Complex VMT impact assessment to support the determination of VMT impacts.

### *TASK 2.3 – MITIGATION AND UPDATED TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN*

Consistent with the findings in the Ontario Sports Park EIR, we anticipate disclosing a significant impact and will need to reevaluate the previously identified mitigation measures on their effectiveness with the new project description and if new measures are feasible/appropriate.

Fehr & Peers will update the Ontario Regional Sports Complex TDM Plan from the approved EIR that details identified mitigation measures and other unique TDM measures tailored to the Project. The TDM Plan will detail general measures for everyday application and special event measures for sport events, concerts and/or tournaments. Fehr & Peers will work with the City and project team to develop recommendations, priorities, and quantification of trip and parking reduction. We will prepare a draft TDM Plan for project team review and will respond to two rounds of consolidated comments before finalizing the document.

### *TASK 2.4 – NON-AUTOMOTIVE ASSESSMENT*

As part of this assessment, Fehr & Peers will evaluate the project's consistency with non-automotive modes. This will be completed by determining whether the project is consistent with existing and future infrastructure/policies supporting these modes (e.g. consistency of the project with existing or planned bikeway/transit/pedestrian facilities in the area).

### *OPTIONAL TASK 2.5 – ALTERNATIVES EVALUATION*

Fehr & Peers has budgeted 40 hours to evaluate up to four project alternatives for inclusion in the EIR. This will include trip generation estimates and VMT forecasts. We anticipate the alternatives assessment to be qualitative in nature with a general conclusion related to whether trip generation and/or VMT would be expected to be greater than or less than what is proposed/approved.

*TASK 2.6 – DOCUMENTATION*

Fehr & Peers will prepare a draft transportation impact study report that summarizes the analysis methods, data, and the results of the VMT impact analysis and the non-automotive assessment.

The draft report will be submitted to the project team for review. We have included up to four hours of staff time to respond to one round of consolidated comments from the project team on the draft report.

The updated report will be submitted to the City of Ontario for review. We have included up to eight hours of staff time to respond to one round of consolidated comments from the City of Ontario on the draft report. The final report will be submitted to the project team.

**Task 2 Deliverables:**

- VMT Estimates and Impact Assessment
- Mitigation Measures and Updated Transportation Demand Management (TDM) Plan
- Draft and Final Transportation Impact Assessment Technical Memorandum

## *Task 3: Level of Service (LOS) Assessment*

The Project is anticipated to affect local traffic operations differently than what was approved as part of the current Sports Complex EIR. We anticipate that typical weekday peak hour analysis, peak weekend analysis, and event peak hour analysis will be required by the City to verify that acceptable access is provided to the project and adjacent infrastructure capacity isn't impacted.

The scope below is recommended for General Plan and San Bernardino CMP consistency.

*TASK 3.1 – DATA COLLECTION*

This scope of services assumes evaluation of 41 study intersections which will be consistent with the approved LOS study for the Ontario Regional Sports Complex. Since the traffic counts were last collected in 2023 and do not include recent development or sports park activity, traffic data will be collected on typical (non-holiday) weekday and weekend days while school is in session and during fair weather. Daily (24-hour) vehicle classification counts will be collected on up to ten key arterials. We will also collect traffic counts and observations during a regular season baseball game to validate the previous trip generation estimates and assist with sports field trip generations estimates.

Fehr & Peers will spend up to two days in the field revieing traffic operations, collecting roadway geometric data, and collecting intersection control information.

Fehr & Peers will work with the City of Ontario to obtain all necessary information on pending and approved development projects that should be included in our traffic forecasting. Fehr & Peers will also coordinate with the City of Ontario to obtain traffic signal timing data at all study intersections. As needed, Fehr & Peers will coordinate with other appropriate agencies, such as Caltrans, City of Eastvale, or City of Chino to obtain relevant cumulative development project data and traffic signal timing information.

*TASK 3.2 – TRIP GENERATION, DISTRIBUTION, AND ASSIGNMENT*

Fehr & Peers will estimate the number of trips generated by the project. For typical land uses, we will use standard ITE trip generation rates. For the proposed soccer stadium and other unique uses,

traffic counts, Big Data sources, and Project details will be used to estimate the number of trips generated by these uses.

The resulting trips will be distributed to the surrounding network and assigned based on anticipated access from the local roadway network. The trip distribution and assignment are anticipated to be similar to the approved Ontario Regional Sports Complex. The trip generation, distribution, and assignment assumptions will be provided for review and approval prior to their use in the assessment.

Intersection turning movement forecasts will be prepared for up to six scenario peak hours, to be confirmed in project scoping with the City. At this time we assume the following peak hours will be studied:

- Weekday AM Peak Hour (typical non-event)
- Weekday PM Peak Hour (typical non-event)
- Weekday PM Event Peak Hour
- Weekend MD Peak Hour (with Ontario Sports Empire Tournament)
- Weekend PM Event Peak Hour
- Weekend PM Event Peak Hour (with ONT Field Event)

Trip generation estimates and intersection turning movement forecasts will be compared against the approved Ontario Regional Sports Complex results to determine the net change of the proposed Project.

*TASK 3.3 – FORECASTING AND OPERATIONS*

Fehr & Peers will develop the following forecasts for study intersections and roadway segments:

- Existing (2026) – Based on traffic counts collected in Task 3.1. Includes the operating ONT Field.
- Project Opening Year No Project – Ambient growth plus trips from approved projects in the study area. Includes the approved Ontario Regional Sports Complex plan.
- Project Opening Year Plus Proposed Project – Project traffic added to the No Project condition. Uses proposed to be redeveloped from the approved Ontario Regional Sports Complex plan will be removed.
- Cumulative Year No Project – Estimated using the SBTAM+ model assuming the adopted project.
- Cumulative Year Plus Proposed Project – Estimated using the SBTAM+ model assuming the proposed project.

Fehr & Peers will complete an LOS assessment applying the Highway Capacity Manual 7$^{th}$ Edition methodologies. Intersection analysis will be performed using the Synchro analysis software and incorporate signal timing data provided by the City and/or Caltrans. We will reference the existing traffic models prepared under the approved Sports Park project when possible.

It is anticipated that Caltrans will comment on the project asking for a safety review at freeway off-ramps. Off-ramp queueing at Caltrans ramps will be analyzed to review if queues are forecast to spill back to the freeway mainline.

This scope assumes that the City will want to evaluate potential physical changes to the intersection geometries in the immediate vicinity of the project area. Fehr & Peers will identify infrastructure

capacity improvements that would be needed to bring any identified deficient intersections to acceptable LOS. Fehr & Peers will work with the project team to compare proposed capacity improvements against multi-modal recommendations and goals/policies of the specific plan to provide final recommendations for infrastructure improvements.

*TASK 3.4 – EIR TRANSPORTATION METRICS*

Fehr & Peers will provide the following transportation metrics and traffic forecasts to assist in the Air Quality and Greenhouse Gas Emissions analysis and Noise analysis in EIR.

- Air Quality and Greenhouse Gas Emissions
    - Weekday trips, weekend trips and peak event trips for the land uses within the plan area for the following scenarios
        - Existing
        - Adopted Project
        - Proposed Project
    - Weekday Origin-Destination VMT for the following Scenarios:
        - Existing
        - Adopted Project
        - Proposed Project
    - Trips or VMT by fleet mix (e.g., % passenger vehicles, % medium-duty trucks, % heavy duty trucks)
    - Reductions in trips from Specific Plan implementation measures or design standards that support transit, bicycles, walking or TDM
- Noise
    - ADT segment volumes for all highway, major roadway and arterial segments in the traffic study area in tabular format:
        - Existing
        - Adopted Project
        - Proposed Project
    - Fleet mix [auto, medium-duty (2 axle, 6 tires), heavy-duty (3 axle+) on the above segments for existing and future timeframes
    - AM, Mid-day, PM and Night time percentage splits on the above segments for existing and future timeframes including for events
    - Speed limits on the above segments for existing and future timeframes
    - Number of lanes/roadway widths for the above segments
    - List of study segments used in the traffic analysis to assess potential impacts

*TASK 3.5 – DOCUMENTATION*

We will document the results of the analysis in a technical report. We will submit the draft report to the client for one round of consolidated comments. We will respond to one round of comments and submit the final draft.

**Task 3 Deliverables:**

- Traffic Counts
- EIR Transportation Metrics
- Dratf and Final Local Transportation Analysis Report

## *Task 4: Parking Study*

Fehr & Peers will prepare an updated parking assessment for the proposed modifications to the Ontario Regional Sports Complex. This effort will build upon the previously completed parking study and focus on evaluating changes in parking demand associated with the revised project.

### *TASK 4.1 – DATA COLLECTION*

Fehr & Peers will conduct parking space utilization surveys during a regular season baseball game to develop parking demand rates, validate the rates utilized in the previous parking study, and develop parking demand rates for the proposed soccer stadium.

### *TASK 4.2 – UPDATED PROJECT PARKING DEMAND ASSESSMENT*

Fehr & Peers will review the proposed project modifications and the previously approved parking study to identify changes in land uses, intensities, and operational characteristics that may affect parking demand. Building upon the prior methodology, we will develop updated parking demand estimates for each project component using a combination of Shared Parking (ULI) methodologies for standard land uses and empirical data or professional judgment for unique sports and event-related uses. Key assumptions, including vehicle occupancy, mode split, internal capture, and event characteristics, will be reviewed and updated as appropriate.

Parking demand will be evaluated for representative weekday and weekend conditions, including relevant activity scenarios, and compared to the previously approved demand estimates to identify any changes.

### *TASK 4.3 – UPDATED SHARED PARKING ANALYSIS*

Fehr & Peers will update the shared parking analysis to reflect the revised project program and updated parking demand inputs. Consistent with the prior study, we will assess peak conditions associated with overlapping activities (e.g., tournaments, games, and special events at ONT Field and/or the proposed soccer stadium) to identify the maximum parking demand for the site. The updated shared parking model will be used to determine the revised peak hour parking demand and assess how changes in the project affect the overall parking profile.

Fehr & Peers will work with the Project team to identify up to five event scenarios for analysis.

### *TASK 4.4 – PARKING SUPPLY EVALUATION*

Fehr & Peers will compare the updated peak parking demand to the planned on-site parking supply to evaluate overall adequacy. The assessment will consider industry-standard utilization thresholds and operational factors affecting parking efficiency. We will identify whether the proposed parking supply continues to accommodate expected peak demand conditions. If needed, we will identify considerations for parking management strategies or operational adjustments to address any identified constraints.

### *TASK 4.5 – DOCUMENTATION*

Fehr & Peers will prepare a technical memorandum summarizing the updated parking assessment. The memorandum will document the project updates, methodology, assumptions, updated parking demand estimates, shared parking analysis results, and comparison to available parking supply. The

documentation will also describe consistency with, or key differences from, the previously approved parking study and present clear findings regarding parking adequacy for the proposed project.

**Task 4 Deliverables:**

- Updated Shared Parking Analysis results
- Draft and Final Parking Technical Memorandum

## *Optional Task 5: Event Traffic Management Plan Update*

Fehr & Peers will review and update the Draft Event Traffic Management Plan developed under the approved Sports Complex EIR. The plan will be updated to account for events at the soccer stadium and potential concurrently scheduled events at the Ontario Sports Empire or ONT Field.

The following information is anticipated to be updated:

- Event Characteristics and Traffic Management Plan Triggers, incorporating the proposed project characteristics and event types
- Traffic Management Strategies
    - Refinements to recommended vehicle access routes
    - Updated intersection traffic control strategies, particularly for concurrent events
    - Updated signage and wayfinding strategies
- Multimodal Access and Operations
    - Updated transit access points
    - Updated rideshare and passenger pick-up/drop-off locations
    - Updated pedestrian and bicycle access routes

The plan will identify traffic routes, site circulation, and parking operations for events at Project site. The draft plan will be submitted to the project team for review. This scope assumes up to four hours of staff time to respond to one round of consolidated comments from the Project team on the draft plan to create the Event Traffic Management Plan.

**Task 5 Deliverables:**

- Draft and Final Updated Event Traffic Management Plan

## *Task 6: SEIR & Adoption Hearing Support*

### *TASK 6.1 – SEIR CHAPTER REVIEW*

Fehr & Peers has scoped up to four hours to review and provide comments on the environmental consultants EIR Transportation Chapter.

### *TASK 6.2 – RESPONSE TO COMMENTS AND FINAL SEIR*

Fehr & Peers will assist the environmental team in preparing responses to transportation-related comments received on the Draft EIR. Fehr & Peers is allocating 20 staff hours to respond to comments in the study budget. If additional time is needed due to the magnitude or complexity of the transportation-related comments, an additional scope and fee will be developed.

*TASK 6.3 – PUBLIC HEARINGS*

Fehr & Peers has budgeted for in-person attendance at two public hearings such as the planning commission hearing and city council hearing.

**Task 6 Deliverables**

- Markups of environmental consultants EIR Transportation Chapter
- Response to comments matrix
- Attendance at two public hearings

# Cost Estimate and Schedule

Fehr & Peers will perform this work on a time and materials basis not to exceed $240,025. With the optional tasks, the fee would increase to $277,475. Invoices will be submitted monthly for services rendered and are due and payable upon receipt. Fehr & Peers will work with the Project team on an appropriate schedule following the kickoff meeting. We anticipate the VMT effort will take approximately six months to complete, while the LOS and Parking Assessment will take approximately 9-12 months.

| Task | Fee |
|---|---|
| Task 1 – Meetings & Project Management | $35,970 |
| Task 2 – VMT Assessment | $42,820 |
| *Optional Task 2.5 and Big Data Collection* | *$14,570* |
| Task 3 – LOS Assessment | $123,880 |
| Task 4 – Parking Study | $24,690 |
| *Optional Task 5 – Event Traffic Management Plan Update* | *$22,880* |
| Task 6 – SEIR & Adoption Hearing Support | $12,665 |
| ***Total*** | ***$240,025*** |
| ***Total with Optional Tasks*** | ***$277,475*** |

We look forward to continuing to support the development of the Ontario Regional Sports Complex. If you have any questions or comments, please contact Paul Herrmann at (949) 308-6318.

Sincerely,

FEHR & PEERS

Paul Herrmann, P.E.
*Senior Associate*

Steven J. Brown, P.E.
*Senior Vice President*

OC26-P2934

**PROJECT SCHEDULE:**

| Task | Timing |
|---|---|
| Project Initiation | July 2026 |
| Notice of Preparation<br>(30-day Public Review Period) | October to November 2026 |
| Scoping Meeting | October 2026 |
| Prepare Draft SEIR | October to January 2027 |
| Public Review Draft SEIR<br>(45-day Public Review Period) | January to February 2027 |
| Prepare Final SEIR | March to April 2027 |
| Planning Commission Hearing (4th Tuesdays) | May 2027 |
| City Council Hearing (1st and 3rd Tuesdays) | June 2027 |
| File NOD | June 2027 |
| Statue of Limitations (30 days) | June to July 2027 |

**BUDGET:**

| Phase/Task | Description | Fee Type | Budget |
|---|---|---|---|
| **Phase 1** | **TECHNICAL REPORT PREPARATION** | | |
| Task 1.1 | Coordinate and Review Technical Studies | T&M Estimate | $16,320.00 |
| Task 1.2 | PlaceWorks (AQ/GHG, NA, WSA) | Sub-Consultant | $105,667.00 |
| Task 1.3 | Fehr and Peers (Transportation) | Sub-Consultant | $240,025.00 |
| | | **Sub-Total - Phase 1:** | **$362,012.00** |
| **Phase 2** | **INITIAL STUDY/NOP AND SCOPING** | | |
| Task 2.1 | Initiation and Project Description | Fixed Fee | $7,560.00 |
| Task 2.2 | Notice of Preparation and Scoping Meeting | T&M Estimate | $8,100.00 |
| | | **Sub-Total - Phase 2:** | **$15,660.00** |
| **Phase 3** | **DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT** | | |
| Task 3.1 | First Administrative Draft SEIR | Fixed Fee | $75,350.00 |
| Task 3.2 | Second Administrative Draft SEIR | T&M Estimate | $26,550.00 |
| Task 3.3 | Public Review Draft SEIR and Public Notices | T&M Estimate | $14,070.00 |
| | | **Sub-Total - Phase 3:** | **$115,970.00** |
| **Phase 4** | **FINAL SEIR, MMRP AND FINDINGS/SOC** | | |
| Task 4.1 | Responses to Comments and Administrative Draft Final SEIR | T&M Estimate | $25,840.00 |
| Task 4.2 | MMRP | Fixed Fee | $4,350.00 |
| Task 4.3 | Findings of Fact and Statement of Overriding Considerations | Fixed Fee | $9,680.00 |
| Task 4.4 | NOD | Fixed Fee | $2,520.00 |
| | | **Sub-Total - Phase 4:** | **$42,390.00** |
| **Phase 5** | **PROJECT MANAGEMENT/MEETINGS AND DOCUMENT PRODUCTION** | | |
| Task 5.1 | Meetings/Coordination | T&M Estimate | $15,120.00 |
| Task 5.2 | Public Hearings | T&M Estimate | $8,400.00 |
| Task 5.3 | Publish Documents and Close-Out | T&M Estimate | $11,910.00 |
| | | **Sub-Total - Phase 5:** | **$35,430.00** |
| | | **Total Project Budget:** | **$571,462.00** |
| | | **Reimbursable Expense Allowance (printing, deliveries, etc.):** | **$6,500.00** |
| | | **Total Project Budget (Including Reimbursables):** | **$577,962.00** |

## EXHIBIT A - HOURLY RATES AND BILLING POLICY

If T&B Planning, Inc. is authorized to provide services on a *Time and Materials* basis, we will invoice for such work in accordance with the hourly rates provided below. For multi-year contracts, rates are subject to annual escalation not to exceed the annual U.S. rate of inflation or no more than 8%. Change orders are subject to annual billing rate increases and staff promotions to positions with different billing rates.

- Principal.....$245.00 - $285.00/Hour
- Director.....$205.00 - $245.00/Hour
- Senior Associate/Technical Specialist .....$195.00 - $235.00/Hour
- Senior Project Manager/Development Manager..... $185.00 - $215.00/Hour
- Graphics Manager/GIS Specialist .....$175.00 - $205.00/Hour
- Project Manager .....$165.00 - $190.00/Hour
- Senior Planner.....$140.00 - $165.00/Hour
- Assistant Project Manager.....$135.00 - $155.00/Hour
- Accounting Manager .....$125.00 - $145.00/Hour
- Project Coordinator .....$110.00 - $140.00/Hour
- Technician-Graphics & GIS.....$110.00 - $165.00/Hour
- Development Associate/Environmental Analyst/Planner.....$105.00 - $145.00/Hour
- Technical Editor.....$105.00 - $135.00/Hour
- Office Manager/Executive Assistant.....$105.00 - $135.00/Hour
- Administrative Assistant ..... $80.00 - $95.00/Hour

Expert testimony and litigation support services will be billed at double the above rates. Overtime and expedite services at Client request will be billed at 1.5 times the above rates.

T&B Planning's hourly rates do not include out-of-pocket expenses (including, but not limited to, printing and reproduction, scanning, plotting, GIS data acquisition fees, aerial photography, project set up fees and insurance certificate issuance, postage, and delivery services). Provided below are the 2026 costs of typical incurred expenses, which are subject to adjustment if our vendors adjust costs beyond the control of T&B Planning.

- Project Initiation/Insurance Certificate Fee ..... $500.00/each
- Aerial Photographs ..... $295.00/each
- Black/White 8.5 x 11 Copy/Print.....$0.12/page
- Black/White 11 x 17 Copy/Print.....$0.24/page
- Color 8.5 x 11 Copy/Print. .....$1.20/page
- Color 11 x 17 Copy/Print ..... $1.45/page
- 11 X 17 Folding..... $0.30/page
- Photo Grade Color Prints .....$7.20/ sq. ft.
- Color Bond Plot .....$12.00/sq. ft.
- Plan Folding.....$0.48/sq. ft.
- USB..... $17.00/each
- Three-Ring Binder (2” to 4”)..... $14.00 - $30.00/each
- Custom Binding Materials .....At Cost
- Mileage.....Current IRS Rate
- Notary Public Stamp..... $65.00
- Parking, Toll Road, Lodging Fees.....At Cost

- U.S Mail .....Current U.S. Postal Rate at Cost
- Certified Mail..... At Cost based on Size and Weight
- Overnight Deliveries.....Current Carrier Rate at Cost
- Same-Day Deliveries.....Current Messenger Service Rate a Cost

**Invoicing/Payments Due:** T&B Planning invoices on a monthly basis in proportion to the time spent on the project to date. Time and materials labor is rounded to the one-quarter hour. Fixed fee labor is invoiced based on the percentage of work complete for the Task. Unless pre-arranged, all billing statements are due and payable within thirty (30) days of the submittal date. A finance charge of 1.5% per month will be charged on all invoices not paid within sixty (60) days of invoice submittal and a finance charge of 5% per month will be charged on all invoices not paid within ninety (90) days of invoice submittal. T&B Planning's procedure for prioritizing work is strongly influenced by timely payment of invoices by *the Client.* T&B Planning reserves the right to reallocate contracted budget amounts from one Task or Subtask to another Task or Subtask to account for efficiencies and/or unexpected work efforts that may require additional budget.

**Sub-Consulted Work:** Outside professional services performed by other individuals/firms that are sub-contracted through T&B Planning will be performed only following authorization from *the Client*. Billing for any services that are sub-contracted will be billed at our actual cost plus 0% for administrative handling.

**No Guarantee of Public Agency Actions:** *The Client* acknowledges that despite our best efforts, certain aspects of the work to be performed involve processing and discretionary approvals by politically influenced agencies and elected officials for which we can provide no guarantee of success. The compensation for T&B Planning, its sub-consultants and vendors is not dependent on agency concurrence or approvals.

**File Storage:** All substantive work products, including but not limited to substantive correspondence, reports, maps, and GIS files generated by T&B Planning for the project will be retained by T&B Planning in its files for a period of two (2) years after the close of the contract. After two (2) years, T&B Planning will archive the project's files and the files will be subject to archive retrieval fees should *the Client* or other party request the files. T&B Planning does not guarantee storage of archived files beyond a period of five (5) years and files will be discarded unless T&B Planning is advised in writing by *the Client* to retain such files for a longer period.

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Community Life & Culture<br>Prepared By: Danielle Guevara<br>Department:<br>Prepared By: Danielle Guevara<br>Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 9 |

**SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PURESOUND PRODUCTIONS FOR AUDIO, VISUAL, AND LIGHTING SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager, or his designee, to execute Amendment No. 4 to the Professional Services Agreement with Puresound Productions in the amount of $160,000 for a total not-to-exceed contract amount of $480,000 and extend the contract term to June 30, 2027.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities**

**FISCAL IMPACT:** The total cost for Fiscal Year 2026-27 is $160,000, for a new NTE amount of $480,000. The Fiscal Year 2026-27 Adopted Budget includes appropriations in the General Fund for these audio, visual, and lighting services.

**BACKGROUND & ANALYSIS:** The Community Life and Culture Agency (CL&C) provides community members with many large-scale events and programs throughout the year, many of which require extensive audio, visual, and lighting needs.

On March 14, 2022, the City solicited bids for audio, visual, and lighting services for special events. The City entered into a Professional Services Agreement on June 27, 2022, with a one-year term, three optional one-year extensions, and a not-to-exceed amount of $100,000. On March 17, 2023, Amendment No. 1 extended the term through June 30, 2024. Amendment No. 2 was entered on June 2, 2024, which extended the term another year and increased the not-to-exceed amount to $150,000. Amendment No. 3 was entered on January 21, 2025, extending the term through June 2026 and increasing the not-to-exceed contract amount to $320,000.

If approved, Amendment No. 4 will extend the agreement term through June 30th, 2027 and increase the contract amount by $160,000 for a new not-to-exceed amount of $480,000. This will

allow the City to maintain commitments to support special events and programs that require audio, visual, and lighting services.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

JULY 1, 2026

Paul Pierce
Puresound Productions, Inc.
1049 Lullaby Ln
Corona, CA 92880

Re: Notice to Extend Agreement with Puresound Productions, Inc., Amendment No. 4

Dear Paul Pierce:

As you know, the City of Ontario ("City") and Puresound Productions, Inc ("Consultant") entered into a Professional Services Agreement Amendment No. 3 dated January 21, 2025 (the "Agreement"). The term of the Agreement is set to expire on June 30, 2026. This Amendment No. 4 extends the term of the Agreement to a new expiration date of June 30, 2027.

Pursuant to the Agreement, the City has the sole discretion to renew the Agreement for an additional one-year term. Through this letter, the City hereby extends the term of the Agreement an additional one year(s) and increases the dollar value by $160,000 for a new total not to exceed amount of $480,000.

The terms and conditions of the Agreement shall remain the same.

If you have any questions, please don't hesitate to contact Jason Lass at the City.

Sincerely,

Scott Ochoa
City Manager

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Housing<br>Prepared By: Albert Ramirez<br>Department:<br>Prepared By: Albert Ramirez<br>Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture<br>Reviewed By: Lacey A Rightmer<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 10 |

**SUBJECT: A RESOLUTION ADOPTING THE ONTARIO HOUSING TRUST FUND GUIDELINES**

**RECOMMENDATION:** That the City Council adopt a Resolution approving the Ontario Housing Trust Fund (OHTF) guidelines.

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

**FISCAL IMPACT:** If approved, the adoption of the Ontario Housing Trust Fund guidelines will reallocate approximately $4,267,062 in unprogrammed Affordability In-Lieu Fee revenue to the OHTF. The FY 2026-27 Adopted Budget includes appropriations in the Affordability In-Lieu Fund. Adoption of the guidelines will have no impact on the General Fund. Program expenditures and budget appropriations will be subject to City Council approval.

**BACKGROUND & ANALYSIS:** The Ontario Housing Trust Fund was established on August 5, 2025, through the adoption of Resolution 2025-131.

The OHTF is intended to support the development, preservation, and expansion of affordable housing opportunities within the City of Ontario. Potential uses discussed during the establishment of the OHTF included affordable housing development financing, land acquisition, first-time homebuyer assistance, housing rehabilitation, and housing stability programs such as eviction prevention and rental assistance.

The primary funding source for the OHTF is the Affordability In-Lieu Fee collected pursuant to Section 3.7.2.3 of the Agreement for the Financing and Construction of Limited Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony. Under the Agreement, participating developers are required to provide affordable housing units equal to at least ten percent (10%) of the total approved residential units within their projects for very low-income and moderate-income households. Developers who do not fully satisfy this requirement may instead

pay an Affordability In-Lieu Fee based on the project's residential square footage.

The Affordability In-Lieu fee is adjusted annually based on changes in the Consumer Price Index. Effective July 1, 2025, the fee is $3.46 per square foot of residential development. Additional funding sources for the OHTF may include grants, loan repayments, interest earnings, and other local housing-related revenues.

Recognizing the unique nature and long-term purpose of the OHTF, City Council directed Staff to develop operating guidelines governing the administration and use of the fund. In preparing the proposed Guidelines, Staff evaluated housing trust fund models throughout California and identified best practices and innovative approaches to housing production, preservation, and homeownership assistance. These efforts informed the development of the proposed OHTF Guidelines.

The proposed Guidelines established the framework for administering the OHTF, including governance, administration, budgeting, eligible uses, and funding priorities. Under the Guidelines, the City Council will provide policy direction and oversight, approve annual funding allocations, authorize project-and program-specific expenditures, and review annual performance reports. Day-to-day administration of the OHTF will be managed by the Housing Services Department, with financial management and accounting services provided by the Finance Department.

The OHTF is intended to support projects and programs that advance the City's goal of expanding, preserving, and improving affordable housing opportunities. Eligible activities include, but are not limited to:

- Development of new affordable housing units;
- Preservation of existing affordable housing;
- Conversion of market-rate housing to affordable housing;
- Rehabilitation of residential properties occupied by lower-income households;
- Development and operational support for supportive and transitional housing;
- Rental assistance programs; and
- Homeownership assistance programs.

At this time, Staff has identified the following initial funding priorities:

1. **Affordable Rental and Homeownership Development Funding**
The OHTF will provide financial assistance to qualified affordable housing developments through loans and grants. Eligible projects may include affordable rental housing, permanent supportive housing, and affordable homeownership developments located within the City of Ontario.

Eligible uses of OHTF funds may include, but are not limited to, property acquisition, predevelopment activities, architectural and engineering design, site preparation, construction, rehabilitation, and other project-related costs necessary to facilitate the development and preservation of affordable housing.

Funding may be provided in the form of acquisition, predevelopment, construction or gap financing

loans, as well as grants, depending on project needs to support project feasibility and long-term affordability.

OHTF resources designated for housing development activities will be provided through the Ontario Housing Authority, which will administer development loans and grants in accordance with applicable program requirements.

2. **Keys to Community Suite of Programs**
The OHTF will support the City's Keys to Community Suite of Programs, which promotes long-term homeownership opportunities and neighborhood preservation through three Programs:

a. First-Time Homebuyer Program

Provides up to $120,000 in financial assistance in the form of a 30-year deferred-payment, zero-interest loan with shared equity appreciation. Assistance may be used for down payments and closing costs associated with purchasing a single-family home, townhome, condominium, or manufactured home within the City by eligible low- and moderate-income first-time homebuyers.

b. Housing Rehabilitation Loan Program

Provides up to $30,000 in the form of a 30-year deferred-payment, zero-interest loan for eligible owner-occupied homes. Eligible improvements include structural repairs, health and safety improvements, and accessibility modifications, including ADA-related improvements.

c. Exterior Beautification Grant Program

Provides grants up to $10,000 to eligible homeowners for exterior improvements that enhance neighborhood appearance, preserve housing quality, and support community revitalization efforts.

3. **Rental Assistance Programs**
The City currently administers rental assistance programs utilizing federal, state, local and other eligible funding sources. OHTF resources may supplement these programs by expanding existing rental assistance programs, increasing program capacity, or addressing emerging housing needs within the community.

The proposed OHTF Guidelines provide a framework for the effective administration of trust fund resources and establish funding priorities that advance the City's affordable housing goals. Staff recommends that the City Council approve the OHTF Guidelines and authorize their implementation.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE ONTARIO HOUSING TRUST FUND GUIDELINES.

WHEREAS, on August 5, 2025, the City Council ("City Council" or "Council) of the City of Ontario ("City") adopted Resolution No. 2025-131 ("Prior Resolution") to implement the Ontario Housing Trust Fund ("OHTF") in recognition of the need to facilitate new affordable housing development projects within the City; and

WHEREAS, the City of Ontario is committed to increasing the supply of affordable housing and addressing the housing needs of residents across all income levels; and

WHEREAS, the City anticipates there will be affordable housing projects in need of financing located in the City of Ontario; and

WHEREAS**,** the City staff reviewed the requirements for establishing a Local Housing Trust Fund, created, and intended that this Resolution provide and approve the adoption of the OHTF Guidelines; and

WHEREAS, the City Council finds it in the best interest of the City to appoint the City council as the board of the OHTF.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and incorporated herein by this reference.

SECTION 2. The City Council as the main governing body of the City shall be appointed as the governing Board of the OHFT. The City Council's roles and duties as the Board of the OHFT shall be outlined in the OHTF Guidelines and amendable by Council as needed.

SECTION 3. The OHTF Guidelines, attached hereto as Exhibit "A" and incorporated herein by this reference, establish the terms and conditions of the OHTF.

SECTION 4. The City Council has been presented with and has reviewed the OHTF Guidelines and after being so informed hereby adopts the Ontario Housing Trust Fund Guidelines.

SECTION 5. This Resolution, including the OHTF Guidelines, shall take immediate effect upon adoption.

SECTION 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of the Resolution are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO

# Housing Services Department

## Ontario Housing Trust Fund

## PROGRAM GUIDELINES

## July 21, 2026

## Contents

1. Purpose ..... 4
2. Overview ..... 4
3. Method ..... 4
4. Funding Strategy ..... 4
5. Eligible Activity Types ..... 5
Affordable Rental and Homeownership Development Funding ..... 5
A. Fund Reimbursement ..... 5
B. City Priorities ..... 6
C. Underwriting Standards ..... 6
Keys to Community Suite of Programs ..... 6
Rental Assistance Programs ..... 7
6. Affordability Requirements ..... 7
7. Proposal Solicitation ..... 7
8. Governance and Administration ..... 7
Budgeting ..... 8
Reporting ..... 8
Record Keeping ..... 9
Audit ..... 9
10. Attachments ..... 9
11. Approval ..... 9
12. Revisions ..... 9

These Program Guidelines are established to provide an overview on the requirements, procedures, benefits, and operating standards of the program. They do not constitute a comprehensive statement of all laws and regulations that apply to affordable housing funding and development in Ontario. In addition to these guidelines, the operation of the program must comply with City procurement and contracting requirements as well as state or federal requirements when state or federal funds are used. In the event of conflict, City, State, and Federal requirements will prevail over the program guidelines. References to the "City Manager" within these guidelines will be interpreted as the City Manager or his designee. The City Manager reserves the authority to establish additional requirements to implement the program through administrative guidelines.

## 1. Purpose

The Ontario Housing Trust Fund (OHTF) was established on August 5, 2025, through the adoption of Resolution No. 2025-131. The purpose of the OHTF is to advance the development of affordable housing and related programs in the City of Ontario ("City"). The primary objective is to increase the accessibility of safe, stable, and sustainable housing options for low- and moderate-income households.

## 2. Overview

The City of Ontario created the OHTF as a tool to bridge the local housing gap through activities such as gap financing and land acquisition for affordable rental housing, downpayment assistance to homebuyers, and housing stability programs such as eviction prevention assistance. In leveraging dedicated funding, the OHTF aims to increase access to affordable housing, expand homeownership opportunities, and prevent displacement of residents.

## 3. Method

Funding may be granted to individuals, private or public entities, and/or profit or non-profit organizations. Further, funding may be awarded in the form of low-interest loans, grants, and/or financial incentives to extend affordability restrictions.

## 4. Funding Strategy

The Ontario Housing Trust Fund (OHTF) serves as a vehicle to receive, leverage, and administer funds from government, private, and philanthropic sources to support and invest in housing initiatives throughout the City. The City intends to actively pursue and coordinate additional funding opportunities through State, Federal, regional, and County housing programs to maximize available affordable housing resources and expand the impact of local investments.

This includes, but is not limited to, funding opportunities available through California Department of Housing and Community Development (HCD) programs, the Federal National Housing Trust Fund, and regional or County housing trust resources, including opportunities available through San Bernardino County. Where required by program guidelines, the City may identify or commit eligible matching funds to maximize competitiveness and leverage additional housing resources.

Potential funding sources that may be deposited into the OHTF include:

- Local government funding (City General Fund allocations, etc.)
- Federal and State grants (Permanent Local Housing Allocation Program, State Local Housing Trust Fund Program, National Housing Trust Fund, and other applicable programs)
- Private and philanthropic contributions (Development Agreement community benefit funds, foundation grants, philanthropic gifts, etc.)
- • In-lieu fees, originally established through the "Agreement for the Financing and Construction of Phase I and II Infrastructure Improvements to Serve an Easterly Portion of the New Model

Colony" on October 4, 2005 (paid to the City of Ontario as an alternative to providing affordable housing units on-site within Ontario Ranch)
- Surplus Land Act violation returns
- Other public or private funding sources that support affordable housing and related housing initiatives

Up to five percent (5%) of program funds may be used for administrative expenses associated with the implementation and administration of the OHTF.

## 5. Eligible Activity Types

The OHTF shall invest in projects and programs that align with the City's mission to expand and/or preserve its affordable housing stock. Eligible project/program types include:

a) Creation of new affordable housing units;
b) Preservation of existing affordable housing;
c) Conversion of market-rate units to affordable housing units;
d) Rehabilitation of residential property for occupancy by lower-income households;
e) Supportive and transitional housing;
f) Rental assistance programs; and
g) Down-Payment Assistance Loans
h) Administration and Planning (up to 5%)

Currently identified activities and investment types that shall be made through the OHTF, including details on affordability restrictions, project types, and eligible uses:

### Affordable Rental and Homeownership Development Funding

The OHTF shall assist qualified applicants with funding development projects within the City through low-interest loans and grants. Development projects shall include affordable housing, permanent supportive housing, and transitional housing projects. All loans and grants issued through the OHTF must be approved through an action of the Ontario Housing Authority Board.

Eligible activities associated with development projects include any of the following:

- Land or property acquisition for new development
- New construction (site preparation, materials)
- Rehabilitation costs
- Relocation costs
- Gap financing
- Any other activity that helps to address the City's goals and priority of increasing affordable housing as reflected by ordinances and resolutions established by the City Council

#### A. Fund Reimbursement

Loans shall be repaid through a split of residual receipts once development has stabilized. The split will be determined on a project-by-project basis. Loans made by the OHTF will be subject to

3% simple interest. At the discretion of the City Manager, or his designee, the interest rate may be adjusted.

### B. City Priorities

Development projects should meet the City priorities listed below:

- Benefit to projects featuring deep affordability, benefitting the highest percentage of Low-Mod households
- Projects utilizing program funds as a match or leveraging tool to stimulate use of conventional and below-market resources or that have other funding sources committed
- Multifamily projects should guarantee a 55-year term
- Local residents participating in City-funded programs shall have a priority for tenant selection
- Support projects that contribute to the redevelopment and revitalization of key City corridors and strategic areas identified by the City for economic development, neighborhood enhancement, and community investment

### C. Underwriting Standards

For purposes of the OHTF Program, underwriting involves the analysis of project assumptions and risks to determine if the public investment is reasonable and the project can be expected to meet all applicable program requirements. City staff will review the Applicant's estimates and projections of rents, expenses, reserves, and development costs in accordance with the City's underwriting guidelines

The OHTF will, at minimum, utilize the Underwriting Standards as described in the California Code of Regulations, Title 25, Division 1, Chapter 7, Subchapter 19, Section 8310 (Attachment 2).

## Keys to Community Suite of Programs

The Keys to Community Suite of programs contains three components to assist with long-term homeownership for moderate-income homeowners and homebuyers.

a) First-Time Homebuyer Program: Provides a maximum financial assistance of $120, 000 in the form of a 30-year zero-interest, deferred loan with equity appreciation to eligible, low-to-moderate-income, first-time homebuyer applicants for down payment and closing cost support needed to secure financing for the purchase of a single-family home, townhome, condominium, or manufactured home within the City.
b) Housing Rehabilitation Loan Program: Provides financial assistance of up to $30,000 in the form of a 30-year, zero-interest loan. Eligible improvements include the replacement, repair, and/or improvement of structural components. Necessary ADA-related improvements are also eligible.
c) Exterior Beautification Grant Program: Provides financial assistance in the form of a $10,000 grant to assist homeowners in making facade improvements to their home to facilitate neighborhood improvement and preservation.

### Rental Assistance Programs

The City may offer rental assistance programs funded through Federal, State, local, or other eligible funding sources. The OHTF may provide supplemental funding to infuse additional resources into existing rental assistance programs to expand assistance availability, increase program capacity, or address identified housing needs within the community. Where OHTF funding is used to supplement an existing rental assistance program, the requirements governing the program's primary funding source shall also apply to the use of OHTF funds, as applicable.

## 6. Affordability Requirements

Projects that receive OHTF funding will be subject to affordability and occupancy requirements. These requirements will be recorded against the property. When multiple funding sources are used in coordination with OHTF funds, the most restrictive affordability requirements will apply. OHTF funds will target the following affordability mix:

a) Extremely low-income (at or below 30% of AMI): Target 30% of OHTF funds
b) Lower-income (at or below 80% of AMI): Up to 70% of OHTF funds
c) Moderate-income (80% to 120% of AMI): Maximum of 20% of OHTF funds
d) Contingency: Target 15% of OHTF funds. These funds can be allocated to provide for any of the identified categories above

Projects that do not meet the target affordability mix will be considered on a project-by-project basis.

## 7. Proposal Solicitation

The City may elect to solicit proposals from qualified housing developers and/or public services providers for the provision of eligible activities. Proposals may be submitted to the City for funding consideration outside of a solicitation period.

## 8. Governance and Administration

The following section outlines the governance structure, roles of staff, administrative costs and Guideline adoption/amendment procedures.

**Governance**

Ontario City Council shall perform all the following functions:

- Provide policy direction and oversight
- OHTF Guideline adoption, including amendments
- Approve OHTF Budget
- Approve program-specific expenditures or project-specific funding commitments
- Review Annual Report

**Staff and Administration**

The day-to-day operations and administration of the OHTF shall be completed by the Housing Services Department and assisted by the Finance Department.

The Director of Housing Services, or designee, shall serve as the administrator of the OHTF. The Director's administrative responsibilities shall include implementation, monitoring, evaluation and reporting on the projects and programs outlined in the Guidelines.

The Finance Director/City Treasurer, or designee, shall provide financial management and accounting services for the LHTF including disbursing and collecting OHTF funds; maintaining and managing a separate account or accounts for OHTF funds; and maintaining financial records for the OHTF.

The implementation and administration of the various programs will incur administrative costs including legal, project management personnel, third party financial and economic analysis, and environmental and labor compliance management. Funding Allocation Plan budgets shall include a 5% allocation to cover administrative costs.

## Budgeting

The available and projected revenues of the Ontario Housing Trust Fund (OHTF) shall be incorporated into the City's annual budget development process. Appropriations from the OHTF for specific programs, projects, or activities identified in the approved budget shall be subject to separate City Council authorization and approval.

To facilitate the implementation of affordable housing initiatives, OHTF funds may be transferred to the Ontario Housing Authority (Authority) for eligible housing activities, including, but not limited to, property acquisition, predevelopment costs, development gap financing, preservation activities, and the leveraging of other public and private funding sources. Any such transfer shall be governed by a Cooperation Agreement between the City and the Authority, which shall specify the purpose, amount, and use of the transferred funds and ensure consistency with the objectives of the OHTF.

## Reporting

City staff shall present an annual report to the City Council providing updates on the operation, activity, and financial summary of the OHTF. This report will be delivered within 120 days of the end of the prior Fiscal Year.

Activity reporting shall include:

- Any work undertaken and/or completed that period, including the number, type and unit count;
- Any activities planned to be undertaken in the next period;
- Any problems encountered in Program implementation, solutions to mitigate problems, and potential impacts of said problems; and
- A spreadsheet listing all eligible projects assisted during the reporting period.

Financial summaries shall:

- Provide a breakdown of program funds including amount drawn down and amount expended on extremely low- and moderate-income households; and
- Document matching funds, including amount by source, expended on each eligible project during the reporting period.

### Record Keeping

The City of Ontario shall maintain adequate records of services and payments to parties served by programs under the OHTF in sufficient detail to demonstrate compliance with the policies and procedures of the fund. These records shall be retained for at least the duration of the loan period.

Financial and client records are confidential regarding their use as public information; however, information may be provided to another city, state, or federal agency if required to provide information or prevent duplication of payments.

### Audit

The City retains the express authority to perform random audits of records for participating parties.

## 10. Attachments

Attachment 1 – City of Ontario Resolution 2025-131
Attachment 2 – Uniform Multifamily Regulations

## 11. Approval

This procedure has been reviewed and approved on the specified date below.

Albert Ramirez, Housing Services Director _____ Date Approved

## 12. Revisions

| Review Date | Revision |
|---|---|
| | |
| | |

# RESOLUTION NO. 2025-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ESTABLISHING THE ONTARIO LOCAL HOUSING TRUST FUND AND DESIGNATING THE AFFORDABLE HOUSING IN-LIEU FUND AS A DEDICATED FUNDING SOURCE AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15378.

WHEREAS, the adequate supply of qualify and affordable housing is fundamental to the economic and social well-being of the City of Ontario ("City"); and

WHEREAS, as profiled in the City's 2022-2029 Housing Element, there exists a continuing need in the City for funding and policies to address affordable housing needs; and

WHEREAS, the City Council wishes to establish the City of Ontario Local Housing Trust Fund ("LHTF") to help facilitate affordable housing development in the City; and

WHEREAS, the LHTF will, among other things, create a platform for the City to provide gap financing for the development of new affordable housing units. The LHTF will also provide the necessary legal framework for the City to be eligible to receive funding from other local, state or federal funding sources that could be used to provide funding for affordable housing; and

WHEREAS, the LHTF's initial funding source shall be the City's Affordable Housing In-Lieu Fund, which was created to specifically fund the development and preservation of affordable housing; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1: Findings. The above recitals are declared to be true and correct and are incorporated into this Resolution as findings of the City Council.

SECTION 2: CEQA. The proposed action is exempt from the requirements of the California Environmental Quality Act ("CEQA") in accordance with CEQA Guidelines Section 15378, in that establishing a LHTF does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change to the environment or a reasonably foreseeable indirect physical change in the environment.

SECTION 3: Establishment and Purpose. The City Council hereby establishes the City of Ontario Local Housing Trust Fund ("LHTF") to provide assistance in developing and maintaining affordable housing in the City.

SECTION 4: Funding Sources. The LHTF shall be funded by the Fund 4030 the Affordable Housing In-Lieu Fund. The LHTF may also receive funds from any other legally available funding source.

SECTION 5: Eligible Uses; Guidelines.

A. Generally. Funds deposited in the LHTF, and all interest thereon, shall be used to increase, improve, and preserve the City's supply of affordable housing.

B. Guidelines. The terms and conditions governing the City's expenditure of funds from the LHTF shall be set forth in guidelines adopted by the City Council ("Guidelines"). Among other things, the Guidelines shall establish eligible project types, eligible and ineligible costs, funding criteria and priorities, typical loan terms, and the application process. Adoption of the Guidelines, and any amendments, shall be by City Council resolution.

C. City Council Approval. Notwithstanding subsection (B) (Guidelines) above, all expenditures from the LHTF shall require City Council approval.

SECTION 6: Administration.

A. Housing Authority. The Executive Director of the Housing Authority, or designee, shall serve as the administrator of the LHTF. The Director's administrative responsibilities shall be set forth in the Guidelines.

B. Financial Services. The Executive Director of Finance, or designee, shall provide financial management and accounting services for the LHTF. In addition to any responsibilities provided in the Guidelines, these responsibilities shall include: disbursing and collecting LHTF funds; maintaining and managing a separate account or accounts for LHTF funds; and, maintaining financial records for the LHTF.

SECTION 7 Annual Report. The Director of the Housing Authority, or designee, shall prepare and present an annual report to the City Council regarding the activities undertaken with funds from the LHTF in the previous year and any other topics required by the Guidelines.

SECTION 8 Effective Date. This Resolution takes immediate effect upon adoption.

SECTION 9 Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution

are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

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

PASSED, APPROVED, AND ADOPTED this 5th day of August 2025.

PAUL S. LEON, MAYOR

ATTEST:

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2025-131 was duly passed and adopted by the City Council of the City of Ontario at a special meeting held August 5, 2025 by the following roll call vote, to wit:

| | | |
|---|---|---|
| AYES: | MAYOR/COUNCIL MEMBERS: | LEON, WAPNER, BOWMAN, PORADA AND MACIAS |
| NOES: | COUNCIL MEMBERS: | NONE |
| ABSENT: | COUNCIL MEMBERS: | NONE |

Sheila Mautz
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2025-131 duly passed and adopted by the Ontario City Council at a special meeting held August 5, 2025.

Sheila Mautz
SHEILA MAUTZ, CITY CLERK

(SEAL)

California Code of Regulations
Title 25, Division 1
Chapter 7
Subchapter 19
Commencing with Section 8300
Effective date: November 15, 2017


Section 8300. Purpose and Scope.....2
Section 8301. Definitions. .....2
Section 8302. Restrictions on Demolition. .....6
Section 8303. Site Control Requirements and Scattered Site Projects. .....7
Section 8304. Unit Standards. .....8
Section 8305. Tenant Selection. .....9
Section 8306. Tenant Recertification. .....12
Section 8307. Rental Agreement and Grievance Procedure. .....12
Section 8308. Operating Reserves. .....14
Section 8309. Replacement Reserves. .....16
Section 8310. Underwriting Standards. .....18
Section 8311. Limits on Development Costs. .....21
Section 8312. Developer Fee. .....22
Section 8313. Program Compatibility. .....24
Section 8313.1 Funding Source Surpluses. .....24
Section 8313.2 Special Purpose Entity(ies). .....25
Section 8314. Use of Operating Cash Flow. .....26
Section 8315. Subordination Policy. .....29
Section 8316. Leasehold Security. .....32
Section 8317. Restructuring Transaction Fees. .....34
Section 8318. Federal Loan Extensions. .....35

Section 8300. Purpose and Scope.

(a) These regulations provide uniform standards and program rules for multifamily rental housing developments assisted by the Department of Housing and Community Development.

(b) When expressly incorporated by reference, some or all of the provisions of this Chapter shall apply to: the Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program (Chapter 7, subchapter 3, commencing with Section 7200); the Multifamily Housing Program (MHP) (Chapter 7, subchapter 4, commencing with Section 7300); and the HOME Investment Partnerships (HOME) Program (Chapter 7, subchapter 17, commencing with Section 8200). These regulations interpret and make specific the following statutes applicable to these programs: Health and Safety Code Division 31, Part 3.2, Chapter 2 (commencing with Section 50517.5), Chapter 6.7 (commencing with Section 50675), and Chapter 16 (commencing with Section 50896).

(c) The 2017 adoptions and amendments to subchapter 19 shall be effective on November 15, 2017 and shall apply prospectively to all standard agreements between the Department and Sponsors that are executed or amended on or after the foregoing effective date and are governed by the authorities set forth in subsection (b). These agreements are subject to the standard contract format referenced in the California State Contracting Manual.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(2), 50675.1(d), 50675.11 and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5, 50675, 50896, 50896.1 and 50896.3, Health and Safety Code; and 24 CFR part 92.

Section 8301. Definitions.

The following definitions govern this subchapter.

(a) "Assisted Unit" means a Unit that is subject to the Program's rent and/or occupancy restrictions as a result of the financial assistance provided by the Program, as specified in the Regulatory Agreement.

(b) "CalHFA" means the California Housing Finance Agency.

(c) "Commercial Space" means any nonresidential space located in or on the property of a Rental Housing Development that is, or is

proposed to be, rented or leased by the owner of the Project, the income from which shall be included in Operating Income.

(d) “CPI” means the Consumer Price Index for All Urban Consumers, West Region, All Items, as published by the Bureau of Labor Statistics, United States Department of Labor.

(e) “Debt Service Coverage Ratio" means the ratio of (1) Operating Income less the sum of Operating Expenses and required reserves to (2) debt service payments, excluding voluntary prepayments and non-mandatory debt service. In calculating Debt Service Coverage Ratio, the Department may include all Operating Income, and may exclude Operating Income that cannot be reasonably underwritten by lenders making amortized loans or that is approved by the Department to be deposited into a reserve account to defray projected operating deficits.

(f) "Department" means the Department of Housing and Community Development.

(g) “Developer Fee” means the same as the definition of that term in California Code of Regulations, Title 4, Section 10302.

(h) "Distributions" means the amount of cash or other benefits received from the operation of a Rental Housing Development and available to be distributed pursuant to Section 8314 to the Sponsor or any party having a beneficial interest in the Sponsor or the Project, after payment of all due and outstanding obligations incurred in connection with the Rental Housing Development. Distributions do not include payments for: deferred Developer Fee up to the limit set forth in Section 8312, approved partnership and asset management fees, mandatory debt service, approved reserve accounts established to prevent tenant displacement resulting from the termination of rent subsidies, operations, maintenance, payments to approved reserve accounts, land lease payments to parties that do not have a beneficial interest in the Sponsor entity, or payments for property management or other services as set forth in the Regulatory Agreement for the Rental Housing Development. Distributions include releases to the Sponsor or any other party of reserve funds, where the use of these funds have not been approved by the Department for Project costs.

(i) “Eligible Households” for MHP means “eligible household” as defined in Section 7301, for HOME this term means the same as “low income families” as defined in 24 CFR 92.2, and for JSJFWHG

this term means the same as “agricultural household” as defined in Section 7202.

(j) “Native American Lands” means real property located within the geographic boundary of the State of California that meets both the following criteria: it is trust land for which the United States holds title to the tract or interest in trust for the benefit of one or more Indian tribes or individual Indians, or is restricted Indian land for which one or more tribes or individual Indians holds fee title to the tract or interest but can alienate or encumber it only with the approval of the United States; and the land may be leased for housing development and residential purposes under federal law.

(k) "Operating Expenses" means the amount approved by the Department that is necessary to pay for the recurring expenses of the Project, such as utilities, maintenance, management, taxes, licenses, and Supportive Services Costs, but not including debt service or required reserve account deposits.

(l) "Operating Income" means all income generated in connection with operation of the Rental Housing Development including rental income for Assisted Units and non-Assisted Units, rental income for Commercial Space or commercial use, laundry and equipment rental fees, rental subsidy payments, and interest on any accounts, other than approved reserve accounts, related to the Rental Housing Development. "Operating Income" does not include security and equipment deposits, payments to the Sponsor for Supportive Services not included in the Department-approved operating budget, cash contributed by the Sponsor, or tax benefits received by the Sponsor.

(m) "Program" means the Department funding program or programs providing assistance to the Project.

(n) "Project" means a Rental Housing Development, and includes the development, the construction or rehabilitation, and the operation thereof, and the financing structure and all agreements and documentation approved in connection therewith.

(o) “Regulatory Agreement” means the written agreement between the Department and the Sponsor that will be recorded as a lien on the Rental Housing Development to control the use and maintenance of the Project, including restricting the rent and occupancy of the Assisted Units.

(p) "Rental Housing Development" means a structure or set of structures which collectively contains 5 or more Units (except that HOME projects may contain fewer than 5 Units.). “Rental Housing Development” does not include any “health facility” as defined by Section 1250 of the Health and Safety Code or any “alcoholism or drug abuse recovery or treatment facility” as defined by Section 11834.02 of the Health and Safety Code.

(q) “Restricted Unit” means any Assisted Unit and any Unit that is subject to Rent and occupancy restrictions that are comparable to those applicable to Assisted Units. Restricted Units include Units subject to a TCAC regulatory agreement, and all Units subject to similar long-term, low-income or occupancy restrictions imposed by other public agencies.

(r) "Rural Area" means the same as defined in Section 50199.21 of the Health and Safety Code.

(s) “Sponsor” means the legal entity or combination of legal entities with continuing control of the Rental Housing Development. Where the borrowing entity is or will be organized as a limited partnership, Sponsor includes the general partner or general partners who have effective control over the operation of the partnership, or, if the general partner is controlled by another entity, the controlling entity. Sponsor does not include the seller of the property to be developed as the Project, unless the seller will retain control of the Project for the period of time necessary to ensure Project feasibility as determined by the Department.

(t) “Supportive Services” means social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits.

(u) “Supportive Services Costs” means the costs of providing tenants service coordination, case management, and direct resident and Supportive Services. It includes:

(1) the cost of providing tenants with information on and referral to social, health, educational, income support and employment services and benefits, coordination of community building and educational activities, individualized needs assessment, and individualized assistance with obtaining services and benefits;

(2) salaries, benefits, contracted services, telecommunication expenses, travel costs, supplies, office expenses, staff training, maintenance of on-site equipment used in services programs, such as computer labs, incidental costs related to resident events, and other similar costs approved by the Department.

(v) “TCAC" means the California Tax Credit Allocation Committee.

(w) "Transitional Housing" means a Rental Housing Development operating under programmatic constraints that require the termination of assistance after a specified time or event, in no case less than 6 months after initial occupancy, and the re-renting of the Assisted Unit to another eligible participant.

(x) “Unit” means a residential Unit that is used as a primary residence by its occupants, including efficiency Units, residential hotel units, and units used as Transitional Housing.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5, 50675, 50675.1(c), 50675.2 and 50896.1(a), Health and Safety Code; and 24 CFR part 92.

Section 8302. Restrictions on Demolition.

(a) Proposed projects involving new construction and requiring the demolition of existing residential Units are eligible only if the number of bedrooms in the new Project is at least equal to the total number of bedrooms in the demolished structures. The new Units may exist on separate parcels provided all parcels are part of the same Rental Housing Development meeting the requirements of Section 8303(b).

(b) The Department may approve exceptions to subsection (a) where it determines that such exceptions will substantially improve the livability of the remaining units, or serve some other compelling public policy objective. For example, it may approve a reduction in the number of single room occupancy (SRO) units where necessary to add private cooking and bathing facilities, or a reduction in the number of bedrooms in public housing necessary to meet federal requirements.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(d)(3), 50675.4, 50675.7 and 50896.1(a), Health and Safety Code; and 24 CFR Section 92.353(a).

Section 8303. Site Control Requirements and Scattered Site Projects.

(a) At the time of application, a Sponsor must have site control of the of the proposed Project property, in the name of the Sponsor or an entity controlled by the Sponsor, by one of the following means:

(1) fee title, which, for tribal trust land, may be evidenced by a title status report or an attorney's opinion regarding chain of title and current title status;

(2) a leasehold interest on the Project property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to loan closing, compliance with all Program requirements, including compliance with Section 8316;

(3) an enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability (NOFA);

(4) a disposition and development agreement with a public agency;

(5) an agreement with a public agency that gives the Sponsor exclusive rights to negotiate with that agency for acquisition of the site, provided that the major terms of the acquisition have been agreed to by both parties; or

(6) a land sales contract, or other enforceable agreement for the acquisition of the property.

(b) If the Project has multiple contiguous or non-contiguous sites, the configuration of those sites must satisfy all provisions of the statutes governing the applicable Department funding program or programs, and meet the following additional requirements:

(1) all of the developments on the various sites must have a single owner and property manager at the time of the closing of the Department loan, with the exception of any non-residential condominium units;

(2) the debt and associated security instruments of all lenders senior to the Department must be the same for all sites, and multiple senior lenders shall not be allowed;

(3) there must be a single annual report, schedule of rental income, and annual audit of project operations covering all sites;

(4) the Department must be secured against all sites, with lien priority relative to local public agency lenders and use of cash flow available for residual receipt loan payments determined in accordance with Section 8314(a)(2)(A) and (B) of these regulations (with each lender's share of residual receipts proportionate to their share of total Department and local government assistance for the entire multi-site project); and

(5) the Department must be named on applicable insurance policies subject to the Department's approval covering all sites, including but not limited to title insurance policies and other policies with coverage for hazard and liability insurance for the Rental Housing Development, including flood insurance, if applicable. The Department shall be named as a loss payee or an additional insured on all such policies. Such policies also shall provide for notice to the Department in the event of any lapse of coverage and in the event of any claim thereunder. Insurance must be obtained and maintained for the term of the Department's program loan.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(4)(A), 50675.6, 50675.7(c)(3) and 50896.1(a), Health and Safety Code; 42 U.S.C. Section 5304(b); and 24 CFR Section 92.35(a).

Section 8304. Unit Standards.

(a) Restricted Units shall not differ substantially in size or amenity level from non-Restricted Units with the same number of bedrooms, and Units shall not differ in size or amenity level on the basis of income-level restrictions. Restricted Units shall not be segregated from non-Restricted Units, and Units shall not be segregated from each other on the basis of income-level restrictions. Within these limits, Sponsors may change the designation of a particular Unit from Assisted to non-Assisted or from one income-restriction to another over time. For Projects involving rehabilitation or conversion, the Department may permit certain Units to be designated as exclusively market-rate Units where necessary for fiscal integrity and where all other Program requirements are satisfied.

(b) For the full loan term, the number, size, type, and amenity level of Assisted Units shall not be fewer than the number nor different from the size, type and amenity level described in the Regulatory Agreement.

(c) For projects assisted by MHP, the number of Assisted Units shall equal the number of Restricted Units to the extent allowed by the requirements of Article XXXIV of the California Constitution.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(c), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(4)(A), 50517.5(d)(5), 50517.5(e)(2), 50675.1(c), 50675.2(b), 50675.7, 50675.8 and 50896.1(a), Health and Safety Code; and 24 CFR Sections 92.252(e) and 92.504(c).

Section 8305. Tenant Selection.

(a) Sponsors shall select only Eligible Households as tenants of vacant Assisted Units, using procedures approved by the Department that include:

(1) reasonable criteria for selection or rejection of tenant applications which shall not discriminate in violation of any federal, state or local law governing discrimination, or any other arbitrary factor;

(2) prohibition of local residency requirements;

(3) prohibition of local residency preferences, except where there is evidence satisfactory to the Department that the preference as applied will comply with fair housing law and:

(A) where accompanied by an equal preference for employment in the local area and applied to areas not smaller than municipal jurisdictions or recognized communities within unincorporated areas, or

(B) where a local ordinance grants a preference to neighborhood residents who have been or are about to be displaced;

(4) tenant selection procedures that include the following components, and that are available to prospective tenants upon request:

(A) selection of tenants based on order of application, lottery or other reasonable method approved by the

Department, including priority status under a local coordinated entry (also known as centralized or coordinated assessment, or coordinated access) system established pursuant to federal regulations governing the Continuum of Care program, 24 Code of Federal Regulations, Part 578 (June 6, 2017) hereby incorporated by reference;

(B) does not encourage or require applicants to wait in a physical line;

(C) notification to tenant applicants of eligibility for residency and, based on turnover history for Units in the Rental Housing Development, the approximate date when a Unit may be available;

(D) notification of tenant applicants who are found ineligible to occupy an Assisted Unit of their ineligibility and the reason for the ineligibility, and of their right to appeal this determination;

(E) maintenance of a waiting list of applicant households eligible to occupy Assisted Units and Units designated for various tenant income levels, which shall be made available to prospective tenants upon request;

(F) targeting specific Special Needs Populations ("Special Needs Populations" has the same meaning as defined in Section 7301(s)) in accordance with the Regulatory Agreement and applicable laws; and

(G) affirmative fair housing marketing procedures as specified in the Affirmative Fair Housing Marketing Plan Compliance Regulations of the United States Department of Housing and Urban Development, 24 CFR part 200.620 (a)-(c), or similar affirmative fair marketing housing plan as approved by the Department.

(b) Sponsors shall rent vacant units to households with no less than the number of people specified in the following schedule:

| *Unit Size* | *Minimum Number of Persons in Household* |
|---|---|
| SRO | 1 |
| 0-BR | 1 |
| 1-BR | 1 |
| 2-BR | 2 |
| 3-BR | 4 |
| 4-BR | 6 |
| 5-BR | 8 |

Exceptions:

(1) Live-in aids may be allocated a separate bedroom.

(2) A separate bedroom may be allocated as a reasonable accommodation for individuals with disabilities who have a need for such an accommodation.

(3) For units covered under Housing Choice Vouchers or project-based Section 8 rental assistance contracts, Sponsors may defer to the local housing authority's determination of appropriate unit occupancy.

A Sponsor may assign tenant households to Units of sizes other than those indicated as appropriate in the table and exceptions listed above if the Sponsor reasonably determines that special circumstances warrant such an assignment and the reasons are documented in the tenant's file. The Sponsor's determination is subject to approval by the Department. Through the Project's tenant selection or management plan, a Sponsor may receive advance Department approval of additional categorical exceptions.

(c) The Department may approve exceptions to the requirements of this section for Projects located on Native American Lands, based on the unique legal requirements applicable to Native American Lands.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(d)(3), 50517.5(d)(5), 50517.5(e)(2), 50675.1(c), 50675.8(a)(1) and 50896.1(a), Health and Safety Code; and 24 CFR Sections 92.303, 92.350 and 92.351.

Section 8306. Tenant Recertification.

(a) The Sponsor shall annually recertify household size and income for Assisted Units.

(b) If at the time of recertification, a tenant's household size has changed and no longer meets the occupancy standards pursuant to the previous section, the Sponsor may require the tenant household to move to the next available appropriately sized Unit.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(c), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(d)(3), 50517.5(d)(5), 50517.5(e)(2), 50675.1(c), 50675.8(a)(1) and 50896.1(a), Health and Safety Code, and 24 CFR Sections 92.303, 92.350 and 92.351.

Section 8307. Rental Agreement and Grievance Procedure.

(a) All rental or occupancy agreements for Assisted Units are subject to Department approval and shall include:

(1) provisions requiring good cause for termination of tenancy. One or more of the following constitutes "good cause":

(A) failure by the tenant to maintain applicable eligibility requirements under the Program or other eligibility requirements as approved by the Department;

(B) material noncompliance by the tenant with the lease, including one or more substantial violations of the lease or habitual minor violations of the lease which:

1. adversely affect the health and safety of any person or the right of any tenant to the quiet enjoyment of the leased premises and related Project facilities;

2. substantially interfere with the management, maintenance, or operation of the Rental Housing Development; or

3. result from the failure or refusal to pay, in a timely fashion, Rent or other permitted charges when due. Failure or refusal to pay in a timely fashion is a minor violation if payment is made during the 3-day notice period;

(C) material failure by the tenant to carry out obligations under federal, state or local law;

(D) subletting by the tenant of all or any portion of the Assisted Unit;

(E) any other action or conduct of the tenant constituting significant problems which can be reasonably resolved only by eviction of the tenant, provided that the Sponsor has previously notified the tenant that the conduct or action in question would be considered cause for eviction. Examples of action or conduct in this category include the refusal of a tenant, after written notice, to accept reasonable rules or any reasonable changes in the lease or the refusal to recertify income or household size; or

(F) for Transitional Housing, the end of the maximum term prescribed for tenant occupancy by the Program operated in a particular Transitional Housing Project.

(2) a provision requiring that the facts constituting the grounds for any eviction be set forth in the notice provided to the tenant pursuant to state law;

(3) notice of grievance procedures for hearing complaints of tenants and appeal of management action; and

(4) a requirement that the tenant annually recertify household income and size.

(b) The Sponsor shall adopt an appeal and grievance procedure to resolve grievances filed by tenants and appeals of actions taken by Sponsors with respect to tenants' occupancy in the Rental Housing Development, and prospective tenants' applications for occupancy. The Sponsor's appeal and grievance procedure shall be subject to Department approval and, at a minimum, shall include the following:

(1) a requirement for delivery to each tenant and applicant of a written copy of the appeal and grievance procedure;

(2) procedures for informal dispute resolution;

(3) a right to a hearing before an impartial body, which shall consist of one or more persons with the power to render a final decision on the appeal or grievance; and

(4) procedures for the conduct of an appeal or grievance hearing and the appointment of an impartial hearing body.

(c) Neither utilization of, nor participation in any of the appeal and grievance procedures shall constitute a waiver of or affect the rights of the tenant, prospective tenant, or Sponsor to a trial de novo or judicial review in any judicial proceeding which may thereafter be brought in the matter.

(d) This section shall not be construed to pre-empt or supersede requirements established by local government which further limit good cause for eviction.

(e) For Projects located on Native American Lands, the Department may approve exemptions to the requirements of this section, based on the unique legal requirements applicable to Native American Lands.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(3), 50517.5(d)(5), 50517.5(e)(2), 50675.8(a)(1), 50675.8(a)(2) and 50896.1(a), Health and Safety Code; and 24 CFR Sections 92.253 and 92.303.

Section 8308. Operating Reserves.

The Sponsor shall establish an operating reserve for the purpose of defraying operating shortfalls resulting from Department-approved Operating Expenses exceeding Operating Income beyond the rent-up period.

a) Withdrawals from the operating reserve shall require prior written approval of the Department. Should the Department fail to take action on a request for an eligible withdrawal from the operating reserve within 30 days from documented receipt of the request, that request shall be deemed approved.

b) The initial deposit to the operating reserve shall be funded from development funding sources in an amount determined by the Department, which shall be not less than the total of the following: 4 months of projected Operating Expenses (excluding the cost of on-site Supportive Services coordination), 4 months of required

replacement reserve deposits, and 4 months of non-contingent debt service. For projects with tax credits, the requirement shall be 3 months of these items. In setting the initial funding requirement, the Department shall consider factors including, but not limited to the projected level of Project cash flow, the adequacy of the operating budget, Project location, local market characteristics, the number of sites, and Project design.

c) Sponsor shall fully replace any withdrawals from the Operating Reserve, up to the minimum initial deposit amount specified in subsection (b) above, as may be modified in accordance with subsection (d) or (e) below, using available cash flow prior to use of any cash flow to pay deferred Developer Fee, partnership management or similar fees, or Distributions.

d) In the absence of some extraordinary occurrences, such as litigation affecting the project or construction defects, and upon occurrence of both of the following events, the Department shall reduce the required minimum balance: (i) operation at a debt service coverage ratio of 1.15 or greater for 5 years; and (ii) operation at an Operating Expense coverage ratio of 1.08, where Operating Expense ratio is defined to equal effective gross income, less required replacement reserve deposits and non-contingent debt service, divided by total Operating Expenses, not including the approved cost of Supportive Services coordination.

e) The Department may agree with other financing sources to allocate authority regarding amounts deposited into or withdrawn from the Operating Reserve, where the Department determines that such arrangement would not jeopardize the fiscal integrity of the Project and the minimum reserve requirements would be maintained. For Projects subject to direct federal loan or grant programs, including the Native American Housing Assistance and Self Determination Act programs, or receiving a permanent loan from CalHFA, the Department may also defer to the operating reserve requirements of these agencies during the time such projects are regulated by a federal agency or CalHFA, and not require deposits in the amounts specified in subsection (b).

f) Where all Project development funding sources are legally precluded from using their funds to capitalize the operating reserve as required by subsection (b), the Sponsor may fund this account out of Operating Income, provided that cash flow is sufficient to reasonably ensure that the required balance can be accumulated within six years of initial occupancy.

g) In no event shall this reserve balance be used to fund limited partner exit costs, except for amounts in excess of the reserve balance required by the Department.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5, 50675.5(b)(8) and 50896.1(a), Health and Safety Code.

Section 8309. Replacement Reserves.

The Sponsor shall establish a replacement reserve to repair or replace failed or damaged capital items and to cover extraordinary maintenance expenses, as approved by the Department. Extraordinary maintenance expenses are expenses for infrequent major repairs and replacements of building components too costly to be absorbed by the Project's annual operating budget. In no event shall this reserve be used to fund limited partner exit costs.

(a) Withdrawals from the replacement reserve shall require prior written approval of the Department. Should the Department fail to take action on a request for an eligible withdrawal from the replacement reserve within 30 days of documented receipt of the request, that request shall be deemed approved.

(b) The replacement reserve shall be funded from Operating Income, development sources or a combination of Operating Income and development sources.

(1) For new construction or conversion Projects, the initial amount of annual deposits to the replacement reserve account shall be equal to at least the lesser of 0.6% of estimated construction costs associated with structures in the Project, excluding construction contingency and general contractor profit, overhead and general requirements, or $500 per unit. However, the Department may approve a different amount based on the results of a third-party reserve analysis, which it may require, or other reliable indicators of the need for replacement reserve funds over the initial 20 years of operation, or, in the case of transactions involving restructuring of existing Department loans, 20 years of operations after the restructuring.

(2) For rehabilitation Projects, the initial amount of annual deposits to the replacement reserve account shall be determined by the Department based on the results of a third-party physical needs assessment or other reliable indicators of the need for replacement reserve funds over

the initial 20 years of operation. In its initial underwriting, in the absence of an approved physical needs assessment or other reliable indicators of the need for replacement reserve funds, the Department may assume that the initial amount of annual deposits shall be $500 per unit.

(3) The Department may periodically adjust the amount of required deposits to the replacement reserve for a particular Project based on the results of reserve analysis or other reliable indicators of the need for replacement reserve funds over time.

(4) The Department may agree with other financing sources to allocate authority regarding amounts deposited into or withdrawn from the replacement reserve, where the Department determines that such arrangement would not jeopardize the fiscal integrity of the Project and the minimum reserve requirements would be maintained. For Projects subject to direct federal loan or grant programs, including Native American Housing Assistance and Self Determination Act programs, or receiving a permanent loan from CalHFA, the Department may also defer to the replacement reserve requirements of these agencies during the time such projects are regulated by a federal agency or CalHFA.

(5) If the Department requires a reserve analysis because the Department determines the reserve is inadequate due to annual replacement costs exceeding or being reasonably likely to exceed the amounts deposited to the reserve, or due to a request by the Sponsor to adjust the required reserve amount, the analysis must result in a due diligence report that examines the current physical conditions at property(ies), specifies repairs or replacements needed immediately, and budgets for the long-term capital repair and replacement needs during the life of an asset, such as the results of using the Capital Needs Assessment eTool, developed by the U.S. Department of Housing and Urban Development.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(1), 50675.5(b)(8) and 50896.1(a), Health and Safety Code.

Section 8310. Underwriting Standards.

In analyzing Project feasibility, the Department shall, at a minimum, utilize the following assumptions and criteria:

(a) Residential vacancy rates shall be assumed to be 5%, unless a different figure is required by another funding source (including TCAC) or supported by compelling market evidence.

(b) Vacancy rates for Commercial Space shall be assumed to be 50%, except the Department may use the vacancy loss assumption of the Project's senior lender or equity investor under either of the following circumstances:

(1) where the commercial income is guaranteed by the Sponsor through a long-term master lease and the amount of the Sponsor's annual master lease payment is both:

(A) less than one percent of the Sponsor's cash and cash equivalent current assets; and

(B) less than or equal to the projected commercial income, as evidenced by a market study or appraisal commissioned by the first lien lender or equity investor, and reflected in the final pro forma approved by the first lien lender or equity investor; or

(2) where the Commercial Space has been leased to a national or regional firm widely recognized by the general public, and the term of the lease extends at least five years past the projected date of construction completion.

(c) Total Operating Expenses (not including property taxes or the approved costs of on-site service coordination) shall not be less than those specifically listed in California Code of Regulations, Title 4, Section 10327 as minimum Operating Expenses (without the reduction allowed by those regulations for bond-financed projects). The Department may project higher Operating Expenses where warranted by the experience of comparable properties and particular building characteristics, such as the nature of the tenant population or the level of rehabilitation. Prior to loan closing, the Department may approve total Operating Expenses that are less than those specified in Section 10327, supra, only if the Project has

an extraordinary design feature, such as its own electrical generation system, which results in a quantifiable operating cost savings as documented by a qualified third party.

(d) All Operating Expenses, including property management fees, shall be within the normal market range, as periodically determined by the Department in surveys or based on costs observed in its portfolio.

(e) The first year Debt Service Coverage Ratio shall not be:

(1) less than 1.10:1 or

(2) greater than 1.20:1, except where a higher first-year ratio is necessary to:

(A) project first-year cash flow after debt service and required reserve deposits equal to or less than 12 percent of operating expenses;

(B) meet the requirements of subsection (i);

(C) meet CalHFA's standard underwriting requirements or those of a direct federal lending program; or

(D) project a positive cash flow over 20 years, using the assumptions specified in subsection (i).

In applying the requirements of subsections (e)(1) and (e)(2), the annual MHP Program loan payment of 0.42% will be considered debt service.

The Department may modify the application of these requirements on a case-by-case basis for Projects receiving operating or rental subsidies structured to allow for breakeven operation, or for operation at a level of cash flow that differs from that resulting from application of these requirements in order to meet the cash flow obligations in this subsection.

(f) Balloon payments are not allowed on senior debt, except where the Department's affordability covenant or regulatory agreement (collectively "Use Restriction") is recorded in a position that is senior to the debt with a balloon payment. Any such Use Restriction may include provisions that, upon foreclosure of the debt instrument securing such debt, allow the Use Restriction to be amended to delete any portion of the Use Restriction that is not

necessary to ensure the continued restriction of the project to the same affordability level for all occupants, rents or amounts charged pursuant thereto, reporting requirements not related to tenant occupancy and affordability, and level of operations and maintenance (collectively, the "Affordability Provisions"). The Sponsor may also include an executory provision in the original Use Restriction that immediately limits the effect of the Use Restriction to only those set forth in the Affordability Provisions. Furthermore, in the event project-based rental assistance is terminated, the Affordability Provisions may include a provision allowing rents to increase to the minimum extent required for fiscal integrity, as defined in Section 7301(g), but not in any event shall rents exceed 30% of 50% of area median income, as such area median income is determined by the U. S. Department of Housing and Urban Development, adjusted by bedroom count by TCAC pursuant to 26 U.S. Code Section 42(g)(2)(C) with the annually published TCAC Income Limits and Maximum Rents posted on the TCAC website.

(g) Balloon payments are allowed on junior debt during the term of the Program loan only where the Department determines that the balloon payment will not jeopardize project feasibility.

(h) Variable interest rate debt shall be underwritten at the ceiling interest rate, unless the Department determines that using a lower interest rate assumption will not jeopardize project feasibility.

(i) The Project must demonstrate a positive cash flow for 15 years, using income and expenses increase rate assumptions specified in California Code of Regulations, Title 4, Section 10327. If projected Project income includes rental assistance or operating subsidy payments under a renewable contract, the Department may assume that this contract will be renewed, where the renewal of the rental assistance or operating subsidy is likely.

(j) Where the Department is providing construction-period financing, the minimum budgeted construction contingency shall be 5 percent of construction costs for new construction projects and 10 percent of construction costs for rehabilitation and conversion projects.

(k) Local public agency loans shall not have required payments exceeding 0.5% per year of the original principal loan amount.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(2), 50517.5(e)(2), 50675.7(b)(3) and 50896.1(a), Health and Safety Code; and 24 CFR Section 92.252.

Section 8311. Limits on Development Costs.

(a) Project development costs must be reasonable, as measured by the ratio of the project's total eligible basis to its total adjusted threshold basis limits, calculated at the time of application for Department funds. Both total eligible basis and total adjusted basis limits shall be computed in accordance with TCAC regulations and procedures set forth in Title 4, California Code of Regulations, Sections 10325 - 10327, except as follows:

(1) There shall not be an adjustment of threshold basis limits based on units that will be income and rent restricted at or below certain area median income levels, such as that in Title 4, California Code of Regulations, Section 10327(c)(5)(C) as in effect as of September 2016.

(2) Costs shall be deemed reasonable under this section if the ratio calculated pursuant to the above subsection (a) is less than 160 percent.

(b) If the ratio calculated above in subsection (a) exceeds 170 percent, calculated based on actual development costs following completion of construction, the Sponsor shall incur up to 20 negative points which may, in the Department's discretion, be assessed, and which negative points shall reduce the Sponsor's score by the same amount for future applications to any of the Department's Notice of Funding Availability for any of the Department's programs, and may continue to be repeatedly assessed for any and all successive NOFAs for a period of up to three years following the date on which the Department determined that the cost exceeded the 170 percent limit.

(c) Builder overhead, profit and general requirements shall be limited in accordance with California Code of Regulations, Title 4, Section 10327.

(d) Property acquisition prices shall not exceed appraised value, except where the increment above appraised value is fully covered by junior public agency financing that carries no mandatory debt service.

(e) Proposed Project sites shall not require site development work that is significantly more costly than that typical for other similar projects in the local market area, unless either:

(1) the proposed site acquisition cost together with the site development costs are less than the cost of a typical site together with typical site development costs in the Project's market area; or

(2) there are no other sites available in the market area with a lower combined cost.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(c)(2), 50517.5(e)(2), 50675(a), 50675.4(b)(2), 50675.4(c)(1), 50675.5 and 50896.~~1~~(a), Health and Safety Code.

Section 8312. Developer Fee.

(a) For Projects not utilizing low income housing tax credits, Developer Fee shall not exceed the amount calculated in accordance with subsections (1), (2) or (3) below. The per unit amounts will be adjusted in thousand dollar increments in accordance with changes in the CPI when, following the year 2016, the CPI has indicated the next full thousand dollar increment has been reached.

(1) For new construction Projects and Projects where the contract for the rehabilitation work equals or exceeds $35,000 per Unit:

(A) For the first 30 Units, $26,000 per Unit.

(B) For each Unit in excess of 30, $10,500 per Unit.

(2) For other Projects involving acquisition and rehabilitation where the contract amount for the rehabilitation work, excluding contractor profit and overhead, equals or exceeds $10,500 per Unit and is less than $35,000 per Unit:

(A) For the first 30 Units, $12,000 per Unit.

(B) For each Unit in excess of 30, $5,500 per Unit.

(3) For all other Projects, $2,000 per Unit.

(b) For Projects utilizing 9% competitive low income housing tax credits, Developer Fee payments shall not exceed the amount that

may be included in project costs pursuant to California Code of Regulations, Title 4, Section 10327.

(c) For Projects utilizing 4% percent tax credits, Developer Fee payments shall not exceed the lesser of $3,500,000 or the sum of:

(1) the amount that could be included in project costs pursuant to Title 4, California Code of Regulations, Section 10327 if the project was receiving 9% competitive credits; plus

(2) any remaining deferred Developer Fee (payable exclusively from operating income) that is allowed in eligible basis under Title 4, California Code of Regulations, Section 10327 of the TCAC regulations.

(Subsection (c) limits Developer Fee paid from development funding sources.)

(d) The dollar value of any capital contribution of funds or real property made by the Sponsor or an affiliate, as approved by the Department, for Project development costs shall increase the Developer Fee limit by the dollar value of the capital contribution.

(e) The limits set forth in this section shall apply to each Project pursuant to the terms of a program standard agreement, as memorialized in Department loan or grant documents entered into pursuant thereto (the "Original Award"). For any future work performed for the benefit of the Project, to the extent such work was not captured, set forth, or otherwise contemplated in any of the legal documents memorializing terms related to the Original Award, the fees for such new developer work benefiting the Project shall be recalculated in accordance with this section, treating that new work as if it were a separate project.

(f) For projects where less than 25 percent of total units are counted in the determination of maximum Department loan or grant amounts, the Department may defer to the limits on Developer Fees applicable to other public agency project funding sources, to the extent it deems necessary to attract sufficient applications to utilize available Department funding.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(c)(2), 50517.5(e)(2), 50675.5(b)(5), 50675.8(a)(5) and 50896.1(a), Health and Safety Code.

Section 8313. Program Compatibility.

(a) Where the requirements of federal funding for a Project (including low income housing tax credits and direct federal loans but excluding federal loan guarantees) would cause a violation of the requirements to these regulations, the Department may modify these requirements as minimally necessary to ensure program compatibility.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50406(n), 50675.1(d), 50675.9, 50517.5(a)(1), 50517.5(a)(3), 50896.1(a) and 50896.3(b), Health and Safety Code.

Section 8313.1 Funding Source Surpluses.

(a) If, upon completion of construction, permanent development funding sources exceed actual total development costs the following requirements apply to the resulting funding surplus:

(1) If there are local public agency lenders providing construction–period financing, and the Department is providing only permanent financing, the local lenders may reduce their loans by an amount not exceeding the contingency shown in the loan documents approved by the Department at construction loan closing.

(2) In other cases, or to the extent that the surplus exceeds the budgeted contingency, the Department loan amount shall be reduced by an amount not less than the surplus multiplied by the ratio of the Department's loan amount to total local government assistance, as defined in 8315(c)(3).

(3) As an alternative to (1) or (2), the Department may approve use of surplus funds to reduce tenant rents or for other direct tenant benefits.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(c)(2), 50517.5(e)(2), 50675.5(b)(5), and 50896.1(a), Health and Safety Code.

Section 8313.2 Special Purpose Entity(ies).

(a) The Department may permit the ultimate borrower or recipient of Department funds to be a special purpose entity formed and controlled by the Sponsor if and only if the Sponsor can demonstrate to the satisfaction of the Department all the following criteria:

(1) The Sponsor will remain as equally liable to the Department as the special purpose entity with respect to the specific performance of the obligations of the loan or grant documents. The Sponsor may be as equally liable to the Department as the special purpose entity with respect to the financial obligations of the loan or grant documents;

(2) The Sponsor shall not intentionally or in effect limit or abrogate its legal liability to the Department by utilizing the special purpose entity; and

(3) There shall be no more than two corporate entities between the Sponsor and the special purpose entity in the corporate control and organizational structure(s). For the purposes of this subsection, "corporate entity" may include a corporation, limited liability company, business trust, limited partnership, or general partnership. For the purposes of determining "control," the Sponsor must provide, at the very minimum, evidence satisfactory to the Department that the Sponsor (or Sponsors) through direct control of the corporate entities between the Sponsor and the special purpose entity, performs the substantial management duties on behalf of the special purpose entity that involves:

(A) renting, maintaining and repairing the low-income housing property (or if these duties are delegated to an agent, hiring and overseeing the agent's duties);

(B) acquiring, holding, assigning or disposing of property or any interest in property;

(C) borrowing money on behalf of the special purpose entity, encumbering the special purpose entity's assets, placing title in the name of a nominee to obtain financing, preparing items in whole or in part, in connection to refinancing, increasing, modifying or extending any obligation; and

(D) determining the amount and timing of distributions to partners and establishing and maintaining all required reserves.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(c)(2), 50517.5(e)(2), 50675.2(g) and 50896.1(a), Health and Safety Code.

Section 8314. Use of Operating Cash Flow.

(a) Operating income remaining after payment of approved current and prior year operating expenses, reserve deposits and mandatory debt service shall be applied in the following priority order:

(1) First, towards payment of any:

(A) Approved deferred Developer Fee, pursuant to Section 8312;

(B) Asset management, partnership management and similar fees, including fees paid to investors, in an amount not to exceed the sum of:

1. An amount for the current year, equal to $30,000 for 2016 and increased at the rate of 3.5% for each subsequent year, plus

2. Unpaid asset management, partnership management, and similar fees accrued for a period not to exceed three project fiscal years following the year during which they are earned, up to the difference between the limit for the year and the amount paid for that year; and

(C) Supportive Services Costs that these regulations would allow to be paid as operating costs, but that other funding sources do not.

(2) Second, 50 percent to the Sponsor as Distributions and 50 percent to the Department as payments on the Program loan.

(A) If the terms of other public agencies' financing also require payments from remaining cash flow, the Department may agree to share what would otherwise be its 50 percent share of available cash flow with the

public agencies in amounts proportional to the agencies' respective assistance amounts (total local government assistance, as defined in Section 8315, and total Department loans and grants).

(B) To be consistent with the terms of other public agency loans or leases, the Department may agree to set the percentage payable to the Sponsor at an amount less than 50 percent.

(C) For projects with income from project-based Section 8 or similar project-based rental assistance that is not underwritten by other Project lenders, the Department may reduce the Sponsor's share to an amount equivalent to the amount they would receive if one of the other lender's loan amount was based on an income stream that included the income from the rental assistance.

(b) A Sponsor may not accumulate Distributions from year to year. A Sponsor may deposit all or a portion of permitted Distributions into a Project account for distribution in subsequent years. These future Distributions shall not reduce the otherwise permitted Distribution in those subsequent years.

(c) The limits on payments for Developer Fee pursuant to subsection (a)(1)(A) and for asset management, partnership management, and similar fees pursuant to subsection (a)(1)(B) shall not apply to payments of those fees made from Distributions.

(d) Payment of Distributions, deferred Developer Fee, asset management fees, partnership management fees and similar fees shall be permitted only after the Sponsor submits a complete annual report and operating budget, and the Department determines that the report and budget demonstrate compliance with all Program requirements for the applicable year. Circumstances under which no Distributions, deferred Developer Fee, asset management fees, or partnership management fees, and similar fees shall be paid include:

(1) when written notice of default has been issued by any entity with an equitable or beneficial interest in the Project;

(2) when the Department determines that the Sponsor has failed to comply with the Department's written notice of any reasonable requirement for proper maintenance or operation

of the Rental Housing Development or use of Project income;

(3) if all currently required debt service, including mandatory payments on the Program loan, and Operating Expenses have not been paid;

(4) if the replacement reserve account, operating reserve account, or any other reserve accounts are not fully funded pursuant to Sections 8308 and 8309 and the Regulatory Agreement.

(e) For 2017, the following limits shall apply to total Supportive Services Costs paid as Operating Expenses. These limits shall be increased each year after 2017 at the rate of 2.5 percent per year:

(1) $4,080 per unit per year for supportive housing restricted to individuals or families experiencing chronic homelessness, as defined consistent with Health and Safety Code Section 50675.14;

(2) $3,060 per unit per year

(A) for supportive housing that is not restricted to individuals or families experiencing chronic homelessness as defined pursuant to Health and Safety Code Section 50675.14; and

(B) for units restricted to occupancy by Special Needs Populations under any Department programs ("Special Needs Population" has the same meaning as defined in Section 7301(s));

(3) $1,051 per unit per year for other units where the Sponsor, their affiliate, or a service provider under contract to provide Supportive Services at the Project has both:

(A) qualified staff devoted exclusively to oversight and quality control of resident services in affordable housing, including the Project; and

(B) a system to track and report on tenant outcomes, such as changes in employment status and income;

(4) $250 per unit per year for other units, where the Sponsor, their affiliate, or a service provider under contract does not satisfy the requirements set forth in subsection (e)(3).

(f) The following limits shall apply to Supportive Services Costs paid as Operating Expenses:

(1) The cost of staff supervision shall not exceed 10% of the cost of on-site staff salaries.

(2) Administrative overhead expenses, including accounting and human relations, shall not exceed 15% of the total Supportive Services Costs paid as Operating Expenses.

(g) Sponsors paying Supportive Services Costs as Operating Expenses shall maintain onsite and available for Department inspection records of group activities (including calendars and sign-in sheets) and individualized services and referrals. The Department may also require annual reporting on these and related matters.

(h) For supportive housing, as defined pursuant to Health and Safety Code Section 50675.14, and upon approval by the Department, Sponsors may establish a reserve to cover unexpected shortfalls in revenues to pay for resident services coordination and case management costs. This reserve may be funded through project cash flow available after funding Operating Expenses and other required reserves, or through development sources. The maximum balance shall not exceed three times the per-unit, per-year limits specified in subsection (e).

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11, 50896.1(a) and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(a)(1), 50517.5(c)(2), 50517.5(e)(2), 50675.8(a)(5), and 50896.1(a), Health and Safety Code.

Section 8315. Subordination Policy.

(a) The Department may execute and cause to be recorded a subordination agreement subordinating the Department's lien so long as the subordination does not increase the Department's risk beyond that contemplated in the Program loan or grant commitment, as may be amended from time to time, and so long as the subordination would further the interest of the Program. However, and except for Projects assisted by the U.S. Department of Housing and Urban Development under the Section 811 or Section 202 programs, the Department shall not enter into a

subordination agreement or other agreement that contains any of the following:

(1) Any limitation of, or condition on, the Department's exercise of its remedies including, but not limited to issuing a notice of default based on a breach under the Department's loan documents, including a default based solely on a breach of the senior lienholder's documents.

(2) An agreement that the senior lienholder's acceptance of a deed in lieu of foreclosure would result in the senior lienholder taking title to the Rental Housing Development free and clear of the Department's lien(s).

(3) An agreement permitting any modification or supplement of the senior lienholder's lien without the prior written consent of the Department except an agreement that permits a senior lienholder to make advances to: (i) cure a default under a lien with a higher priority than the Department's lien; (ii) pay delinquent taxes on the security property; (iii) pay delinquent hazard or liability insurance premiums for the security property; or (iv) to protect the health and safety of the tenants.

(4) An agreement that would require the Department to undertake additional obligations to any party.

(b) The Department's lien(s) shall not be subordinated to the liens of a local governmental entity unless either:

(1) the total local governmental assistance to the Project is more than twice the amount of the Department's total assistance to the Project (including both loans and grants); or

(2) the total local governmental assistance to the Project is more than the Department's total assistance to the Project (including both loans and grants) and the local government entity manages a portfolio of their own loans that includes over 10,000 rental units with rent and occupancy restrictions.

(c) As used in this section:

(1) “Department's lien” means a deed of trust, regulatory agreement, or other agreement securing payment or performance under an award of Program funds that has been recorded in the office of the recorder of the county in which the Rental Housing Development is located.

(2) “Lien of a local government entity” means a recorded deed of trust, regulatory agreement, reversion, or other recorded agreement securing payment or performance, or a covenant running with the land that affects the maintenance, use, operation, or occupancy of the Rental Housing Development. Except that covenants in favor of a community redevelopment agency or successor agency regarding the use, maintenance, operation, or transferability of a Rental Housing Development including rent limitations or income restrictions on tenants, or prohibiting discrimination, shall not constitute liens subject to the requirements of this section.

(3) “Total local government assistance” means the sum of the original principal amounts of loans and grants made by the local government entity plus other direct project costs paid for by the local governmental entity and approved by the Department including, but not limited to, costs of site preparation, demolition, environmental remediation, and land acquisition. The value of assistance in the form of land write-downs or donations shall be limited to the cost paid by the public agency to acquire the land, less any sales proceeds paid to the agency; or in the case of a leasehold, the cost paid by the public agency less the present value of projected lease payments.

(d) The Department's lien(s) shall not be subordinated to the liens of a lender affiliated with an entity that has an ownership interest in the Project unless a covenant, regulatory agreement, or similar instrument is recorded senior to the lender’s documents that includes the provisions specified in Section 8310(f).

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11 and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(4)(D), 50675(e), 50675.1(b), 50675.6(d), 50896, 50896.1 and 50896.3, Health and Safety Code.

Section 8316. Leasehold Security.

(a) In any Project where the Sponsor proposes to control the Project land through a long-term ground lease, either:

(1) the Regulatory Agreement and other Program documents shall be recorded against both the Sponsor's interest in the Project and the fee interest in the land, and the lease shall have a term remaining at the time of recordation at least equal to the term of the Program loan or grant; or

(2) if the Regulatory agreement and other Program documents are not recorded against the Project's fee interest, the ground lease shall be subject to the Department's approval, must not be subject to any other mortgages, regulatory agreements, use restrictions, or equivalent instruments on the fee interest, and shall contain, or be amended to contain, provisions which:

(A) establish a remaining term of at least ninety (90) years from the date the Department documents are recorded, provided that the Department may accept a lesser term, not less than 65 years, when the lessor is a public agency;

(B) ensure the validity of the lien of the Program loan and/or grant documents on the lease;

(C) ensure that the lease permits the Project to satisfy all Program requirements and permit the Department to enforce the provisions of the Program loan and/or grant without restriction;

(D) expressly consent to the lessee's assignment of the lease to the Department without further consent of the lessor, and permit the Department, after acquisition of the leasehold property, to transfer or assign the lease to a third party without consent of the lessor.

(E) provide that the lessor does not have the right to terminate the lease or accelerate the rent upon lessee's breach without first giving the lessee and the Department reasonable notice and opportunity to cure within a reasonable period;

(F) provide that no termination, modification or amendment to any terms of the lease shall be effective without the written consent of the Department, and any attempt to take such actions would be void without the Department's consent;

(G) require that, in the event of destruction of any improvements on the land, neither the lessor nor the lessee shall terminate the lease if and so long as the lessee or Department pursues reconstruction of the improvements with reasonable diligence;

(H) provide that the Department shall not have any liability for the performance of any of the obligations of lessee under the lease until the Department has acquired the leasehold interest, and then only in accordance with the terms of the lease and only with respect to obligations that accrue during the Department's ownership of the leasehold interest;

(I) provide that neither the lessor nor the lessee, in the event of bankruptcy by either, will take the benefit of any provisions in the United States Bankruptcy Code that would cause the termination of the lease or otherwise render it unenforceable in accordance with its terms;

(J) provide that the leasehold interest will not merge into the fee in the event that the lessee acquires the reversionary interest in the Project; and

(K) provide that acquisition of the leasehold property by the Department will not result in a termination of the leasehold; and upon such event, obligate the lessor to enter into a new lease having a term at least as long as the term remaining on the lease prior to acquisition by the Department and on substantially the same terms and conditions.

(b) If any other regulatory agreement, use restriction, or equivalent instrument is recorded against the fee, the Department's Regulatory Agreement or covenant must also be recorded against the fee. This subsection shall not apply if the total local governmental assistance to the Project is more than the Department's total assistance to the Project (including both loans and grants) and the local government entity manages a portfolio of

their own loans that includes over 10,000 rental units with rent and occupancy restrictions. For the purposes of this subsection, the phrase "regulatory agreement, use restriction, or equivalent instrument" shall not be interpreted to include any instrument that does not relate in any way to affordability, or any affordability restriction that is not required as a condition of public financing.

(c) Where the lessee and lessor are related or affiliated parties, the Program loan and/or grant documents shall be recorded against both the Sponsor's interest in the Project and the fee interest in the land.

(d) To the extent consistent with the statutes and regulations governing the Program, the Department may modify or waive the requirements of subparagraph (a)(2) where the lessor is a public agency that demonstrates that it is prohibited by law from meeting the requirements, or where the Project will be located on Native American Lands and there is a legal prohibition on meeting these requirements, and the Department determines that there remains adequate security for the Program loan.

Note: Authority cited: Sections 50406(n), 50517.5(a)(1), 50517.5(a)(3), 50675.1(d), 50675.11 and 50896.3(b), Health and Safety Code. Reference: Sections 50517.5(d)(4)(A), 50675.7, 50896.1 and 50896.3, Health and Safety Code.

Section 8317. Restructuring Transaction Fees.

(a) To cover the Department's costs of processing any specific Restructuring Transaction as defined in this section, the Department shall charge as authorized by subsections (f) and (n) of Section 50406 of the Health and Safety Code fees to cover the administrative costs incurred for the Department's staff to negotiate and prepare the legal documents necessary to accomplish the subject Restructuring Transaction.

(b) For the purposes of this section, the term "Restructuring Transaction" means one or more of the following:

(1) extension of the Department's loan term (or terms, if there are multiple Department loans),

(2) change of ownership (excluding transfer of ownership between two entities controlled by the same parent entity),

(3) a new subordination of the Department's loan or loans to a senior loan or loans, and/or investment of tax credit equity.

Other transactions, such as those limited to the placement of new junior public agency debt without required payments and assignments of limited partner interests, do not constitute a Restructuring Transaction.

(c) The fees charged by this section shall be calculated on a case-by-case basis, and shall be based on the number of work hours necessary for Department staff, at the respective rate for each staff's classification, to negotiate and prepare final executable versions of all legal documents necessary to accomplish the subject Restructuring Transaction.

(d) Notwithstanding subsection (c), the Department shall not be authorized under this section to charge an amount exceeding the amount that the Department charges for the same or similar restructuring activities that the Department performs under other programs administered by the Department in its Related Restructuring Programs, as defined by this section.

(e) For the purposes of this section, the term "Related Restructuring Programs" shall include but not be limited to the restructuring activities authorized by Section 50560(a) of the Health and Safety Code, and shall include any fees set forth by the Department pursuant to the guidelines (published on the Department's website) adopted and authorized pursuant thereto under Health and Safety Code Section 50560.

(f) The legal documents necessary to accomplish the subject Restructuring Transaction shall be subject to the provisions set forth in this subchapter.

Note: Authority cited: Section 50406, Health and Safety Code. Reference: Section 50406, Health and Safety Code.

Section 8318. Federal Loan Extensions.

(a) The term of any existing federal program loan or regulatory agreement enforced by the Department may be extended, if allowed by the subject federal statute. Such extensions shall not be for a period of less than 10 years nor more than 55 years.

Note: Authority cited: Sections 50406(n) and 50896.3(b), Health and Safety Code. Reference: 24 CFR part 92.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Housing<br>Prepared By: Albert Ramirez<br>Department:<br>Prepared By: Albert Ramirez<br>Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture<br>Reviewed By: Lacey A Rightmer, Andrea M Lopez<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 11 |

**SUBJECT:** **APPROVAL OF OWNERSHIP TRANSFER AND AMENDMENTS TO THE SUBORDINATE LOAN TERMS AND AFFORDABILITY RESTRICTIONS FOR THE CITY CENTER SENIOR APARTMENTS, LOCATED AT 280 NORTH LEMON AVENUE**

**RECOMMENDATION:** That the City Council take the following actions:

A. Approve the Assignment and Assumption and First Amendment to the Development, Restrictive Covenant, and Density Bonus Agreement;
B. Approve the extension of affordability restrictions for the City Center Senior Apartments to a new 99-year term; and
C. Authorize the City Manager or his designee to execute all related documents to effectuate the Amendment.

And that the Ontario Housing Authority take the following actions:

A. Approve the Assignment and Assumption and Amendment to the Subordinate Loan Note and Disposition and Development Agreement, including:
    a. Reduction of the residual receipts' payment requirement from 85% to 65%;
    b. Removal of the purchase option provision; and
    c. Waiver of the transfer repayment provision associated with the sale of the General Partnered interested.
B. Approve the extension of the affordability restriction for the City Center Senior Apartment to a new 99-year term; and
C. Authorize the Executive Director to execute all related documents to effectuate the amendments.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:**
There is not a direct fiscal impact associated with this action. The amendments to the loan repayment structure are expected to improve the project's financial viability by increasing available cash flow for property repairs, maintenance, and capital improvements.

**BACKGROUND & ANALYSIS:** In 2009, the Ontario Housing Authority (OHA) provided a subordinate gap financing loan of $5,155,500 to Ontario Senior Housing Partners, L.P., for the development of City Center Senior Apartments. This is a 76-unit affordable senior housing community located at 280 North Lemon Avenue. The partnership's General Partner is an affiliate of Related California ("Related").

Now, Catalina Housing has entered into an agreement to purchase Related's General Partner interest in Ontario Senior Housing Partners, L.P., for $500,000. Ownership of City Center Senior Apartments will remain with Ontario Senior Housing Partners, L.P.; however, upon closing, Housing Preservation Partners LLC, which is controlled by Catalina Housing, will become the General Partner. Saks Realty LLC, an affiliate of The Savani Organization, will remain the Limited Partner. Catalina Housing will oversee asset management and long-term preservation planning for the property.

Catalina Housing intends to retain Cirrus Asset Management as the property's property management company. Cirrus has experience managing affordable housing communities throughout California, including those for seniors, families, and people with special needs. Staff has reviewed Cirrus' qualifications and has determined that the firm has the expertise necessary to operate and maintain the property successfully.

The current OHA subordinate loan has a 55-year term, charges one percent (1%) simple interest each year, and requires that 85% of the remaining cash flow be paid back to OHA. Any unpaid principal and accrued interest are due when the loan matures. The loan documents also grant OHA the option to purchase the property for one dollar ($1.00) once the affordability covenant period ends.

As a condition of acquiring the General Partner interest, Catalina Housing has requested two amendments to the Authority Subordinate Loan: (1) to reduce the residual cash flow payment requirement from 85% to 65%, and (2) to remove OHA's $1.00 purchase option. Catalina Housing has indicated that these changes will improve the project's long-term financial sustainability by allowing additional cash flow to remain available for capital repairs, reserves, and future reinvestment. The property is now more than 15 years old, and its capital improvement needs are expected to increase over time.

Additionally, Related has requested a transaction-specific waiver of the repayment provision triggered by the transfer of its General Partner interest, which constitutes a "Sale". It would require payment of the transaction's net sale proceeds to OHA. Approval of the requested waiver would permit the ownership transfer to occur without triggering repayment obligations of the subordinate loan.

In exchange for the requested amendments and waiver, Catalina Housing has agreed to extend the affordability restrictions for a new 99-year term. This commitment will extend the affordability period by 61 years. It ensures that City Center Senior Apartments will remain affordable to low-income senior households. The extended affordability period also advances the City's housing preservation objectives by protecting an existing affordable housing asset for future generations.

Staff believes these proposed changes are a reasonable balance between preserving OHA's financial interests and ensuring the property's long-term preservation. The revised loan structure will support ongoing capital investment and operational sustainability while securing an extended affordability commitment that provides significant public benefit. Based on the review of the ownership transfer, proposed loan modifications, and affordability extension, Staff recommends approving the transaction and associated amendments.

**ASSIGNMENT AND ASSUMPTION AND FIRST AMENDMENT TO DEVELOPMENT, RESTRICTIVE COVENANT AND DENSITY BONUS AGREEMENT FOR THE ONTARIO TOWN SQUARE SENIOR PROJECT**

**THIS ASSIGNMENT AND ASSUMPTION AND AMENDMENT TO DEVELOPMENT, RESTRICTIVE COVENANT AND DENSITY BONUS AGREEMENT** (the "First Amendment"), dated as of _____, 2026 for identification purposes only, is made and entered into by and between the **CITY OF ONTARIO**, a California municipal corporation ("City") and **ONTARIO SENIOR HOUSING PARTNERS, L.P.**, a California limited partnership ("Owner"), and **RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC** (referred herein as "Assignor"), a California limited liability company, and **HOUSING PRESERVATION PARTNERS, LLC**, a California limited liability company (referred herein as "Assignee"), with reference to the following:

## RECITALS

A. **WHEREAS**, City and Owner are party to that certain "Development, Restrictive Covenant and Density Bonus Agreement for the Ontario Town Square Senior Project" dated as of February 20, 2007 (the "Agreement") to provide for a density bonus and other incentives and concessions for Owner's development of an approximately 76- unit, senior, affordable rental housing project (the "Project");

B. **WHEREAS**, Assignor desires to assign and delegate to Assignee all of its rights, duties, responsibilities, liabilities and obligations under the Agreement as general partner of Owner, and Assignee desires to accept the assignment of and assume such rights, duties, responsibilities, liabilities and obligations under the Agreement as general partner of Owner. The parties now desire to amend the Agreement accordingly, amend the effective period of covenants respecting affordability, amend the term of the Density Bonus Regulatory Agreement, and amend the property manager.

**NOW, THEREFORE**, City, Owner, Assignor, and Assignee agree as follows:

**1.** The above Recitals constitute a material part of this First Amendment and are incorporated by reference as though fully set forth herein.

**2.** All capitalized terms not expressly defined in this First Amendment shall have the same meaning ascribed to such terms in the Agreement.

**3.** Effective as of the date of this First Amendment, Assignor hereby assigns to Assignee and Assignee hereby assumes all duties, rights, responsibilities, liabilities, and obligations of the Assignor as general partner of Owner and under the Agreement.

**4.** As of the date of this First Amendment, all references in the Agreement to Assignor shall be deemed to refer to Assignee.

**5.** **Effect and Duration of Covenants.** The effective period of the covenants respecting use, affordability, occupancy and maintenance of the Project, as set forth in Section 23 of the Agreement, is hereby amended and extended for a new ninety-nine (99) year period, starting the date of this First Amendment.

**6.** **Term of Density Bonus Regulatory Agreement**. The term of the Density Bonus Regulatory Agreement, as set forth in Section 2 of Exhibit "H" to the Agreement, is hereby amended from fifty-five (55) years to ninety-nine (99) years.

**7.** **Onsite Manager.** The property manager, as set forth in Section 3.10 of Exhibit "H" to the Agreement, is hereby amended to Cirrus Asset Management.

**8.** **Notices.** Notices to Owner, as set forth in Section 33 of the Agreement, is hereby amended as follows:

Ontario Senior Housing Partners, L.P.
c/o Catalina Housing
18201 Von Karman Avenue, Suite 900
Irvine, California 92612
Fascimile: (949) 660-7273

**9.** **The Agreement.** Except as hereby expressly amended, the Agreement shall remain in full force and effect, and the Agreement, as amended hereby, is ratified and confirmed.

**10.** **Execution in Several Counterparts.** This First Amendment may be executed in any number of counterparts; each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same instrument.

**11.** **Governing Law.** This First Amendment shall be governed by and construed in accordance with the laws of the State of California applicable to contracts made and performed in such State. Venue shall be in San Bernardino County.

**12.** **Interpretation.** In the event of any conflict between the provisions of the Agreement and the provisions of this First Amendment, the provisions of this First Amendment shall control. Any reference in this First Amendment to a Section, without further qualification ( such as, by way of example, "of this First Amendment") shall mean the specified Section of the Agreement, as amended and supplemented by this First Amendment. All references to the Agreement in any other document or instrument shall refer to the Agreement.

**13.** **Binding Effect.** This First Amendment shall inure to the benefit of and shall be binding upon City, Owner, Assignor, Assignee, and their respective successors and assigns.

[Remainder of page intentionally left blank]

**SIGNATURE PAGE TO**
**ASSIGNMENT AND ASSUMPTION AND FIRST AMENDMENT TO**
**DEVELOPMENT, RESTRICTIVE COVENANT AND DENSITY BONUS AGREEMENT**
**FOR**
**THE ONTARIO TOWN SQUARE SENIOR PROJECT**

**IN WITNESS WHEREOF,** the parties hereto have executed this First Amendment to be executed by their duly authorized representatives.

"Owner"

ONTARIO SENIOR HOUSING PARTNERS, L.P.,
a California limited partnership

By: "Assignee"
CATALINA HOUSING/HOUSING PRESERVATION PARTNERS, LLC, a California limited liability company, its general partner

By: SAKS REALTY LLC, a California limited liability company

By: _____
[INSERT]

"Assignor"

RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC, a California limited liability company

By: _____

"City"

CITY OF ONTARIO, a California municipal corporation

By: _____
Scott Ochoa, City Manager

APPROVED AS TO FORM:
Best Best & Krieger LLP

_____
City Attorney

**ASSIGNMENT AND ASSUMPTION AND AMENDMENT TO AUTHORITY SUBORDINATE LOAN NOTE**
**[Ontario Town Square Senior Project]**

**THIS ASSIGNMENT AND ASSUMPTION AND AMENDMENT TO AUTHORITY SUBORDINATE LOAN NOTE** (the "First Amendment"), dated as of _____, 2026 for identification purposes only, is made and entered into by and between the **ONTARIO HOUSING AUTHORITY**, a public body, corporate and politic ("Lender") and **ONTARIO SENIOR HOUSING PARTNERS, L.P.**, a California limited partnership ("Borrower"), and **RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC** (referred herein as "Assignor"), a California limited liability company, and **HOUSING PRESERVATION PARTNERS, LLC**, a California limited liability company (referred herein as "Assignee"), with reference to the following:

## RECITALS

A. **WHEREAS**, Borrower executed that certain "Authority Subordinate Loan Note for the Ontario Town Square Senior Project" dated as of July 15, 2009 (the "Loan Note"), to promise to pay Lender the sum of the Authority Subordinate Loan plus interest, fees, costs, and expenses that Lender provided to Borrow to finance the development of an approximately 76- unit, senior, affordable rental housing project (the "Project");

B. **WHEREAS**, Assignor desires to assign and delegate to Assignee all of its rights, duties, responsibilities, liabilities and obligations under the Loan Note as general partner of Borrower, and Assignee desires to accept the assignment of and assume such rights, duties, responsibilities, liabilities and obligations under the Loan Note as general partner of Borrower. The parties now desire to amend the Loan Note accordingly and amend the residual receipts.

**NOW, THEREFORE**, Lender, Borrower, Assignor, and Assignee agree as follows:

**1.** The above Recitals constitute a material part of this First Amendment and are incorporated by reference as though fully set forth herein.

**2.** All capitalized terms not expressly defined in this First Amendment shall have the same meaning ascribed to such terms in the Loan Note.

**3.** Effective as of the date of this First Amendment, Assignor hereby assigns to Assignee and Assignee hereby assumes all duties, rights, responsibilities, liabilities, and obligations of the Assignor as general partner of Borrower and under the Loan Note.

**4.** As of the date of this First Amendment, all references in the Loan Note to Assignor shall be deemed to refer to Assignee.

**5.** **Annual Payment.** Section 6.1 of the Loan Note is amended in part to read as follows:

> Borrower shall make payment to Lender on account of this Note in the amount of sixty percent (60%) of such Cash Flow.

**6.** **Notices.** Notices to Borrower, as set forth in Section 24 of the Loan Note, is hereby amended as follows:

Ontario Senior Housing Partners, L.P.
c/o Catalina Housing
18201 Von Karman Avenue, Suite 900
Irvine, California 92612

**7.** **The Loan Note.** Except as hereby expressly amended, the Loan Note shall remain in full force and effect, and the Loan Note, as amended hereby, is ratified and confirmed.

**8.** **Execution in Several Counterparts.** This First Amendment may be executed in any number of counterparts; each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same instrument.

**9.** **Governing Law.** This First Amendment shall be governed by and construed in accordance with the laws of the State of California applicable to contracts made and performed in such State. Venue shall be in San Bernardino County.

**10.** **Interpretation.** In the event of any conflict between the provisions of the Agreement and the provisions of this First Amendment, the provisions of this First Amendment shall control. Any reference in this First Amendment to a Section, without further qualification (such as, by way of example, "of this First Amendment") shall mean the specified Section of the Loan Note, as amended and supplemented by this First Amendment. All references to the Loan Note in any other document or instrument shall refer to the Loan Note.

**11.** **Binding Effect.** This First Amendment shall inure to the benefit of and shall be binding upon Lender, Borrower, Assignor, Assignee, and their respective successors and assigns.

[Remainder of page intentionally left blank]

**SIGNATURE PAGE TO**
**ASSIGNMENT AND ASSUMPTION AND AMENDMENT TO**
**AUTHORITY SUBORDINATE LOAN NOTE**
**[Ontario Town Square Senior Project]**

**IN WITNESS WHEREOF,** the parties hereto have executed this First Amendment to be executed by their duly authorized representatives.

"Borrower"

ONTARIO SENIOR HOUSING PARTNERS, L.P.,
a California limited partnership

By: "Assignee"
CATALINA HOUSING/HOUSING PRESERVATION PARTNERS, LLC, a California limited liability company, its general partner

By: SAKS REALTY LLC, a California limited liability company

By: _____
[INSERT]

"Assignor"

RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC, a California limited liability company

By: _____

"Lender"

ONTARIO HOUSING AUTHORITY, a public body, corporate, and politic

By: _____
Scott Ochoa

APPROVED AS TO FORM:
Best Best & Krieger LLP

_____
Authority Counsel

**ASSIGNMENT AND ASSUMPTION AND FOURTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT**
**[Ontario Town Square Senior Project]**

**THIS ASSIGNMENT AND ASSUMPTION AND FOURTH AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT** (the "Fourth Amendment"), dated as of _____, 2026 for identification purposes only, is made and entered into by and between the **ONTARIO HOUSING AUTHORITY**, a public body, corporate and politic (the "Authority") and **ONTARIO SENIOR HOUSING PARTNERS, L.P.**, a California limited partnership (the "Partnership"), and **RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC** (referred herein as "Assignor"), a California limited liability company, and **HOUSING PRESERVATION PARTNERS, LLC**, a California limited liability company (referred herein as "Assignee"), with reference to the following:

## RECITALS

A. **WHEREAS**, Authority and Partnership are party to that certain "Disposition and Development Agreement [ Ontario Town Square Senior Project]" dated as of February 6, 2007 (the "Agreement"), pursuant to which, among other things, Authority will convey certain property to Partnership for the development thereon of an approximately 76-unit, senior, affordable rental housing project (the "Project");

B. **WHEREAS**, the Agreement was amended by that certain First Amendment thereto dated as of March 18, 2008 (the " First Amendment"), and that certain Second Amendment thereto dated as of December 16, 2008 (the "Second Amendment"), and that certain Third Amendment thereto dated as of January 20, 2009 (the "Third Amendment");

C. **WHEREAS**, Assignor desires to assign and delegate to Assignee all of its rights, duties, responsibilities, liabilities and obligations as general partner of the Partnership and under the Agreement, and Assignee desires to accept the assignment of and assume such rights, duties, responsibilities, liabilities and obligations as general partner of the Partnership and under the Agreement. The parties now desire to amend the Agreement accordingly, amend the property manager, extend the Affordability Covenants period, and remove Authority's purchase option for the Property.

**NOW, THEREFORE**, Authority, Partnership, Assignor, and Assignee agree as follows:

**1.** The above Recitals constitute a material part of this Fourth Amendment and are incorporated by reference as though fully set forth herein.

**2.** All capitalized terms not expressly defined in this Fourth Amendment shall have the same meaning ascribed to such terms in the Agreement.

**3.** Effective as of the date of this Fourth Amendment, Assignor hereby assigns to Assignee and Assignee hereby assumes all duties, rights, responsibilities, liabilities, and obligations of the Assignor as general partner of the Partnership and under the Agreement.

**4.** As of the date of this Fourth Amendment, all references in the Agreement to Assignor shall be deemed to refer to Assignee.

**5.** **Management Agreement.** The property manager for management of the Project, as set forth in Section 7.6(p) of the Agreement, is hereby amended to be Cirrus Asset Management.

**6.** **Affordability Covenants.** The Affordability Covenants period, as set forth in Section 8 of the Agreement, is hereby amended and extended for a new ninety-nine (99) year term, starting the date of this Fourth Amendment.

**7.** **Grant of Option.** The Option Agreement set forth as Exhibit "J" to the Agreement is hereby deleted in its entirety to remove Authority's option to purchase the Property.

**8.** **Notices.** Notices to Partnership, as set forth in Section 21 of the Agreement, is hereby amended as follows:

Ontario Senior Housing Partners, L.P.
c/o Catalina Housing
18201 Von Karman Avenue, Suite 900
Irvine, California 92612

**9.** **The Agreement.** Except as hereby expressly amended, the Agreement shall remain in full force and effect, and the Agreement, as amended hereby, is ratified and confirmed.

**10.** **Execution in Several Counterparts.** This Fourth Amendment may be executed in any number of counterparts; each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts shall together constitute but one and the same instrument.

**11.** **Governing Law.** This Fourth Amendment shall be governed by and construed in accordance with the laws of the State of California applicable to contracts made and performed in such State. Venue shall be in San Bernardino County.

**12.** **Interpretation.** In the event of any conflict between the provisions of the Agreement and the provisions of this Fourth Amendment, the provisions of this Fourth Amendment shall control. Any reference in this Fourth Amendment to a Section, without further qualification ( such as, by way of example, "of this Fourth Amendment") shall mean the specified Section of the Agreement, as amended and supplemented by this Fourth Amendment. All references to the Agreement in any other document or instrument shall refer to the Agreement as amended by the First, Second, Third Amendment, and this Fourth Amendment.

**13.** **Binding Effect.** This Fourth Amendment shall inure to the benefit of and shall be binding upon Authority, Partnership, Assignor, Assignee, and their respective successors and assigns.

[Remainder of page intentionally left blank]

**SIGNATURE PAGE TO**
**ASSIGNMENT AND ASSUMPTION AND FOURTH AMENDMENT TO**
**DISPOSITION AND DEVELOPMENT AGREEMENT**
**[Ontario Town Square Senior Project]**

**IN WITNESS WHEREOF,** the parties hereto have executed this Fourth Amendment to be executed by their duly authorized representatives.

"Partnership"

ONTARIO SENIOR HOUSING PARTNERS, L.P.,
a California limited partnership

By: "Assignee"
CATALINA HOUSING/HOUSING PRESERVATION PARTNERS, LLC, a California limited liability company, its general partner

By: SAKS REALTY LLC, a California limited liability company

By: _____
[INSERT]

"Assignor"

RELATED/ONTARIO SENIOR DEVELOPMENT COMPANY, LLC, a California limited liability company

By: _____

"Authority"

ONTARIO HOUSING AUTHORITY, a public body, corporate, and politic

By: _____
Scott Ochoa, Executive Director

APPROVED AS TO FORM:
Best Best & Krieger LLP

_____
Authority Counsel

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Housing<br>Prepared By: Albert Ramirez<br>Staff Member Presenting: Helen McAlary, Executive Director Community Life and Culture<br>Reviewed By: Lacey A Rightmer, Andrea M Lopez, Kelly Zackmann<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 12 |

**SUBJECT:** **A PROFESSIONAL SERVICES AGREEMENT FOR HOMELESS SERVICES BETWEEN THE CITY OF ONTARIO AND SYMBA CENTER AT THE ONTARIO WELLNESS CAMPUS**

**RECOMMENDATION:** That the City Council take the following actions:

A. Approve a Professional Services Agreement with Symba Center, a non-profit organization based in Victorville, California, to provide homeless services at 1522 West Mission Boulevard. The agreement includes an initial term from August 1, 2026, through June 30, 2027, with an annual not-to-exceed amount of $2,134,010 and a total contract value of $6,402,030, inclusive of the initial term and up to 2 one-year extension options;
B. Authorize the City Manager to approve up to two additional one-year extensions; and
C. Authorize the City Manager or his designee to execute the Agreement and take all actions necessary to implement them

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

**FISCAL IMPACT:** The proposed Professional Services Agreement has a term of August 1, 2026, through June 30, 2027, with a not-to-exceed amount of $2,134,010. Sufficient funding has been appropriated in the Fiscal Year 2026-27 Adopted General Fund Budget to support the agreement. In addition, $176,949 in Community Development Block Grant (CDBG) funding has been allocated under the Fiscal Year 2026-27 Annual Action Plan and will be provided to Symba Center under a separate agreement to support eligible services at the Ontario Wellness Center. If approved, appropriations for any future agreement extension will be included in a quarterly budget update to the City Council.

**BACKGROUND & ANALYSIS:** In April 2024, the City of Ontario acquired the 33-room motel located at 1522 West Mission Boulevard to establish the Ontario Wellness Center, which provides emergency and temporary housing as the first phase of the City's planned Ontario Wellness

Campus.

In June 2024, the City issued a Request for Proposals to identify a qualified nonprofit operator for the facility. Following a competitive evaluation process, the City Council awarded Symba Center, a Victorville-based non-profit organization, a Professional Services Agreement to operate the Ontario Wellness Center. Symba Center was selected based on its demonstrated experience operating a comparable homeless services facility within San Bernardino County and its ability to provide comprehensive housing stabilization and supportive services.

Construction of the facility was completed in late 2025, and Symba Center commenced operations in December 2025. Since opening, the Ontario Wellness Campus has provided year-round emergency and interim housing, case management, housing navigation, clinical support services, and coordinated access for individuals experiencing homelessness.

Under the proposed Professional Services Agreement, Symba Center will continue to operate the Ontario Wellness Center as a comprehensive, 24-hour-per-day, 7-day-per-week, 365-day-per-year homeless services facility. Services will include emergency housing, interim housing, recuperative care, intensive case management, behavioral health and clinical support services, housing navigation, and supplemental street outreach. Staffing levels will be maintained to ensure safe facility operations and uninterrupted service delivery.

The current Professional Services Agreement expires on July 31, 2026. To ensure uninterrupted operation of the Ontario Wellness Center and the continued delivery of essential homeless services, Staff recommends entering a new one-year Professional Services Agreement with Symba Center for the period of August 1, 2026, through June 30, 2027, in the not-to-exceed amount of $2,134,010. Staff also recommends authorizing the City Manager to approve up to two additional one-year extensions, subject to satisfactory consultant performance and the availability of funding, for a total not-to-exceed contract amount of $6,402,030.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

**CITY OF ONTARIO**
**PROFESSIONAL SERVICES AGREEMENT**

## 1. PARTIES AND DATE.

This Professional Services Agreement (this "Agreement") is made and entered as of _____, 2026, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and Symba Center, a California non-profit corporation, with its principal place of business at 16519 Victor Street, Suite. 424, Victorville, CA 92395 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing homeless services, including operating an access center, performing street outreach, and operating interim and emergency housing units to public clients, is licensed in the State of California, and is familiar with the plans of City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the Ontario Wellness Center project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional homeless services, street outreach, emergency and interim housing program services, and case planning and management services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" ("Scope of Work") attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto

and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations. The Scope of Work shall not be altered or modified without first being submitted to the City and approved in writing by the Consultant, City Manager, Housing Services Director, or their designees.

3.1.2 Term. The initial term of this Agreement shall be from August 1, 2026 to June 30, 2027 ("Initial Term"), unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines as described in Exhibit "B" ("Schedule of Services"), attached hereto and incorporated herein by this reference. The Parties may, by mutual, written consent, and without City Council's approval, extend the term of this Agreement for no more than two additional one-year terms, at the current rates set forth herein. Notwithstanding the above, any modification or amendment to this Agreement shall be executed by the City Manager or their designee, without the need for City Council approval, so long as the City's budget appropriates enough funds to cover the contractual amount. If no notice of termination is provided at least 90 days before expiration, this Agreement shall automatically renew for an additional one-year term at the current rates listed herein.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements as set forth in Section 3.2.3 of this Agreement, for all Services rendered under this Agreement at the rates and budget set forth in Exhibit "C" ("Budget Plan") and in accordance with the staffing allocations set forth in Exhibit "D" ("Staffing Plan"). Compensation for the Initial Term shall not exceed Two Million One-Hundred Thirty Four Thousand and Nine Dollars and Sixteen Cents ($2,134,009.16) ("Not-to-Exceed Amount") without written approval of the City Council of the City of Ontario or Scott Ochoa, or his successor holding the same or a substantially similar role as Scott Ochoa ("City Manager"), as applicable. Additional funding from the City's Community Development Block Grant ("CDBG") program funds, shall be expended independently as noted in Exhibit C. CDBG funds and the applicable guidelines shall be determined and detailed in a separate contract, in form and substance satisfactory to the Parties. The total amount payable by the City shall be reduced by the monthly revenues obtained by Consultant pursuant to Section 3.2.2 of this Agreement. Extra Work (as defined below) may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement. The budget and staffing plans shall not be altered or modified without first being submitted to the City and approved in writing by the Consultant and City (including the City Manager or Housing Services Director), or their designees.

3.2.1.1 **[Reserved]**.

3.2.2 Payment of Compensation. Commencing on August 1, 2026, and for each monthly period thereafter, Consultant shall promptly submit to City a monthly invoice which indicates in reasonable detail the Services rendered by Consultant under this Agreement for the previous monthly period. Commencing on October 1, 2026, and for each three-month period thereafter, Consultant shall promptly submit to City a financial report which indicates in reasonable detail any revenue, donations, and outside funding received by Consultant in connection with the Services rendered by Consultant under this Agreement for the previous quarterly period. Any revenue, donations, or outside funding received by Consultant in connection with the Services rendered under the terms of this Agreement in excess of the aggregate Total Revenue amount set forth on Exhibit C "Budget Plan" under Symba Revenue Projections – FY 2026-27, shall be deducted from the amount payable/due by the City in the following monthly period invoice. City shall promptly, but in any event within thirty (30) days of receiving such invoice, pay all non-disputed and approved charges, such approval not to be conditioned, delayed or unreasonably

withheld. If the City disputes any of Consultant's fees, the City shall promptly give written notice to Consultant, but in any event within fifteen (15) days of receipt of an invoice of any disputed fees set forth therein. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall be reimbursed for all necessary and reasonable expenses, including those included in Exhibit "C" of this Agreement, unless explicitly disputed in writing by City.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform additional Services rendered in connection with the Project ("Extra Work"), which is determined by the Parties to be reasonably necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization (email to suffice) from the City or the City Manager.

3.2.5 Automated Clearing House ("ACH") payments. It is the City's policy to pay its consultant invoices via electronic fund transfers through the ACH network. All payments due and owing pursuant to a properly issued and correct invoice or under Section 3.2.2 of this Agreement shall be made through electronic ACH transfers, unless otherwise agreed upon by both Parties in writing. Consultant shall provide the City with ACH payment details whereby the City shall initiate the ACH transfers to Consultant in the amount required pursuant to a properly issued and correct invoice or under Section 3.2.2 of this Agreement. Each Party shall undertake any and all required actions and execute any required documents, instruments, or agreements required to effectuate the requirements of this Section. In the event the City erroneously deposits funds into an account, or otherwise deposits funds to which Consultant is not entitled: (1) Consultant shall promptly notify the City and the financial institution; (2) Consultant shall not withdraw any of the funds which were erroneously deposited or to which Consultant is not entitled; and (3) Consultant authorizes both the City and financial institution to take all actions necessary to correct the error and return to the City all funds erroneously deposited or to which Consultant is not entitled.

3.2.6 Funding Shortfall and Funding Contingency. The Parties acknowledge that Consultant's ability to perform the Services is materially dependent on the timely availability of the City funding, CDBG funding, third-party revenue, and other funding assumptions reflected in the Budget Plan. If, at any time during the Term, any anticipated funding source is delayed, reduced, denied, exhausted, restricted, or otherwise unavailable, or if actual program costs materially exceed or materially fall short of the assumptions reflected in the Budget Plan through no fault of Consultant, Consultant shall provide written notice to the City describing the shortfall and the anticipated operational impact.

Upon receipt of such notice, the Parties shall promptly meet and confer in good faith to determine an appropriate adjustment, which may include modification of the Budget Plan, modification of staffing levels, reduction or suspension of affected Services, other mutually acceptable operational changes, or as a final option, additional City funding. Consultant shall not be required to use unrestricted organizational funds, general charitable donations, reserves, or funds designated for other programs to subsidize the Services, except to the extent expressly agreed in writing by Consultant. Prior to requesting additional City funding, the Parties shall consider in good faith whether reasonable operational modifications, alternative funding opportunities, or other mutually acceptable measures may be implemented to address the funding shortfall.

Pending resolution of any funding shortfall, Consultant shall not be deemed in breach for modifying, reducing, or suspending affected Services to the extent reasonably necessary to avoid

operating at an unfunded loss, provided that Consultant gives reasonable prior notice to the City and uses commercially reasonable efforts to preserve essential health, safety, and housing-related services. Any staffing reduction or service modification shall be subject to applicable law, client safety considerations, and Consultant's reasonable professional judgment.

If the Parties are unable to resolve the funding shortfall within thirty (30) days after Consultant's notice, either Party may terminate this Agreement, in whole or in part, upon written notice to the other Party without penalty. In such event, City shall pay Consultant for all non-contested and approved Services performed through the effective date of termination and for all reasonable, documented, non-cancelable costs incurred by Consultant in reasonable reliance on this Agreement.

**3.3 Responsibilities of Consultant.**

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

3.3.3 [Reserved].

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Consultant may designate additional qualified personnel to assist in the performance of Services under this Agreement upon prior written notice to City. Should one or more of the designated personnel become unavailable, Consultant may substitute other personnel of at least equal competence with prior written notice to City. City's approval of any substitution shall not be unreasonably withheld, delayed, or conditioned. If City objects to a proposed substitution, the Parties shall confer in good faith to resolve the matter. If no agreement is reached within thirty (30) calendar days of Consultant's notice of substitution, the Parties shall engage in informal mediation for a period not exceeding thirty (30) calendar days. If the Parties remain unable to reach an agreement after mediation, City may terminate this Agreement upon a showing that the substituted personnel materially impair Consultant's ability to perform the Services. The key personnel for performance of this Agreement include, but are not limited to: Dr. Shawn Smith, Chief Executive Officer; Antoinette D. Jackson, Special Projects Advisor; and any additional personnel designated by Consultant in accordance with this provision.

3.3.5 City's Representative. The City hereby designates Albert Ramirez, Housing Services Director, his successor, or designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Dr. Shawn Smith, Chief Executive Officer of Symba Center, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

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

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subconsultants shall have sufficient skill and experience to perform the Services assigned to them. Consultant represents that it, its employees and subconsultants have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. Consultant shall perform, at its own cost and expense and without reimbursement from the City, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subconsultants who is determined by the City to be a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services to prevent threats to safety of persons or property, in each case, in accordance with Consultant's internal policies or any applicable local, state or federal law, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

3.3.9 Period of Performance.

3.3.9.1 Consultant agrees to perform and complete all Services within the timeframe specified in Section 3.1.2 above ("Performance Time"). Consultant shall also adhere strictly to any completion schedule or Project milestones outlined in Exhibits "A" and "B" attached hereto, or as separately agreed upon in writing by the City and Consultant ("Performance Milestones"). It is recognized that timely completion of the Services is crucial for meeting project goals.

3.3.9.2 Neither City nor Consultant shall be considered in default of this Agreement for delays in performance (except for any obligations to make payments to the other

Party hereunder as set forth in Section 3.2.2 of this Agreement) caused by circumstances beyond the reasonable control of the non-performing Party. For purposes of this Agreement, such circumstances include a Force Majeure Event. A Force Majeure Event shall mean an event that materially affects a Party's performance and is one or more of the following: (1) Acts of God or other natural disasters; (2) terrorism or other acts of a public enemy; (3) orders of governmental authorities (including, without limitation, unreasonable and unforeseeable delay in the issuance of permits or approvals by governmental authorities that are required for the services); (4) strikes and other organized labor action occurring at the site and the effects thereof on the services, only to the extent such strikes and other organized labor action are beyond the control of Consultant and its subcontractors, and to the extent the effects thereof cannot be avoided by use of replacement workers; and (5) pandemics, epidemics or quarantine restrictions. For purposes of this section, "orders of governmental authorities," includes ordinances, emergency proclamations and orders, rules to protect the public health, welfare and safety, and other actions of a public agency applicable to the services and Agreement.

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation; provided, however, during such circumstances described in this Section 3.3.9.3, the non-affected party may similarly suspend its performance obligations (except for any obligation to make payments to the other Party hereunder as set forth in Section 3.2.2 of this Agreement) until such time as the affected Party resumes performance. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including Cal/OSHA requirements, U.S Department of Housing and Urban Development (HUD) requirements, and Community Development Block Grant Program (CDBG) funding requirements (if applicable), and shall provide all notices required by law. Consultant will act in good faith to resolve compliance issues in a timely manner and will notify the City if significant regulatory changes impact the Project or the Services. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Regulatory Changes & Adjustments. If any new or modified local, state, or federal laws, regulations, or administrative requirements impose additional costs, obligations, or operational complexities on Consultant in the performance of its services under this Agreement, the Parties shall negotiate in good faith to (a) adjust the Consultant's compensation to reflect the increased costs associated with compliance; or (b) modify the Agreement's scope of services to align with the new regulatory requirements without imposing undue financial or operational burden on Consultant. If the Parties are unable to reach a mutually acceptable adjustment within ninety (90) days of written notice from Consultant outlining the impact of the regulatory change, Consultant shall have the right to suspend affected services without penalty until such adjustments are agreed upon.

3.3.10.3 Employment Eligibility; Consultant. Consultant certifies full compliance with all state and federal requirements and restrictions respecting the employment of

undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.5 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.6 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq*.); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.7 Safety. Consultant shall execute and maintain its work in a manner that ensures safety of all involved personnel, avoiding injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant's profession with limits of not less than $1,000,000 per occurrence and no less than $2,000,000 aggregate. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and include a provision establishing the insurer's duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such

coverage is cancelled or reduced and not replaced promptly so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant’s indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant’s insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

**3.5 Termination of Agreement.**

3.5.1 Grounds for Termination. Either Party may, by written notice to the other Party, terminate this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least ninety (90) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City (as set forth in Section 3.2.2 of this Agreement), and Consultant shall be entitled to no further compensation. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

3.5.2 Termination Without Cause. If the City elects to terminate this Agreement without cause before the expiration of the initial or any renewal term, the City shall compensate Consultant for:

3.5.2.1 All services performed up to the effective date of termination;

3.5.2.2 Any non-cancelable commitments and obligations entered into by Consultant in reliance on this Agreement;

3.5.2.3 Such compensation shall be payable within thirty (30) days of the termination notice.

3.5.3 Termination With Cause. The City may terminate this Agreement for cause only upon providing written notice to Consultant specifying the material breach and granting Consultant thirty (30) days to cure such breach. If Consultant fails to cure within the specified period, the City may terminate the Agreement without additional compensation beyond fees for services rendered up to the termination date.

3.5.4 Effect of Termination. If this Agreement is terminated as provided herein, City requires Consultant to provide all finished or unfinished Documents and Data prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such document and other information within thirty (30) days of the request.

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

**3.6 Indemnification.**

3.6.1 To the fullest extent permitted by law, Consultant shall defend, indemnify, and hold the City, its officials, officers, employees, volunteers, and agents harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage, or injury arising out of or related to any acts, errors, omissions, or willful misconduct of Consultant, its employees, subcontractors, consultants, or agents in connection with the performance of the Consultant's Services, the Project, or this Agreement. Consultant's indemnification obligations shall not extend to any claims or damages arising from the City's sole negligence, willful misconduct, regulatory

actions, or third-party conduct beyond Consultant's reasonable control. In the event of a claim, Consultant shall only be responsible for its proportionate share of fault, if any, as determined by a court of law. Consultant's obligation to indemnify shall not be limited by insurance proceeds, and shall survive the expiration or termination of this Agreement.

**3.7 General Provisions.**

3.7.1 Accounting Records; Audits. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement, and related to the Project or use of facilities. Such records shall be clearly identifiable, clearly distinguish between all sources of revenue, and adequately track the flow of revenue and expenditures from each source month to month. Consultant shall maintain a system of bookkeeping adequate for its operations hereunder. Consultant shall allow City Manager or the City's Representative during normal business hours to examine, audit, and make transcripts or copies of such records created pursuant to this Agreement; provided that City provides Consultant with at least five (5) business days advance written notice of such planned inspection. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of six (6) months from the date of final payment under this Agreement.

Consultant shall conduct an official audit of their financials through a reputable independent auditor's report of an independent certified public accountant. Consultant will provide the City with a copy of its audited financial statements for such fiscal year. Such audited financial statements shall include such information as is required by applicable Government Accounting Standards Board pronouncements and applicable State and local law. The Consultant hereby agrees to provide the City with such other financial and accounting information as may be reasonably requested by the City. Failure to maintain or provide such records or statements shall constitute a cause for termination, in accordance with Section 3.5.3 of this Agreement.

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement.

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

Consultant: Symba Center

16519 Victor St. Ste. 424
Victorville, CA 92395
ATTN: Dr. Shawn Smith, Chief Executive Officer

City: City of Ontario
303 East “B” Street
Ontario, CA 91764
ATTN: Albert A. Ramirez, Housing Services Director

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City’s express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount reasonably required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of three (3) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the Documents & Data. Notwithstanding anything to the contrary in this Section, “Documents & Data” shall not include Consultant’s internal administrative records, clinical records, proprietary policies, proprietary forms, pre-existing materials, or other records containing Client Information. Such records shall remain the property of Consultant; provided, however, that nothing herein shall limit the City's right, upon reasonable request, to review or inspect such records to the extent reasonably necessary to verify Consultant’s compliance with this Agreement, investigate participant complaints or incidents, respond to claims involving the Program and participants, satisfy applicable statutory or regulatory requirements, and to the extent such records are expressly required to be provided to the City under this Agreement, in each case subject to applicable law, including HIPAA, CMIA, peer review protections, attorney-client privilege, and other applicable confidentiality or privilege protections.

3.7.4.1 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that

Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.2 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.3 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.4 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, which consent shall not be unreasonably withheld, conditioned or delayed, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.5 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) business days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal

action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.4.6 Client Records, Privacy, and Data Security. Consultant may create, receive, maintain, use, disclose, or transmit records or information relating to individuals served under this Agreement, including intake records, housing records, case management records, referral information, health-related information, behavioral health information, substance use-related information, benefits information, demographic information, and other sensitive personal information ("Client Information"). Consultant shall maintain Client Information in accordance with applicable federal, state, and local privacy, confidentiality, and data security laws, including, to the extent applicable, HIPAA, CMIA, 42 C.F.R. Part 2, HMIS requirements, CDBG/HUD requirements, and other laws governing health, behavioral health, housing, homelessness, and social services records.

Consultant shall use and disclose Client Information only as reasonably necessary to perform the Services, comply with applicable law, coordinate care and housing-related services, submit required reports, support payment and program administration, and satisfy lawful City, funding-source, audit, or regulatory requirements. Consultant shall not sell Client Information or use Client Information for marketing, fundraising, unrelated research, or any purpose unrelated to this Agreement without appropriate authorization or another legally permissible basis.

Consultant shall implement and maintain reasonable administrative, technical, and physical safeguards designed to protect Client Information from unauthorized access, use, disclosure, alteration, loss, or destruction. Such safeguards shall include, as appropriate, role-based access controls, workforce confidentiality obligations, secure transmission and storage, reasonable password and authentication controls, incident response procedures, secure disposal practices, and workforce training regarding privacy and confidentiality obligations.

Consultant shall promptly notify the City of any actual or suspected unauthorized access, use, disclosure, loss, or compromise of Client Information related to the Services or Project. Such notice shall be provided without unreasonable delay and, in no event, later than five (5) business days after discovery, unless a shorter period is required by applicable law or funding requirements. The Parties shall reasonably cooperate to investigate, mitigate, document, and provide any legally required notices arising from such incident. Consultant shall not make any external notification or public statement identifying the City without prior coordination with the City, except to the extent required by applicable law.

As between the Parties, Consultant shall retain ownership and control over its internal case management records, clinical or service records, operational records, proprietary forms, policies, procedures, and pre-existing materials. The City shall have access to Client Information only to the extent reasonably necessary for contract administration, program oversight, payment, audit, reporting, legal compliance, or as otherwise required by applicable law. Any Client Information disclosed to the City shall remain subject to applicable privacy, confidentiality, and public records restrictions.

To the extent any data or reports are provided to the City for program administration, performance measurement, or public reporting, Consultant shall use reasonable efforts to provide such information in aggregated or de-identified form unless identifiable information is required by applicable law, funding requirements, or the City's reasonable program oversight needs. The Parties shall cooperate in good faith to limit disclosure of identifiable Client Information to the minimum necessary to accomplish the applicable purpose.

Consultant shall retain Client Information for the period required by applicable law, funding

requirements, and this Agreement, and shall securely dispose of Client Information when retention is no longer required. Upon expiration or termination of this Agreement, Consultant shall cooperate with the City to transition records reasonably necessary for continuity of services, subject to applicable privacy, consent, confidentiality, and legal requirements.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable and documented out-of-pocket attorneys' fees and all reasonable and documented costs of such action.

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

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld in the City's sole but reasonable discretion. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

3.7.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work

days. All references to Consultant include all personnel, employees, agents, and subconsultants of Consultant, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.7.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement, including the Exhibits, shall be binding unless executed in writing and signed by both Parties. Any supplement, modification, or amendment to this Agreement shall be executed by the City Manager or their designee, without the need for City Council approval, so long as the City's budget appropriates enough funds to cover the contractual amount.

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

3.7.20 Counterparts. This Agreement may be signed in (.PDF) counterparts, each of which shall constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND SYMBA CENTER**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP
City Attorney

*Attested By:*

_____
City Clerk

**SYMBA CENTER**

By: _____

Its: Chief Executive Officer

Printed Name: [insert name]

By: _____

Its: _____

Printed Name: _____

**EXHIBIT "A"**
**SCOPE OF SERVICES**

## GENERAL PROVISIONS

The Scope of Services for this Agreement includes delivery of services at the Ontario Wellness Center management of the housing units, and limited management of the facilities, as further detailed herein.

- Consultant will provide the Services at the Ontario Wellness Center located at 1522 W. Mission Boulevard, Ontario, CA 91762 ("Property") owned by City. In consideration of the Services to be performed by Consultant under this Agreement, City authorizes Consultant to use the Property on the terms and conditions set forth herein solely and exclusively to fulfill the requirements of this Agreement. Consultant will direct and supervise Consultant's Services and programs on the Property necessary for the Project. Consultant may not close the Property during its normal operating hours without the prior written consent of the City. Any use of the Property is subject to the City's laws, guidelines, and regulations.
- Consultant will work cooperatively with the City to develop and maintain a master calendar to coordinate the operation and use of the Property for the Services to ensure appropriate scheduling and integration with other portions of the Property that may remain accessible to the public. City sponsored events and programs are to be given priority use.
- Prohibited Client Conduct: Consultant shall ensure that its officials, officers, directors, employees, or agents immediately notify Consultant's management upon observing any prohibited conduct by a client of the Project at the Property. Consultant shall then provide immediate written notice to the City detailing the nature of the conduct, any actions taken in response, and any further steps planned to address the issue. Prohibited conduct includes, but is not limited to, the following: engaging in any illegal activity, including without limitation the use, purchase, or sale of illegal drugs; harassing or threatening Consultant's staff or guests or visitors of the Property, including without limitation, other clients of the Project.
- Consultant and City will work cooperatively to develop policies and procedures including a Code of Conduct for the Ontario Wellness Center that Consultant will utilize for implementing programs and services including client conduct on site along with related policies. The policies and procedures will also include a grievance procedure to address complaints related to service provision, intake, discharge, and service termination.
- The City has selected Consultant as the provider for the Services based on their experience and expertise and the Consultant will not subcontract to another provider for any portion of the Services, however, should the need arise for partnerships with other local providers, the City shall have the right to approve all MOUs between the Consultant and other providers for work to be performed at the site, such approval not to be conditioned, delayed or unreasonably withheld.
- Consultant shall not discriminate against or segregate, any person or group of persons on account of race, color, religion, sex, gender identity, sexual orientation, marital status, national origin or ancestry in the use, occupancy, tenure, or enjoyment of the Property in connection with this Agreement, nor shall Consultant establish or permit any such

practice or practices of discrimination or segregation with reference to the selection, location, or number of or use or occupancy by clients of the Property.

**GENERAL HOMELESS SERVICES, EMERGENCY HOUSING, INTERIM HOUSING, AND SUPPORT SERVICES**

- Consultant shall provide comprehensive homeless services and housing operations at the Property to support clients in obtaining housing stability, essential resources, and long-term self-sufficiency. Services include General Homeless Services, Emergency Housing, Interim Housing, and related case management and supportive services as set forth below.
- Consultant shall operate the Property and all associated programs on a continuous basis, twenty-four (24) hours per day, seven (7) days per week, three hundred sixty-five (365) days per year, including holidays, to ensure uninterrupted housing and service availability.
- Consultant shall maintain sufficient staffing and on-site coverage at all times to ensure safe operations and timely response to client needs.
- Consultant shall provide intake, assessment, case management, and service coordination for clients served at the Property. Services shall include:
- Client intake and housing assessments for programs in and around Ontario.
- Coordination with the Ontario Housing Services Department and other City-designated partners.
- Development of individualized housing stability plans.
- Warm hand-off referrals to behavioral health, substance use treatment, and other supportive services.
- Client tracking, data entry, and reporting using a City-approved data management system.
- Distribution and monitoring of basic needs resources (e.g., bus passes, ID vouchers, gift cards), subject to City funding and direction.
- Distribution of hygiene kits and provision of linens and laundry supplies as needed.
- Access to on-site laundry and shower services for outreach clients and housing program participants.
- Maintenance of informational postings related to employment, education, and supportive services.
- Maintenance of complete client records for at least three (3) years after contract termination.
- Monthly reporting on service utilization and outcomes in a City-approved format.

<u>Emergency Housing</u>

- Consultant shall provide congregate Emergency Housing in up to four (4) units for up to eight (8) individuals referred by the Ontario Police Department or other City-authorized referral sources.
- Intended length of stay: three (3) days or less.
- Maximum initial stay: seven (7) days, with extensions permitted only upon documented progress and City-approved case management determination.

- Consultant shall conduct an initial assessment of each participant upon intake, or as soon as practicable thereafter, to evaluate the participant's housing, health, behavioral health, income, and service needs and determine the appropriateness of placement in Interim Housing or other housing interventions.
- Consultant shall coordinate with City staff and relevant service providers to ensure continuity of care and support successful transitions to Interim Housing, bridge housing, permanent supportive housing, or other permanent housing solutions.

Interim Housing

- Consultant shall provide up to twenty-six (26) units of congregate Interim Housing, as needed and available, and based on specific participant needs. Units shall initially be assigned as single-occupancy, but as participant numbers rise, or as needed to accommodate participants, units may be assigned as double-occupancy.
- Intended length of stay: up to one-hundred and twenty (120) days.
- Consultant shall complete an individualized housing case plan for each participant within fourteen (14) calendar days of program enrollment. The case plan shall identify housing goals, barriers to housing stability, service needs, action steps, and measurable benchmarks and milestones.
- Stays shall be benchmark- and milestone-driven under the participant's individualized housing case plan.
- Consultant shall review and update each participant's individualized housing case plan at least once every thirty (30) days, or more frequently as participant needs or circumstances change. Updates shall document progress toward established goals, changes in participant needs, and any modifications to the housing stabilization strategy.
- Continued occupancy is subject to documented progress toward housing stability goals, as outlined in the individualized housing case plan.
- One (1) unit may be designated for an on-site residential manager at Consultant's discretion.
- Consultant shall prioritize placement of eligible participants transitioning from Emergency Housing to promote continuity of care and reduce returns to homelessness.
- Consultant shall coordinate with housing and service providers to support transitions to bridge housing, permanent supportive housing, rapid rehousing, and other permanent housing solutions.

Case Management and Planning Services

- Consultant shall provide structured case management to support housing placement and stability, including:
- At least weekly case management meetings for Interim Housing clients to assess progress and adjust service plans.
- Housing navigation and coordination with landlords, housing providers, and City partners. Coordination of supportive services including behavioral health, substance use treatment, employment, and benefits assistance.
- Assistance with obtaining, replacing, or maintaining essential identification and eligibility documents, including birth certificates, Social Security cards, state-issued identification cards, income verification, and other documentation necessary to access housing, benefits, employment, and supportive services.
- Assistance with applying for, securing, and maintaining eligible public benefits and income supports, including Supplemental Security Income (SSI), Social Security

Disability Insurance (SSDI), General Relief, CalFresh, Medi-Cal, veterans' benefits, and other applicable federal, state, or local assistance programs.

- Support for employment readiness, job training, workforce development, job search activities, and connection to educational and vocational resources, as appropriate.
- Coordination of services intended to improve participants' physical health, mental health, and overall well-being, including linkage to primary care providers, behavioral health services, and ongoing medical care.
- Screening, referral, and connection to substance use disorder treatment services, including detoxification, outpatient treatment, residential treatment, medication-assisted treatment, recovery support services, and relapse prevention resources, as appropriate.
- Ongoing support to promote self-sufficiency, increase income, address barriers to housing stability, and facilitate transition to permanent housing.

On-Site Clinical and Behavioral Health Services

- Consultant shall provide or coordinate on-site supportive services, which may include:
- Licensed clinical staff and registered nurses for basic health stabilization and care coordination.
- Substance use disorder counselors for screening, engagement, and referral to treatment services. Licensed social workers for psychosocial support, benefits navigation, and service coordination.
- All clinical and behavioral health services shall be integrated with housing case management to support housing stability, recovery, and long-term self-sufficiency.
- Consultant shall document all supportive services, referrals, participant engagements, case notes, assessments, outcomes, and other program activities in a City-approved data management system or database.
- Consultant shall collect and maintain data necessary to measure program performance, participant outcomes, and compliance with this Agreement.

**STREET OUTREACH**

To engage with homeless individuals and families within the incorporated limits of the City of Ontario and support the City's homeless response efforts, Consultant shall evaluate the suitability and feasibility of providing street outreach services on an as-needed basis at the reasonable request of the City and subject to the operational and budgetary needs of the Ontario Wellness Center ("OWC"). Outreach services are intended primarily to supplement City operations during weekends and during periods when City staff are unavailable. Services shall include, but not limited to, the following:

- Hours of operation: Outreach services shall be provided on an as-needed basis as requested by the City. Services are anticipated to occur primarily during weekends and during periods when City staff are unavailable; however, specific schedules and response times shall be coordinated between the City and Consultant.
- Respond to requests for outreach services from the City, including requests generated through community concerns, referrals, or other identified needs.
- Go to locations identified by the City to engage potential or current clients.
- Conduct field assessments.
- Provide food and water to potential or current clients as resources are available.

- Transport clients to the OWC, or when appropriate, to essential appointments and service locations.
- Coordinate services with Ontario Housing Services Department staff, including the City's outreach team, to ensure continuity of care and avoid duplication of services.
- Facilitate connections to housing, shelter, behavioral health services, and other supportive resources through warm handoffs and referrals, as appropriate.

**RECUPERATIVE CARE SERVICES**

- Consultant shall provide Recuperative Care Services within up to ten (10) designated rooms at the Property. These services are intended for individuals who are medically stable for discharge from an acute care setting but require short-term supportive housing, medical support, and intensive case management during recovery.
- Each room shall accommodate no more than two (2) individuals at any given time.
- Referrals for Recuperative Care Services shall be made exclusively by licensed hospitals or acute care facilities.
- All referrals shall be subject to prior review and written approval by the City of Ontario before admission. The City shall have sole and absolute discretion to approve or deny any referral.
- As part of the referral approval process, the City shall determine whether the referred individual has sufficient ties to the City of Ontario, consistent with City-established criteria or policy guidelines.
- No individual shall be admitted into Recuperative Care Services without prior City approval.
- Consultant shall provide onsite medical support services appropriate to the recuperative care setting, including coordination with external medical providers, discharge planning support, medication adherence assistance (as permitted by applicable scope and licensing requirements), and health stabilization support during the recovery period.
- Consultant shall provide intensive case management services focused on achieving permanent housing outcomes, including individualized housing navigation, benefits enrollment and maximization (e.g., SSI/SSDI, CalFresh, Medi-Cal), and income stabilization strategies.
- Case management shall prioritize placement into permanent housing or other appropriate long-term housing solutions, with measurable progress benchmarks established at intake and updated throughout service engagement.
- Consultant shall coordinate with the City, healthcare providers, and housing partners to ensure continuity of care and alignment between medical recovery goals and housing placement objectives.
- Consultant shall use commercially reasonable efforts to maintain appropriate occupancy levels of all recuperative care beds, consistent with medical necessity, referral availability, and safe operating conditions.
- All revenue generated from Recuperative Care Services, including but not limited to reimbursements, per diem payments, insurance billings, or third-party payments, shall be applied to offset eligible program operating costs and reduce the City's net financial contribution to the program, in accordance with applicable budgetary and accounting

requirements. Consultant shall cooperate with the City in documenting, tracking, and reporting all such revenues in a manner reasonably required by the City.

**PROPERTY MAINTENANCE AND SECURITY**

Consultant shall oversee the day-to-day use of the property by clients and staff to ensure safety and cleanliness including the following:

- Ensure clean, safe, and habitable office and living quarters for clients at all times in accordance with this Agreement.
- Ensure that food and waste are disposed of properly so as not to encourage pests or vermin and maintain a clean hygienic environment; Report to law enforcement any criminal activity and promptly notify the City of such incidents.
- Consultant will provide clean linens for both daily shower services and housing facilities on site.
- Consultant will ensure that client living spaces are maintained in a clean and hygienic condition both during occupancy and at client move in.
- Consultant will provide adequate security services to maintain safety of clients and staff utilizing the site. Security staff can be either in-house or professional security services. Should Consultant hire a mix of in-house staff, appropriate training and certification will be required. Licensing will be required through the State of California Bureau of Security and Investigative Services.
- Notwithstanding the above, City will maintain security cameras that will provide a video feed of the exterior of the Property.

**UTILITIES, MAINTENANCE, FACILITY NEEDS, AND REPAIRS**

As the owner of the Property and supportive partner of Consultant's efforts to address unsheltered homeless in the City, the City will perform following obligations:

- Designate an appropriate contact to receive maintenance and repair requests from Consultant for the Property (porter services);
- Utilize a service to respond to emergency maintenance requests submitted by the Consultant;
- Provide all major exterior and interior maintenance and repair of the Property, including roof, walls, and foundations, plumbing, including plumbing upgrades needed to provide shower and laundry on site, lighting and related fixtures, electrical, HVAC filters and systems, mechanical systems, smoke detectors, elevators (if any), and fire alarms, extinguishers, sprinklers, and other systems, such that the Property at all times is fully functional as habitable living quarters for clients and office space. The City shall bear all costs associated with these maintenance and repair obligations, unless otherwise expressly stated in this Agreement. Consultant shall immediately notify the City if there are any issues with the aforementioned conditions by providing notice as specified in Section 3.7.3 of the Agreement. Routine cleaning, upkeep, and minor repairs are the responsibility of the Consultant as detailed in this Agreement;
- Keep landscaped areas, trees, lawns, shrubs and other plant materials trimmed and in healthy condition;

- The City shall provide and be responsible for the procurement, installation, and maintenance of all fixtures and equipment necessary for the operation and functioning of the Property, including but not limited to furnishings, appliances, and any other items essential for client use and comfort.
- Maintain and repair guest-room furniture, fixtures, and equipment (e.g., beds, televisions, and refrigerators) at the Property provided to clients in connection with the Project.

**CONSULTANT'S OBLIGATIONS**

As the provider of Services within the Property, Consultant will:

- Perform regular housekeeping and custodial services as needed to maintain a sanitary, habitable, and safe environment in offices and rooms occupied by clients at the Property. These services include janitorial services for the areas it occupies or uses, but are not limited to, vacuuming floors, dusting surfaces, cleaning bathrooms, replacing toiletries, removing trash, providing fresh linens (e.g., bed sheets and bath towels), and addressing other routine cleaning needs to ensure the Property remains suitable for its intended use;
- Exercise prudent care to preserve and protect both its own interests and those of the City in connection with the Property. Consultant shall not commit or permit waste or deterioration of the Property, abandon any portion of the Property, or otherwise act, or fail to act, in such a way as to unreasonably increase the risk of any damage to the Property;
- Provide qualified and adequately trained staff to oversee and manage the day-to-day operations of the Property in accordance with this Agreement;
- Keep the Property free from any accumulation of debris and waste materials.
- Notification of Damage: Consultant shall promptly notify the City in writing of any damage to the City's property, equipment, fixtures, or facilities at the Property caused by any client of the Project, Consultant, or Consultant's officials, officers, directors, employees, or agents immediately upon discovering the need or receiving such request. Such notification shall include a detailed description of the damage, the circumstances under which it occurred, and any immediate actions taken to address or mitigate the damage. Consultant shall cooperate fully with the City in assessing the damage and determining appropriate repairs or remedies.
- Minor Alterations by Consultant: Consultant may make any lawful and proper minor alterations to the Property and may attach fixtures and signs in or upon the Property with the City's prior written approval. Consultant is responsible for the cost of such alterations and attachments. All alterations and attachments must comply with existing code requirements.
- Nuisances: Consultant shall not permit the Property or any portion of the Property to be improved, developed, used, or occupied in any manner or for any purpose that is in any way in violation of any applicable law or this Agreement and shall not maintain, commit, or permit the maintenance or commission of any nuisance as now or hereafter defined by any applicable law or judicial decision applicable to the Property or any part thereof.

- Damage to Property by Consultant: Consultant shall be responsible, at its sole cost and expense, for repairing any damage to the Property arising from its negligence, failure to exercise reasonable care, willful misconduct, or failure to control or enforce applicable rules and policies related to the Property's use under this Agreement. Such repairs must be completed to the City's reasonable satisfaction. Alternatively, at the City's discretion, Consultant shall reimburse the City for the full cost of repairs incurred by the City to restore the Property to its original condition, ordinary wear and tear excepted. Such reimbursement shall be due within thirty (30) days of the City's receipt of invoices detailing the repairs and the costs therefor. Consultant shall also bear responsibility for any damage resulting from its failure to promptly report issues, such as leaks or other conditions requiring repair, upon discovering or reasonably should have discovered such issues during the course of providing Services. In situations where the damage to the Property is attributable to Consultant's failure to comply with these obligations, the City reserves the right, in its sole discretion, to charge Consultant for the full cost of repairs, allocate costs between the Parties, or waive Consultant's responsibility. The City's determination regarding cost allocation shall be final and binding.
- Condition at Surrender: At the expiration of the Term or upon the earlier termination of this Agreement, the Property shall be delivered to City in as good, safe, and clean condition as practicable, reasonable wear and tear excepted. Consultant shall perform routine upkeep and minor repairs unless City action is required to resolve an issue, as determined under this Agreement.

**EXHIBIT "B"**
**SCHEDULE OF SERVICES**

Service delivery will commence on August 1, 2026. Services will be provided at the Ontario Wellness Center, located at 1522 W. Mission Boulevard, Ontario, California 91762.

Between August 1, 2026, and June 30, 2027, the program will provide emergency and interim housing, case management, clinical and behavioral health services, street outreach, and recuperative care services. These services are designed to support individuals experiencing homelessness by addressing immediate housing needs, promoting health and wellness, and facilitating pathways to permanent housing and long-term stability.

**EXHIBIT "C"**
**BUDGET PLAN**

Proposed budget for the Services are as follows:

***Parties agree that amount of staff paid under this Agreement shall be reduced as needed, following discussion between Parties, to align with actual demand, operational needs, and available funding.**

**FY 2026-27 Project Expenses**

| Expense Category | FY 2026-27 Expenses |
|---|---|
| Human Capital | $2,181,383.19 |
| Office Related Expenses | $30,000.00 |
| Medical Expenses | $46,403.60 |
| Client Expenses | $310,600.00 |
| Technology | $53,500.00 |
| Travel and Entertainment | $11,000.00 |
| Insurance | $35,000.00 |
| Vehicle Expenses | $23,000.00 |
| Miscellaneous | $7,000.00 |
| Total Expenses for Project | $2,697,886.79 |
| Administration (12%) | $323,746.42 |
| Total Project Cost | $3,021,633.21 |

**Symba Revenue Projections – FY 2026-27**

| Revenue Source | FY 2026-27 Projection |
|---|---|
| Housing Navigation | $64,200.00 |
| Recuperative Care | $621,500.00 |
| HHAP 5 Position Revenue | $24,975.05 |
| Total Revenue | $710,675.05 |

**Cost to City of Ontario – FY 2026-27**

| Funding Source | FY 2026-27 Cost |
|---|---|
| City of Ontario – General Fund | $2,134,009.16 |
| City of Ontario – CDBG (Separate Contract) | $176,949.00 |
| Total City Contribution | $2,310,958.16 |

**EXHIBIT "D"**
**STAFFING PLAN**

Proposed staffing plan for the Services are as follows:

***Parties agree that amount of staff hired and paid under this Agreement shall be reduced as needed, following discussion between Parties, to align with actual demand, operational needs, and available funding.**

| **Ontario Wellness Center** | **FTE** |
|---|---|
| Intake Specialist | 1.00 |
| Case Managers/HN | 3.00 |
| Peer Support Specialist 2 | 2.00 |
| Peer Support Specialist 1 | 8.00 |
| Security | 4.50 |
| Wellness Services Manager | 1.00 |
| Substance Use Counselor | 1.00 |
| Assistant Wellness Services Manager | 2.00 |
| LMFT or LCSW | 0.50 |
| Medical Assistant | 4.50 |
| Clinical Practitioner | 0.60 |
| Registered Nurse | 1.00 |
| Data Coordinator | 1.00 |
| **Total** | **30.10** |

# *CITY OF ONTARIO*

*Agenda Report*
**July 21, 2026**

**SECTION:**
**CONSENT CALENDAR**

Department: Public Works
Prepared By: Tim Masot
Staff Member Presenting: Tito Haes, Executive Director Public Works
Reviewed By: Rene Guerrero, Jacqueline Leon
Approved By:

Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 13

**SUBJECT:** **A CONSTRUCTION CONTRACT WITH CJ CONCRETE CONSTRUCTION, INC. FOR AMERICANS WITH DISABILITIES ACT (ADA) CONCRETE RAMP CONSTRUCTION SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager, or his designee, to execute a Construction Contract with CJ Concrete Construction, Inc., of Santa Fe Springs, California, for Americans with Disabilities Act (ADA) concrete ramp construction services for a total not-to-exceed contract amount of $175,000 over a one-year term.

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

**FISCAL IMPACT:** The recommended Construction Contract with CJ Concrete Construction, Inc., is for a total not-to-exceed contract amount of $175,000 over a one-year term. The Fiscal Year 2026-27 Adopted Budget includes appropriations in the Road Maintenance and Rehabilitation Account (RMRA) Fund from Senate Bill 1 (SB-1) for ADA concrete ramp construction services.

**BACKGROUND & ANALYSIS:** The Public Works Agency is responsible for the maintenance and installation of ADA ramps citywide. Every year, an average of 25 to 30 new ADA ramps are installed throughout the City.

On May 18, 2026, the City solicited bids for Invitation No. 1998 for ADA concrete ramps construction services. The following six (6) vendors responded:

| VENDOR | LOCATION | BID AMOUNT (PER UNIT) |
|---|---|---|
| CJ Concrete Construction, Inc. | Santa Fe Springs, CA | $7,652 |
| Spec Construction Co, Inc. | Ontario, CA | $11,326 |
| Carter Enterprises Group, Inc. | Yorba Linda, CA | $11,888 |
| CT&T Concrete Paving, Inc. | Diamond Bar, CA | $13,255 |
| | | |
| Gentry General Engineering, Inc. | Colton, CA | $19,185 |

| | | |
|---|---|---|
| LC Paving & Sealing, Inc. | Escondido, CA | $150,060 |

CJ Concrete Construction, Inc. submitted the lowest responsible bid that met all the local and federal required specifications for a minimum unit price of $6,500 per ramp and a maximum unit price of $7,652 per ramp only when rock curb, Portland cement concrete (PCC) curb, or a drive approach is removed and replaced. A one-time mobilization cost of $500 will be charged for the establishment of the construction sites.

Based on their credentials, pricing, and favorable reference checks, staff recommends awarding a Construction Contract to CJ Concrete Construction, Inc.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

## SECTION 00500 – CONTRACT FOR CONSTRUCTION

This Contract for Construction ("Contract"), No. _____ is made and entered as of _____, by and between City of Ontario, with its principal place of business at 303 East "B" Street, Ontario, CA 91764, sometimes hereinafter called the "City" and **CJ Concrete Construction, Inc.,** sometimes hereinafter called "Contractor."

WITNESSETH: That the parties hereto have mutually covenanted and agreed, and by these presents do covenant and agree with each other as follows:

### ARTICLE 1. SCOPE OF WORK.

The Contractor shall perform all Work within the time stipulated in the Contract, and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5, below, for the following Project:

**ADA Concrete Ramps Construction SM 2627**

Contractor is an independent contractor and not an agent of the City. The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor's failure to comply with this obligation.

### ARTICLE 2. TIME FOR COMPLETION.

Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within 365 calendar days from the commencement date stated in the Notice to Proceed. By its signature hereunder, Contractor agrees the time for completion set forth above is adequate and reasonable to complete the Work.

### ARTICLE 3. CONTRACT PRICE.

The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of **One Hundred Seventy-Five Thousand** Dollars (**$175,000.00**). Payment shall be

made as set forth in the General Conditions. The City will pay to Contractor compensation based upon the prices set forth in the Bid Schedule.

**ARTICLE 4. LIQUIDATED DAMAGES.**

Contractor acknowledges that the City will sustain actual damages for each and every Day completion of the Project is delayed beyond the Contract Time. Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City's actual damages. Accordingly, in accordance with Government Code section 53069.85, it is agreed that the Contractor will pay the City the sum of **$250.00** for each and every calendar day of delay beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event this is not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Section does not exclude recovery of other damages specified in the Contract Documents. Liquidated damages may be deducted from progress payments due Contractor, Project retention or may be collected directly from Contractor, or from Contractor's surety. These provisions for liquidated damages shall not prevent the City, in case of Contractor's default, from terminating the Contractor.

Consistent with Public Contract Code Section 7102, Contractor will be compensated for damages incurred due to delays for which the City is responsible. The parties agree that determining Contractor's exact delay damages is and will continue to be impracticable and extremely difficult. As such, for each calendar day in excess of the Contract Time, the City shall pay to the Contractor **$250** per day as Reverse Liquidated Damages and not as a penalty or forfeiture. Such amount shall constitute the only payment allowed for any City caused delays and shall necessarily include all overhead, all profits, all administrative costs, all bond costs, all labor, materials, equipment and rental costs and any other costs, expenses and fees incurred or sustained as a result of such delays. Notice of requests for delay damages and additional days shall be provided to the City within five (5) Days from the discovery of the circumstances giving rise to any delay or three (3) Days from the discovery of any latent or subsurface conditions giving rise to a delay.

**ARTICLE 5. COMPONENT PARTS OF THE CONTRACT.**

The "Contract Documents" include the following

Notice Inviting Bids
Instructions to Bidders
Bid Forms
Bid Acknowledgement
Bid Schedule
Bid Guarantee
Designation of Subcontractors
Information Required of Bidders
Non-Collusion Declaration Form
Iran Contracting Act Certification
Fleet Compliance Certification
Public Works Contractor DIR Registration Certification
Performance Bond
Payment (Labor and Materials) Bond
Contract for Construction
General Conditions

Special Conditions
Specifications
Addenda
Construction Plans and Drawings
Standard Specifications for Public Works Construction "Greenbook", latest edition, Except Sections 1-9
Applicable Local Agency Standards and Specifications, as last revised
Reference Specifications
Approved and fully executed Change Orders
Permits
Any other documents contained in or incorporated into the Contract

The Contractor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. In the event of conflict, the various Contract Documents will be given effect in the order set forth in the General Conditions. This Contract shall supersede any prior agreement of the parties.

**ARTICLE 6. PROVISIONS REQUIRED BY LAW AND CONTRACTOR COMPLIANCE.**

Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including, but not limited to, the provisions of the California Labor Code and California Public Contract Code which are applicable to this Work.

**ARTICLE 7. INDEMNIFICATION.**

Contractor shall provide indemnification and defense as set forth in the General Conditions.

**ARTICLE 8. PREVAILING WAGES.**

Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at the City's Office or may be obtained online at http://www.dir.ca.gov and which must be posted at the job site.

**ARTICLE 9. FALSE CLAIMS.**

Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF ONTARIO

By: _____

Scott Ochoa

City Manager

ATTEST:

By: _____

Sheila Mautz, City Clerk

APPROVED AS TO FORM:

By: _____

Best Best & Krieger LLP
City Attorney

CJ CONCRETE CONSTRUCTION, INC.

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

_____

Contractor's License Number and Classification

_____

DIR Registration Number

**END OF CONTRACT**

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Broadband Operations<br>Prepared By: Nancy Santillan<br>Staff Member Presenting: Jimmy Chang, Broadband General Manager<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 14 |

**SUBJECT: A RENEWAL ORDER FORM WITH CENTURYLINK COMMUNICATIONS, LLC FOR ONTARIONET INTERNET BACKHAUL SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager, or his designee, to execute a Renewal Order Form with CenturyLink Communications, LLC, doing business as Lumen Technologies Group, of Louisiana, under the existing Master Services Agreement, for continued internet backhaul services for the OntarioNet network for a new 36-month term, in an amount not to exceed $422,873, plus a 15% contingency of $63,431, for a total not-to-exceed contract amount of $486,304.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**

**FISCAL IMPACT:** The current Internet Service Order with CenturyLink Communications, LLC expires in August 2026. The renewal quote for a new 36-month term totals an estimated $422,873, which includes Monthly Recurring Charges (MRC) and an estimate of telecommunication taxes, fees, and surcharges based on current invoice history. Staff recommends a 15% contingency of $63,431 to account for variability in surcharge rates over the term, for a total not-to-exceed contract amount of $486,304. The Fiscal Year 2026-27 Adopted Budget includes appropriations in the Broadband/Fiber Fund for these services. If approved, appropriations for the additional years of services will be included in future Annual Budgets to City Council for approval. There is no impact to the General Fund.

**BACKGROUND & ANALYSIS:**

OntarioNet maintains a Master Services Agreement with CenturyLink Communications, LLC d/b/a Lumen Technologies Group for internet backhaul services that support the OntarioNet network. The current Internet Service Order, executed for a 36-month term, expires in August 2026. To maintain continuity of service, Staff requested a renewal quote from CenturyLink Communications, LLC for a new 36-month term under the existing Master Services Agreement.

The current monthly rate for IP and Data Services and Transport Services totals $10,400, excluding telecommunication taxes, fees, and surcharges. The renewal quote received from CenturyLink

Communications, LLC reflects a 10% discount, reducing the combined Monthly Recurring Charges (MRC) to $9,360.

Telecommunication taxes, fees, and surcharges are not fixed amounts and vary from month to month based on the carrier's invoicing. Staff calculated the surcharge percentage reflected on the most recent invoice (25.5% of MRC) and applied that rate across the proposed 36-month term to estimate total telecommunication taxes, fees, and surcharges of $85,896, for an estimated 36-month total of $422,873. This represents an estimated savings of $46,986 compared to the cost of continuing service at the current (pre-renewal) rate over the same term.

Because surcharge rates have fluctuated historically and are determined by the carrier rather than the City, Staff recommends a 15% contingency of $63,431 be added to the estimated 36-month total, for a total not-to-exceed contract amount of $486,304.

Internet backhaul service is a critical component of OntarioNet operations and services to the community. Backhaul service is a fiber-based link that connects to OntarioNet's core (or backbone) network and last-mile (or access/home) edge subnetwork before users can access the internet through the subnetwork. Its role is to increase the expanse of network coverage.

Services provided by CenturyLink Communications, LLC doing business as Lumen Technologies Group are part of a collection of backhaul services that power the OntarioNet network for resiliency and reliability. Having multiple service providers with spatial (route) diversity allows OntarioNet to deliver services in a carrier-grade, professional manner. Renewing this Renewal Order Form ensures continuity of a key backhaul provider and supports the continued evolution of OntarioNet as a premier service to the community.

**LUMEN MASTER SERVICE AGREEMENT**
**STATE, LOCAL AND EDUCATION GOVERNMENT AGENCIES VERSION**

This Master Service Agreement ("Agreement") is between **CENTURYLINK COMMUNICATIONS, LLC D/B/A LUMEN TECHNOLOGIES GROUP** ("Lumen") and City of Ontario d/b/a OntarioNet ("Customer") and is effective on the date the last party signs it (the "Effective Date"). This Agreement provides the terms and conditions applicable to Customer's purchase of products and services ("Service") from Lumen.

**1. Term.** The term of the Agreement will commence on the Effective Date and continue until the expiration of the last Service term, unless earlier terminated in accordance with the Agreement ("Term").

**2. Service.** Lumen will provide Service in accordance with the Agreement, including all applicable Service Schedules, Service Exhibits, Statements of Work, Order(s), pricing attachment(s), and any other documents that are attached or expressly incorporated into the Agreement ("Service Attachments"). The following Service Attachments, if any, are initially attached and incorporated into the Agreement. Additional Service Attachments may be added by Amendment or by Customer placing an Order.

- **INTERNET SERVICES SERVICE SCHEDULE**
- **INTERNET SERVICES SERVICE SCHEDULE – PRICING ATTACHMENT**

**3. Order(s).** Customer may submit requests for Service in a form designated by Lumen ("Order"). The term for a Service is defined in the applicable Service Attachment ("Service Term"). Unless otherwise set forth in a Service Attachment, Service will continue month-to-month at the expiration of the Service Term at the existing rates, subject to adjustment by Lumen on 30 days' written notice. Lumen will notify Customer of acceptance of requested Service in the Order by delivering (in writing or electronically) the date by which Lumen will install Service (the "Customer Commit Date"), by delivering the Service, or by the manner described in a Service Attachment. Renewal Orders will be accepted by Lumen's continuation of Service. For moves, adds or changes agreed to by Lumen, Customer will pay Lumen's then current charges unless otherwise specifically stated in a Service Attachment. In the event any term or condition of an Order directly conflicts with this Agreement, the Order will control.

**4. Cancellation and Termination Charges**. Unless otherwise set forth in a Service Attachment:

(a) Customer may cancel an Order (or portion of an Order) prior to the delivery of a Connection Notice upon written notice to Lumen identifying the affected Order and Service. If Customer does so for any reason other than installation delay pursuant to section 7, force majeure pursuant to section 15.1, non-appropriation pursuant to section 10.4, or Lumen's Default pursuant to section 8, Customer will pay Lumen a cancellation charge equal to the sum of: (1) for "Off-net" Service, third party termination charges for the cancelled Service; (2) for "On-net" Service, one month's monthly recurring charges for the cancelled Service; (3) the non-recurring charges for the cancelled Service; and (4) Lumen's out-of-pocket costs (if any) incurred in constructing facilities necessary for Service delivery. "Off-Net" is defined as local access circuits not provided on the network owned and operated by Lumen and its affiliates. "On-Net" is defined as local access circuits provided on the network owned and operated by Lumen and its affiliates.

(b) Customer may terminate a specified Service after the delivery of a Connection Notice upon 30 days' written notice to Lumen. If Customer does so for any reason other than installation delay pursuant to section 7, force majeure pursuant to section 15.1, non-appropriation pursuant to section 10.4, or Lumen's Default pursuant to section 8, or if Service is terminated by Lumen as the result of Customer's default, Customer will pay Lumen a termination charge equal to the sum of: (1) all unpaid amounts for Service actually provided; (2) 100% of the remaining monthly recurring charges for months 1-12 of the Service Term; (3) 50% of the remaining monthly recurring charges for month 13 through the end of the Service Term; and (4) if not recovered by the foregoing, any termination liability payable to third parties resulting from the termination and any out-of-pocket costs of construction to the extent such construction was undertaken to provide Service under this Agreement. The charges in this Section represent Lumen's reasonable liquidated damages and are not a penalty.

(c) If Customer terminates an Order due to Lumen's Default as defined in section 8 below, Lumen shall reimburse Customer for any pre-paid, unused monthly service fees (excluding any non-recurring charges) attributable to such terminated Order. Customer may charge reasonable attorneys' fees and any third-party collection costs Customer incurs in collecting such amounts.

**5. Scheduled Maintenance and Local Access.** Scheduled maintenance will not normally result in Service interruption. Unless otherwise set forth in a Service Attachment, if scheduled maintenance requires Service interruption Lumen will: (1) provide Customer seven days' prior written notice, (2) work with Customer to minimize interruptions and (3) use commercially reasonable efforts to perform such maintenance between midnight and 6:00 a.m. local time. If third-party local access services are required for the Services, Customer will: (1) provide Lumen with circuit facility and firm order commitment information and design layout records to enable cross-connects to Lumen Service(s) (provided by Lumen subject to applicable charges), (2) cooperate with Lumen (including changing demarcation points and/or equipment and providing necessary LOAs) regarding circuit grooming or re-provisioning, and (3) where a related Service is disconnected, provide Lumen a written disconnection firm order commitment from the relevant third-party provider. Lumen may re-provision any local access circuits from one Off-net provider to another or to the Lumen owned and operated network (On-net), and such changes will be treated as scheduled maintenance.

**6. Service Levels**.

(a) Any "Service Level" commitments applicable to Services are contained in the Service Attachments applicable to each Service. If Lumen does not meet a Service Level, Lumen will issue to Customer a credit as stated in the applicable Service Attachment on Customer's request, except that credits will not be provided for Excused Outages. Lumen's maintenance log and trouble ticketing systems are used to calculate Service Level events. Excused Outages mean scheduled maintenance under Section 5 and force majeure events, unless otherwise defined in a Service Attachment.

(b) Unless otherwise set forth in a Service Attachment, to request a credit, Customer must contact Customer Service (contact information is located at https://www.lumen.com/en-us/home.html) or deliver a written request with sufficient detail to identify the affected Service. The request for credit must be made within 60 days after the end of the month in which the event occurred. Total monthly credits will not exceed the charges for the affected Service for that month. Customer's sole remedies for any nonperformance, outages, failures to deliver or defects in Service are contained in the Service Levels applicable to the affected Service.

**7. Right of Termination for Installation Delay.** Unless otherwise set forth in a Service Attachment, in lieu of installation Service Level credits, if Lumen's installation of Service is delayed by more than 30 business days beyond the Customer Commit Date, Customer may terminate the affected Service without liability upon written notice to Lumen, provided such written notice is delivered prior to Lumen delivering a Connection Notice for the affected Service. This Section will not apply where Lumen is constructing facilities to a new location not previously served by Lumen.

**8. Default.** If (a) Customer fails to make any payment when due and such failure continues for five business days after Lumen's written notice, or (b) either party fails to observe or perform any other material term of this Agreement and such failure continues for 30 days after the other party's written notice, then the non-defaulting party may: (i) terminate this Agreement and/or any Order, in whole or in part, and/or (ii) subject to Sections 9.1 (Damages Limitations) and 6 (Service Levels), pursue any remedies it may have at law or in equity.

**9. Liabilities and Disclaimers.**

**9.1 Damages Limitations**. Neither party will be liable for any damages for lost profits, lost revenues, loss of goodwill, loss of anticipated savings, loss of data or cost of purchasing replacement services, or any indirect, incidental, special, consequential, exemplary or punitive damages arising out of the performance or failure to perform under this Agreement or any Order.

**9.2 Disclaimer of Warranties.** LUMEN MAKES NO WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, EITHER IN FACT OR BY OPERATION OF LAW, STATUTORY OR OTHERWISE, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, EXCEPT THOSE EXPRESSLY SET FORTH IN THIS AGREEMENT OR ANY APPLICABLE SERVICE ATTACHMENT.

**10. Billing and Payment.**

**10.1 Commencement of Billing.** Unless otherwise set forth in a Service Attachment, Lumen will deliver written or electronic notice (a "Connection Notice") to Customer when Service is installed, at which time billing will commence ("Service Commencement Date"). If Customer notifies Lumen within three days after delivery of the Connection Notice that Service is not functioning properly, Lumen will correct any deficiencies and, upon Customer's request, credit Customer's account in the amount of 1/30 of the applicable monthly recurring charge (MRC) for each day the Service did not function properly. If Lumen cannot complete installation due to Customer delay or inaction, Lumen may begin charging Customer for the Service, and Customer will pay such charges.

**10.2 Payment of Invoices and Disputes**. Unless otherwise set forth in a Service Attachment, Invoices are delivered or made available monthly and due 30 days after the invoice date. Fixed charges are billed in advance and usage-based charges are billed in arrears. Customer's payments to Lumen must be made via an ACH transfer or any Lumen approved payment portal (e.g., Control Center) in the currency stated on the invoice. Lumen may charge administrative fees where Customer's payment and invoice preferences deviate from Lumen's standard practices. Past due amounts bear interest at 1.5% per month or the highest rate allowed by law (whichever is less). Lumen may charge Customer reasonable attorneys' fees and any third-party collection costs Lumen incurs in collecting such amounts. Customer is responsible for all charges regarding the Service, even if incurred as the result of unauthorized use. If Customer disputes an invoice, Customer must pay the undisputed amount and submit written notice of the disputed amount (with details of the nature of the dispute and the Services and invoice(s) disputed). Disputes must be submitted in writing within 90 days from the date of the invoice. If Lumen determines in good faith that a disputed charge was billed correctly, Customer must pay such amounts within 10 days after Lumen provides notice of such determination. Customer may not offset disputed amounts from one invoice against payments due on the same or another account.

**10.3 Taxes and Fees**. Customer is responsible for all taxes and fees arising in any jurisdiction imposed on Customer, Lumen, or a Lumen affiliate incident to the provision, sale or use of Service. This includes value added, consumption, sales, use, gross receipts, withholding, excise, ad valorem, franchise or other taxes, fees, duties or surcharges (e.g., regulatory and 911 surcharges), along with similar charges stated in a Service Attachment (collectively "Taxes and Fees"). This does not include taxes based on Lumen's net income. Some Taxes and Fees, and costs of administering them, are recovered through a percentage surcharge(s) on the charges for Service. If Customer is required by law to make any deduction or withholding of withholding Taxes from any payment due under this Agreement to Lumen, then Customer must increase the gross amount payable so that, after any deduction or withholding for such withholding Taxes, the net amount paid to Lumen will not be less than Lumen would have received had no such deduction or withholding been required. Charges for Service are exclusive of Taxes and Fees. Customer may present Lumen with an exemption certificate that eliminates Lumen's obligation to pay certain Taxes and Fees. The exemption will apply prospectively. For additional details on taxes and surcharges that are assessed, visit www.lumen.com/taxes.

**10.4 Non-Appropriations.** Customer intends to satisfy its obligations under this Agreement for its entire Term. Customer reasonably believes that sufficient funds to discharge its obligations can and will lawfully be appropriated and made available for this purpose. In the event that Customer is appropriated insufficient funds for the Service provided under this Agreement, Customer will promptly notify Lumen not less than 30 days prior to date of termination and may terminate the Agreement without termination charges or other liability, except for payment of all services rendered and deliverables shipped up to the date of the termination. Termination shall occur on the last day of the then current fiscal year or when the appropriation made for the then-current year for the services covered by this Agreement is spent, whichever event occurs first.

**10.5 Regulatory and Legal Changes**. If changes in applicable law, regulation, rule or order materially affect delivery of Service, the parties will negotiate appropriate changes to this Agreement. If the parties cannot reach agreement within 30 days after Lumen's notice requesting renegotiation, Lumen may, on a prospective basis after such 30-day period, pass any increased delivery costs on to Customer. If Lumen does so, Customer may terminate the affected Service on notice to Lumen delivered within 60 days of the cost increase taking effect.

**11. Customer Premises; Title to Equipment**. If access to non-Lumen facilities is required for the installation, maintenance, grooming, movement, upgrade and/or removal of Lumen network or equipment, Customer will, at its expense: (a) secure such right of access and (b) arrange for the provision and maintenance of power and HVAC as needed for the proper operation of such equipment and network. Title to Lumen-provided equipment (including software) remains with Lumen. Customer will not create or permit to be created any encumbrances on Lumen-provided equipment.

**12. Acceptable Use Policy and Data Protection**. Customer must comply with the Acceptable Use Policy ("AUP"), which is available at https://www.centurylink.com/aboutus/legal/acceptable-use-policy.html, for Services purchased under this Agreement. Lumen may reasonably modify this policy to ensure compliance with applicable laws and regulations and to protect Lumen's network and customers. If Customer will use the Services to process personal data subject to privacy or data protection law that requires specific terms in place with service providers, Customer is responsible for requesting such terms from Lumen.

**13. Critical 9-1-1 Circuits.** The Federal Communications Commission's 9-1-1 reliability rules mandate the identification and tagging of certain circuits or equivalent data paths that transport 9-1-1 calls and information ("9-1-1 Data") to public safety answering points. These circuits or equivalent data paths are defined as Critical 911 Circuits in 47 C.F.R. Section 12.4(a)(5). Lumen policies require tagging of any circuits or equivalent data paths used to transport 9-1-1 Data. Customer will cooperate with Lumen regarding compliance with these rules and policies and will notify Lumen of all Services Customer purchases under this Agreement utilized as Critical 911 Circuits or for 9-1-1 Data.

**14. International Services.** For Services provided outside the United States, Customer or its local affiliate may be required to enter into a separate local country addendum/agreement (as approved by local authorities) ("LCA") with the respective Lumen affiliate that provides the local Service(s). Such Lumen affiliate will invoice Customer or its local affiliate for the respective local Service(s).

**15. General Terms.**

**15.1 Force Majeure**. Neither party will be liable, nor will any credit allowance or other remedy be extended, for any failure of performance or equipment due to causes beyond such party's reasonable control ("force majeure event"). Notwithstanding the foregoing, if a force majeure event exceeds 60 days, either party may terminate the Agreement or applicable Order immediately on written notice without incurring any termination liability hereunder.

**15.2 Assignment and Resale.** Neither party may assign its rights or obligations under this Agreement or any Service Attachment without the prior written consent of the other party, which will not be unreasonably withheld. However, either party may assign its rights and obligations under this Agreement or any Order without the consent of the other party: (1) to any subsidiary, parent, or affiliate that controls, is controlled by, or is under common control with that party; (2) pursuant to the sale or transfer of substantially all of the business or relevant assets of that party; or (3) pursuant to any financing, merger, or reorganization of that party. This Agreement and all Service Attachments will apply to any permitted transferees or assignees. Any assignee of Customer must have a financial standing and creditworthiness equal to or better than Customer's. Unless otherwise set forth in a Service Attachment, Customer may provide Service to third parties or use the Services in connection with goods or services provided by Customer to third parties ("Customer Provided Services"). To the extent permitted under law, Customer will be responsible for any claims arising from or related to any Customer Provided Services. If Customer sells telecommunications services, Customer certifies that it has filed all required documentation and will at all times have the requisite authority with appropriate regulatory agencies respecting the same. Nothing in this Agreement confers upon any third party any right, benefit or remedy.

**15.3 Affiliates**. Lumen may use a Lumen affiliate or a third party to provide Service to Customer, but Lumen will remain responsible to Customer for Service delivery and performance. Customer's affiliates may purchase Service under this Agreement, and Customer will be jointly and severally liable for all claims and liabilities related to Service ordered by any Customer affiliate.

**15.4 Notices**. Notices will be in writing and deemed received if delivered personally, sent via facsimile, pre-paid overnight courier, electronic mail (if an e-mail address is provided below) or sent by U.S. Postal Service or First Class International Post. Unless otherwise provided for in a Service Attachment, requests for disconnection of Service (other than for default) must be submitted to Lumen via Customer's portal at https://www.centurylink.com/business/login/ or via the following website / link: https://www.lumen.com/help/en-us/disconnects.html and will be effective 30 days after receipt (or such longer period set forth in a Service Attachment). Notices for billing inquiries/disputes or requests for Service Level credits must be submitted to Lumen via Customer's portal at https://www.centurylink.com/business/login/ or via Email at: billing@lumen.com. Customer failure to follow this process and/or provide

complete information may result in continued charges that will not be credited. All legal notices will be addressed to Lumen at: 931 14th Str., #900, Denver, CO 80202; Fax: 888-778-0054; Attn.: Notice Coordinator; and to any electronic or physical address of Customer as provided in the Agreement or in its absence, to Customer's address identified on the Order or as reflected in Lumen's records, Attn. General Counsel.

**15.5 Confidentiality.** It is the parties' understanding that the terms of this Agreement are not confidential, and the parties do not anticipate the sharing of Confidential Information in connection with the Agreement. In the event either party shares any documents or electronic files containing Confidential Information, such documents or electronic files will be conspicuously marked so that the individual viewing or receiving the information understands the information to be confidential. Except to the extent required by an open records act or similar law, neither party will disclose or use (except as expressly permitted by, or required to achieve the purposes of, the Agreement) the Confidential Information received from the other party. A party may disclose Confidential Information if required to do so by a governmental agency, by operation of law, or if necessary in any proceeding to establish rights or obligations under the Agreement. Each party will limit disclosure and access to Confidential Information to those of its employees, contractors, attorneys or other representatives who reasonably require such access to accomplish the Agreement's purposes and who are subject to confidentiality obligations at least as restrictive as those contained in this Agreement. "Confidential Information" means any commercial or operational information disclosed by one party to the other in connection with the Agreement that has been conspicuously marked as confidential and does not include any information that: (a) is in the public domain without a breach of confidentiality; (b) is obtained from a third party without violation of any obligation of confidentiality; or (c) is independently developed by a party without reference to the Confidential Information of the other party.

**15.6 Intellectual Property Ownership; Use of Name and Marks.** Nothing in the Agreement or the performance of it will convey, license, or otherwise transfer any right, title, or interest in any intellectual property or other proprietary rights held by either party or its licensors. Neither party will use the name or marks of the other party or any of its affiliates for any purpose or issue any press release or public statement relating to this Agreement without the other party's prior written consent.

**15.7 Governing Law; Amendment**. This Agreement will be governed and construed in accordance with the laws of the State of California. Each party will comply with all applicable laws, rules and regulations associated respectively with Lumen's delivery or Customer's use of the Service under the Agreement. This Agreement, including any Service Attachments, constitutes the entire and final agreement and understanding between the parties with respect to the Service and supersedes all prior agreements relating to the Services described in Orders entered into on or after the Effective Date of this Agreement. Additionally, the parties understand that this Agreement between Lumen and Customer City of Ontario d/b/a OntarioNet does not supersede any separate agreement between Lumen and the City of Ontario acting in any capacity other than as the City of Ontario d/b/a OntarioNet. Lumen is not subject to any obligations that are not explicitly identified in this Agreement. This Agreement may only be modified or supplemented by an instrument executed by an authorized representative of each party. No failure by either party to enforce any right(s) under this Agreement will constitute a waiver of such right(s).

**15.8 Relationship and Counterparts**. The relationship between the parties is not that of partners, agents, or joint venturers. This Agreement may be executed in one or more counterparts, all of which taken together will constitute one instrument. Digital signatures and electronically exchanged copies of signed documents will be sufficient to bind the parties to this Agreement.

**CENTURYLINK COMMUNICATIONS, LLC D/B/A LUMEN TECHNOLOGIES GROUP**

Authorized Signature

Alex Khanin
Name Typed or Printed

offer management
Title

Date: 7/7/2023

**City of Ontario d/b/a OntarioNet**

Authorized Signature

Darlene M. Sanchez
Assistant City Manager
Name Typed or Printed

Title

Date: 7/25/2023

Customer's Address for Notice

Customer's facsimile number (if applicable):

Person Designated for Notices

CITY OF ONTARIO
C/O ONTARIONET
303 E. B ST.
ONTARIO, CA 91764

## INTERNET SERVICES SERVICE SCHEDULE

**1. General**. "Lumen" is defined for purposes of this Service Schedule as Centurylink Communications, LLC d/b/a Lumen Technologies Group or its affiliated entities providing Services under this Service Schedule. This Service Schedule is applicable where Customer orders Lumen Internet Services (which may also be called Dedicated Internet Access, Internet Services, High Speed IP, IP Transit Services or CenturyLink IQ Networking Internet Port ("Internet Port") on ordering, invoicing, or other documentation) or Fiber+ Internet. The Service is also subject to the Master Service Agreement executed between Lumen and Customer, and if none, Lumen's standard Master Service Agreement (the "Agreement"). Lumen may subcontract the provision of the Service in whole or part, provided that Lumen remains responsible for the Service to Customer as set forth in this Service Schedule. Capitalized terms used but not defined in this Service Schedule have the definitions given to them in the Agreement.

**1.1 Additional General Terms.** Service charges are exclusive of taxes and presented without reduction for any Withholding Tax, all of which are the responsibility of the Customer. "Withholding Tax" means any amount or account of tax on sources of income which a payor is obliged to deduct from payments due to a recipient and account for or to any tax authority. In the event that any payment to be made to Lumen under this Service Schedule should be subject to reduction by reason of a Withholding Tax, Customer agrees to pay Lumen such amounts as would have been necessary so that the aggregate net amount received by Lumen after application of a Withholding Tax is the same amount as would have been received by Lumen if there had been no requirement to deduct or withhold such tax. For Services provided outside the United States, Customer or its local affiliate may be required to enter into a separate local country addendum/agreement (as approved by local authorities) ("LCA") with the respective Lumen affiliate that provides the local Service(s). Such Lumen affiliate will invoice Customer or its local affiliate for the respective local Service(s).

**2. Services.**

**2.1 Service Description**. Lumen Internet Services are high speed symmetrical Internet services providing access to the Lumen IP network and the global Internet ("Service"). The Service is generally available via Ethernet connections from 10/100 Mbps ports to 100Gbps ports. Additional features and functionality may include:

**a. IP Addresses.** IP Address space with proper justification.

**b. Primary DNS / Secondary DNS.** Primary or Secondary DNS as requested.

**c. Static routing / BGP peering.** Static routing or BGP peering options available. BGP peering is not available for Fiber+ Internet.

**d. On-line bandwidth utilization reports.** On-line bandwidth utilization reports available through the customer portal.

**e. Basic security service.** Subject to Customer having Lumen-approved routers, included as part of the Service is a one-time per 12 month period ability to request Lumen to temporarily (i.e. for up to 24 hours): (i) apply a temporary access control list (ACL) with up to 10 rules on such routers; (ii) set up firewall filters specifying IPs, subnets, ports, and protocols; and (iii) configure null routes. Requests that exceed this duration or frequency will be charged at $1000 per hour with a minimum charge of $4000.

**2.2 Billing Types.**

**Flat Rate.** Service with flat-rate, fixed rate, or tiered billing provides a set amount of bandwidth at a flat-rate MRC. No usage element applies. Customer will not be permitted to exceed the contracted bandwidth level, provided that if Customer also orders Dynamic Capacity (where available), bandwidth and the associated charges may be adjusted as set forth in the separate terms for Dynamic Capacity.

**Commit Plus Burst.** For Service provided with burstable bandwidth, the MRC is based on Committed Data Rate ("CDR")/Committed Information Rate ("CIR")). The CDR/CIR is the minimum Internet bandwidth that will be billed to Customer each month regardless of actual usage. Commit Plus Burst usage is any usage in excess of CDR/CIR. Commit Plus Burst usage charges will apply on a per Mbps basis at the rate stated in the Order. Commit Plus Burst usage charges will be billed on a 95$^{th}$ percentile basis. Usage levels are sampled every five minutes, for the previous 5 minute period, on both inbound and outbound traffic. At the end of the bill cycle, the highest 5% of the traffic samples for each inbound and outbound will be discarded, and the higher of the resulting inbound and outbound values will be used to calculate any applicable usage. If available and identified in the applicable Order, a Peak Data Rate (PDR) or Peak Information Rate (PIR) may apply, which is the maximum available bandwidth.

**Billing Arrangement.** Commit Plus Burst Services may also be provided on an aggregated basis. For Billing Arrangement (or Aggregate Burstable Service, the bandwidth MRC (or Committed Monthly Usage Charge ("CMUC"), is based on the Committed Data Rate ("CDR") (or the Aggregate Committed Data Rate ("ACDR") or Aggregate Committed Information Rate ("ACIR")). The CDR/ACDR/ACIR is the minimum Internet bandwidth that will be charged to Customer each month regardless of actual usage. Burst Rate (or Aggregate Burstable Usage) is any usage in excess of CDR/ACDR/ACIR. Burst Rate/Aggregate Burstable Usage charges will apply on a per Mbps basis at the rate stated in the Order. Burst Rate/Aggregate Burstable Usage is calculated on a 95$^{th}$ percentile basis across all included ports. For Dedicated Internet Access, all usage in excess of the CMUC are calculated on 95th percentile basis across all included ports and charged at the rate stated in the Order.

**2.3 On-Net and Off-Net Access.** Access services provided entirely on the Lumen owned and operated network ("Network") are "On-Net Access Services". Additionally, Lumen may use third parties to reach Customer's site from the Lumen Network ("Off-Net Access Services"). Local Access may be provisioned utilizing one of the following service technologies: special access, ethernet local access, multi-tenant unit (MTU) access, or wavelength local access. In rare circumstances, Customers may experience bandwidth limitation on a Lumen Internet Services with a single data flow (a continuous sequence of packets from a source to a destination measured over a network link), although PDR could still be achieved over available bandwidth via additional data flows.

**2.4 Converged Voice-Internet Service.** Where Customer orders Internet Services bundled with Lumen Enterprise Voice SIP Based Services only, such charges will show on the invoice as Converged Voice-Internet Service. For clarification, the Converged Voice-Internet Service is treated as a single Service and if Customer wishes to unbundle or terminate a part of the Converged Voice-Internet Service, early termination liability may apply and Customer will be required to execute new orders for the desired stand-alone Service.

**2.5 Lumen Arranged Third Party Procured Internet Services.** For certain Service locations (including but not limited to where Lumen may lack relevant licenses to provide such service), Lumen may agree to arrange Internet Services using third party providers ("Third Party Internet Service"). Examples of such locations include, but are not limited to, service locations in China (excluding Hong Kong), India, Indonesia, Malaysia, New Zealand, Philippines, South Korea, Taiwan, Thailand, and Vietnam. Service options vary on a country by country basis and may include access to the Internet via overbooked and/or non-overbooked connections, DSL technology, private leased circuits (fixed or wireless), and/or satellite. Specific service details (access type, e.g. downstream/upstream speed, customer premises equipment requirements, and number of IP addresses) also differ on a country by country basis. Customer understands and acknowledges that Third Party Internet Service will, if requested by Customer, be provided by third party subcontractor(s) to Lumen and accordingly, is provided on an as-is basis. Notwithstanding the foregoing, Customer may report faults and/or outages in Third Party Internet Service to Lumen on a 24x7 basis and, in such circumstances, Lumen will contact the applicable third-party service provider with a view to restoring service as quickly as possible. Customer will reasonably cooperate with the requests of such providers of Third Party Internet Service to enable installation, maintenance, repair, and disconnection of Services. Commit Plus Burst and Billing Arrangement pricing methodologies, as well as on-line bandwidth utilization reports, are not available for Third Party Internet Service.

**2.6 Third Party Peer Destined Traffic.** If at any time Lumen's provision of High Speed IP (any port size) or Dedicated Internet Access (10G or 100G port sizes only) Service to Customer (and/or any of its Affiliates) (each a "Transit Party") results in unbalanced traffic ratios between Lumen and any other third party peer network that would negatively impact any of Lumen's peering relationships, Lumen will provide written notice to the Transit Party triggering the unbalanced traffic ratios along with a 30-day opportunity to cure such traffic imbalance ("Balance Cure Period") during which Lumen and the relevant Transit Party will cooperate to cure the traffic imbalance. Lumen will clearly identify to the Transit Party the traffic imbalance volume and location(s) of imbalance with said peer. If the Transit Party fails to cure the traffic imbalance within that Balance Cure Period, Lumen may, in good faith discussions with the Transit Party, take appropriate action, which may include termination of one or more Internet ports, to return traffic ratios to be within compliance of the peering provider. Notwithstanding the foregoing, if an emergency condition exists ("emergency condition" for purposes on this section is considered to be traffic conditions which threaten a material and adverse impact on Lumen's network or its peers' networks), which requires Lumen to balance traffic with its' peers, then Lumen may in its' sole reasonable discretion, take appropriate action without the Transit Party's consent, which may include but is not limited to, suspending traffic on the affected port(s), to remedy such emergency condition; provided, that in such event, Lumen will provide as much notice as is practicable under the particular emergency condition.

**2.7 Intended Use.** Any High Speed IP (any port size) or Dedicated Internet Access (10G or 100G port sizes only) Service is intended to be used for a mixture of internet destinations and not for traffic overly weighted towards individual networks. As such, if more than 25% of total traffic on those particular Services is carried across Lumen's inter-continental backbone links or more than 25% of total traffic (excluding traffic terminating to AS3356 or AS209) is sent towards an individual egress network (either third party peer networks or Lumen end customer networks), then Lumen may choose to issue written notification to Customer to remedy the imbalance, after which Customer will work with Lumen in good faith to remedy such imbalance. Notwithstanding the foregoing, if Customer fails to remedy the imbalance within ten (10) working days of such notification and such imbalance is of a nature that does or will negatively affect (i) the Lumen (or its Affiliates) network in a technical and/or operational manner or (ii) the hardware, systems or services of other orders of Lumen or any Lumen Affiliate, then Lumen, in its sole discretion, will have the right to a) charge Customer for traffic breaching the limits above at an "excess burst" rate of 1.5x the negotiated CDR rate per Mbps; or b) use technical means to withdraw access to these destinations from those Services.

**2.8 Service Levels.** Lumen Internet Services are subject to the Lumen Service Level Agreement available at https://www.lumen.com/en-us/about/legal/business-customer-terms-conditions.html and subject to change. If Lumen changes the Lumen Service Level Agreement and the change is material and detrimental, Customer may request and receive the last version of the Service Level Agreement in effect before the change.

**3. Customer Responsibilities.**

**3.1 Charges**. Customer will be billed non-recurring charges ("NRC") and monthly recurring charges ("MRC") for Service as set forth in an Order(s). NRC include applicable installation charges for local-access circuit, port connection, and bandwidth. MRC include local-access charges, port connection charges, and bandwidth charges. Other charges, including but not limited to usage-based charges, may apply as stated in the Order(s). The Services are available with Flat-Rate, Commit Plus Burst, or Billing Arrangement billing types. Construction charges apply if special construction is required to extend Service to the demarcation point. If Customer does not approve of the Construction charges after Lumen notifies Customer of the charges, the Service ordered will be deemed cancelled.

**3.2 Additional Customer Responsibilities.** Customer is solely responsible for all equipment and other facilities used in connection with the Service which are not provided by Lumen. All IP addresses, if any, assigned to Customer by Lumen will revert to Lumen upon termination of Service, and Customer will cease using such addresses as of the effective date of termination. Unless the parties otherwise agree in writing, Customer has sole responsibility for ordering, securing installation, and ensuring proper operation of any and all equipment required to enable Customer to receive the Service.

For Meraki Devices, Meraki makes warranties directly to Customer pursuant to the Meraki End Customer Agreement. Lumen does not make any representations, warranties, or any other commitments regarding Meraki or its products.

In addition to any other disclaimers of warranty stated in the Agreement, Lumen makes no warranty, guarantee, or representation, express or implied, that all security threats and vulnerabilities will be detected, that content will be blocked or allowed in accordance with Customer's policies, or that the performance of the Services will render Customer's systems invulnerable to security breaches. Customer is responsible for Customer's own network security policy and security response procedures. If any equipment or software not provided by Lumen impairs Customer's use of any Service, Customer will nonetheless be liable for payment for all Services provided by Lumen. Furthermore, Customer understands and agrees that as a consequence of the operation of the service, Lumen makes no warranty, guarantee, or representation, express or implied, that all legitimate communications will be received by Customer. Customer will ensure that its systems and networks will have up-to-date security controls and patches and that its systems and networks that connect with those included with Fiber+ Internet, or that use common network features, have appropriate security controls. Customer agrees to notify Lumen in advance of any network changes or activities that could impact Service or reasonably interfere with the monitoring of the Service, such as planned outages, configuration changes, maintenance, or systems changes.

**3.3 Business Contact Information.** Customer must provide to Lumen the names of and contact information ("Business Contact Information") for its employees ("Business Contacts") who have purchasing or other responsibilities relevant to Lumen's delivery of international Service under this Service Schedule. Customer consents to Lumen's and its affiliates or subcontractors' use and transfer to the United States of Business Contact Information for the purpose of: (a) fulfilling its obligations under this Service Schedule; and (b) providing information to Customer about Lumen's products and services via these Business Contacts. Customer represents that the Business Contact Information is accurate and that each Business Contact has consented to Lumen's processing of their Business Contact Information for the purposes set forth in this Service Schedule. The Business Contact Information provided by Customer has been collected, processed, and transferred in accordance with applicable laws, including, where applicable, any necessary notification to the relevant data protection authority in the territory in which Customer is established ("Authority"). Customer will notify Lumen promptly of staffing or other changes that affect Lumen's use of Business Contact Information. Lumen will have in place technical and organizational measures that ensure a level of security appropriate to the risk represented by the processing and the nature of the Business Contact Information and that protects such information against accidental or unlawful destruction or accidental loss, alteration, and unauthorized disclosure or access. Lumen will use the information only for the express purposes set forth in this Service Schedule. Lumen will identify a contact authorized to respond to inquiries concerning processing of Business Contact Information and will reasonably cooperate in good faith with Customer and the Authority concerning all such inquiries without excessive delays.

**INTERNET SERVICES SERVICE SCHEDULE**

**PRICING ATTACHMENT**

| Service Address | Description | Order Type | Term (Months) | Qty | Unit MRC | Unit NRC | Total MRC | Total NRC |
|---|---|---|---|---|---|---|---|---|
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 1000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate -<br>Service Role = Primary | NEW | 36 | 1 | $740.00 | $0.00 | $740.00 | $0.00 |
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 10000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate -<br>Service Role = Primary | NEW | 36 | 1 | $3,200.00 | $0.00 | $3,200.00 | $0.00 |
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 20000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate -<br>Service Role = Primary | NEW | 36 | 1 | $6,400.00 | $0.00 | $6,400.00 | $0.00 |

**INTERNET SERVICES SERVICE SCHEDULE**

**PRICING ATTACHMENT**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 40000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate - Service Role = Primary | NEW | 36 | 1 | $9,440.00 | $0.00 | $9,440.00 | $0.00 |
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 60000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate - Service Role = Primary | NEW | 36 | 1 | $12,720.00 | $0.00 | $12,720.00 | $0.00 |
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | HSIP Service<br><br>Related Packages<br>Wavelength – IOC<br>- Peak Data Rate = 100000 Mbps<br>- Routing Type = Standard Full Routes<br>- Billing Type = Flat Rate - Service Role = Primary | NEW | 36 | 1 | $15,925.00 | $0.00 | $15,925.00 | $0.00 |
| | | | | | | | | |

**INTERNET SERVICES SERVICE SCHEDULE**

**PRICING ATTACHMENT**

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 4000 ONTARIO CENTER PKWY ONTARIO, CA 91764 | Wavelength – IOC<br><br>- Standard Delivery - To the MPoE (Customer Provided)<br>- Bandwidth = 100GIG-E - Protection = Unprotected<br>- Latency Guarantee Level = None<br>- Circuit Diversity Required = No<br>- Custom Route = No | NEW | 36 | 1 | $4,000.00 | $0.00 | $4,000.00 | $0.00 |
| | A-Side Access | | | 1 | $0.00 | $0.00 | $0.00 | $0.00 |
| | Z-Side Access | | | 1 | $0.00 | $0.00 | $0.00 | $0.00 |
| | IP Port | | | 1 | $0.00 | $0.00 | $0.00 | $0.00 |

LUMEN®

# Renewal Order Form

**Customer Name:** City of Ontario-OntarioNet

**BusOrg ID:** 3-9GSRWTS1ST

**Transaction ID:** 376377-36-02

**Requestor:** Campbell, Erin (Erin)

**Billing Account Number:** 5-JCYSWBYW

**Currency:** USD

| A Location Address (SCID) | Z Location Address (SCID) | Line Item Description | Product | PIID | SCID | New Service Term (Months) | Current Burstable | New Burstable | Current MRC | New MRC |
|---|---|---|---|---|---|---|---|---|---|---|
| 14452 FRANKLIN AVENUE, TUSTIN, CA, UNITED STATES, 92780 | | Logical Service | High Speed IP | 444957928 | 345029206**SW | 36 | | | 6,400.00 | 5,760.00 |
| 14452 FRANKLIN AVENUE, TUSTIN, CA, UNITED STATES, 92780 | | Access Port Terminated 100+GigE **For HSIP with Metro Transport | HSIP Port | 444957929 | 345029210**SW | 36 | | | 0.00 | 0.00 |
| 4000 ONTARIO CENTER PARKWAY, ONTARIO, CA, UNITED STATES, 91764 | 14452 FRANKLIN AVENUE, TUSTIN, CA, UNITED STATES, 92780 | Transport Connection**Metro Intra-Regulatory For-HSIP NA | HSIP Wavelengths | 444957929 | 345029207**SW | 36 | | | 4,000.00 | 3,600.00 |
| 14452 FRANKLIN AVENUE, TUSTIN, CA, UNITED STATES, 92780 | | Transport Connection**Metro Intra-Regulatory For-HSIP NA | HSIP Wavelengths | 444957929 | 345029209**SW | 36 | | | 0.00 | 0.00 |
| 4000 ONTARIO CENTER PARKWAY, ONTARIO, CA, UNITED STATES, 91764 | 14452 FRANKLIN AVENUE, TUSTIN, CA, UNITED STATES, 92780 | Local Access**Intra Regulatory On-Net For-HSIP NA | HSIP Wavelengths | 444957929 | 345029208**SW | 36 | | | 0.00 | 0.00 |
| | | | | | | | | | **10,400.00** | **9,360.00** |

LUMEN®

## Summary of Monthly Recurring Charges

**Billing Account Number:** 5-JCYSWBYW

| | |
|---|---|
| **Currency:** | **USD** |
| **Total New MRC:** | **9,360.00** |
| **Total Savings:** | **1,040.00** |
| **Total Savings (%):** | **10.00 %** |

LUMEN®

**Terms and Conditions**

1. "Lumen" is defined for purposes of this renewal Order as CenturyLink Communications, LLC d/b/a Lumen Technologies Group or its affiliated entities providing Services under this renewal Order. The Lumen entity providing Services is identified on the invoice. This confidential renewal Order may not be disclosed to third parties and is non-binding until accepted by Lumen, as set forth in Section 2. Customer places this renewal Order by signing or otherwise acknowledging (in a manner acceptable to Lumen) this renewal Order and returning it to Lumen. Pricing is valid for 90 calendar days from the date indicated unless otherwise specified. The Services in this renewal Order are renewed subject to the service agreement(s) and applicable Service Exhibit(s)/Service Schedule(s) between Lumen and Customer (or its affiliate if expressly provided for under such affiliate service agreement) governing the Service(s) during their current Service Term ("Existing Agreement"), to the extent not in conflict with these terms. At the expiration of the Service Term, Service will continue month-to-month at the existing rates, subject to change by Lumen on 30 days' written notice. If the Existing Agreement does not include cancellation or early termination charges and if Customer cancels or terminates Service for any reason other than Lumen's uncured default or if Lumen cancels or terminates for cause, then Customer will pay Lumen's standard cancellation or early termination liability charges in Lumen's standard Master Service Agreement, copies of which are available at https://www.lumen.com/en-us/about/legal/business-customer-terms-conditions.html or upon request.

2. Customer-signed renewal Order must be received and processed by Lumen at least 15 calendar days prior to the start of the next full invoice cycle for the rates and New Service Term to be effective on that following invoice. Otherwise, rates and New Service Term will be effective as of the second full monthly invoice for such Services following receipt by Lumen. Acceptance of this renewal Order will be evidenced by Lumen's implementation of rates or New Service Term set forth in this renewal Order. Until Lumen accepts this renewal Order, Customer's pricing for existing Services will continue to be governed by the Existing Agreement, and Customer will pay any charges that are accrued but unpaid under the Existing Agreement.

3. Your existing service configurations (e.g., bandwidth, port type, seat type, and maintenance option) will remain the same, and Lumen's internal records will control for purposes of determining your configurations. If your Existing Agreement has a minimum service period, then the minimum service periods for existing Services will not carry forward.

4. Neither party will be liable for any damages for lost profits, lost revenues, loss of goodwill, loss of anticipated savings, loss of data or cost of purchasing replacement service, or any indirect, incidental, special, consequential, exemplary, or punitive damages arising out of the performance or failure to perform under this renewal Order. Customer's sole remedies for any nonperformance, outages, failures to deliver or defects in Service are contained in the service levels applicable to the affected Service.

5. Charges for certain Services are subject to (a) a monthly property tax surcharge and (b) a monthly cost recovery fee per month to reimburse Lumen for various governmental taxes and surcharges. Such charges are subject to change by Lumen and will be applied regardless of whether Customer has delivered a valid tax exemption certificate. For additional details on taxes and surcharges that are assessed, visit www.lumen.com/taxes.

6. Unless otherwise set forth in a Service Attachment, Customer will pay the ancillary charges for expedite fees and additional activities, features or options as set forth in the Ancillary Fee Schedule, available at www.lumen.com/ancillary-fees.

7. If your network service utilizes TDM technologies, then the following applies: (a) During the Service Term and on 60 days' prior written notice, Lumen may re-provision Services ("Service Re-provision"). If Customer objects to the Service Re-provision, Customer may terminate the affected Service by notifying Lumen in writing within 30 days of the date of the Service Re-provision notification; and (b) During the Service Term, Lumen may increase rates for off-net TDM Services. Lumen will provide Customer 60 days' prior written notice before implementing the increase ("Rerate Notice"). If Customer objects to the increase, Customer must notify Lumen in writing within 30 days of the date of the Rerate Notice whether Customer will (i) receive the affected Service on a month-to-month basis or (ii) terminate the affected Service, subject to early termination liability charges. Under subsection (ii), Customer's requested disconnect date must be within 90 days of the Rerate Notice. Unless Customer so notifies Lumen, the affected Service will continue to be provided at the rates set forth in the Rerate Notice.

LUMEN®

8. Infrastructure Investment and Jobs Act (IIJA) Grant Programs. If Customer participates in an IIJA program, including but not limited to, the Middle Mile Grant, Tribal Connectivity Broadband, and the Broadband Equity Access and Deployment (BEAD) Grant Programs, then Customer cannot pay for Services with funds obtained through the IIJA or other similar grants that would obligate Lumen to provide certain information or perform certain regulatory compliance functions, unless each of those functions and obligations is explicitly identified and agreed to by the parties in the Agreement or in an amendment to the Agreement.

Intended Use and Third Party Peer Destined Traffic. High Speed IP (any port size) or Dedicated Internet Access (10G or larger) Service is intended to be used for a mixture of internet destinations and not for traffic overly weighted towards individual networks. If at any time, Lumen's provision of Service to Customer results in unbalanced traffic ratios between Lumen and any other third party peer network that would negatively impact any of Lumen's peering relationships or if more than 25% of total traffic is carried across Lumen's inter-continental backbone links or more than 25% of total traffic (excluding traffic terminating to AS3356 or AS209) is sent towards an individual egress network that would negatively affect Lumen's network operations, then Lumen will provide written notice to the Customer along with a 10 calendar day opportunity to cure such traffic imbalance ("Balance Cure Period") during which Lumen and Customer will cooperate to cure the traffic imbalance. Lumen will clearly identify to Customer the traffic imbalance volume and location(s) of imbalance. If the Customer fails to remedy the imbalance within the Balance Cure Period, then Lumen, in its sole discretion, will have the right to use technical means to restrict access from the affected Services. Notwithstanding the foregoing, if an emergency condition exists ("emergency condition" is considered to be traffic conditions which threaten a material and adverse impact on Lumen's network or its peers' networks), then Lumen may, in its' sole reasonable discretion, take appropriate action without the Customer's consent, which may include, but is not limited to, using technical means to restrict access from those Services; provided that in such event, Lumen will provide as much notice as is practicable under the particular emergency condition.

Customer Name: _____

Customer Signature: _____ Date: _____ Renewal Pricing Expires On: 26-Aug-26

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Economic Development<br>Prepared By: Charity Hernandez<br>Department:<br>Prepared By: Charity Hernandez<br>Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 15 |

**SUBJECT: A PURCHASE AND SALE AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND EASTER SEALS SOUTHERN CALIFORNIA INC.**

**RECOMMENDATION:** That the City Council approve a Purchase and Sale Agreement ("Agreement") and authorize the City Manager, or his designee, to execute and implement any and all contracts, agreements, and other documents required to effectuate the Agreement.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**

**FISCAL IMPACT:** If approved the revenue from the land sale proceeds, in the amount of $640,000, will be included in the Economic Development Activities Fund at a future quarterly budget update to City Council for approval as needed.

**BACKGROUND & ANALYSIS:** The City owns a vacant parcel just over one-half acre located at 1102 South Mountain Avenue ("Property"). The Site is currently a remnant parcel from former Water Well Facility No. 15 which was decommissioned and demolished in 2023.

In December of 2025, the City adopted Resolution 2025-178, in compliance with the Surplus Land Act ("SLA"), declaring the subject property as surplus land. Notices of Availability were sent on January 27, 2026. During the required 60-day period, no entity expressed interest in the Property. On June 11, 2026, the City received written notification from the California Department of Housing and Community Development determining that all the requirements under the SLA for the purposes of disposing of the Property have been met.

The proposed buyer, Easter Seals Southern California, has been providing people with disabilities support through advocacy and life-changing community services and education in Ontario for over 15 years. Easter Seals intents to expand their existing facility which provides childhood education services allowing families and caregivers to thrive in our community.

The Agreement provides that the proposed buyer must obtain all requisite project entitlements and environmental review for the proposed project prior to the close of escrow.

EXHIBIT “1”

NORTHWEST CORNER OF MOUNTAIN AVENUE AND PHILLIPS STREET

# PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (this "**Agreement**") is made and entered into as of February ____, 2025 for reference purposes only, by and between City of Ontario, a California municipal corporation ("**Seller**"), and Easter Seals Southern California, Inc., a California nonprofit corporation ("**Buyer**"). The date upon which both Buyer and Seller have executed this Agreement and delivered the same to one another, shall hereinafter be referred to as the "**Effective Date**".

IN CONSIDERATION of the respective agreements hereinafter set forth, Seller and Buyer hereby agree as follows:

1. Purchase and Sale of Property. Seller hereby agrees to sell "AS-IS" and convey to Buyer, and Buyer hereby agrees to purchase from Seller, subject to the terms and conditions set forth herein, the following (collectively, the "**Property**"):

(a) That certain real property vacant lot in the City of Ontario, County of San Bernardino, State of California, commonly referred to as Assessor's Parcel Number 1011-571-14-0000, all as more fully described in **Exhibit A** (the "**Land**"), together with all rights, privileges, easements or appurtenances to or affecting the Land (collectively, the "**Appurtenances**").

2. Purchase Price.

(a) The purchase price for the Property ("**Purchase Price**") shall be Six Hundred Forty Thousand Dollars and 00/100ths ($640,000.00).

(b) The Purchase Price shall be paid as follows:

(i) Within two (2) days following the Effective Date, Seller and Buyer shall open an escrow in connection herewith ("**Escrow**") at Advantage One Escrow ("**Escrow Holder**"), and Buyer shall deposit into Escrow the amount of One Hundred Thousand Dollars ($100,000.00) ("**Initial Deposit**") in cash or other immediately available funds.

(ii) The Initial Deposit shall be held by Escrow Holder in an interest-bearing account for the benefit of Buyer in accordance with this Agreement. Notwithstanding anything herein to the contrary, One Hundred Dollars ($100.00) of the Initial Deposit (the "**Independent Consideration**") shall not be refundable to Buyer, but shall represent consideration for this Agreement and shall be paid to Seller. The Independent Consideration shall be paid to Seller within 3 days of the Effective Date. The Independent Consideration shall serve as consideration for the granting of the time periods herein contained for Buyer to exercise Buyer's right to satisfy and approve all of Buyer's conditions herein contained.

(iii) The Deposit (less the Independent Consideration) referred to herein from time to time as the "**Earnest Money**." The Earnest Money shall be held by Escrow Holder in an interest-bearing account for the benefit of Buyer in accordance with this Agreement.

(iv) If the Closing (as defined herein) as contemplated hereunder should occur, then the Earnest Money will be paid by the Escrow Holder to Seller at the Closing, and the Earnest Money and any interest accrued thereon will be credited against the Purchase Price payable by Buyer to Seller at the Closing.

(v) If this Agreement is not terminated prior to the expiration of the Feasibility Period, the Earnest Money and any interest accrued thereon shall be nonrefundable to Buyer, except that if this Agreement is terminated prior to the Closing due to Seller's default or the failure of any of the Conditions Precedent (as defined herein) or as expressly set forth herein, then the Earnest Money together with any interest accrued thereon shall be returned to Buyer. The Earnest Money together with all interest accrued thereon shall be applied to the Purchase Price at the Closing.

(vi) On or before the Closing, if this Agreement has not been earlier terminated, Buyer shall deposit into Escrow cash or other immediately available funds in the amount of the balance of the Purchase Price, less any credits due Buyer hereunder (the "**Closing Amount**"). The Closing Amount shall be applied towards the Purchase Price at the Closing.

3. Title to the Property. At the Closing, Seller shall cause to be conveyed to Buyer fee simple title to the Property by duly executed and acknowledged grant deed substantially in the form attached hereto as **Exhibit B** and incorporated herein by this reference (the "**Deed**"). As used in this Agreement, Closing (the "**Closing**") shall be deemed to occur upon the recording of the Deed. Evidence of delivery of fee simple title shall be the issuance by Escrow Holder to Buyer of an ALTA standard coverage owner's policy of title insurance in the amount of the Purchase Price, insuring fee simple title to the Property in Buyer, subject only to such exceptions as Buyer shall have approved as provided below (the "**Title Policy**"). The Title Policy shall provide full coverage against mechanics' and materialmen's liens and shall contain such special endorsements as Buyer may reasonably require, including, without limitation, any endorsements required as a condition to Buyer's approval of any title exceptions (the "**Endorsements**"). Within five (5) business days following the opening of Escrow, Seller shall order the issuance of a preliminary title report with respect to the Property, together with copies of all underlying documents referenced therein and a map containing a plotting of all easements capable of being plotted (collectively, the "**Preliminary Report**"), to be prepared by the Escrow Holder and delivered to Buyer. No later than thirty (30) business days after receipt of the Preliminary Report, Buyer shall give written notice to Seller of any items contained in the Preliminary Report which Buyer disapproves ("**Buyer's Disapproval Notice**"). Failure of Buyer to notify Seller of Buyer's disapproval of all or any item on the Preliminary Report shall be deemed to be an approval by Buyer of such item(s). In any event, Seller covenants to remove as exceptions to title prior to the Closing, any mortgages, deeds of trust, and other monetary encumbrances (collectively, "**Disapproved Liens**") shown on the Preliminary Report except for real property taxes not delinquent. Seller shall notify Buyer no later than five (5) business days after receipt of Buyer's Disapproval Notice whether it elects to remove such other items disapproved by Buyer. If by the expiration of the Feasibility Period, there remain exceptions to title which have not been modified to the satisfaction of Buyer and/or removed prior to the Closing Date, then Buyer may elect to do either of the following by the expiration of the Feasibility Period: (i) accept such exceptions and proceed to take title to the Real Property subject to such exception(s); or (ii) this Agreement may be terminated in accordance with Section 4(b). In the event Buyer elects to terminate this

Agreement pursuant to this Section 3, neither party shall have any further obligations to the other hereunder (except under provisions of this Agreement which specifically state that they survive termination).

4. Feasibility.

(a) From and after the Effective Date until the Closing or earlier termination of this Agreement, Seller shall afford authorized representatives of Buyer access to the Property, upon reasonable prior notice to Seller, and so long as such access does not unreasonably interfere with the conduct of business on or use of the Property, for purposes of conducting such physical inspections and investigations of the Property as Buyer deems necessary (the "**Inspections**"). Seller's representative shall be present with Buyer or Buyer's representative for any access to the Property. The Inspections and investigations may include, without limitation, (i) a review of existing zoning, entitlement, planning or similar issues applicable to the Property; (ii) a review of the physical condition of the Property and the systems serving the Property; (iii) a review of the environmental condition of the Property, including a Phase I environmental site assessment and any proposal regarding a Phase II environmental site assessment. Buyer agrees not to conduct or cause to be conducted a Phase II environmental site assessment without the prior written consent of Seller. Buyer's Inspections and investigations shall be governed by Section 14.

(b) As used herein, the term ("**Feasibility Period**") shall refer to a period of time to expire at 5:00 p.m., California time, on the forty-fifth (45th) calendar day following the Effective Date; provided, however, that if the 45th day is a Saturday, Sunday or holiday on which banking institutions are closed in the State of California, then the Feasibility Period shall expire on the following business day. Buyer may elect, by written notice to Seller at any time prior to the expiration of the Feasibility Period, to terminate this Agreement, which election shall be in Buyer's sole and absolute discretion. If Buyer desires to terminate this Agreement pursuant to this Section 4(b) then before the expiration of the Feasibility Period, Buyer shall deliver written notice to Seller of Buyer's election to terminate (the "**Buyer's Notice to Terminate**"). If Buyer desires to proceed with the purchase of the Property subject to the remaining conditions set forth in this Agreement, then on or before the expiration of the Feasibility Period, Buyer shall deliver written notice to Seller of such election to proceed (the "**Buyer's Notice to Proceed**"), electing to waive Buyer's right of termination pursuant to this Section 4(b) and proceed with the Closing subject to the remaining conditions set forth in this Agreement. If Buyer fails to deliver either Buyer's Notice to Terminate or Buyer's Notice to Proceed to Seller prior to the expiration of the Feasibility Period, then Buyer shall be deemed to have elected to proceed with this Agreement and the Closing. In the event of the termination of this Agreement pursuant to this Section 4(b), neither party shall have any further obligations to the other hereunder (except under provisions of this Agreement which specifically state that they survive termination).

(c) In the event Buyer elects to terminate this Agreement pursuant to Section 4(b), or if Closing does not occur for any reason, Buyer shall return all Seller's Deliveries to Seller. Buyer further agrees that prior to Closing, Buyer shall provide Seller with copies of all studies, reports, appraisals and other materials commissioned by or prepared for Buyer relating to or regarding the Property ("**Buyer's Reports**"), at no cost to Seller.

5. Seller's Deliveries. Within five (5) business days following the Effective Date, Seller shall deliver to Buyer, whether electronically or otherwise, copies of documents in Seller's possession or control, or to which Seller has access (collectively, the "**Seller's Deliveries**"). Seller makes no representation whatsoever about the content, accuracy, completeness or value of any of Seller's Deliveries. All Seller's Deliveries will be provided to Buyer without warranty from Seller regarding the accuracy or completeness of the information contained therein, and such documents may or may not be asssignable to Buyer. The delivery of such reports and studies shall be subject to the proprietary rights of any engineer or other consultant preparing the same and any limitations on use imposed by them. Buyer assumes all risk of reviewing and understanding any and all information contained in Seller's Deliveries. Seller shall deliver a Natural Hazards Disclosure Report with Seller's Deliveries.

6. Conditions to Seller's Obligations. Seller's obligations hereunder, including, but not limited to, its obligation to consummate the purchase transaction provided for herein, are subject to the satisfaction of each of the following conditions, each of which is for the sole benefit of Seller and may be waived by Seller in writing in Seller's sole and absolute discretion:

(a) Buyer shall not be in default under this Agreement.

(b) Each representation and warranty made in this Agreement by Buyer shall be true and correct in all material respects at the time as of which the same is made and as of the Close of Escrow.

7. Conditions Precedent to Closing. The following are conditions precedent to Buyer's obligation to purchase the Property (the "**Conditions Precedent**"). The Conditions Precedent are intended solely for the benefit of Buyer and may be waived only by Buyer in writing in Buyer's sole and absolute discretion. In the event any Condition Precedent is not satisfied, Buyer may, in its sole and absolute discretion, terminate this Agreement, subject to the provisions of Section 8.

(a) Buyer's inspection, review and approval, within the Feasibility Period, of all of the following:

(i) The physical characteristics and condition of the Property (including without limitation the condition of the soils);

(ii) Seller's Deliveries; and,

(b) Escrow Holder shall be unconditionally committed to issue the Title Policy to Buyer upon the Closing in the form and with such exceptions and endorsements as have been approved, or are deemed approved, by Buyer as provided in Section 3 above.

(c) Seller shall have complied with all of Seller's duties and obligations contained in this Agreement and all of Seller's representations and warranties contained in or made pursuant to this Agreement shall have been true and correct when made and shall be true and correct as of the Closing Date.

8. LIQUIDATED DAMAGES. IF THE SALE OF THE PROPERTY PURSUANT TO THIS AGREEMENT IS NOT CONSUMMATED SOLELY BECAUSE OF A DEFAULT UNDER THIS AGREEMENT ON THE PART OF BUYER, THE INITIAL DEPOSIT, THE SECOND DEPOSIT AND ANY EXTENSION DEPOSIT (THE "**DEPOSITS**"), AND ALL BUYER'S REPORTS, SHALL BE RETAINED BY SELLER AS LIQUIDATED DAMAGES. THE PARTIES HAVE AGREED THAT SELLER'S ACTUAL DAMAGES, IN THE EVENT OF A DEFAULT BY BUYER, WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO DETERMINE. THEREFORE, BY PLACING THEIR INITIALS BELOW, THE PARTIES ACKNOWLEDGE THAT THE EARNEST MONEY AND BUYER'S REPORTS HAVE BEEN AGREED UPON, AFTER NEGOTIATION, AS THE PARTIES' REASONABLE ESTIMATE OF SELLER'S DAMAGES AND AS SELLER'S SOLE AND EXCLUSIVE REMEDY AGAINST BUYER, AT LAW OR IN EQUITY, IN THE EVENT OF A DEFAULT UNDER THIS AGREEMENT ON THE PART OF BUYER. UPON THE OCCURRENCE OF ANY SUCH DEFAULT BY BUYER, BUYER SHALL DELIVER WITHIN 2 BUSINESS DAYS OF SELLER'S REQUEST ALL BUYER'S REPORTS AND APPROPRIATE DOCUMENTS ASSIGNING SAME TO SELLER. SELLER HEREBY WAIVES ANY AND ALL BENEFITS IT MAY HAVE UNDER CALIFORNIA CIVIL CODE SECTION 3389. FURTHERMORE, THE PAYMENT AND RETENTION OF SUCH EARNEST MONEY AS LIQUIDATED DAMAGES IS NOT INTENDED AS A FORFEITURE OR PENALTY WITHIN THE MEANING OF CALIFORNIA CIVIL CODE SECTIONS 3275 AND 3369, BUT IS INTENDED TO CONSTITUTE LIQUIDATED DAMAGES TO SELLER PURSUANT TO CALIFORNIA CIVIL CODE SECTIONS 1671, 1676 AND 1677. UPON BUYER'S DEFAULT, SELLER MAY INSTRUCT ESCROW HOLDER TO CANCEL THE ESCROW, AND PROMPTLY UPON RECEIPT OF SAID INSTRUCTIONS, ESCROW HOLDER SHALL (i) CANCEL THE ESCROW, (ii) PAY ALL OF ESCROW HOLDER'S CHARGES FROM THE EARNEST MONEY, AND (iii) DISBURSE TO SELLER THE EARNEST MONEY PURSUANT TO THIS SECTION 8.

INITIALS: Seller _____ Buyer _____

9. Escrow; Closing, Prorations.

(a) Upon mutual execution of this Agreement, the parties hereto shall deposit an executed counterpart of this Agreement with Escrow Holder and this Agreement shall serve as instructions to Escrow Holder for consummation of the purchase contemplated hereby. Seller and Buyer shall execute such supplemental Escrow instructions as may be appropriate to enable Escrow Holder to comply with the terms of this Agreement, provided such supplemental Escrow instructions are not in conflict with this Agreement as it may be amended in writing from time to time. In the event of any conflict between the provisions of this Agreement and any supplementary Escrow instructions signed by Buyer and Seller, the terms of this Agreement shall control.

(b) The Closing shall take place (the "**Closing Date**") on or before the date that is fifteen (15) days following the expiration of the Feasibility Period.

(c) At or before the Closing, Seller shall deliver to Escrow Holder or Buyer the following:

(i) the duly executed and acknowledged Grant Deed for the Property and the duly executed Bill of Sale;

(ii) a duly executed affidavit that Seller is not a "foreign person" within the meaning of Section 1445(f)(3) of the Internal Revenue Code of 1986 together with a duly executed non-foreign person affidavit and evidence that Seller is exempt from the withholding obligations imposed by California Revenue and Taxation Code Sections 18805, 18815, and 26131;

(iii) evidence reasonably acceptable to Escrow Holder that the documents delivered by Seller have been duly authorized and executed on behalf of Seller and constitute valid and binding obligations of Seller.

(iv) any other documents which the Escrow Holder may reasonably require from Seller in order to close Escrow which do not increase Seller's liability or obligations hereunder;

(v) a closing statement in form and content satisfactory to Buyer and Seller (the "**Closing Statement**") duly executed by Seller; and

(vi) any other instruments, records or correspondence called for hereunder which have not previously been delivered.

(d) At or before the Closing, Buyer shall deliver to Escrow Holder or Seller the following:

(i) the Closing Statement, duly executed by Buyer;

(ii) the Closing Amount; and

(iii) evidence reasonably acceptable to Escrow Holder that the documents delivered by Buyer have been duly authorized and executed on behalf of Buyer and constitute valid and binding obligations of Buyer.

(e) Seller and Buyer shall each deposit such other instruments as are reasonably required by Escrow Holder or otherwise required to close the Escrow and consummate the purchase of the Property in accordance with the terms hereof.

(f) The following are to be paid by Buyer or Seller or apportioned as of the Closing Date, as follows:

(i) General real property taxes for the year in which Closing occurs together with assessments, property operating expenses, utilities and other recurring costs relating to the Property shall be apportioned as of the Closing Date on the basis of a thirty (30)-day month.

(ii) Costs and expenses of Escrow incurred in this transaction shall be paid as follows:

(1) Seller shall pay all sales, use and documentary transfer taxes (except as provided in Subparagraph (ii)(4) below);

(2) Seller shall pay the premium for a standard ALTA coverage owner's policy of title insurance; Buyer shall pay the premium for any extended ALTA coverage if desired;

(3) Seller and Buyer shall each pay one-half (1/2) of the Escrow fees, recording fees and related expenses;

(4) Seller and Buyer shall each pay one-half (1/2) of any city or county transfer taxes due;

(5) all other costs of escrow shall be paid equally by Buyer and Seller.

(iii) The provisions of this Subparagraph (g) shall survive the Closing.

10. Representations, Warranties and Covenants of Seller. As of the date hereof and again as of Closing, Seller represent and warrants to Buyer as follows:

(a) Seller is duly organized, validly existing and in good standing under the laws of the State of California. This Agreement and all documents executed by Seller which are to be delivered to Buyer at the Closing are and at the time of Closing will be duly authorized, executed and delivered by Seller, are and at the time of Closing will be legal, valid and binding obligations of Seller enforceable against Seller in accordance with their respective terms. Seller has obtained all necessary authorizations, approvals and consents to the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby.

(b) No Action. No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization or other proceedings are pending against Seller, nor are any such proceedings contemplated by Seller;

(c) No Representations as to Property. There are no representations, agreements, arrangements, or circumstances, oral or written, between the parties relating to the subject matter contained in this Agreement that are not fully expressed in the Agreement, and Seller has not made and does not make any representation or warranty concerning any matter or thing affecting or relating to the Property, including but not limited to its fitness for a particular use, its physical condition or any other matter; and

(d) Sale "AS-IS". Subject to Seller's representations and warranties contained herein, Buyer's election to purchase the Property will be based upon and will constitute evidence of Buyer's independent investigation of the Property, its use, development potential and suitability for Buyer's intended use, including (without limitation) the following: the feasibility of developing the Property for the purposes intended by Buyer and the conditions of approval for any subdivision map; the size and dimensions of the Property; the availability, cost and adequacy of water, sewerage and any utilities serving or required to serve the Property; the presence and adequacy of current or required infrastructure or other improvements on, near or affecting the Property; any

surface, soil, subsoil, fill or other physical conditions of or affecting the Property, such as climate, geological, drainage, air, water or mineral conditions; the condition of title to the Property; the existence of governmental laws, statutes, rules, regulations, ordinances, limitations, restrictions or requirements concerning the use, density, location or suitability of the Property for any existing or proposed development thereof including but not limited to zoning, building, subdivision, environmental or other such regulations; the necessity or availability of any general or specific plan amendments, rezoning, zoning variances, conditional use permits, building permits, environmental impact reports, parcel or subdivision maps and public reports, requirements of any improvement agreements; requirements of the California Subdivision Map Act, and any other governmental permits, approvals or acts (collectively "**Permits**"); the necessity or existence of any dedications, taxes, fees, charges, costs or assessments which may be imposed in connection with any governmental regulations or the obtaining of any required Permits; the presence of endangered plant or animal species upon the Property; and all of the matters concerning the condition, use, development or sale of the Property. Seller will not be liable for any loss, damage, injury or claim to any person or property arising from or caused by the development of the Property by Buyer.

Except with respect to a default by Seller hereunder (including a breach of Seller's warranties and representations), Buyer at the Close of Escrow expressly waives its rights granted under California Civil Code Section 1542, which provides as follows:

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

Buyer's Initials: _____ Seller's Initials: _____.

11. Representations, Warranties and Covenants of Buyer. Buyer hereby represents and warrants to Seller as follows:

(a) Buyer is a corporation duly organized, validly existing and in good standing under the laws of California and qualified to do business in California. This Agreement and all documents executed by Buyer which are to be delivered to Seller at the Closing are and at the time of Closing will be duly authorized, executed and delivered by Buyer, are and at the time of Closing will be legal, valid and binding obligations of Buyer enforceable against Buyer in accordance with their respective terms, and do not and at the time of Closing will not violate any provision of any agreement or judicial order to which Buyer is subject. Buyer has obtained all necessary authorizations, approvals and consents to the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby.

(b) Buyer warrants that Buyer is a sophisticated owner and buyer of real property, familiar and experienced with requirements for the development of real property. Buyer has examined the Property or will have done so by Closing, is or will be familiar with its physical condition, and accepts the Property in an "AS-IS" condition.

(c) Buyer has conducted or will conduct an independent investigation with respect to zoning and subdivision laws, ordinances, resolutions, and regulations of all governmental authorities having jurisdiction over the Property, and the use and improvement of the Property and is, or at Closing will be, satisfied with the results of such investigation.

(d) The Property is being sold "AS-IS" and with all faults.

12. Environmental Matters/Release. As used in this Agreement, "**Hazardous Materials**" includes petroleum, asbestos, radioactive materials or substances defined as "hazardous substances," "hazardous materials" or "toxic substances" (or words of similar import) in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601, et seq.), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801, et seq.), the Resource Conservation and Recovery Act (42 U.S.C. Section 6901, et seq.), and under the applicable laws of California. Buyer must rely on its own investigation and not on any representation by Seller regarding Hazardous Materials. Buyer shall rely solely upon its own investigation and inspection of the Property and the improvements thereon and upon the aid and advice of Buyer's independent expert(s) in purchasing the Property, and shall take title to the Property without any warranty, express or implied, by Seller or any employee or agent of Seller. Seller makes no representations regarding Hazardous Materials in, on or under the Property. Seller's knowledge and disclosures regarding Hazardous Materials are limited to the contents of Seller's Deliveries.

Accordingly, Buyer hereby expressly waives and relinquishes any and all rights and remedies Buyer may now or hereafter have against Seller, whether known or unknown, with respect to any past present, or future presence of Hazardous Materials on, under or about the Property or with respect to any past, present or future violations of any rules, regulations or laws, now or hereinafter enacted, regulating or governing use, handling, storage or disposable of Hazardous Materials, including, without limitation (i) any and all remedies Buyer may now or hereafter have under the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("**CERCLA**"), as amended, and any similar law, rule or regulation, (ii) any and all rights Buyer may now or hereafter have against Seller under the Carpenter-Presley-Tanner Hazardous Substance Account Act (California Health and Safety Code, Section 25300 et seq.), as amended and any similar law, rule or regulation, and (iii) any and all claims, whether known or unknown, now or hereafter existing, with respect to the Property under Section 107 of CERCLA (42 U.S. C.A. § 9607).

BUYER HEREBY ACKNOWLEDGES THAT IT HAS READ AND IS FAMILIAR WITH THE PROVISIONS OF CALIFORNIA CIVIL CODE SECTION 1542 ("SECTION 1542"), WHICH IS SET FORTH BELOW

> "A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR"

BY INITIALING BELOW, BUYER HEREBY WAIVES THE PROVISIONS OF SECTION 1542 SOLELY IN CONNECTION WITH THE MATTERS WHICH ARE THE SUBJECT OF THE FOREGOING WAIVERS AND RELEASES.

_____
(Buyer's Initials)

13. Continuation and Survival. All representations, warranties and covenants by the respective parties contained herein or made in writing pursuant to this Agreement are intended to and shall be deemed made as of the date of this Agreement or such writing and again at the Closing, shall be deemed to be material, and unless expressly provided to the contrary shall survive the execution and delivery of this Agreement, the Deed and the Closing.

14. Indemnity.

Buyer agrees to indemnify Seller and the Property against, and to hold and save Seller and the Property harmless from, all claims, demands, suits, actions, damages, obligations, liabilities, losses, costs and expenses, including but not limited to attorneys' fees and court costs, as a result of the Inspections; provided, however, that Buyer will not be obligated to indemnify Seller with respect to its own negligence. The foregoing indemnity shall survive termination of this Agreement. Buyer shall not suffer or permit any mechanic's or materialmen's or other lien to stand against the Property in connection with any labor, materials or services furnished or claimed to have been furnished by or on behalf of Buyer in connection with or as a result of any Inspections. If any such lien shall be filed against the Property, Buyer shall cause such lien to be discharged or bonded within thirty (30) days after such filing. Following any Inspections Buyer shall restore the Property to substantially its physical condition as existed prior to such inspection (except for any changes to the Property caused by Seller, or its agents or employees). Prior to any entry on the Property Buyer or its consultant shall at its sole cost obtain a policy of liability insurance with a combined single limit in an amount not less than One Million Dollars ($1,000,000); Seller shall each be named an additional insured on said policy; and Buyer or its consultants shall furnish to Seller a certificate of insurance confirming such coverage.

15. Condemnation.

(a) In the event a governmental entity commences eminent domain proceedings to take any portion of the Property after the date hereof and prior to the Closing, then Buyer shall have the option to terminate this Agreement by written notice to Seller within ten (10) business days after Buyer first learns of such commencement. In the event of any such termination, the Earnest Money, together with all interest, shall be returned to Buyer. Buyer and Seller shall each be liable for one-half of any escrow fees or charges, and neither party shall have any further liability or obligation under this Agreement.

(b) In the event a governmental entity commences eminent domain proceedings to take any part of the Property after the date hereof and prior to the Closing and this Agreement is not terminated pursuant to Section 15(a), then the Closing shall occur as scheduled notwithstanding such proceeding; provided, however, that Seller's interest in all awards arising out

of such proceedings (except for any award attributable to the loss of Seller's business or income, Seller's personal property, or the property of any tenant of the Property) shall be assigned to Buyer as of the Closing or credited to Buyer if previously received by Seller. Seller's obligations pursuant to this Section 15(b) shall survive the Closing.

16. Possession. Possession of the Property shall be delivered to Buyer on the Closing Date free of any occupant or property not being conveyed to Buyer as provided hereunder.

17. Seller's Cooperation with Buyer. At no cost to Seller, Seller shall cooperate and do all acts as may be reasonably required or requested by Buyer, at no additional cost to Seller, with regard to the fulfillment of any Condition Precedent. Seller hereby authorizes Buyer and its agents to make all inquiries with and applications to any third party, including any governmental authority, as Buyer may reasonably require to complete its due diligence and satisfy the Conditions Precedent.

18. Brokers and Finders. None.

19. Professional Fees. In the event legal action is commenced to enforce or interpret any of the terms or provisions of this Agreement, the prevailing party in such action shall be entitled to an award of reasonable attorney's fees and costs incurred in connection with the prosecution or defense of said action. In addition, the prevailing party shall be entitled to recover any actual accounting, engineering or other professional fees reasonably incurred in said action or proceeding.

20. Publicity and Confidentiality. Buyer acknowledges that Seller is a public entity and that this Agreement shall be a matter of public record and available to the public under the Public Records Act. Notwithstanding the foregoing, Buyer agrees to not make any public announcements regarding the Property prior to Closing.

21. Miscellaneous.

(a) Notices. Any notice, consent or approval required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been given upon (i) hand delivery, (ii) one business day after being deposited with Federal Express or another reliable overnight courier service for next day delivery, (iii) upon facsimile transmission (except that if the date of such transmission is not a business day or if such transmission is made after 5:00 p.m. on a business day, then such notice shall be deemed to be given on the first business day following such transmission), or (iv) two business days after being deposited in the United States mail, registered or certified mail, postage prepaid, return receipt required, and addressed as follows (or such other address as either party may from time to time specify in writing to the other in accordance herewith):

If to Seller: City of Ontario
Attn: Peter Pallesen, Economic Development Director
303 E B Street
Ontario, CA 91764
Phone: 909-395-2333
Email: ppallesen@ontarioca.gov

With a copy to: Best Best & Krieger LLP
Attn: Michael Russo
3500 University Avenue
Riverside, CA 92501
Phone: 619-525-1348
E-Mail: Michael.Russo@bbklaw.com

If to Buyer: Easter Seals Southern California
Attn: Mark Whitley, President
1063 McGaw Avenue, Suite 100
Irvine, CA 92614
Phone: 714-834-1111
Email _____

To Escrow Holder: Advantage One Escrow
Attn: _____
_____
_____
Phone: _____
Email _____

(b) Successors and Assigns. Buyer shall have the right to assign this Agreement to any entity controlling, controlled by or under common control with Buyer without Seller's consent or approval, and otherwise Buyer shall have the right to assign this Agreement to any entity subject to Seller's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed. Any such assignee shall assume all obligations of Buyer hereunder; however, Buyer shall remain liable for all obligations hereunder. Seller shall have the right to assign this Agreement. Except as otherwise permitted by this paragraph, neither this Agreement nor the rights of either party hereunder may be assigned by either party. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, administrators and assigns.

(c) Amendments. This Agreement may be amended or modified only by a written instrument executed by Seller and Buyer.

(d) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

(e) Construction. Headings at the beginning of each Section and subparagraph are solely for the convenience of the parties and are not a part of the Agreement. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared the same. Unless otherwise indicated, all references to Sections and subparagraphs are to this Agreement. All exhibits referred to in this Agreement are attached and incorporated by this reference.

(f) No Joint Venture. This Agreement shall not create a partnership or joint venture relationship between Buyer and Seller.

(g) Section 1031 Exchange. Seller and Buyer acknowledge and agree that the purchase and sale of the Property may be part of a tax-free exchange under Section 1031 of the Internal Revenue Code of 1986, as amended, for Buyer. Each party hereby agrees to take all reasonable steps on or before the Closing Date to facilitate such exchange if requested by Buyer, provided that (i) Seller shall not be required to acquire any substitute property, (ii) such exchange shall not affect the representations, warranties, liabilities and obligations of the parties to each other under this Agreement, (iii) Seller shall not incur any additional cost, expense or liability in connection with such exchange (other than expenses of reviewing and executing documents required in connection with such exchange), and (iv) no dates in this Agreement will be extended as a result thereof. Notwithstanding anything to the contrary contained in the foregoing, if Buyer so elects to close the acquisition of the Property as an exchange, then (A) Buyer, at its sole option, may delegate its obligations to acquire the Property under this Agreement, and may assign its rights to receive the Property from Seller, to an Intermediary or to an exchange accommodation titleholder, as the case may be; (B) such delegation and assignment shall in no way reduce, modify or otherwise affect the obligations of Buyer pursuant to this Agreement; (C) Buyer shall remain fully liable for its obligations under this Agreement as if such delegation and assignment shall not have taken place; (D) Intermediary or exchange accommodation titleholder, as the case may be, shall have no liability to Seller; and (E) the closing of the acquisition of the Property by Buyer or the exchange accommodation titleholder, as the case may be, shall be undertaken by direct deed from Seller (or, if applicable, from other affiliates of Seller whom Seller will cause to execute such deeds) to Buyer (or to exchange accommodation titleholder, as the case may be).

(h) Merger of Prior Agreements. This Agreement and the exhibits attached hereto constitute the entire agreement between the parties and supersede all prior agreements and understandings between the parties relating to the subject matter hereof, including without limitation, any letters of intent previously executed or submitted by either or both of the parties hereto, which shall be of no further force or effect upon execution of this Agreement.

(i) Time of the Essence. Time is of the essence of this Agreement. As used in this Agreement, a "business day" shall mean a day which is not a Saturday, Sunday or recognized federal or state holiday. If the last date for performance by either party under this Agreement occurs on a day which is not a business day, than the last date for such performance shall be extended to the next occurring business day.

(j) Severability. If any provision of this Agreement, or the application thereof to any person, place, or circumstance, shall be held by a court of competent jurisdiction to be invalid, unenforceable or void, the remainder of this Agreement and such provisions as applied to other persons, places and circumstances shall remain in full force and effect.

(k) Further Assurances. Each of the parties shall execute and deliver any and all additional papers, documents and other assurances and shall do any and all acts and things reasonably necessary in connection with the performance of their obligations hereunder and to carry out the intent of the parties.

(l) Exhibits. All exhibits attached hereto and referred to herein are incorporated herein as though set forth at length.

(m) Captions. The captions appearing at the commencement of the sections and paragraphs hereof are descriptive only and for convenience in reference. Should there be any conflict between any such caption and the section at the head of which it appears, the section and paragraph and not such caption shall control and govern in the construction of this Agreement.

(n) No Obligation To Third Parties. Execution and delivery of this Agreement shall not be deemed to confer any rights upon, directly, indirectly or by way of subrogation, nor obligate either of the parties hereto to, any person or entity other than each other.

(o) Waiver. The waiver by any party to this Agreement of the breach of any provision of this Agreement shall not be deemed a continuing waiver or a waiver of any subsequent breach, whether of the same or another provision of this Agreement.

(p) Interpretation. This Agreement has been negotiated at arm's length and between persons (or their representatives) sophisticated and knowledgeable in the matters dealt with in this Agreement. Accordingly, any rule of law (including California Civil Code § 1654 and any successor statute) or legal decision that would require interpretation of any ambiguities against the party that has drafted it is not applicable and is waived. The provisions of this Agreement shall be interpreted in a reasonable manner to effect the purpose of the parties and this Agreement.

(q) Counterparts/Facsimile/.PDF Signatures. This Agreement may be executed in counterparts and when so executed by the Parties, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument that shall be binding upon the Parties, notwithstanding that the Parties may not be signatories to the same counterpart or counterparts. The Parties may integrate their respective counterparts by attaching the signature pages of each separate counterpart to a single counterpart. In order to expedite the transaction contemplated herein, facsimile or .pdf signatures may be used in place of original signatures on this Agreement. Seller and Buyer intend to be bound by the signatures on the facsimile or .pdf document, are aware that the other party will rely on the facsimile or .pdf signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date written below.

**SELLER:**

City of Ontario, a California municipal corporation

_____

Scott Ochoa, City Manager

Date: _____

**Approved as to Form**

**City Attorney:_____**

**Date:_____**

**BUYER:**

Easter Seals Southern California,
a California nonprofit corporation

_____

Mark Whitley, President

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

[to be inserted]

EXHIBIT B

FORM OF DEED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO, AND
MAIL TAX STATEMENTS TO:

[buyer address or attorney]

A.P.N.: 1011-574-14-0000 (Space Above Line for Recorder's Use Only)

The Undersigned Grantor(s) Declare(s):
DOCUMENTARY TRANSFER TAX $_____; CITY TRANSFER TAX $_____; SURVEY MONUMENT FEE $ _____
[ ] computed on the consideration or full value of property conveyed, OR
[ ] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[ ] unincorporated area; [ ] City of _____, and

GRANT DEED

FOR VALUE RECEIVED, City of Ontario, a California municipal corporation ("**Grantor**"), grants to Easter Seals Southern California, a California nonprofit corporation ("**Grantee**"), all that certain real property situated in the County of San Bernardino, State of California, described on Schedule 1 attached hereto and by this reference incorporated herein (the "**Property**").

IN WITNESS WHEREOF, Grantor has executed this Grant Deed as of _____, 2025

**GRANTOR**:

City of Ontario, a California municipal corporation

_____

Scott Ochoa, City Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )
)
COUNTY OF _____ )

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Public Works<br>Prepared By: Cynthia Heredia-Torres<br>Staff Member Presenting: Tito Haes, Executive Director Public Works<br>Reviewed By: Rene Guerrero, Andrea Ampig<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 16 |

**SUBJECT:** **AUTHORIZE THE PURCHASE AND INSTALLATION OF FURNITURE AND AUDIO-VISUAL SYSTEM EQUIPMENT WITH INFO-COM BUSINESS PRODUCTS AND KEYCODE MEDIA, INC. FOR THE FIRE ADMINISTRATION BUILDING PROJECT**

**RECOMMENDATION:** That the City Council take the following actions:

A. Authorize a cooperative purchase agreement for D&C21-001A Fire Administration Building with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of furniture in the amount of $1,947,856 plus a 10% contingency of $194,786, for a total not-to-exceed contract amount of $2,142,642, consistent with the terms and conditions of the OMNIA Region 14 ESC – TXS Contract Number 07-97; and
B. Authorize a cooperative purchase agreement for D&C21-001A Fire Administration Building with KeyCode Media, Inc., of Burbank, California, for the purchase and installation of audio-visual (AV) system equipment in the amount of $570,052 plus a 10% contingency of $57,006 for a total not-to-exceed contract amount of $627,058 consistent with the terms and conditions of the OMNIA Region 4 ESC – TX R250407; and
C. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to agreements, assessments, easements, reduction of retention accounts, contracts amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

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

**FISCAL IMPACT:** The Fiscal Year 2026-27 Adopted Budget includes appropriations in the Capital Projects Fund for the Fire Administration Building Project. The proposed contract with Info-Com for the procurement and installation of furniture for the Fire Administration Building is in the amount of $1,947,856 plus a 10% contingency of $194,786, for a total contract amount not-to-exceed

$2,142,642. The proposed contract with KeyCode Media, Inc. for the procurement and installation of the audio-visual system is in the amount of $570,052 plus a 10% contingency of $57,006 for a total not-to-exceed contract amount of $627,058.

**BACKGROUND & ANALYSIS:** On June 4, 2024, the City Council approved the construction of the new Ontario Fire Administration Building. The Fire Administration Building consists of a three-story, 32,062 SF, Type II-B building, with associated on-site and off-site improvements and is located at the southeast corner of Francis Street and Parco Avenue. Construction is well underway, with completion anticipated in February 2027.

If approved, Info-Com will supply the furniture for the Fire Administration Building and KeyCode Media, Inc. will upgrade the City's Emergency Operations Center with a modern, AV system designed to enhance emergency response, situational awareness, and interagency collaboration. The system includes a high-resolution LED video wall, centralized control platform, advanced audio and video conferencing capabilities, wireless content sharing, and interactive display technology to support emergency operations, training, and daily use.

Staff recommends approval of the purchase and installation of the furniture and AV system equipment to ensure the new facility is fully equipped and ready for its scheduled opening.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# GOODS & SERVICES AGREEMENT

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

## RECITALS

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

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

## TERMS

### 1. SCOPE OF SERVICES.

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

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

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

**2. TERM.**

2.1 The term of this Agreement shall be from **July 21, 2026,** to **March 30, 2027**, unless earlier terminated as provided herein. Vendor shall provide all Goods and complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the work.

**3. FEES AND PAYMENTS.**

3.1 Compensation. Vendor shall receive compensation, including authorized reimbursements, for all Goods provided and Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Million Nine Hundred Forty-Seven Thousand Eight Hundred Fifty-Six Dollars ($1,947,856)** without written approval of City's Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

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

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

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

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

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

**4. RESPONSIBILITIES OF VENDOR.**

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

4.2 Schedule of Services.

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

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

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

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

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

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

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

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

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

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

4.8 Reserved.

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

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

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

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

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

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

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

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

4.10.7 Water Quality.

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

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

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

## 5. PROJECT MANAGEMENT

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

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

## 6. INSURANCE.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## 7. INDEMNIFICATION.

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

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

## 8. CALIFORNIA LABOR CODE

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

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

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

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

**9. SAFETY.**

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

**10. ACCOUNTING RECORDS.**

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

**11. TERMINATION OF AGREEMENT.**

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

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

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

## 12. GENERAL PROVISIONS.

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

**Vendor:**

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

**City:**

City of Ontario
303 East "B" Street
Ontario, CA 91764-4196
Attn: Cynthia Heredia-Torres, Principal Construction Project Manager

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SIGNATURES ON NEXT PAGE**

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

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

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP
City Attorney

*Attested By:*

_____
Assistant City Clerk

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

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

# EXHIBIT "A"

# SCOPE OF SERVICES

**Ontario Fire Administration Building D&C21-001A**
5/19/2026 6/24/26 revised

Prepared by: Info-Com Business Products
Contact: Margaret Pett 626-818-2312
margaret@infocombp.com

**FF+E Proposal**

| ROOM | ITEM | FURNITURE DESCRIPTION | Qty |
|---|---|---|---|
| Room 111 | U -Shaped w/table & bookcase | 30x78" Enclosed Height Adj with moving modesty, Bridge, Long Credenza. Wardrobe/ Ped/Lat. Bookcase (2) - 42"Round Table | 1 |
| Room 112 | U -Shaped | 24x75" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 113 | U -Shaped | 24x75" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 114 | U -Shaped | 24x75" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 115 | U -Shaped | 24x75" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 116 | 2 person work area | 30x78" Height Adj with modesty, Surface with Ped and lateral file each. | 1 |
| Room 117 | U -Shaped w/table & bookcase | 30x78" Enclosed Height Adj with moving modesty, Bridge, Long Credenza. Wardrobe/ Ped/Lat. Bookcase (2) - 42"Round Table | 1 |
| Room 118 | U -Shaped | 24x75" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 119 | U -Shaped | 24x74" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 120 | U -Shaped | 24x74" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 121 | U -Shaped | 24x74" Height Adj with modesty, Bridge, Long Credenza mobile Ped/multifile/wardrobe | 1 |
| Room 127 | U -Shaped w/table & bookcase | 30x72" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multifile/Wardrobe/Bookcases - 42"Round Table | 1 |
| Room 128 | U -Shaped w/table & bookcase | 30x72" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multifile/Wardrobe/Bookcases - 42"Round Table | 1 |
| Room 129 | U -Shaped | 30x78" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multifile/wardrobe. | 1 |
| Room 130 | U -Shaped | 30x78" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multifile/wardrobe. | 1 |
| Room 103 | Workstations | 5 pack of U-Shaped Stations . Laminate and fabric tiles, Panels 42"H. | 1 |
| Room 131 | Workstations | 4 Pack of L-Shaped Stations. Laminate and fabric tiles, Panels 42"H. | 1 |
| Room 132 | Workstations | 3 Pack of L-Shaped Stations . Laminate and fabric tiles, Panels 42"H. | 1 |
| Room 135 | Workstations | 14 pack of L-Shaped Stations with frosted glass. Laminate and fabric tiles, Panels 42"H. plus 16" | 1 |
| 1st Floor | Monitor arm | Dual Monitor Arm; ergonomic | 42 |
| Workstations/Private Offices | Height Adjustable Base | Extended corner application | 33 |
| Workstations | Height Adjustable Base | Straight application | 3 |
| Workstations | Power | Power Clamp | 26 |
| 1st Floor | Cable Management | Undersurface management | 42 |
| 1st Floor | Cable Management | Cord Snake | 10 |
| RM: 116, 121 | Power | Extended surge protector; flat | 2 |
| RM: 111, 114, 115, 117, 118, 119, 120, 121, 127, 128, 129, 130 | Access Covers | | 15 |
| 1st Floor | Pamplet rack | | 1 |
| RM: 111, 117, 127 | Round Access | | 3 |
| RM: 103,112, 113, 114, 115, 118, 119, 120, 121, 131, 132, 135 | Rectangular Access | | 35 |
| RM: 111, 114, 115, 117, 118, 119, 120, 121, 127, 128, 129, 130 | Access Notch | | 15 |
| All enclosed rooms | Stretcher bar | | 6 |
| 1st Floor | Task Chair | Executive Office | 6 |
| 1st Floor | Task Chair | Workstation | 29 |
| 1st Floor | Task Chair | Private Office | 10 |
| 1st Floor | Guest Chair | Private Office A | 20 |
| 1st Floor | Guest Chair | Private Office B | 8 |
| 1st Floor | Waiting Room Chairs | | 5 |
| 1st floor training room | Seating | Nesting w/casters | 18 |
| Lobby | Side Tables | 20"D; metal | 2 |
| Room 135 | Storage | Storage Bank - 3H Double Door - 36"Wide | 4 |
| Room 135 | Storage | Storage - 2H Lateral Files - 30"W | 3 |
| Room 132 | Storage | Storage - 3H Double Door - 30"W | 4 |
| Room 132 | Storage | Storage - 5H Double Door - 30"Wx66"H | 4 |
| Room 135 | Storage | Filing - 2H surface supporting Lateral Files - 42"W | 1 |
| Room 103 | Storage | Filing - 2H surface supporting Lateral Files - 36"W | 1 |
| Room 103 | Storage | Filing - 2H surface supporting Lateral Files - 30"W | 2 |
| Room 103 | Storage | Filing - muti ped - 30.5"W | 5 |
| 103,131, 132 | Storage | Mobile B/F Ped with cushion, gr 3 | 12 |
| 131, 132 | Storage | F/F fixed pedestal | 7 |
| 135 Workstations | Storage | Spanning top for lateral files. 87"Wx18.5"D | 1 |
| 135 | Storage | Spanning top for lateral files. 84.25"Wx18.5"D | 2 |
| 135 | Storage | Spanning top for lateral files 30"Wx18.5"D | 3 |
| 132 | Storage | Spanning top for lateral files. 60.25"Wx18.5"D | 2 |
| Room 104 | Tables | Training Tables - Flip Nest - 24x72 | 9 |
| Room 110 | Tables | Training Tables - Flip Nest - 18x60 | 1 |
| Room 110 | Tables | Training Tables - Flip Nest - 30x72 | 4 |
| Room 104 | Podium/Lectern | | 1 |
| Lactation Room | Lounge Chair | | 1 |
| Lactation Room | Side Table | | 1 |
| Room 224 | Workstations | 4 pack of L-Shaped Stations ; Laminate and fabric tiles, Panels 42"H. | 1 |
| Room 224 | Storage | multifile ped | 4 |
| all enclosed rooms | Stretcher bar | | 1 |
| all enclosed rooms | Stretcher bar | | 1 |
| Room 202 | (2) L -Shaped | 30x72"x78x24 Height Adj with modesty and mobile Ped | 1 |
| Room 207 | U -Shaped w/table & bookcase | 30x78" Height Adj with modesty, Bridge, Long Credenza (2) Ped/Lat./Bookcase/wardrobe - 42"Round Table | 1 |
| Room 230 | U -Shaped w/bookcase | 30x78" Height Adj with modesty, Bridge, Long Credenza Ped/Lat./Bookcase/wardrobe | 1 |
| Room 231 | U -Shaped w/table & bookcase | 30x78" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multi/Wardrobe/Bookcases - 42"Round Table | 1 |
| ALL | Monitor Arm | Dual Monitor Arm | 11 |
| Room 224 | Height Adjustable Base | For straight application | 4 |
| Room 202, 207, 230 | Height Adjustable Base | For a extended corner application | 4 |
| Room 224 | Power | Workstations | 4 |
| Room 226 | Conference Table | 48x144 with Power | 1 |
| Room 204 | Training Table | 18x72 Nesting - no power | 4 |
| Room 233 | Training Table | 24x60 Nesting - no power | 12 |
| Room 233 | Podium/Lectern | | 1 |
| Room 216 | | 48x120 | 1 |
| Room 209 | Podium/Lectern | Podium | 1 |
| Room 233 | Mobile Whiteboards | 72"x60" Magnetic Double-Sided Glass Mobile | 2 |
| 2nd Floor | Task Chair | Executive Office | 3 |
| 2nd Floor | Task Chair | Workstation | 4 |

| ROOM | ITEM | FURNITURE DESCRIPTION | Qty |
|---|---|---|---|
| 2nd Floor | Task Chair | Private Office | 4 |
| 2nd Floor | Guest Chair | Private Office A | 9 |
| 2nd Floor | Seating | Conference Chairs | 12 |
| 2nd Floor | Seating | Kitchen dining | 10 |
| 2nd floor training room | Seating | Training chairs; flip/nest | 24 |
| 2nd Floor | ECC Seating | | 63 |
| 2nd Floor | Seating | Recliners | 4 |
| 2nd Floor | Cable Management | Undersurface management | 9 |
| 207, 230 | Cable Management | Cord Snake | 2 |
| RM: 207 , 231 | Access Covers | | 2 |
| 207, 202, 203, 224, 230 | Round Access | | 9 |
| RM: 207 , 231 | Rectangular Access | | 2 |
| 230, 231 | Access Notch | | 2 |
| 2nd floor outdoor | Tables | 42x120" Dining; outdoor | 1 |
| 2nd floor outdoor | Tables | 42x96" Dining; outdoor | 1 |
| 2nd floor outdoor | Seating | Side/Dining Chair; outdoor | 20 |
| 208 | Table | 60"Round Indoor | 1 |
| 208 | Seating | Chairs around 60" Table | 5 |
| 2nd floor patio off kitchen | Tables | Round tables; outdoor | 2 |
| 2nd floor patio off kitchen | Seating | Dining chairs; outdoor | 8 |
| all enclosed rooms | Stretcher bar | | 6 |
| Room 301 | U -Shaped w/table & bookcase | 30"x84" Enclosed Height Adj with modesty, Bridge, Long Credenza. Separate credenza with OH, TL and TB. Ped/lats/Wardrobe - 48x144 Powered Table | 1 |
| Room 302 | L -Shaped with bookcase | 30"x75" Height Adj with modesty, Long Credenza Ped/(2)Lat./Upper Shelf/tackboard/bookcase | 1 |
| Room 306 | U -Shaped w/table & bookcase | 30x75" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multi/Wardrobe/Bookcases - 42"Round Table | 1 |
| Room 307 | L -Shaped with bookcase | 30"x78" Height Adj with modesty, (2)Ped/bookcase | 1 |
| Room 308 | U -Shaped w/table & bookcase | 30x75" Enclosed Height Adj with modesty, Bridge, Long Credenza. Ped/multi/Wardrobe/Bookcases - 42"Round Table | 1 |
| Room 325 | U -Shaped w/table & bookcase | 30x70" Enclosed Height Adj with modesty, Bridge, Long Credenza with OH, TL and TB. Ped/multi/Wardrobe/Bookcases - 42"Round Table | 1 |
| Room 326 | L -Shaped with bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza (3)Peds | 1 |
| Room 327 | L -Shaped with bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza (2) ped/wardrobe | 1 |
| Room 328 | U -Shaped w/table & bookcase | 30x84" Enclosed Height Adj with modesty, Bridge, Long Credenza Ped/multi/lat/Wardrobe/Bookcase - 42"Round Table | 1 |
| Room 330 | U -Shaped w/table & bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza ped/muti ped/wardrobe/bookcase 42" round table | 1 |
| Room 331 | U -Shaped w/table & bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza ped/muti ped/wardrobe/bookcase 42" round table | 1 |
| Room 332 | U -Shaped w/sofa & bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza ped/muti ped/thin wardrobe/bookcase | 1 |
| Room 333 | U -Shaped w/table & bookcase | 30x75" Height Adj with modesty, Bridge, Long Credenza ped/muti ped/wardrobe/bookcase 42" round table | 1 |
| Room 334 | U -Shaped w/table & bookcase | 30x70" Enclosed Height Adj with modesty, Bridge, Long Credenza Ped/multi/Wardrobe/Bookcase - 42"Round Table | 1 |
| Monitor Arm | | Dual Monitor Arm | 18 |
| Private Offices & Workstations | Height Adjustable Base | For a extended corner application | 12 |
| Private Offices & Workstations | | Power Clamp | 4 |
| 3rd Floor Workstations | Workstations | 4 pack of U shaped Stations with power. Laminate and fabric tiles, Panels 42"H, recessed glass (frosted) | 1 |
| 3rd Floor Workstations | Hardware | | 1 |
| Breakroom | Tables | 42"D | 2 |
| Room 304 | Training Tables | flip nest 24x72 | 14 |
| Room 304 | Conference Storage | Buffet 24x72 | 2 |
| 3rd Floor | Task Chair | Executive Office | 6 |
| 3rd Floor | Task Chair | Workstation | 4 |
| 3rd Floor | Task Chair | Private Office | 8 |
| 3rd Floor | Guest Chair | Private Office A | 40 |
| 3rd Floor | Conference Chairs | | 12 |
| 3rd Floor | Waiting Room Chairs | | 4 |
| 3rd Floor | Break Room Chairs | | 8 |
| 3rd floor training room | Seating | Training chairs; flip/nest | 38 |
| Hangout Area | Hangout Area | Lounge Chairs | 4 |
| Hangout Area | Sofa | Upholstered | 1 |
| Hangout Area | Sofa | Upholstered | 1 |
| Hangout Area | Table | Coffee table | 2 |
| Hangout Area | Table | Side Pull up Table | 2 |
| Hangout Area | Side Tables | 20"D | 2 |
| Hangout Area | Coffee Table | 36"D | 1 |
| Hangout Area | Coffee Table | 20"D | 1 |
| Hangout Area | Table | 42" high | 1 |
| Hangout Area | Stools | Stools | 2 |
| 3rd Floor | Storage | Filing Bank - 2H lateral or Double Door- 42"Wide | 4 |
| 3rd Floor | Storage | Spanning top for lateral files. 84.25"Wx18.5"D | 2 |
| 3rd Floor Patio | Rectangle Tables | 120" A frame Dining - Kona | 5 |
| 3rd Floor Patio | Square Tables | Edge Dining Side Chair - Kona | 60 |
| 3rd Floor Patio | Seating | Lounge Chairs | 10 |
| 3rd Floor Patio | Tables | Coffee table 60" Square | 4 |
| 3rd Floor Patio | Seating | Bar tables; outdoor | 6 |
| 3rd Floor Patio | Seating | Bar stools; outdoor | 12 |
| 3rd Floor Patio | Tables | Round tables; outdoor | 4 |
| 3rd Floor Patio | Seating | Dining chairs; outdoor | 16 |
| 3rd Floor Patio | Storage | Kitchen Island | 1 |
| All | Cable Management | Undersurface management | 18 |
| All | Cable Management | Cord Snake | 8 |
| RM: 301, 306 | Power | Extended surge protector; flat | 2 |
| RM: 301, 306, 308, 325, 326, 327 | Access Covers | | 8 |
| 302, 307, 326, 327, 329, 330, 331, 332, 333 | Round Access | | 13 |

**Ontario Fire Administration Building D&C21-001A**
5/19/2026 6/24/26 revised

Prepared by: Info-Com Business Products
Contact: Margaret Pett 626-818-2312
margaret@infocombp.com

**FF+E Proposal**

| ROOM | ITEM | FURNITURE DESCRIPTION | Qty |
|---|---|---|---|
| RM: 301, 306, 308, 325, 326, 327 | Rectangular Access | | 8 |
| 328, 334 | Access Notch | | 2 |
| | Hardware | Hardware | 1 |
| Gym | Equipment | Treadmill | 6 |
| Gym | Equipment | Weight set | 3 |
| Misc | Waste/Recycling | Dual Trash / Recycle | 12 |
| Misc | Waste/Recycling | Outdoor Trash | 8 |
| Dorm | Bed | Captains - Locking - Twin XL | 2 |
| Dorm | Mattress Wth Cover | Twin XL | 2 |
| Dorm | Box spring | | 2 |
| Dorm | Wardrobe | 24"x24" - Locking | 2 |
| Dorm | Desk | 24x48 single ped | 2 |

| | | |
|---|---|---|
| Furniture Total | $ | 1,487,683.16 |
| Freight/Delivery/Installation/PM/Relocation Services | $ | 330,000.00 |
| Subtotal | $ | 1,817,683.16 |
| Sales Tax 8.75% | $ | 130,172.28 |
| **TOTAL:** | **$** | **1,947,855.44** |

-QUOTE VALID FOR 30 DAYS. ANY PRODUCTS WITH IMMINENT PRICE INCREASES WERE BUDGETED USING FORTHCOMING PRICELIST WHERE AVAILABLE

-TERMS: 50% DEPOSIT TO INITIATE ORDER, 25% BEFORE DELIVERY, BALANCE 15 DAYS

-INSTALLATION: ALL WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS.

-AREA TO BE FREE AND CLEAR TO RECEIVE PRODUCT.

-IT IS THE RESPONSIBILITY OF THE CUSTOMER TO BUDGET FOR PRICE INCREASES OVER THE COURSE OF THE PROJECT IF NOT ORDERED IN 30 DAYS

-WORK TO BE PERFORMED IN PHASES OVER MULTIPLE DAYS

-WAREHOUSING NOT INCLUDED. PRODUCT RECEIVED AT WAREHOUSE TO BE STORED UP TO 4 WEEKS WITHOUT STORAGE FEES. AFTER A PERIOD OF FOUR WEEKS, ANY PRODUCT BEING STORED SUBJECT TO STORAGE FEES TO BE QUOTED BASED ON VOLUME OR PALETTE SIZE AT TIME OF STORAGE.

-QUOTED AS PREVAILING WAGE LABOR

-ESTIMATED LEAD TIME: 12-20 WEEKS. VARIES BY MANUFACTURER AND DEPENDENT ON MATERIAL AVAILABILITY AT TIME OF ORDER

-ALL ORDERS ARE FINAL ONCE ENTERED - NO CANCELLATIONS; NO RETURNS

**SHIP TO:**
Ontario Fire Administration
1408 E Francis St, Ontario, CA 91761
Site Contact: Cynthia Heredia-Torres
(909) 395-2647

**PURCHASE ORDER TO:**
Info-Com Business Products
2063 Pepper Drive
Altadena, CA 91001
margaret@infocombp.com

**AIS Omnia Contract # R240101**
Valid: December 17, 2024 through December 31, 2027
Member Name: City Of Ontario
Member Force ID: 4001747
Member Billing Address: 303 E B St, Ontario, CA 91764
Member Install Address: 1408 E Francis St, Ontario, CA 91761

**EXHIBIT "B"**

**SCHEDULE OF SERVICES**

**JULY 21, 2026, TO MARCH 30, 2027**

**EXHIBIT "C"**

**COMPENSATION**

**NTE AMOUNT OF $1,947,856**

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# GOODS & SERVICES AGREEMENT

This Agreement is made and entered into as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Key Code Media, Inc.,** a **Corporation** with its principal place of business at **270 S. Flower Street, Burbank, CA 91502** ("Vendor"). City and Vendor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

## RECITALS

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

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

## TERMS

### 1. SCOPE OF SERVICES.

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

1.2 Goods. Vendor agrees to sell to City and City agrees to purchase the materials and/or equipment ("Goods") as specified and per the specifications attached hereto and incorporated herein as Exhibit "A." Unless specifically stated otherwise, the Goods shall be new and unused and of the current production year.

## 2. TERM.

2.1 The term of this Agreement shall be from **July 21, 2026,** to **February 28, 2027**, unless earlier terminated as provided herein. Vendor shall provide all Goods and complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the work.

## 3. FEES AND PAYMENTS.

3.1 Compensation. Vendor shall receive compensation, including authorized reimbursements, for all Goods provided and Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **Five Hundred Seventy Thousand Fifty-Two Dollars ($570,052**) without written approval of City's City Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

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

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

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

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

## 4. RESPONSIBILITIES OF VENDOR.

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

4.2 Schedule of Services.

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

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

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

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

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

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

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

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

agrees to indemnify, defend and hold City harmless against any and all third party claims resulting from the breach or inaccuracy of any of the foregoing warranties.

4.8 Reserved.

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

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

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

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

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

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

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

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

4.10.7 Water Quality.

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

4.10.7.2 Liability for Non-Compliance. Failure to comply with the laws, regulations and policies described in this Section is a violation of law that may subject Vendor or City to penalties, fines, or additional regulatory requirements. Vendor shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless,

pursuant to the indemnification provisions of this Agreement, from and against any and all fines, penalties, claims or other regulatory requirements imposed as a result of Vendor's non-compliance with the laws, regulations and policies described in this Section, unless such non-compliance is the result of the sole negligence or willful misconduct of the City, its officials, officers, agents, employees or authorized volunteers.

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

## 5. PROJECT MANAGEMENT

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

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

## 6. INSURANCE.

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

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

6.2.1 Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage form number CA 0001, code 1 (any auto); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required

by the State of California and Employer's Liability Insurance. The policy shall not contain any exclusion contrary to the Agreement, including but not limited to endorsements or provisions limiting coverage for (1) contractual liability (including but not limited to ISO CG 24 26 or 21 29); or (2) cross liability for claims or suits by one insured against another.

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

6.2.3 Builder's Risk ["All Risk"]. The City shall maintain Builder's Risk, Course of Construction or similar first party property coverage issued on a replacement cost value basis consistent with the total replacement cost of all insurable Work and the existing buildings where Work is being performed for the Project included within the Contract Documents. Coverage is to insure against risks of accidental direct physical loss. Contractor shall be responsible for the applicable Fifty Thousand Dollar ($50,000) deductible under the City builder's risk insurance policy for damage to work of Contractor or any Subcontractor of any tier including damage to work of other Contractors caused by Contractor or its Subcontractors.

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

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

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

6.3.1 General Liability. The general liability policy shall include or be endorsed (amended) to state that: (1) using ISO CG forms 20 10 and 20 37, or endorsements providing the exact same coverage, the City of Ontario, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insured with respect to the Services or ongoing and complete operations performed by or on behalf of the Vendor, including materials, parts or

equipment furnished in connection with such work; and (2) using ISO form 20 01, or endorsements providing the exact same coverage, the insurance coverage shall be primary insurance as respects the City, its directors, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Vendor's scheduled underlying coverage. Any excess insurance shall contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City, before the City's own primary insurance, deductible, or self-insurance shall be called upon to protect it as a named insured. Any insurance, deductible, or self-insurance maintained by the City, its directors, officials, officers, employees, agents, and volunteers shall be excess of the Vendor's insurance and shall not be called upon to contribute with it in any way. Notwithstanding the minimum limits set forth in Section 6.2.2, any available insurance proceeds in excess of the specified minimum limits of coverage shall be available to the parties required to be named as additional insureds pursuant to this Section 6.3.1.

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

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

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

6.4 Separation of Insureds; No Special Limitations; Waiver of Subrogation. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the City, its directors, officials, officers, employees, agents, and volunteers. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. All policies shall waive any right of subrogation of the insurer against

the City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, or shall specifically allow Vendor or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Vendor hereby waives its own right of recovery against City, its officials, officers, employees, agents, and volunteers, or any other additional insureds, and shall require similar written express waivers and insurance clauses from each of its subcontractors.

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

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

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

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

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

## 7. INDEMNIFICATION.

7.1 Scope of Indemnity. To the fullest extent permitted by law, Vendor shall defend, indemnify and hold the City, its officials, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, suits, actions, proceedings, costs, expenses, liability, judgments, awards, decrees, settlements, loss, damage or injury of any kind, in law or equity, regardless of whether the allegations are false, fraudulent, or groundless, to property or persons, including wrongful death, (collectively, "Claims") in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Vendor, its officials, officers, employees, subcontractors, consultants or agents arising out of or in connection with the Services, the Goods or this Agreement, including without limitation the payment of all expert witness fees, attorneys' fees and other related costs and expenses. Notwithstanding the foregoing, to the extent required by Civil Code section 2782, Vendor's indemnity obligation shall

not apply to such loss or damage which is caused by the sole negligence or willful misconduct of the City.

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

## 8. CALIFORNIA LABOR CODE

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

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

8.3 Compliance Monitoring. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Vendor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor that affect Vendor's performance of Services, including any delay, shall be Vendor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered

Vendor caused delay and shall not be compensable by the City. Vendor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Vendor or any subcontractor.

**9. SAFETY.**

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

**10. ACCOUNTING RECORDS.**

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

**11. TERMINATION OF AGREEMENT.**

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

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

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

**12. GENERAL PROVISIONS.**

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

**Vendor:**

Key Code Media, Inc.
270 S. Flower Street,
Burbank, CA 91502

**City:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE FOR GOODS & SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND KEY CODE MEDIA, INC.**

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

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP
City Attorney

*Attested By:*

_____
Assistant City Clerk

**KEY CODE MEDIA, INC.**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**Key Code Media, Inc. - California**
270 S. Flower Street
Burbank, CA 91502
818-303-3900
www.keycodemedia.com

**Exhibit "A"**
**SCOPE OF SERVICES**

# OMNIA | Technology Solutions | Emergency Operations Center

Quote # 243234 Version 3

Prepared for:

City of Ontario

Prepared by:

Brian Boring

**OMNIA | Technology Solutions | Emergency Operations Center**
**Prepared for: City of Ontario**

## Executive Summary

Project Overview

The City of Ontario is upgrading its Emergency Operations Center (EOC) with a state-of-the-art Audio Visual (AV) system to enhance situational awareness, collaboration, and rapid response capabilities. The solution combines a large LED video wall, centralized control, professional-grade audio, and seamless conferencing tools.

---

Key Capabilities & Components

Display & Control

- Absen LED Video Wall – High-resolution, large-format display for real-time monitoring of multiple feeds.
- Jupiter Control System – Centralized management of video layouts, input/output routing, and profiles.
- Crestron Touch Interfaces – Intuitive 10” tabletop and 7” wall-mounted touchscreens for easy system control.

Audio System

- Ceiling Microphones (Sennheiser TCC2) – Room-wide voice pickup for clear audio capture.
- Speakers & Biamp DSP – 16 ceiling speakers with advanced processing for crisp, even sound distribution.
- Podium & Wireless Microphones – Flexible options for presenters and participants.

Video Conferencing

- Dual Cameras – Coverage of both presenters and audience for hybrid/remote collaboration.
- AirMedia Wireless Sharing – Secure, cable-free content sharing from laptops and mobile devices.

Collaboration & Training

- Clear Touch Interactive Display – Large touch-enabled display with PC module for training and collaborative sessions.
- Multiple HDMI Inputs – Wired connections at key operator locations.

Professional Services

- System Commissioning & Programming – End-to-end setup, testing, and GUI customization.
- Training – Two 4-hour sessions to ensure staff are comfortable and efficient with the system.
- Close-Out Documentation – As-built drawings, O&M manuals, and system records.

---

Value to the City of Ontario

- Improved Situational Awareness – The LED wall and control system give staff a single, flexible view of critical data, maps, and live feeds.
- Enhanced Communication – Professional microphones, speakers, and conferencing tools enable clear communication across teams and with external agencies.
- Flexible & Scalable – Modular inputs, wireless sharing, and interactive displays support diverse emergency scenarios, training, and daily use.
- Ease of Use – Simple touch interfaces and custom programming make complex technology accessible to all staff.
- Reliability & Support – Professional commissioning, training, and Key Code Media’s support services ensure long-term system performance.

---

In short: The EOC upgrade provides the City of Ontario with a modern, reliable, and user-friendly AV environment that enhances emergency response, interagency collaboration, and operational readiness.

**1623**

**OMNIA | Technology Solutions | Emergency Operations Center**
**Prepared for: City of Ontario**

## Omnia Contract

University of California - Purchase Contract Number: 2019.001407 - Omnia Partner - Audio Visual Goods & Services

Initial award from September 1, 2019 through August 31, 2024 with the option to renew for three (3) additional one (1) year periods through August 31, 2027.

### Jupiter

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| **Model Name** | | Canvas-1CanNAMES-2CanFLOATS-0CanMobiles-1CanSVR-0CanGtwySVR-0JupMedSVR-0CRS4K | | | | | | | |
| **Configuration** | | Canvas Client-Floating License: CANVAS CLIENT- FLOATING | | | | | | | |
| **System Overview** | | 1 - Named Clients<br>0 - Named Mobile Clients<br>2 - Floating Clients<br>0 - Floating Mobile Clients<br>1 - Canvas Server (software only) | | | | | | | |
| JUPITER | D-CAN-001-01 | Canvas Client-Floating License: CANVAS CLIENT-FLOATING LICENSE: Included floating Canvas client license that gets bundled with the hardware. Canvas Client that may be used by any user on a PC or Jupiter hardware. Each floating license may be used by only | 2 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | N |
| JUPITER | D-CAN-009-00 | CANVAS CLIENT-NAMED LICENSE: CANVAS CLIENT-NAMEDLICENSE: Canvas Client license that is dedicated to a user account.Each named license may be used by one user at a time. | 1 | 5.00% | $2,500.00 | $2,375.00 | $2,375.00 | $2,375.00 | Y |
| JUPITER | D-CAN-009-01 | CANVAS CLIENT-FLOATING LICENSE: CANVAS CLIENT-FLOATINGLICENSE: Canvas Client that may be used by any user on a PC orJupiter hardware. Each floating license may be used by only onedevice at a time. | 2 | 5.00% | $5,000.00 | $4,750.00 | $9,500.00 | $4,750.00 | Y |

## Jupiter

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| JUPITER | D-CAN-000-00 | Canvas Server License: Canvas Server License: Canvas Server Enterprise software license supports one Canvas installation. Canvas users and Active Directory domain user authentication. Supports redundant Canvas Servers and mobile deployments. Stores inform | 1 | 5.00% | $10,000.00 | $9,500.00 | $9,500.00 | $9,500.00 | Y |
| JUPITER | JUP-CARE-CANVAS | The first year of Software Support & Updates is included.<br><br>Jupiter Care must be maintained continuously and can be extended at the annual rate of 20% of the list price. After initial purchase, Jupiter Care can be extended at an annual rate of 20% of the original list price. | 1 | 5.00% | $4,500.00 | $4,275.00 | $4,275.00 | $4,275.00 | Y |

**Model Name** CatalystV-4HC-2SPDEC-3SSD-RAID1-64RAM-1PSU

### Catalyst V Configuration Overview

**Output**
+ 4x1 - 4 1920x1080 resolution display channels;

**Input**
+ 32 H.264 HD30 resolution IP Stream inputs.

**CPU**
Rackmountable CPU Chassis;
+ Intel Core i9 Processor
+ Windows 10 LTSC;
+ 64 GB DRAM Memory per system;
+ 3 - 500GB SSD, solid state drives as a mirrored RAID 1 pair plus hot spare;
+ 2 10/100/1000MHz Ethernet ports, RJ45 connectors;
+ 4 USB 3.0 ports (two front + two rear) and 2 USB 2.0 ports (two rear);
+ 104-key USB keyboard and mouse;
+ Single 550 Watt power supply;

**Summary**
5 out of 5 slots allocated;

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| JUPITER | CatalystV | CatalystV-4HC-2SPDEC-3SSD-RAID1-64RAM-1PSU | 2 | 5.00% | $30,645.00 | $29,112.75 | $58,225.50 | $29,112.75 | Y |
| JUPITER | D-CAN-001-01 | Canvas Client-Floating License: CANVAS CLIENT-FLOATING LICENSE: Included floating Canvas client license that gets bundled with the hardware. Canvas Client that may be used by any user on a PC or Jupiter hardware. Each floating license may be used by only | 2 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | N |

## Jupiter

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| JUPITER | JUP-CARE-FC | The first two years of limited Hardware Warranty, Software Support & Updates are included. | 1 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | N |
| JUPITER | StreamPoint4K-Quad | StreamPoint4K-Quad: Supports 4 capture signal up to3840x2160x60 @ YUV420. Total applicance can support 16 HD30, 8HD60, 4 4K30 or 2 4K60 H.264 streams. Each input can beindependent streams or all 4 channels can be muxed together tocreate 1 stream. Incl | 4 | 5.00% | $5,500.00 | $5,225.00 | $20,900.00 | $3,623.00 | Y |
| JUPITER | Training-CAN | PixelNet Training (One Day): Technical Training conducted at the Dealer location, a field engineer will provide training regarding the capabilities and proper operation of a PixelNet system. Training will address PixelNet components, balancing of switches | 1 | 0.00% | $2,875.00 | $2,875.00 | $2,875.00 | $0.00 | N |
| JUPITER | Commissioning-FC | Fusion Catalyst Commissioning (One Day):<br><br>Commissioning based upon a site specific system configuration, a field engineer will validate the capabilities and proper operation of a Fusion Catalyst installation. Areas to be covered and limited to are: review of cable layout, system monitoring, and error log; VirtualScreen configuration; server and remote client operation; and, typical layout creation work flows. Assumes system is already installed, configured, and running. This service does not include API testing nor remote control programming. Estimated travel and living expenses; will be invoiced at actual and reasonable cost. FIXED PRICE ITEM | 1 | 0.00% | $2,875.00 | $2,875.00 | $2,875.00 | $0.00 | N |

## Jupiter

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| JUPITER | Commissioning-CAN | Canvas Commissioning (One Day):<br><br>Canvas Commissioning (One Day): Commissioning based upon a site specific system configuration, a field engineer will validate the capabilities and proper operation of a Canvas installation. Areas to be covered and limited to are: review of Administrative Tasks (including Active Directory), Client Tasks, Catalyst and VirtualScreen configuration, and typical work flows. Assumes system is already installed, configured, and running. This service does not include remote control programming. Estimated travel and living expenses; will be invoiced at actual and reasonable cost. (no discount) | 1 | 0.00% | $2,875.00 | $2,875.00 | $2,875.00 | $0.00 | N |
| JUPITER | OUT-TRAVEL | Travel: Estimated travel and living expense are quoted at a daily rate; Invoice will be at actual and reasonable cost. | 4 | 0.00% | $575.00 | $575.00 | $2,300.00 | $0.00 | N |

**Subtotal:** **$115,700.50**

## LED Wall, Mounting, Installation, & Commissioning

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| **SCREEN SPECIFICATION PER SCREEN*:** | | | | | | | | | |
| **Product:** KLCOB1.2 V2 (1.25 mm)<br>**Dimension (WxH):** 7.200 m x 2.025 m = 14.58 sqm<br>23.62 ft x 6.64 ft = 156.84 sqft<br>**Diagonal:** 7.48 m / 294.46 in / 24.54 ft<br>**Aspect Ratio (WxH):** 3.556 : 1<br>**Weight:** 324 kg / 714 lbs<br>**Resolution (WxH):** 5760 x 1620<br>**Panels Matrix (WxH):** 12 x 6(600mm x 337mm)<br>**Panels Per Screen:** 72<br>**Total Screen:** 1 | | | | | **Primary Data Runs Required:** 18<br>**Max Panels of Data Cascade:** 4<br>**Max Power Requirement:** 5103 W<br>**Heat Load:** 12189 BTU/hr<br>**AC Main Power Cables Required:** 4 @208V/10A<br>OR 6 @120V/10A<br>**AC Circuit Duplex Outlet Required:** 2 @208V/20A Circuits<br>OR 3 @120V/20A Circuits<br>**Max Panels Of Power Cascade:** 23 @208V OR 13 @120V | | | | |
| ABSEN | B5712-2-00 | Absen KLCOB1.2 V2 Digital Signage Display - LCD - 480 x 270 - LED - 600 Nit | 72 | 20.00% | $1,919.00 | $1,535.20 | $110,534.40 | $1,919.20 | Y |
| ABSEN | B5712-2-03 | KLCOB V2 Spare Parts Package(Installation )<br>KLCOB V2 Spare Parts Package(Installation ) | 2 | 20.00% | $80.00 | $64.00 | $128.00 | $69.12 | Y |
| ABSEN | B5712-2-01 | KLCOB V2 General Cable Package(US,110V)<br>KLCOB V2 General Cable Package (US,110V) | 5 | 20.00% | $300.00 | $240.00 | $1,200.00 | $240.00 | Y |

## LED Wall, Mounting, Installation, & Commissioning

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| ABSEN | B5712-2-04 | KLCOB1.2 V2 Spare Parts Package (Including 6 modules, 1 receiving card, 1 power supply, and 1 HUB card)<br>KLCOB1.2 V2 Spare Parts Package (Including 6 modules, 1 receiving card, 1 power supply, and 1 HUB card) | 6 | 20.00% | $1,520.00 | $1,216.00 | $7,296.00 | $1,216.00 | Y |
| ABSEN | B5712-2-06 | KLCOB V2 double frame pkg (1 piece)<br>KLCOB V2 double frame pkg (1 piece) | 36 | 20.00% | $160.00 | $128.00 | $4,608.00 | $128.00 | Y |
| ABSEN | B5100-1-04 | Absen HC Data Transfer Cable - 65.62 ft Data Transfer Cable | 15 | 20.00% | $26.00 | $20.80 | $312.00 | $20.80 | Y |
| ABSEN | B5100-1-07 | KLCOB V2 Top and Bottom Trim kit 3-in-1 A2-KLCOB V2 Top and Bottom Trim kit 3-in-1 1800*37*5<br>KLCOB V2 Top and Bottom Trim kit 3-in-1 A2-KLCOB V2 Top and Bottom Trim kit 3-in-1 1800*37*5 | 4 | 20.00% | $40.00 | $32.00 | $128.00 | $32.00 | Y |
| ABSEN | B5100-1-26 | B2-KLCOB V2 Bottom left/Top right single corner Trim kit 3-in-1(1012.5+5) *70.5*5mm | 2 | 20.00% | $30.00 | $24.00 | $48.00 | $24.00 | Y |
| ABSEN | B5100-1-19 | A2-KLCOB V2 Bottom Trim kit 3-in-1 1800*70.5*5mm | 4 | 20.00% | $40.00 | $32.00 | $128.00 | $32.00 | Y |
| ABSEN | B5100-1-20 | B1-KLCOB V2 Top left/Bottom right single corner Trim kit 3-in-1 (1012.5+5) *70.5*5mm | 2 | 20.00% | $30.00 | $24.00 | $48.00 | $24.00 | Y |
| ABSEN | B5100-1-15 | Trim kit Shrapnel 17*12*0.4mm(30 pcs) | 5 | 20.00% | $30.00 | $24.00 | $120.00 | $24.00 | Y |

## LED Wall, Mounting, Installation, & Commissioning

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| ABSEN | B5715-2-02 | 1 for every 25 panels including: Spare parts package(Including 6 modules, 1 receiving card, 1 power supply, and 1 HUB card) | 3 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | N |
| Novastar | F8000-0-98 | Nova VX2000 Pro | 1 | 0.00% | $3,805.00 | $3,805.00 | $3,805.00 | $0.00 | N |
| ABSEN | S2501-0-3 | Guided Installation Service<br><br>"61-100 Panels Installation Support Package (2 weeks notice)Including onsite installation guidance/Commissioning /Training/Install damaged pixels repair at ASC" | 1 | 0.00% | $8,000.00 | $8,000.00 | $8,000.00 | $0.00 | N |
| | FREIGHT | Standard Shipping | 1 | 0.00% | $5,800.00 | $5,800.00 | $5,800.00 | $0.00 | N |

**Subtotal:** **$142,155.40**

## Equipment

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| EXTRON | 60-1927-02 | Cable Cubby 222 One US AC Outlet, 12 A Circuit Breaker, and 2 Outlets Under | 1 | 42.00% | $530.00 | $307.40 | $307.40 | $307.40 | Y |
| EXTRON | 70-1238-72 | AAP SuperPlate 173 HDMI, USB 3 Type-A, USB-C, Network – Black | 1 | 42.00% | $260.00 | $150.80 | $150.80 | $150.80 | Y |
| EXTRON | 70-1043-01 | Extron Cable Cubby 202 AAP Bracket | 1 | 42.00% | $38.00 | $22.04 | $22.04 | $22.04 | Y |
| SENNHEISER | 509178 | Sennheiser TeamConnect Ceiling 2 Kit with Microphone Array & Extension Brackets | 4 | 11.00% | $5,749.00 | $5,116.61 | $20,466.44 | $5,116.61 | Y |

## Equipment

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| SENNHEISER | 508291 | Sennheiser Microphone Accessory Kit - Steel | 4 | 11.00% | $129.00 | $114.81 | $459.24 | $114.81 | Y |
| BIAMP | TESIRAFORTE DAN VT | Fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 32 x 32 channels of Dante, AEC technology (all 12 inputs), 2 channel VoIP, and standard FXO telephone interface | 1 | 44.00% | $5,480.00 | $3,068.80 | $3,068.80 | $3,068.80 | Y |
| CRESTRON | DM-NVX-360 | Crestron NVX Encoder / Decoder | 14 | 42.00% | $2,392.00 | $1,387.36 | $19,423.04 | $1,387.36 | Y |
| CRESTRON | DM-NVX-363 | DM NVX® 4K60 4:4:4 HDR Network AV Encoder/Decoder with Downmixing and Dante® Audio | 2 | 42.00% | $2,912.00 | $1,688.96 | $3,377.92 | $1,688.96 | Y |
| CRESTRON | DM-NVX-384 | DM NVX® 5K 4x1 AV-over-IP Switcher with HDMI® and USB-C® Connectivity | 1 | 42.00% | $3,256.00 | $1,888.48 | $1,888.48 | $1,888.48 | Y |
| CRESTRON | DM-NVX-DIR2 | DM NVX Director® Network AV Switching Appliance | 1 | 42.00% | $4,516.00 | $2,619.28 | $2,619.28 | $2,619.28 | Y |
| CRESTRON | AMP-X300 | X-Series Amplifier | 1 | 42.00% | $924.00 | $535.92 | $535.92 | $535.92 | Y |
| CRESTRON | CP4N | Crestron 4-Series Control System | 1 | 42.00% | $3,234.00 | $1,875.72 | $1,875.72 | $1,875.72 | Y |
| CRESTRON | SAROS IC8T-W-T-EACH | Saros® 8” 2-Way In-Ceiling Speaker, White Textured, Single (must be ordered in multiples of 2) | 16 | 42.00% | $348.00 | $201.84 | $3,229.44 | $201.84 | Y |
| CRESTRON | TSW-1080-B | 10.1 in. Wall Mount Touch Screen, Black | 2 | 42.00% | $3,400.00 | $1,972.00 | $3,944.00 | $1,972.00 | Y |
| | TARIFF-CRESTRON | | 1 | 0.00% | $1,553.20 | $1,553.20 | $1,553.20 | $0.00 | N |

## Equipment

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| AJA | U-TAP-HDMI-R0 | AJA HD/SDHD/SD USB 3.0 Capture Device for Mac/Windows/Linux with HDMI Input, Bus Powered, No Driver Software Necessary USB 3.0 capture device for Mac/Windows/Linux with HDMI input. Bus powered, no driver software necessary | 2 | 10.00% | $455.00 | $409.50 | $819.00 | $409.50 | Y |
| Lumens | VC-TR61PB | (TAA) 30x Optical Zoom, 4K Dual Lens Auto Tracking Camera, Black Color, Dante Ready | 2 | 17.00% | $3,235.00 | $2,685.05 | $5,370.10 | $2,685.05 | Y |
| Lumens | VC-WM12B | Lumens Wall Mount for PTZ Camera - Black | 2 | 17.00% | $370.00 | $307.10 | $614.20 | $307.10 | Y |
| CLEARTOUCH | CTI-7065XT-UH20 | 65" 7000XT Series Interactive Panel with low latency, points of touch 40 Windows;32 Android, PCAP Technology - Ultra HD. Wall mount, WIFI module and 2 passivecapacitive pens included. | 1 | 25.00% | $6,599.00 | $4,949.25 | $4,949.25 | $4,949.25 | Y |
| CLEARTOUCH | CTI-PCOPS-PC27-IG | OPS Independent Graphics PC Module - Intel i7 Twelve Core, 13th Gen / 32GBDDR4 / 1TB SSD / Ultra HD (No Operating System ) compatible with A+ and XTpanels 1 yr limited warranty | 1 | 15.00% | $1,899.00 | $1,614.15 | $1,614.15 | $1,614.15 | Y |
| CLEARTOUCH | CTI-STAND-CONM-V3 | Convertible Mobile Stand - Curve-Shaped Open Base with Motorized Height / TiltAdjustment, Cable Management and Anti-Collision (for use with 7065XT) | 1 | 15.00% | $2,599.00 | $2,209.15 | $2,209.15 | $2,209.15 | Y |
| CLEARTOUCH | FREIGHT | Freight - Included | 1 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | Y |
| CRESTRON | TSW-770-B-S | 7 in. Wall Mount Touch Screen, Black Smooth | 1 | 42.00% | $2,080.00 | $1,206.40 | $1,206.40 | $1,206.40 | Y |

## Equipment

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| Netgear, Inc | GSM4210PX-100NAS | Netgear AV Line M4250 GSM4210PX Ethernet Switch - 8 Ports - Manageable - 10 Gigabit Ethernet - 10GBase-T, 10GBase-X - 3 Layer Supported - 220 W PoE Budget - Optical Fiber, Twisted Pair - PoE Ports - Desktop - Lifetime Limited Warranty | 1 | 38.00% | $1,362.05 | $844.47 | $844.47 | $844.47 | Y |
| Netgear, Inc | GSM4212PX-100NAS | NETGEAR M4250-10G2XF-PoE+ AV Switch | 1 | 38.00% | $1,415.16 | $877.40 | $877.40 | $877.40 | Y |
| Netgear, Inc | AXM763-10000S | Netgear SFP+ Transceiver 10GBASE-LRM | 1 | 38.00% | $492.40 | $305.29 | $305.29 | $305.29 | Y |
| Netgear, Inc | AXM765-20000S | Netgear SFP+ Transceiver 10GBASE-T - For Data Networking, Optical Network - 1 x RJ-45 10GBase-T Network LAN - Twisted Pair10 Gigabit Ethernet - 10GBase-T0.08 km Maximum Distance | 1 | 38.00% | $477.91 | $296.30 | $296.30 | $296.30 | Y |
| Netgear, Inc | GSM4248UX-100NAS | Netgear M4250-40G8XF-PoE++ AV Line Managed Switch - 40 Ports - Manageable - 3 Layer Supported - Modular - 82.60 W Power Consumption - 2880 W PoE Budget - Optical Fiber, Twisted Pair - PoE Ports - 2U - Rack-mountable, Table Top - Lifetime Limited Warranty | 1 | 38.00% | $7,726.53 | $4,790.45 | $4,790.45 | $4,790.45 | N |
| CRESTRON | AM-3100-WF | The AirMedia Series 3 Receiver 100 (AM-3100-WF) enables secure wireless collaboration in the modern digital workspace. Easy to deploy and manage, install the Receiver in conference rooms, huddle rooms, lounges, lobbies, or almost any space to estab | 1 | 42.00% | $1,650.00 | $957.00 | $957.00 | $957.00 | Y |
| CRESTRON | AM-TX3-100 | AirMedia® Series 3 Connect Adaptor | 2 | 42.00% | $800.00 | $464.00 | $928.00 | $464.00 | Y |

## Equipment

* Contains Optional Items

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| CRESTRON | TSS-1070-T-B-S-LB KIT | 10.1 in. Room Scheduling Touch Screen for Microsoft Teams® Software, Black Smooth, includes one TSW-1070-LB-B-S light bar | 9 | 42.00% | $1,772.00 | $1,027.76 | $9,249.84 | $0.00 | |
| CRESTRON | TSS-1070-T-W-S-LB KIT | 10.1 in. Room Scheduling Touch Screen for Microsoft Teams® Software, White Smooth, includes one TSW-1070-LB-W-S light bar | 9 | 42.00% | $1,772.00 | $1,027.76 | $9,249.84 | $1,027.76 | Y |
| CRESTRON | TSW-770/1070-MSMK-ANG-B-S | Multisurface Mount Kit for TSW-770 and TSW-1070 Series, Angled, Black Smooth | 9 | 42.00% | $68.00 | $39.44 | $354.96 | $0.00 | |
| CRESTRON | TSW-770/1070-MSMK-ANG-W-S | Multisurface Mount Kit for TSW-770 and TSW-1070 Series, Angled, White Smooth | 9 | 42.00% | $68.00 | $39.44 | $354.96 | $39.44 | Y |
| MIDDLE ATLANTIC | PDT-1220C-NS | Middle Atlantic  Power Strips - NEMA L5-20P - 12 x NEMA 5-20R - 9 ft Cord | 2 | 48.00% | $367.00 | $190.84 | $381.68 | $190.84 | Y |
| MIDDLE ATLANTIC | ERK-4425-AV | Middle Atlantic ERK-4425-AV ERK 19" Audio-Video Stand-Alone Enclosure | 1 | 48.00% | $3,496.00 | $1,817.92 | $1,817.92 | $1,817.92 | Y |
| BELDEN | 2413FS 0101000 | BELDEN/ENT 2413FS 0101000 23-4P F/UTP-CMP SOL BC FEP LSPVC BLK JKT CAT6 300V 75C | 4 | 10.00% | $1,147.70 | $1,032.93 | $4,131.72 | $1,032.93 | Y |
| BELDEN | 9451P 010U1000 | Belden Audio Cable - 1000 ft Audio Cable - Shielding - Black - 1 | 2 | 25.00% | $1,050.80 | $788.10 | $1,576.20 | $788.10 | Y |
| Key Code Media Professional Services | KCM-INT-MAT | Adjustable height podium with in rack | 1 | 0.00% | $4,000.00 | $4,000.00 | $4,000.00 | $0.00 | N |
| Shure | MXW2X/SM86=-Z10 | Microphone - Handheld - SM86 Cartridge | 2 | 36.00% | $942.00 | $602.88 | $1,205.76 | $602.88 | Y |
| Shure | MXW1X/O=-Z10 | Microphone - Bodypack | 2 | 36.00% | $812.00 | $519.68 | $1,039.36 | $519.68 | Y |
| Shure | CVL-B/C-TQG | CVL Centraverse Lavalier Condenser Microphone | 2 | 36.00% | $67.00 | $42.88 | $85.76 | $42.88 | Y |

## Equipment

* Contains Optional Items

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| Shure | MXWNDX4 | Networked Dock - 4 Bay | 1 | 36.00% | $1,238.00 | $792.32 | $792.32 | $792.32 | Y |
| Shure | MXW8X=-Z10 | Microphone - Gooseneck Base | 1 | 36.00% | $867.00 | $554.88 | $554.88 | $554.88 | Y |
| Shure | MXWNDX4G | Networked Dock - 4 Bay - Gooseneck | 1 | 36.00% | $1,375.00 | $880.00 | $880.00 | $880.00 | Y |
| Shure | MX415R/C | Shure MX415R/C 15" Microflex Gooseneck Cardioid Microphone with Top Light Ring and Preamp | 1 | 36.00% | $367.00 | $234.88 | $234.88 | $234.88 | Y |
| CHIEF | CMA345 | FLEX JOINT, 1-1/2" NPT Ceiling Mount Plate<br>FLEX JOINT, 1-1/2" NPT Ceiling Mount Plate | 2 | 33.00% | $260.00 | $174.20 | $348.40 | $174.20 | Y |
| CHIEF | XCM1U | Chief Fusion X-Large Ceiling Display Mount - For Displays 55-100" - Black - 1 Display(s) Supported - 60" to 90" Screen Support - 250 lb Load Capacity | 2 | 33.00% | $798.00 | $534.66 | $1,069.32 | $534.66 | Y |
| CHIEF | CMS0305 | Chief CMS0305 3-5 ft. Speed-Connect Adjustable Extension Column (91.4-152.4cm) Speed-Connectâ„¢ Adjustable Extension Column CMS Speed-Connect Adjustable Extension Columns can be used with any 1 1/2" NPT accessory to lower projector to desired height.<br>Provides up to 2' range of height adjustment in 1" increments depending on model (6" to 12' lengths). Includes set screw for added rigidity. | 2 | 33.00% | $232.00 | $155.44 | $310.88 | $155.44 | Y |
| CHIEF | MTM1U | Chief Fusion Medium Adjustable Display Wall Mount - For Displays 32-65" - Height Adjustable - 1 Display (s) Supported - 32" to 65" Screen Support - 125 lb Load Capacity | 1 | 33.00% | $279.00 | $186.93 | $186.93 | $186.93 | Y |

## Equipment

* Contains Optional Items

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| LG Electronics | 65UM5N-E | LG 65" UM5N-E Series UHD Signage with Enhanced Security Features & webOS™ 6.0 | 1 | 13.00% | $2,250.00 | $1,957.50 | $1,957.50 | $1,957.50 | Y |
| LG Electronics | 98UM5K | LG UHD Large Screen Signage Display - 98" LCD - Advanced Super Dimension Switch ( ADS ) - 16 Hours/ 7 Days Operation - 16 GB - 3840 x 2160 - Direct LED - 500 Nit - 2160p - HDMI - USB - DVI - Serial - Wireless LAN - Ethernet - webOS 6.0 - Black | 2 | 13.00% | $10,667.00 | $9,280.29 | $18,560.58 | $9,280.29 | Y |
| Schneider Electric SA | SMX3000RMLV2U | APC Smart-UPS X, Line Interactive, 3kVA, Rack/tower convertible 2U, 100V-127V, 3x 5-15R+3x 5-20R+1x L5-30R NEMA, SmartSlot, Extended runtime - 2U Rack-mountable - 3 Hour Recharge - 6 Minute Stand-by - 120 V AC Input - 120 V AC Output - Sine Wave - Serial | 2 | 40.96% | $3,975.00 | $2,347.03 | $4,694.06 | $0.00 | N |
| | 012-1RA75-WO | WS RETROFIT FOR CRESTRON TSW-1080 UNPAINTED | 2 | 25.00% | $822.00 | $616.50 | $1,233.00 | $0.00 | N |

*** Optional Subtotal:** **$9,604.80**

**Subtotal:** **$143,368.83**

## Professional Services

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| | KCM-INT-MAT | KCM Integration and Materials | 1 | 0.00% | $10,000.00 | $10,000.00 | $10,000.00 | $0.00 | |
| | Installer 2 | Installer 2 | 200 | 0.00% | $120.00 | $120.00 | $24,000.00 | $0.00 | |
| | Installer 3 | Installer 3 | 200 | 0.00% | $135.00 | $135.00 | $27,000.00 | $0.00 | |
| | Programmer 2 | Programmer 3 | 80 | 0.00% | $200.00 | $200.00 | $16,000.00 | $0.00 | |
| | Engineer 2 | Engineer 2 | 120 | 0.00% | $146.00 | $146.00 | $17,520.00 | $0.00 | |

**1636**

**OMNIA | Technology Solutions | Emergency Operations Center**
**Prepared for: City of Ontario**

## Professional Services

| Mfr. Name | Mfr. Part # | Product Details | Qty. | Discount | MSRP | KCM Unit Price | KCM Ext. Price | Contract Unit Price | Contract Pricing |
|---|---|---|---|---|---|---|---|---|---|
| | Designer 1 | Designer 1 | 80 | 0.00% | $156.00 | $156.00 | $12,480.00 | $0.00 | |
| | Engineer 1 | Engineer 1 | 40 | 0.00% | $105.00 | $105.00 | $4,200.00 | $0.00 | |
| | Project Manager 1 | Project Manager 1 | 120 | 0.00% | $127.00 | $127.00 | $15,240.00 | $0.00 | |
| | Project Manager 2 | Project Manager 2 | 64 | 0.00% | $166.00 | $166.00 | $10,624.00 | $0.00 | |
| | FREIGHT | Ground Shipping Included For On Contract Items | 1 | 0.00% | $0.00 | $0.00 | $0.00 | $0.00 | |

**Subtotal:** **$137,064.00**

## Key Code Media | Additional Project Bundle Discount

| No. | Part # | Description | Qty | Price | Ext. Price |
|---|---|---|---|---|---|
| 1 | Key Code Media Discount | Key Code Media \| Additional Project Bundle Discount | 1 | ($10,000.00) | ($10,000.00) |

**Subtotal:** **($10,000.00)**

Key Code Total Care

# 30 Day Key Code Total Care Bronze

Thank you for choosing Key Code Media, this quote is covered under a 30-day remote support plan. The equipment is covered under manufacturing warranty and the labor is covered by Key Code Support.

Key Code support hosts its own secure remote access support system. This system is much like a TeamViewer remote access, with the exception that it's hosted by Key Code Media and sits behind our firewall. As part of Change Me and Key Code Media support agreement, we can install this lightweight utility on all purchased computers at the discretion of facility staff. This will allow a support engineer to log in and see what the operator is seeing in real time.

# Service Expectations

This support proposal includes the following Service Level agreements:

1. Provide normal business hours support
    a. Access to M-F 9am EST - 6pm PST support line
    b. Includes emergency and non-emergency call for:
        i. Software Issues and Version Upgrades
        ii. Hardware support for purchased equipment
        iii. Remote support
    c. Major Holidays are not included in coverage
        i. Christmas Day
        ii. July 4th
        iii. Thanksgiving +1
        iv. New Year's Day
        v. Memorial Day
        vi. Labor Day
2. Contract Includes Costs for Mileage Associated with support visits
    a. Does not include for Airfare, Hotel, Rental Car, or Per-Diem
    b. Does not include Travel Costs associated with other quotes
    c. All Non-Covered T&E will be invoiced at actual cost

## Warranty Terms

The warranty begins upon completion of install and lasts for 30 days.

**Support Contract Information**

Service Hotline: 818-303-3980
Email Support: Support@keycodemedia.com (Email is monitored from 9a – 6p)

**Call Back Response Time**

9am – 6pm response time 5 – 30 minutes

# OMNIA | Technology Solutions | Emergency Operations Center

| Prepared by: | Bill To: | Ship To: | Quote Information: |
|---|---|---|---|
| **Key Code Media, Inc. - California**<br>Brian Boring<br>(818) 303-3900<br>Fax 818-303-3901<br>bboring@keycodemedia.com | **City of Ontario**<br>,<br>Sagar Patel<br>(909) 395-2000<br>SPatel@ontarioca.gov | **City of Ontario**<br>303 East "B" Street<br>Ontario, CA 91764<br>Sagar Patel<br>(909) 395-2000<br>SPatel@ontarioca.gov | **Quote #: 243234**<br>Version: 3<br>Delivery Date: 05/14/2026<br>Expiration Date: 05/31/2026<br>Terms: ADVANCE |

## Quote Summary

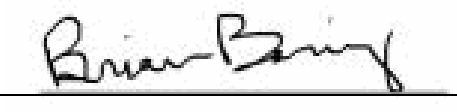
| Description | Amount |
|---|---|
| Jupiter | $115,700.50 |
| LED Wall, Mounting, Installation, & Commissioning | $142,155.40 |
| Equipment | $143,368.83 |
| Professional Services | $137,064.00 |
| Key Code Media \| Additional Project Bundle Discount | ($10,000.00) |
| **Subtotal:** | **$528,288.73** |
| **Estimated Tax:** | **$32,158.41** |
| **Total:** | **$560,447.14** |

## *Options

| Description | One-Time |
|---|---|
| Equipment | $9,604.80 |
| **Optional Subtotal:** | **$9,604.80** |

This Sales Quote (“SO”) incorporates the Terms and Conditions found at http://www.keycodemedia.com/terms/salesorder (“T&C”) and constitutes an offer or counter-offer, as applicable, by Key Code Media, Inc. or Burst Communications (“Seller”). This SO, including the T&C incorporated therein, shall become binding on the buyer listed herein (“Buyer”) on the earliest of Buyer’s: (i) acknowledgement hereof; or (ii) receipt of any goods and/or services ordered hereunder. No Buyer acknowledgement form, purchase order, or other document shall modify the SO or the T&C.

## Key Code Media, Inc. - California

Signature: 

Name: Brian Boring

Title: Director, Product Development

Date: 05/14/2026

## City of Ontario

Signature: _____

Name: Sagar Patel

Date: _____

**1639**

# City of Ontario EOC – Audio Visual System

## Scope of Work

### Display & Control Systems

- Absen Video Wall - Supply and install per attached quote specifications.
- Jupiter Control System - Centralized control for video wall layouts, profiles, and input/output routing.
- Touch Interfaces - (2) 10” Crestron touchscreens and (1) 7” wall-mounted Crestron touchscreen.

### Infrastructure & Furniture

- Equipment Rack - Installed in room adjacent to Room 209.
- ADA Adjustable Podium - Integrated rack for AV equipment.
- Cable Cubby Integration - Installed in podium cutout with HDMI, USB-C, RJ45, and USB-A inputs.

### Audio System

- Ceiling Microphones - (4) 2’x2’ TCC2 microphones for full-room voice pickup.
- Speakers & DSP - (16) speakers for room-wide coverage and Biamp Tesira Forte DSP for audio processing.
- Podium Microphone - Gooseneck mic for main presenter.
- Wireless Microphones - Handheld mics for flexible use.

### Video Conferencing

- Cameras - (2) cameras: one facing presenter, one facing audience.

### Collaboration & Input Sharing

- Operator HDMI Inputs - (4) wired HDMI input locations (TBD).
- Wireless Sharing - AirMedia receiver and (2) transmitters.
- Interactive Display - Clear Touch display with integrated PC module for training.

### Commissioning & Training

- System Commissioning & Testing - Full system validation and performance testing.
- GUI Programming & Approval - Custom interface design based on client feedback.
- Team Training - (2) sessions, 4 hours each.

- Close-Out Documentation - Includes as-built drawings, O&M manuals, and final system documentation.

## Assumptions

- Electrical & Data Infrastructure - All outlets, floor boxes, and wall boxes to be installed by others.
- Structural Engineering - Any structural components (e.g., backing for video wall) are the responsibility of others.

• Proposal is based on normal business hours work.

**EXHIBIT "B"**

**SCHEDULE OF SERVICES**

**July 21, 2026, to February 28, 2027**

**EXHIBIT "C"**

**COMPENSATION**

**NTE $570,052**

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Utilities<br>Prepared By: Andy Marquez<br>Staff Member Presenting: Scott Burton, Utilities General Manager<br>Reviewed By: Dennice Raygoza, Courtney Jones, Michael Sigsbee<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 17 |

**SUBJECT: A CONSTRUCTION CONTRACT WITH G.M. SAGER CONSTRUCTION CO, INC., FOR ON-CALL/EMERGENCY UTILITY TRENCH PAVING**

**RECOMMENDATION:** That the City Council authorize the City Manager, or designee, to execute a one-year Construction Contract with G.M. Sager Construction Co, Inc., located in Pomona, California, for on-call utility trench repairs at various locations in the amount of $600,000 from July 21, 2026 to June 30, 2027, with the option to extend the contract for up to four successive one-year periods for a total not-to-exceed amount of $3,315,378.

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

**FISCAL IMPACT:** The Fiscal Year 2026-27 Adopted Budget includes appropriations from the Water and Sewer Operating Funds for these on-call services. The recommended Contract is for $600,000 for the initial term. At the City's discretion, up to four additional one-year extensions may be executed. Should the City exercise all four successive one-year extensions, the projected amount for the five years (July 21, 2026 to June 30, 2031) would be a total not-to-exceed amount of $3,315,378.

The City and Contractor have agreed to fixed billing rates, and the Contractor will be compensated for on-call, as-needed services at the billing rates set forth in the proposed Agreement. Prices for the first year are fixed, and after the first year, any proposed increases in fees will be negotiated annually and will not exceed 5% per year. The total compensation paid under the proposed Contract will be commensurate with the City Council approved plans and budgets. There is no impact to the General Fund.

**BACKGROUND & ANALYSIS:** This contract provides for the repair and repaving of utility trenches at various locations throughout the City on an as-needed basis. The City completes over 300 trench

repairs annually, and costs are based on the size of the necessary repair, traffic control measures, and depth of the trench.

The work performed under this Contract consists of trench repairs associated with work performed by Staff on water and sewer mains, residential services, and associated with various water facilities. Trench repairs are coordinated with the Contractor following utility work to minimize disruption within the public right-of-way.

The City solicited proposals for this effort, and on May 26, 2026, three proposals were received for Contract UT-OPS 1068. A summary of the proposals is as follows:

| Company Name | Location | Bid Amount |
|---|---|---|
| G.M. Sager Construction Co, Inc. | Pomona, CA | $334,840 |
| Paveco, Inc. | Baldwin Park, CA | $397,360 |
| Hardy & Harper, Inc. | Lake Forest, CA | $1,027,000 |

Staff recommends award to G.M. Sager Construction Co, Inc., of Pomona, California, based on their expertise, ability to perform the work in a timely manner, and successful completion of this type of work in the past. Competitive bidding for this work would be impracticable and confer no advantage upon the City because the work must be dispatched promptly upon being identified, on a recurring basis, and without sufficient time to enable bidding each time additional necessary work is identified.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

**SECTION 00500**
**CONTRACT**

THIS CONTRACT is made and entered as of _____, in the County of San Bernardino, State of California, by and between the City of Ontario, hereinafter called City, and _____, hereinafter called Contractor. The City and the Contractor for the considerations stated herein agree as follows:

**ARTICLE 1. SCOPE OF WORK**. The Contractor shall perform all Work within the time stipulated the Contract and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5 below for the following Project:

**ON-CALL AND EMERGENCY UTILITY TRENCH PAVING**

The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor's failure to comply with this obligation.

**ARTICLE 2. TIME FOR COMPLETION**. Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within 30 calendar days from the commencement date stated in the Notice to Proceed, herein after the Contract Time. By its signature hereunder, Contractor agrees the Contract Time for completion set forth above is adequate and reasonable to complete the Work.

**ARTICLE 3. CONTRACT PRICE**. The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of _____ Dollars ($_____), hereinafter the Contract Price. Payment shall be made as set forth in the General Conditions.

**ARTICLE 4. LIQUIDATED DAMAGES**. The Contractor acknowledges that the City will sustain actual damages for each and every day completion of the Project is delayed beyond the Contract Time. Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City's actual damages. Accordingly, as provided in Government Code section 53069.85, it is agreed that the Contractor will pay the City the sum of **$500** for each and every calendar day of delay in completing the Work beyond the time prescribed in the Contract

Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event the Liquidated Damages are not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not affect the City's rights to other damages or remedies specified in the Contract Documents or allowed by law.

Should Contractor be inexcusably delayed in the performance of the Work, City may deduct Liquidated Damages based on its estimate of when Contractor will achieve Final Completion or other milestones. City need not wait until Final Completion to withhold Liquidated Damages from Contractor.

Liquidated Damages are not a penalty but an agreed upon estimate of the actual damages that would be sustained by the City for delay, including but not limited to loss of revenue, inconvenience to the City and the public, and increased Project administration expenses, such as extra inspection, construction management, staff time and architectural and engineering expenses. Liquidated Damages do not include actual damages the City incurs on account of claims by third parties against the City on account of any delay.

Should money due or to become due to the Contractor be insufficient to cover Liquidated Damages or other offsets due, then Contractor forthwith shall pay the remainder of the assessed liquidated damages to City.

**ARTICLE 5. COMPONENT PARTS OF THE CONTRACT**. The "Contract Documents" include the following documents, each of which is incorporated into this Contract by reference:

- Notice Inviting Bids
- Instructions to Bidders
- Bid Form
- Contractor's Certificate Regarding Workers' Compensation form
- Bid Bond
- List of Subcontractors form
- Contractor Information and Experience Form
- Non-Collusion Declaration form
- Public Works Contractor Registration Certification form
- Iran Contracting Act Certification form
- Fleet Compliance Certification form
- Contract
- Performance Bond
- Payment Bond
- Environmental documents and approvals (If Applicable)
- General Conditions
- Special Conditions
- Standard Specifications for Public Works Construction (Greenbook), Edition, except Sections 1-9
- Technical Specifications
- Addenda (If Applicable)
- Plans and Drawings
- Approved and fully executed change orders
- Federal Requirements (If Applicable)
- Any other documents contained in or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

**ARTICLE 6. PROVISIONS REQUIRED BY LAW**. Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including but not limited to, the provisions of the California Labor Code and Public Contract Code applicable to this Project.

**ARTICLE 7. INDEMNIFICATION**. Contractor shall provide indemnification as set forth in the General Conditions.

**ARTICLE 8. PREVAILING WAGES**. Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at the office of the City Clerk or may be obtained online at http//www.dir.ca.gov/dlsr. and which must be posted at the job site.

**ARTICLE 9. CONTRACTOR REGISTRATION AND LABOR COMPLIANCE**. Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. This Project will be subject to compliance monitoring and enforcement by the Department of Industrial Relations. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be the Contractor's sole responsibility to evaluate and pay the cost of complying with all labor compliance requirements under this Contract and applicable law.

**ARTICLE 10. FALSE CLAIMS**. Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF ONTARIO

By _____
Scott Ochoa
City Manager

ATTEST:

By: _____
Sheila Mautz, City Clerk

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

G.M. Sager Construction Co., Inc

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

_____
Contractor's License Number and Classification

_____
DIR Registration Number

**END OF CONTRACT**

## EXHIBIT "A"

## SCOPE OF SERVICES

**a. Description of the Work**: The work to be done, in general, shall include furnishing all labor, materials, tools, equipment, parts, supplies, incidentals, and permits necessary for, or appurtenant to, install permanent trench resurfacing entirely in place per the Specifications and Contract Documents for the above-stated project. The general items of work to be performed hereunder consist of the installation of new asphalt concrete paving trench repair work, asphalt concrete grind, and overlay, temporary asphalt concrete removal, stripping replacement, and all associated work as identified at various locations throughout the City of Ontario. The Contractor must possess a valid Class A or C-12 contractor license issued by the California Department of Consumer Affairs Contractors State License Board.

**b. Job Location and Work Hours** The project is located within the City of Ontario city limits. Work hours for the project shall be 7:30 a.m. to 4:00 p.m. weekdays only, unless requested by City Project Manager under emergency detail patch work.

**Contractor must be able to respond within 4 hours for emergency detail patch work throughout the City.**

**c. Project Duration** The work shall be diligently prosecuted to completion before the expiration of: **30 working days per task order.** a. Contractor to provide a schedule that includes all major activities, milestones, stationing, durations, etc. b. Pipe stationing shall be included in the project schedule as the mean to delineate work area. c. Any change in project schedule or work area shall be communicated to the Project Manager prior to when the change occurs. No time extension to the contract completion date will be allowed due to this project schedule change.

**d. Traffic Control** Contractor is responsible for providing and maintaining traffic control at the locations of the work site. Public travel through the work shall be impeded or obstructed as little as possible.

**e. Site Cleanup** a. Contractor is responsible for the proper handling of materials to include discard of debris and keeping the work site clean. Contractor shall restore all areas and objects that were damaged or disrupted due to construction activities to a condition as good as existing prior to construction. All of the above requirements extend to contractor's subcontractors. Contractor is responsible for subcontractors conforming to all requirements. Penalties will be assessed against contractor for any subcontractor violations.

**f. Permits** All work shall conform to all applicable Industry, Federal, State and Local Laws, Codes, Ordinances, OSHA requirements and standards, and the City's standards for trench work. Contractor shall obtain all required permits such as encroachment, inspection, etc. with the required governing agencies. No work shall be started within the street right-of-way or on City property until the Contractor has obtained the necessary permits. The Contractor shall obtain and pay for all permits and fees and give all notices necessary and incident to the due and lawful prosecution of the work and to the preservation of the public health and safety. Fees will not be collected on those permits obtained from the City.

**g. Inspection** a. Inspection's will be provided by City staff based on regular eight hour working

days, generally from 7:30 AM to 4:00 PM, Monday through Friday. When the Contractor's operations and the safety of the public require inspection beyond eight hours, or the Contractor requests inspection for other than regular City working days, the Project Manager and the Contractor will agree to a date and time for the inspection.

The Contractor shall notify the Project Manager no less than 48 hours in advance of inspection requirements.

**h. Surveying** Contractor shall not disturb or destroy any existing monuments or benchmarks. If any survey monuments or benchmarks need to be removed and replaced, Contractor shall notify the Project Manager prior to construction. Before removing any monuments in preparation for construction, the City will set at least four ties for each monument to be removed and replaced, all at City's expense. After construction, the City will replace each monument using the aforementioned ties and file a corner record for each replaced monument.

**EXHIBIT "B"**

**SCHEDULE OF SERVICES**

**ON AN AS-NEEDED BASIS**

Term. The term of this Agreement shall be from **July 21, 2026 to June 30, 2027**, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than four (4) additional one-year terms. Contractor shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

## EXHIBIT "C"

## COMPENSATION

Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation for FY 2026-27 shall not exceed **Six-Hundred Thousand Dollars ($600,000)** for a total not-to-exceed amount of **Three-Million Three Hundred and Fifteen Thousand, Three Hundred and Seventy Eight Dollars ($3,315,378)** without written approval of City's **Operations Manager.** Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Utilities<br>Prepared By: Dennis Mejia<br>Staff Member Presenting: Scott Burton, Utilities General Manager<br>Reviewed By: Dennice Raygoza, Courtney Jones, Michael Sigsbee<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 18 |

**SUBJECT:** **A CONSTRUCTION CONTRACT WITH DOWNING CONSTRUCTION, INC., A PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP, INC., AND AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENTS WITH Z&K CONSULTANTS, INC. AND TWINING, INC., FOR THE WESTERN TRUNK SEWER INTERIM DIVERSION PROJECT**

**RECOMMENDATION:** That the City Council take the following actions:

A. Approve the plans and specifications and award Contract No. UT1097 to Downing Construction, Inc., of Calimesa, California, for the construction of the Western Trunk Sewer Interim Diversion Project, in the amount of $2,314,676 plus a 15% contingency of $347,202, for a total not-to-exceed amount of $2,661,878, a term of 150 calendar days after issuance of a notice to proceed and authorize the City Manager, or his designee, to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.

B. Approve and authorize the City Manager, or his designee, to execute a Professional Services Agreement with Ardurra Group, Inc., of Newport Beach, California, for a total not-to-exceed amount of $131,765 for Construction Engineering Services and a term from July 21, 2026, to December 31, 2029.

C. Approve and authorize the City Manager, or his designee, to execute Amendment No. 2 to the On-Call Construction Management and Inspection Agreement with Z&K Consultants, Inc., of Riverside, California, increasing the Agreement amount by $270,516 for a revised new total not-to-exceed amount of $1,028,642 and extending the term of the Agreement from June 4, 2024 to May 31, 2029.

D. Approve and authorize the City Manager, or his designee, to execute Amendment No. 3 to the On-Call Geotechnical and Material Testing Services Agreement with Twining, Inc., of Long Beach, California, increasing the Agreement amount by $47,796 for a revised new total not-to-exceed amount of $386,632 and a term from May 2, 2023 to April 30, 2028.

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

**Invest in the Growth and Evolution of the City's Economy**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

**FISCAL IMPACT:** The recommended Contract award to Downing Construction Inc. is for $2,314,676 plus a 15% contingency of $347,202, for a total not-to-exceed amount of $2,661,878. The Proposed Professional Services Agreement to Ardurra Group, Inc. is for a total not-to-exceed amount of $131,765. Proposed Amendment No. 2 to Z&K Consultants, Inc. increases the agreement by $270,516, for a new total not-to-exceed amount of $1,028,642. Proposed Amendment No. 3 to Twining, Inc. increases the agreement by $47,796, for a new total not-to-exceed amount of $386,632. The total cost for the recommended action is $3,111,955.

The Fiscal Year 2026-27 Adopted Budget for the Capital Improvement Program includes appropriations in the amount of $2,863,060 from the Sewer Capital Fund and New Model Colony (NMC) Regional Sewer Development Impact Fee (DIF) Fund to provide construction and construction support services for the Western Trunk Sewer Interim Diversion (DIF Project No. SW-002) Project. If approved, additional appropriations will be included in the Sewer Capital Fund and in the NMC Regional Sewer DIF Fund at a future Quarterly Budget Update Report to City Council. There is no impact on the General Fund.

**BACKGROUND & ANALYSIS:** The City of Ontario operates a wastewater collection system that conveys sanitary sewer flows from the western portion of the City to the Inland Empire Utilities Agency (IEUA) regional sewer system. A key component of this system is an existing 27-inch vitrified clay pipe (VCP) sewer main located within the Riverside Drive corridor, which currently conveys approximately 1.5 million gallons per day (MGD) of wastewater to an IEUA connection point near the intersection of Riverside Drive and South Champions Avenue.

Through the City’s long-term sewer planning efforts, it was determined that the continued discharge of these flows at the existing IEUA connection presents operational and capacity constraints. To address these needs in a phased and cost-effective manner, the City is advancing a series of projects that will reroute these flows into the City’s wastewater collection system. The diverted flows will then be conveyed through the City's trunk sewer to a different connection with the IEUA regional system where additional discharge capacity is available. This approach will improve the long-term reliability and operational flexibility of the City’s wastewater system.

The UT1097 Western Trunk Sewer Interim Diversion Project is a critical interim improvement that supports this long-term strategy. This project will construct diversion facilities to redirect wastewater flows from the existing 27-inch VCP sewer main into the City’s sewer network while maintaining uninterrupted service. The interim diversion facilities are being designed to be compatible with the City’s future permanent Western Trunk Sewer improvements, thereby minimizing redundant construction and supporting efficient system expansion.

The UT1097 project includes construction of new VCP sewer mains along Vineyard Avenue, Riverside Drive, and at the intersection of Chino Avenue and South Champions Avenue. In addition, existing manholes will be modified to install diversion structures and flow control elements to allow

wastewater flows to be intercepted and conveyed westward into the City's trunk sewer system. The project also includes associated appurtenances, temporary bypass pumping, traffic control, pavement restoration, and coordination with utility providers and affected agencies.

The diversion facilities constructed under UT1097 will establish critical pick-up locations that are intended to serve as connection points for future permanent trunk sewer improvements. Completion of this project will improve operational flexibility and advance the City's broader efforts to modernize and expand its wastewater infrastructure in a phased and coordinated manner.

The project is located at two sites; Vineyard Avenue South of Riverside Drive, Riverside Drive between Vineyard Avenue and Whispering Lakes Lane; and the intersection of Chino Avenue and South Champions Avenue. The work under this contract consists of construction of new sewer facilities, including approximately 200 linear feet of 12-inch diameter vitrified clay pipe (VCP) sewer main along Vineyard Avenue South of Riverside Drive; approximately 2,100 linear feet of 21-inch diameter VCP sewer main along Riverside Drive between Vineyard Avenue and Whispering Lakes Lane; approximately 50 linear feet of 12-inch diameter VCP sewer main and approximately 40 linear feet of 4-inch and 6-inch diameter VCP sewer mains at the intersection of Chino Avenue and South Champions Avenue. The work also includes modification of existing manholes to construct diversion structures, installation of a new slide gate structure with slide gates, modification of an existing IEUA sewer diversion structure, installation of ultrasonic flow meters, temporary bypass pumping, traffic control, pavement restoration, and all incidental and appurtenant work necessary to complete the project in accordance with the approved Plans and Specifications

On May 28, 2026, eight bids were received for the UT1097 Western Trunk Sewer Interim Diversion Project through the City's electronic bid management system in response to Bid No. 1992. The bids ranged from a low bid amount of $2,314,676.00 to a high bid amount of $5,431,200.00. The lowest four bids are summarized below.

| Bidder | Location | Amount |
|---|---|---|
| Downing Construction, Inc. | Calimesa, CA | $2,314,676 |
| T.E. Roberts, Inc. | Irvine, CA | $2,854,446 |
| Big Ben Engineering | Irvine, CA | $2,936,289 |
| CEM Construction, Corp. | Montebello, CA | $3,107,450 |

Staff reviewed the apparent lowest bid and determined that Downing Construction, Inc., met the requirements for recommendation as the lowest responsive and responsible bidder.

Support services will be required during construction of the Western Trunk Sewer Interim Diversion Project. Ardurra Group, Inc., will provide construction engineering services as they are the Engineer of Record for the Project and develop the project plans and specifications. Z&K Consultants, Inc., will provide construction management and inspection services. The City first contracted with Z&K Consultants, Inc., on June 4, 2024, after an extensive Request for Proposal selection process for on-call project management and inspection services. Twining, Inc., will provide geotechnical and material testing services. The City first contracted with Twining, Inc., on May 2, 2023, after an extensive Request for Qualification selection process for on-call geotechnical and material testing services.

**ENVIRONMENTAL REVIEW:** An Initial Study, a Negative Declaration or a Mitigated Negative Declaration will not be necessary for the proposed projects per Article 19, section 15301, Class 1 – Existing Facilities. The project involves construction of minor utility extensions within existing public rights-of-way, replacing or supplementing existing municipal infrastructure with negligible expansion of capacity. All work will occur within previously disturbed urban roadway corridors and will not impact sensitive environmental resources.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# PROFESSIONAL SERVICES AGREEMENT

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Ardurra Group, Inc.**, a **California Corporation**, with its principal place of business at **3737 Birch Street, Suite 250, Newport Beach, CA 92660** ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing **Construction Engineering** services to public clients, is licensed in the State of California, and is familiar with the plans of City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the **OMUC Contract No. UT1097 Western Trunk Sewer Interim Diversion** project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

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

3.1.2 Term. The term of this Agreement shall be from **July 21, 2026** to **December 31, 2029**, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "B" attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Hundred Thirty-One Thousand Seven Hundred Sixty-Five Dollars ($131,765**) without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "B" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

**3.3 Responsibilities of Consultant.**

3.3.1 Independent Contractor; Control and Payment of Subordinates. The Services shall be performed by Consultant or under its supervision. Consultant will determine the means, methods

and details of performing the Services subject to the requirements of this Agreement. City retains Consultant on an independent contractor basis and not as an employee. Any personnel performing the Services on behalf of Consultant shall not be employees of City and shall at all times be under Consultant's exclusive direction and control. Neither City, or any of its officials, officers, directors, employees or agents shall have control over the conduct of Consultant or any of Consultants officers, employees or agents, except as set forth in this Agreement. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: **Dolores Salgado, P.E., Principal-in-Charge**.

3.3.5 City's Representative. The City hereby designates **Dennis Mejia, PE, Utilities Engineering Manager**, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates **Dennis Mejia, PE, Utilities Engineering Manager**, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

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

3.3.8 Standard of Care; Performance of Employees. Consultant shall perform all

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq*.); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant’s profession with limits of not less than $2,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

(E) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. “Covered Professional Services” as designated in the policy must specifically include work performed under this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified

copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude

the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect

Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

**3.5 Termination of Agreement.**

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

**3.6 Indemnification.**

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated

herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**3.7 General Provisions.**

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

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: Ardurra Group, Inc.
3737 Birch Street, Suite 250
Newport Beach, CA 92660
ATTN: Dolores Salgado, P.E., Principal-in-Charge

City: City of Ontario
303 East "B" Street
Ontario, CA 91764
ATTN: Dennis Mejia, P.E., Utilities Engineering Manager

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the

indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in San Bernardino County. In addition to any and all contract requirements pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed

conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

3.7.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or

making of this Agreement. Consultant further agrees to file, or shall cause its employees or subconsultants to file, a Statement of Economic Interest with the City's Filing Officer as required under state law in the performance of the Services. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

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

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

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT**

**BETWEEN THE CITY OF ONTARIO AND**

**ARDURRA GROUP, INC.**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**ARDURRA GROUP, INC.**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**EXHIBIT "A"**
**SCOPE OF SERVICES**

ARDURRA

May 26, 2026

Mr. Luke Qu Zhipeng
Ontario Municipal Water Company
1425 S. Bon View Ave
Ontario, CA 91761

**Subject: UT1097 Western Trunk Sewer Interim Diversion - Proposal for Engineering Services During Construction**

Dear Mr. Qu:

It is Ardurra's pleasure to be working with you on this critical sewer project. Enclosed you will find our proposal for Engineering Services During Construction for the UT1097 project.

We added these statements to our assumptions:

1. The number of submittals, RFIs, Change Order Requests, and meetings are based on assumptions.
2. Ardurra will submit a proposal for City-initiated revisions.

Please feel free to contact me if you have questions or require additional information.

Sincerely,

Kaitlyn Leong, PE
Project Manager
669.259.3863
kleong@ardurra.com

Dolores Salgado, P.E.
Practice Director
661.748.3893
dsalgado@ardurra.com

Enclosures:
1. Exhibit "A" Scope of Work
2. Exhibit "B" Fee Schedule

# Exhibit "A" - Scope of Work

**Ontario Municipal Utilities Company**
**UT1097 Western Trunk Sewer Interim Diversion**
**Engineering Services During Construction (ESDC)**

## Task 1 – General Requirements

Provide project management, administration, invoicing, billing, monthly progress reports. This task shall also include communication, coordination and cooperation with the City's staff and the City's Construction Manager.

## Task 2 – Construction Engineering Services

Attend construction progress site meetings and provide support services including technical review of submittals, RFIs, change orders, claim mitigation efforts, generation of support calculations, review of applicable standards, and presentation of acceptable alternatives or solutions. Upon completion of construction activities, City's team will forward one set of red-lined drawings to the Consultant to review and sign/approve as Finalized digital As-Builts record drawings.

### Task 2.1 – Pre-Construction

Attend preconstruction meeting and provide technical support to City addressing any questions arising from the preconstruction meeting.

### Task 2.2 – Construction

Attend periodic site visits to monitor the progress, performance and assess any conflicts which may arise during the course of construction and will coordinate these visits with the City's Construction Management team. It is estimated that up to ten (10) site visits may be required.

### Task 2.3 – Change Order Management

Assist the City's team with negotiating and coordinate the implementation of contract change orders during the construction process. City's team will compile change order supporting documentation, such as inspection reports, test reports, drawings, sketches, photographs, and other materials as required. Consultant will review and evaluate the appropriateness of all proposed change orders; advise City as to their effect on the contract time and cost; and perform independent estimates of the proposed change order work when necessary, as well as recommend approval or denial. Consultant should anticipate responding up to ten (10) change orders.

### Task 2.4 – Requests for Information (RFI)

Review and respond to contractor's Request for Information (RFIs) the duration of the project (assumed 15 total). Responses will be provided within five (5) working days and in accordance with the Contract Documents.

### Task 2.5 – Submittal Management

Review and respond to contractor's submittals the duration of the project (assumed 50 total). Ensure contractor submittals are in conformance with the Contract Documents. Document the status of submittals, received and corresponding responses, via a Submittal Log and provide the City with an updated log the entire project duration.

### Task 2.6 – Design Revisions

Prepare construction field order changes and design changes, as required during construction. Five (5) changes are assumed.

## Task 3 – Post Construction

### Task 3.1 – As-Built Record Drawings

Prepare record drawings per City's standard process. Final drawings provided via PDF along with accompanying CAD files.

**Assumptions**

1. This scope assumes Ardurra will respond directly to the City or the City's Construction Manager and not to the Contractor's questions via email or phone.
2. The number of submittals, RFIs, Change Order Requests, and meetings are based on assumptions.
3. Ardurra will submit a proposal (scope and fee) for any City-initiated revisions beyond this scope.
4. Fee is based on time and materials, not to exceed amount.

## EXHIBIT "B"
## SCHEDULE OF SERVICES & COMPENSATION

# EXHBIT "B" FEE SCHEDULE
## Ontario Municipal Utilities Company (OMUC)
## Engineering Services During Construction for
## UT1097 WTS Interim Diversion ESDC

| | Task Item | Labor Hours | | | | | | | Direct Costs | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Project Director | Technical Advisor | Project Manager III | Project Engineer III | Admin | Sr. Construction Manager | Document Control | | |
| | 2024 Billing Rates Escalaed 3% to 2026 | $ 350 | $ 297 | $ 265 | $ 191 | $ 143 | $ 276 | $ 143 | | |
| TASK 1 - | General Requirements | | | | | | | | | |
| | Project Management, Invoicing/Billing, Progress Reports | 4 | | 24 | | 12 | | | | $ 9,476 |
| | | | | | | | | | General Requirements | **$ 9,476** |
| TASK 2 - | Construction Engineering Services | | | | | | | | | |
| | Pre-Construction Meeting | | | 4 | 1 | | | | $ 500 | $ 1,751 |
| | Construction Meetings (10 total) | | | 10 | 10 | | | | $ 2,000 | $ 6,560 |
| | Field Site Visits (10 total) | | | 40 | | | | | $ 2,000 | $ 12,600 |
| | Change Order Management (10 total) | | | 12 | 10 | | 24 | 10 | | $ 13,144 |
| | Requests for Information (15 total) | | 4 | 15 | 30 | | 2 | 15 | | $ 13,590 |
| | Submittal Reviews (50 total) | | 4 | 32 | 80 | | 2 | 50 | | $ 32,650 |
| | Design Revisions (5 total) | 2 | 8 | 20 | 40 | | 2 | 10 | | $ 17,998 |
| | | | | | | | | | Construction Engineering Services | **$ 98,293** |
| TASK 3 - | Post Construction | | | | | | | | | |
| | Record Drawings | | | 12 | 40 | | | | | $ 10,820 |
| | Additional Services As Needed | | | | | | | | | $ 13,176 |
| | | | | | | | | | Post Construction | **$ 23,996** |
| | Total Hours: | 6 | 16 | 169 | 211 | 12 | 30 | 85 | | |
| | Total Project Cost: | $ 2,100 | $ 4,752 | $ 44,785 | $ 40,301 | $ 1,716 | $ 8,280 | $ 12,155 | $ 4,500 | $ 131,765 |
| | | | | | | | | | TOTAL CONTRACT AMOUNT, T&M NTE | $ 131,765 |

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

**SECTION 00500**
**CONTRACT**

THIS CONTRACT is made this _____ day of _____, 20__, in the County of San Bernardino, State of California, by and between the City of Ontario, hereinafter called City, and **Downing Construction Inc**, hereinafter called Contractor. The City and the Contractor for the considerations stated herein agree as follows:

**ARTICLE 1. SCOPE OF WORK**. The Contractor shall perform all Work within the time stipulated the Contract and shall provide all labor, materials, equipment, tools, utility services, and transportation to complete all of the Work required in strict compliance with the Contract Documents as specified in Article 5 below for the following Project:

**OMUC CONTRACT NO. UT1097**
**WESTERN TRUNK SEWER INTERIM DIVERSION**

The Contractor and its surety shall be liable to the City for any damages arising as a result of the Contractor's failure to comply with this obligation.

**ARTICLE 1. TIME FOR COMPLETION**. Time is of the essence in the performance of the Work. The Work shall be commenced on the date stated in the City's Notice to Proceed. The Contractor shall complete all Work required by the Contract Documents within 150 calendar days from the commencement date stated in the Notice to Proceed, herein after the Contract Time. By its signature hereunder, Contractor agrees the Contract Time for completion set forth above is adequate and reasonable to complete the Work.

**ARTICLE 2. CONTRACT PRICE**. The City shall pay to the Contractor as full compensation for the performance of the Contract, subject to any additions or deductions as provided in the Contract Documents, and including all applicable taxes and costs, the sum of **Two Million Three Hundred Fourteen Thousand Six Hundred Seventy-Six Dollars ($2,314,676),** hereinafter the Contract Price. Payment shall be made as set forth in the General Conditions.

**ARTICLE 3. LIQUIDATED DAMAGES**. The Contractor acknowledges that the City will sustain actual damages for each and every day completion of the Project is delayed beyond the Contract

Time. Because of the nature of the Project, it would be impracticable or extremely difficult to determine the City's actual damages. Accordingly, as provided in Government Code section 53069.85, it is agreed that the Contractor will pay the City the sum of **$2,500** for each and every calendar day of delay in completing the Work beyond the time prescribed in the Contract Documents for finishing the Work, as Liquidated Damages and not as a penalty or forfeiture. In the event the Liquidated Damages are not paid, the Contractor agrees the City may deduct that amount from any money due or that may become due the Contractor under the Contract. This Article does not affect the City's rights to other damages or remedies specified in the Contract Documents or allowed by law.

Should Contractor be inexcusably delayed in the performance of the Work, City may deduct Liquidated Damages based on its estimate of when Contractor will achieve Final Completion or other milestones. City need not wait until Final Completion to withhold Liquidated Damages from Contractor.

Liquidated Damages are not a penalty but an agreed upon estimate of the actual damages that would be sustained by the City for delay, including but not limited to loss of revenue, inconvenience to the City and the public, and increased Project administration expenses, such as extra inspection, construction management, staff time and architectural and engineering expenses. Liquidated Damages do not include actual damages the City incurs on account of claims by third parties against the City on account of any delay.

Should money due or to become due to the Contractor be insufficient to cover Liquidated Damages or other offsets due, then Contractor forthwith shall pay the remainder of the assessed liquidated damages to City.

**ARTICLE 4. COMPONENT PARTS OF THE CONTRACT**. The "Contract Documents" include the following documents, each of which is incorporated into this Contract by reference:

- Notice Inviting Bids
- Instructions to Bidders
- Bid Form
- Contractor's Certificate Regarding Workers' Compensation form
- Bid Bond
- List of Subcontractors form
- Contractor Information and Experience Form
- Non-Collusion Declaration form
- Public Works Contractor Registration Certification form
- Iran Contracting Act Certification form
- Fleet Compliance Certification form
- Contract
- Performance Bond
- Payment Bond
- Environmental documents and approvals (If Applicable)
- General Conditions
- Special Conditions
- Standard Specifications for Public Works Construction (Greenbook), 2024 Edition, except Sections 1-9
- Technical Specifications
- Addenda (If Applicable)

- Plans and Drawings
- State Water Resources Control Board Directed Assistance Grant Agreement No. D2201010
- Approved and fully executed change orders
- Federal Requirements (If Applicable)
- Any other documents contained in or incorporated into the Contract

The Contactor shall complete the Work in strict accordance with all of the Contract Documents.

All of the Contract Documents are intended to be complementary. Work required by one of the Contract Documents and not by others shall be done as if required by all. This Contract shall supersede any prior agreement of the parties.

**ARTICLE 6. PROVISIONS REQUIRED BY LAW**. Each and every provision of law required to be included in these Contract Documents shall be deemed to be included in these Contract Documents. The Contractor shall comply with all requirements of applicable federal, state and local laws, rules and regulations, including but not limited to, the provisions of the California Labor Code and Public Contract Code applicable to this Project.

Each and every provision of law and clause required by law (including by way of illustration and not by limitation, by funding agreement, grant, or loan imposing such a condition, including by way of illustration State Water Resources Control Board Directed Assistance Grant Agreement No. D2201010) to be inserted in this Agreement shall be deemed to be inserted and this Agreement shall be read and enforced as though it were included. If through mistake or otherwise, any such provision is not physically inserted or is not correctly inserted, then upon application of either Party, the Agreement shall be amended to make the insertion or correction in a reasonable manner. All references to statutes and regulations shall include all amendments, replacements, and enactments in the subject which are in effect as of the date of this Agreement, and any later changes which do not materially and substantially alter the positions of the Parties.

**ARTICLE 7. INDEMNIFICATION**. Contractor shall provide indemnification as set forth in the General Conditions.

**ARTICLE 8. PREVAILING WAGES**. Contractor shall be required to pay the prevailing rate of wages in accordance with the Labor Code which such rates shall be made available at the office of the City Clerk or may be obtained online at http//www.dir.ca.gov/dlsr. and which must be posted at the job site.

**ARTICLE 9. CONTRACTOR REGISTRATION AND LABOR COMPLIANCE**. Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. This Project will be subject to compliance monitoring and enforcement by the Department of Industrial Relations. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be the Contractor's sole responsibility to evaluate and pay the cost of complying with all labor compliance requirements under this Contract and applicable law.

**ARTICLE 10. FALSE CLAIMS**. Contractor acknowledges that if a false claim is submitted to the City, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

**[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

IN WITNESS WHEREOF, this Contract has been duly executed by the above-named parties, on the day and year above written.

CITY OF ONTARIO

By: _____
Scott Ochoa
City Manager

ATTEST:

By: _____
Sheila Mautz, City Clerk

APPROVED AS TO FORM:

By: _____
Best Best & Krieger LLP
City Attorney

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

_____
Contractor's License Number and Classification

_____
DIR Registration Number

**END OF CONTRACT**

# Line Items

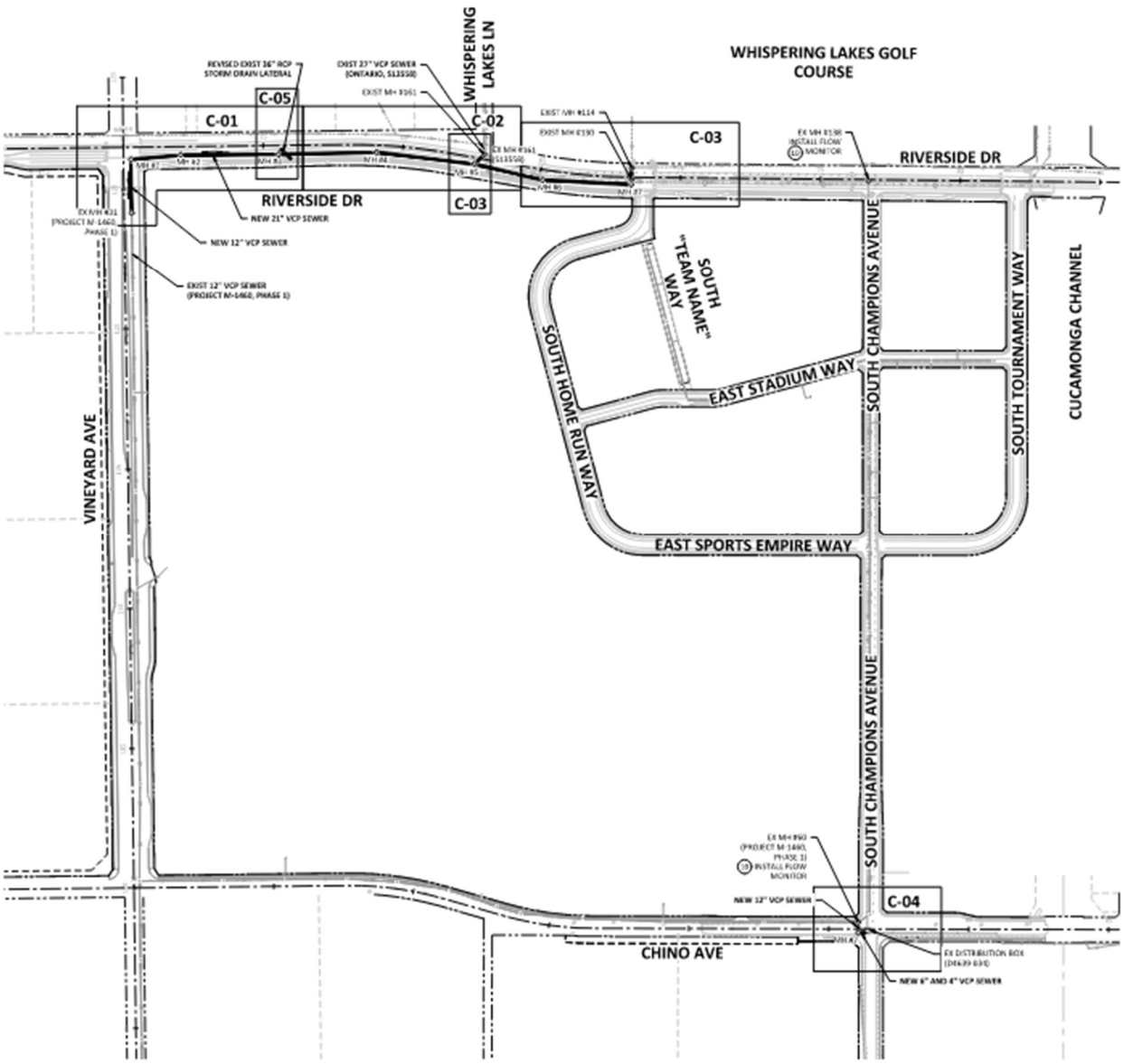
Discount Terms No Discount

| Item # | Item Code | Type | Item Description | UOM | QTY | Unit Price | Line Total | Response | Comment |
|---|---|---|---|---|---|---|---|---|---|
| BID SCHEDULE - UT1072 EUCLID AVENUE RECYCLED WATER SYSTEM | | | | | | | $2,314,676.00 | | |
| 1 | 1 | | MOBILIZATION, DEMOBILIZATION, BONDS, INSURANCE, PERMITS, AND MISCELLANEOUS | LS | 1 | $80,000.00 | $80,000.00 | Yes | |
| 2 | 2 | | IMPLEMENT TRAFFIC CONTROL AND SAFETY MEASURES | LS | 1 | $40,000.00 | $40,000.00 | Yes | |
| 3 | 3 | | TEMPORARY TRAFFIC SIGNAL PLANS | EA | 1 | $500.00 | $500.00 | Yes | |
| 4 | 4 | | PROVIDE PRECONSTRUCTION AUDIO AND VIDEO | LS | 1 | $5,000.00 | $5,000.00 | Yes | |
| 5 | 5 | | CONSTRUCTION SURVEYING, REESTABLISH MONUMENTS AND CENTERLINE TIES | LS | 1 | $13,500.00 | $13,500.00 | Yes | |
| 6 | 6 | | POTHOLING AND UTILITY VERIFICATION | LS | 1 | $60,000.00 | $60,000.00 | Yes | |
| 7 | 7 | | ADDITIONAL POTHOLES OF EXISTING MAINLINE UTILITIES NOT SHOWN ON PLANS | EA | 3 | $1,275.00 | $3,825.00 | Yes | |
| 8 | 8 | | PREPARE AND IMPLEMENT SWPPP AND BMPs | LS | 1 | $15,000.00 | $15,000.00 | Yes | |
| 9 | 9 | | SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD | LS | 1 | $40,000.00 | $40,000.00 | Yes | |
| 10 | 10 | | FURNISH, INSTALL AND MAINTAIN ELECTRONIC MESSAGE BOARDS AND PROJECT SIGNS | LS | 1 | $7,200.00 | $7,200.00 | Yes | |
| 11 | 11 | | PROVIDE CONSTRUCTION WATER PER THE SPECIFICATION | LS | 1 | $7,150.00 | $7,150.00 | Yes | |
| 12 | 12 | | MAINTAIN AND FURNISH AS-BUILT RECORD DRAWINGS | LS | 1 | $500.00 | $500.00 | Yes | |
| 13 | 13 | | COMPLIANCE WITH CEQA REQUIREMENTS | LS | 1 | $500.00 | $500.00 | Yes | |
| 14 | 14 | | COMPLIANCE WITH GAS COMPANY AND IMPLEMENT REQUIREMENTS | LS | 1 | $500.00 | $500.00 | Yes | |
| 15 | 15 | | COMPLIANCE WITH SCE AND IMPLEMENT REQUIREMENTS | LS | 1 | $500.00 | $500.00 | Yes | |
| 16 | 16 | | CONSTRUCT 4-INCH DIA. EXTRA STRENGTH VCP SEWER MAIN | LF | 40 | $367.00 | $14,680.00 | Yes | |
| 17 | 17 | | CONSTRUCT 6-INCH DIA. EXTRA STRENGTH VCP SEWER MAIN | LF | 40 | $371.00 | $14,840.00 | Yes | |
| 18 | 18 | | CONSTRUCT 12-INCH DIA. EXTRA STRENGTH VCP SEWER MAIN | LF | 300 | $375.00 | $112,500.00 | Yes | |
| 19 | 19 | | CONSTRUCT 21-INCH DIA. EXTRA STRENGTH VCP SEWER MAIN | LF | 2100 | $502.00 | $1,054,200.00 | Yes | |
| 20 | 20 | | REMOVE AND LEGALLY DISPOSE OF EXISTING SEWER MAIN | LF | 500 | $8.00 | $4,000.00 | Yes | |
| 21 | 21 | | REMOVE AND LEGALLY DISPOSE OF EXISTING SEWER MANHOLE | EA | 1 | $1,690.00 | $1,690.00 | Yes | |
| 22 | 22 | | CONSTRUCT 60-INCH SEWER MANHOLE | EA | 7 | $17,720.00 | $124,040.00 | Yes | |
| 23 | 23 | | CONSTRUCT SLIDE GATE STRUCTURE AND INSTALL SLIDE GATES | LS | 1 | $34,220.00 | $34,220.00 | Yes | |
| 24 | 24 | | MODIFY (REMODEL) EXISTING SEWER MANHOLE | EA | 3 | $14,625.00 | $43,875.00 | Yes | |
| 25 | 25 | | MODIFY EXISTING 72-INCH ID SEWER MANHOLE TO INSTALL AN EXTERNAL DROP | EA | 1 | $16,560.00 | $16,560.00 | Yes | |
| 26 | 26 | | MODIFY (REMODEL) EXISTING SEWER MANHOLE TO DIVERSION MANHOLE | EA | 1 | $15,080.00 | $15,080.00 | Yes | |
| 27 | 27 | | MODIFY (REMODEL) EXISTING IEUA SEWER DIVERSION STRUCTURE | EA | 1 | $16,560.00 | $16,560.00 | Yes | |
| 28 | 28 | | INSTALL ULTRASONIC FLOW METER | EA | 2 | $33,490.00 | $66,980.00 | Yes | |
| 29 | 29 | | SEWAGE SYSTEM BY-PASS PUMPING | LS | 1 | $142,120.00 | $142,120.00 | Yes | |
| 30 | 30 | | CCTV POST-INSPECTION OF PIPELINE | LF | 2400 | $6.00 | $14,400.00 | Yes | |
| 31 | 31 | | CONSTRUCT 36" RCP, D-LOAD PER PROFILE. TRENCH BACKFILL AND PAVING PER CITY STD 1306 | LF | 40 | $538.00 | $21,520.00 | Yes | |
| 32 | 32 | | CONSTRUCT CONNECTION TO CATCH BASIN PER CITY STD DWG 3015 | EA | 1 | $3,275.00 | $3,275.00 | Yes | |
| 33 | 33 | | CONSTRUCT CONCRETE PIPE COLLAR PER SPPWC STD DWG 380-4 | EA | 2 | $3,275.00 | $6,550.00 | Yes | |
| 34 | 34 | | REMOVE AND LEGALLY DISPOSE OF EXISTING STORM DRAIN PIPE | LF | 40 | $30.00 | $1,200.00 | Yes | |
| 35 | 35 | | CONSTRUCT ASPHALT CONCRETE BASE PAVEMENT (6-INCH AC OVER 7-INCH CAB) | SF | 500 | $10.15 | $5,075.00 | Yes | |
| 36 | 36 | | CONSTRUCT ASPHALT CONCRETE BASE PAVEMENT (7-INCH AC OVER 8-INCH CAB) | SF | 13000 | $10.80 | $140,400.00 | Yes | |
| 37 | 37 | | CONSTRUCT ASPHALT CONCRETE BASE PAVEMENT (8-INCH AC OVER 10-INCH CAB) | SF | 1300 | $12.90 | $16,770.00 | Yes | |
| 38 | 38 | | REMOVE ASPHALT CONCRETE BY COLD PLANE | SF | 24100 | $1.40 | $33,740.00 | Yes | |
| 39 | 39 | | CONSTRUCT 2-INCH THICK ASPHALT RUBBER HOT MIX (ARHM) OVERLAY | SF | 24100 | $2.95 | $71,095.00 | Yes | |
| 40 | 40 | | CONSTRUCT SLURRY BACKFILL TO PROTECT AND SUPPORT EXISTING UTILITIES | SF | 5 | $80.00 | $400.00 | Yes | |
| 41 | 41 | | TEMPORARY AND FINAL STRIPING PER SPECIFICATIONS | LS | 1 | $28,831.00 | $28,831.00 | Yes | |
| 42 | 42 | | SUPPORT AND PROTECT ALL EXISTING APPURTENANCES | LS | 1 | $12,900.00 | $12,900.00 | Yes | |
| 43 | 43 | | OVEREXCAVATION OF UNSUITABLE BEDDING MATERIAL AND REFILL WITH AASHTO #67 CRUSHED ROCK | CY | 100 | $80.00 | $8,000.00 | Yes | |
| 44 | 44 | | UNKNOWN UTILITY CROSSINGS ALLOWANCE | LS | 1 | $15,000.00 | $15,000.00 | Yes | |

# Line Item Subtotals

| Section Title | Line Total |
|---|---|
| **BID SCHEDULE - UT1072 EUCLID AVENUE RECYCLED WATER SYSTEM** | **$2,314,676.00** |
| **Grand Total** | **$2,314,676.00** |

**EXHIBIT A**


WHISPERING LAKES GOLF COURSE
WHISPERING LAKES LN
C-01
C-02
C-03
C-04
C-05
RIVERSIDE DR
RIVERSIDE DR
NEW 21" VCP SEWER
NEW 12" VCP SEWER
EXIST 12" VCP SEWER (PROJECT M-1460, PHASE 1)
VINEYARD AVE
SOUTH "TEAM NAME" WAY
SOUTH HOME RUN WAY
EAST STADIUM WAY
EAST SPORTS EMPIRE WAY
SOUTH CHAMPIONS AVENUE
SOUTH CHAMPIONS AVENUE
SOUTH TOURNAMENT WAY
CUCAMONGA CHANNEL
CHINO AVE
NEW 12" VCP SEWER
NEW 6" AND 4" VCP SEWER

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# AMENDMENT NO. 2.0
# TO THE PROFESSIONAL SERVICES AGREEMENT
# BETWEEN THE CITY OF ONTARIO AND
# Z&K CONSULTANTS, INC.

## 1. Parties and Date.

This Amendment No. **2.0** to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and **Z&K Consultants, Inc.,** a California Corporation, **"Consultant".** City and **Consultant** are sometimes individually referred to as "Party" and collectively as "Parties."

## 2. Recitals.

2.1 Agreement. The City and **Consultant** have entered into an agreement entitled "**On-Call Construction Management and Inspection Services**" dated **June 4, 2024** ("Agreement").

2.2 Amendment Purpose. The City and **Consultant** desire to amend this Agreement to increase the compensation by **Two Hundred Seventy Thousand Five Hundred Sixteen Dollars ($270,516)** for a total-not-to-exceed compensation of **One Million Twenty-Eight Thousand Six Hundred Forty-Two Dollars ($1,028,642)**, include additional project specific proposal to the Exhibit A through Exhibit B, and extend the time of performance to **May 31, 2029**. This increase in compensation is for the additional scope of work listed in the attached Consultants' Proposal titled "**Construction Management and Inspection Services for Western Trunk Sewer Interim Diversion Project (OMUC Contract No. UT1097)**" and dated **May 21, 2026**.

The Parties have heretofore entered into that Amendment No. 1 dated April 21, 2026.

2.3 Amendment Authority. This Amendment No. **2.0** is authorized pursuant to Section **3.1.2** and **3.2.4** of the Agreement.

## 3. Terms.

3.1 Amendment. Sections **3.1.2** and **3.2.1, Exhibit A through Exhibit B** of the

Agreement are hereby amended in their entirety to read as follows:

3.1.2 Term. The term of this Agreement shall be from **June 4, 2024** to **May 31, 2029**, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference. The total compensation shall not exceed **One Million Twenty-Eight Thousand Six Hundred Forty-Two Dollars ($1,028,642)** without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

**Exhibit "A" - SCOPE OF SERVICES** is hereby amended to add Attachment A which is hereto and incorporated herein by reference. All other previously added or deleted scope of services are retained in their entirety.

**Exhibit "B" – SCHEDULE OF SERVICES** is hereby deleted in its entirety and replaced with Attachment B attached hereto and incorporated herein by reference.

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. **2.0**, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. **2.0**. From and after the date of this Amendment No. **2.0**, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. **2.0**.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. **2.0**.

3.4 Severability. If any portion of this Amendment No. **2.0** is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

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

**[SIGNATURES ON FOLLOWING PAGE]**

**SIGNATURE PAGE FOR AMENDMENT NO. 2.0 TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND Z&K CONSULTANTS, INC.**

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 2.0 as of the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP
City Attorney

*Attested By:*

_____
City Clerk

**Z&K CONSULTANTS, INC.**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

Attachment A

Exhibit “A” - SCOPE OF SERVICES

# 3. Proposed Method to Accomplish the Work

***(Limit: 5 Pages)***

# 3. Proposed Method to Accomplish the Work

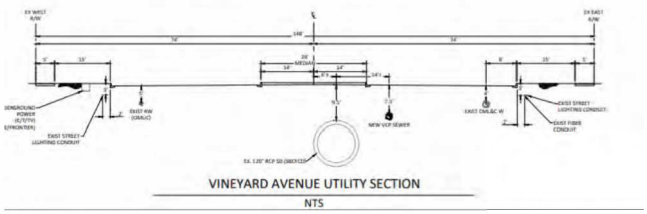
## Project Understanding

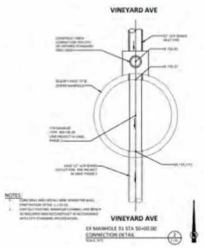
The City of Ontario's Municipal Utilities Company (OMUC)'s Western Trunk Sewer Interim Diversion Project's bid opening is on May 28, 2026 and the Construction Contract is anticipated to be awarded during the August 4, 2026 City Council Meeting. This scope of services is to provide construction management and inspection services for the three phases: Phase 1 – Pre Construction; Phase 2 – Construction; and Phase 3 – Post Construction. The Project is comprised of the following elements:

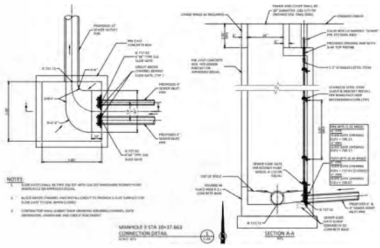
- 200 linear feet of 12-inch diameter vitrified clay pipe (VCP) sewer main along Vineyard Avenue near Riverside Drive;
- 2,100 linear feet of 21-inch diameter VCP sewer main along Riverside Drive between Vineyard Avenue and Whispering Lakes Lane;
- Construct 36" RCP, D-Load Storm Drain
- Repave over 24,000 SQFT
- 50 linear feet of 12-inch diameter VCP sewer main
- 40 linear feet of 4-inch and 6-inch diameter VCP sewer mains at the intersection of Chino Avenue and South Champions Avenue.
- New slide gate structure with slide gates will be installed at Chino Avenue and S. Champions way
- An existing IEUA sewer flow diversion box will be modified, and ultrasonic meters will be installed as part of the project.

The project is structured in five major phases as outlined in our anticipated schedule to demonstrate construction can be completed within 150 working days. Note there are several added City events listed in the Contract which will also need to be incorporated into the Contractor's schedule. The orders are broken into five phases with the third phase representing the primary construction effort. The Third Order of work is the main portion of work and has the following items to coordinate in the field:

- Work along Vineyard Avenue requires close proximity the existing 120" RCP SD (SBCFCD)
- Construct an external drop to Existing Manhole 130 at STA 70+06.59
- Manhole 9 contains slide gates which are specialty construction and must be coordinated with the manhole submittals to ensure watertight fits
- Each of the existing manholes to be rechanneled and/or reconfigured are unique and will require small tolerance to ensure they meet the elevations as shown on the plans
- Extensive paving is required per Sheet C-06 and is an extensive paving effort of over 24,000 SQFT



## Proposed Method to Accomplish the Work

Z&K Consultants, Inc. will provide proactive Construction Management and Inspection Services for the UT1097 Western Trunk Sewer Interim Diversion Project through comprehensive project coordination, responsive field oversight, detailed documentation management, and consistent communication with OMUC staff, contractors, utility agencies, and project stakeholders. Our approach is centered on maintaining sewer operations, minimizing public impacts, proactively identifying project issues, and supporting efficient project delivery throughout all phases of construction.

Z&K's project approach is built upon four core principles: Integrate, Document, Coordinate, and Deliver.

**Integrate |** Our team will integrate closely with OMUC staff, the contractor, utility agencies, and project stakeholders throughout all phases of construction. We understand the importance of maintaining continuous communication and coordination for projects involving active sewer systems, bypass pumping operations, utility conflicts, traffic-sensitive construction activities, and phased construction sequencing. Z&K will coordinate with OMUC operations staff, IEUA, SBCFCD, utility providers, adjacent contractors, and local stakeholders to support efficient project delivery and minimize disruptions to existing infrastructure and public access. Our team will also coordinate with event operations and traffic management activities near Ontario Field and the Chino Avenue/South Champions Avenue corridor to minimize impacts to surrounding traffic circulation and public operations.

**Document |** Z&K maintains a proactive and documentation-focused construction management approach centered on maintaining accurate, organized, and timely project records throughout construction. Our team will oversee daily inspection reporting, quantity tracking, contractor documentation, RFI and submittal tracking, schedule monitoring, change management support, testing documentation, utility coordination records, and progress reporting throughout the project duration. Our inspectors and construction management staff understand the importance of maintaining detailed records for sewer infrastructure projects involving bypass pumping systems, specialty structures, utility conflicts, and phased traffic control operations. Z&K will provide consistent reporting and timely communication to support informed project decision-making and effective project administration.

**Coordinate |** The UT1097 Western Trunk Sewer Interim Diversion Project requires extensive coordination between multiple stakeholders, active utilities, roadway operations, and ongoing public activities. Z&K's team will maintain proactive coordination with the contractor, OMUC staff, utility agencies, testing personnel, and traffic control operations to support efficient construction sequencing and minimize delays.

Particular attention will be given to bypass pumping operations, sewer diversion sequencing, temporary traffic signal modifications, utility conflict resolution, paving restoration coordination, and specialized installations including slide gates and ultrasonic flow monitoring systems. Our team will work proactively to identify and resolve field issues quickly while maintaining project progress and minimizing impacts to the public and surrounding infrastructure.

**Deliver |** Z&K's overall objective is to support successful project delivery through responsive communication, experienced field oversight, proactive issue resolution, and strong construction management practices. Our team understands the importance of maintaining sewer operations, minimizing risk of sanitary sewer overflows, maintaining public safety, and ensuring compliance with project specifications and agency requirements throughout construction. By combining experienced construction management staff, detailed project coordination, strong documentation practices, and responsive field inspection services, Z&K is committed to supporting OMUC with the safe, efficient, and successful delivery of the UT1097 Western Trunk Sewer Interim Diversion Project.

## Scope of Services

Z&K Consultants, Inc. will provide Construction Management and Inspection Services for the UT1097 Western Trunk Sewer Interim Diversion Project during the pre-construction, construction, and post-construction phases of the project. Our team will provide experienced construction management oversight, field inspection services, project coordination, documentation management, contractor coordination, utility coordination, and construction administration support throughout the duration of the project.

**Pre-Construction Phase |** During the pre-construction phase, Z&K will support OMUC with project startup activities including review of the project plans, specifications, permits, contractor submittals, baseline schedule, traffic control plans, bypass pumping plans, SWPPP documentation, and utility coordination requirements. Our team will participate in pre-construction meetings, coordinate with OMUC staff and utility agencies, review construction sequencing, and assist with identification of potential project constraints and critical coordination items prior to construction activities.

**Construction Phase |** During construction, Z&K will provide daily construction management and inspection services to support contractor compliance with the approved plans, specifications, permit requirements, and OMUC standards. Services will include daily field inspection, contractor coordination, utility coordination, quantity tracking, schedule monitoring, RFI and submittal review support, testing coordination, traffic control inspection, SWPPP/BMP compliance monitoring, documentation management, and preparation of daily inspection reports and project correspondence.

Particular attention will be given to bypass pumping operations, sewer diversion sequencing, utility conflict coordination, temporary traffic signal modifications, paving restoration activities, and specialized sewer infrastructure components including slide gate structures and ultrasonic flow monitoring systems. Our team will maintain proactive communication with OMUC staff, contractors, utility agencies, and stakeholders throughout all phases of construction.

**Post-Construction Phase |** During the post-construction phase, Z&K will support project closeout activities including preparation and review of punch list items, verification of final quantities, coordination of final testing and inspections, review of record documentation, and coordination of project closeout documentation. Our team will assist OMUC with final project documentation and support successful project completion and acceptance.

## Z&K Construction Management Approach

Z&K's overall construction management approach is centered on proactive communication, responsive field oversight, detailed documentation management, and efficient coordination between OMUC staff, contractors, utility agencies, and stakeholders. Our team will maintain continuous communication throughout construction to proactively identify issues, support efficient decision-making, and minimize impacts to ongoing utility operations and the traveling public.

Z&K will provide comprehensive construction management and inspection services including contractor coordination, utility coordination, schedule monitoring, RFI and submittal tracking, quantity verification, testing coordination, traffic control inspection, SWPPP/BMP compliance monitoring, and preparation of daily inspection reports and project documentation. Our team will maintain organized project records and consistent reporting throughout construction to support effective project administration and timely resolution of field issues.

Particular attention will be given to bypass pumping operations, phased construction sequencing, utility conflict resolution, temporary traffic control implementation, specialty sewer infrastructure installations, and coordination with surrounding roadway and event operations near Ontario Field. Through proactive construction management, experienced inspection oversight, and responsive coordination, Z&K is committed to supporting the safe, efficient, and successful delivery of the UT1097 Western Trunk Sewer Interim Diversion Project.

## Project Challenges & Construction Management Approach

Z&K Consultants, Inc. understands the UT1097 Western Trunk Sewer Interim Diversion Project includes several critical construction and coordination challenges requiring proactive construction management, experienced inspection oversight, detailed documentation, and continuous communication between OMUC staff, contractors, utility agencies, and project stakeholders throughout all phases of construction.

**Sewer Bypass Pumping Operations |** The project requires complex bypass pumping operations and temporary sewer diversion activities necessary to maintain continuous sewer service throughout construction. Z&K recognizes the importance of closely monitoring bypass pumping operations, emergency response preparedness, backup system implementation, and operational sequencing to minimize risk of sanitary sewer overflows and maintain uninterrupted wastewater operations. Our inspection staff will maintain proactive oversight of bypass pumping setup, testing, operation, and emergency response procedures throughout all diversion activities.

**Utility Coordination and Limited Sewer Slope Tolerances |** Construction activities along Riverside Drive and Vineyard Avenue involve installation of sewer infrastructure within constrained utility corridors and in close proximity to existing underground facilities, including the existing 120-inch reinforced concrete storm drain. Limited sewer slope tolerances will require accurate grade verification, careful excavation operations, proactive utility coordination, and continuous field inspection oversight to avoid reverse slope conditions and maintain proper sewer system operation throughout construction.

**Traffic Control and Public Access Maintenance |** The project requires phased traffic control implementation and roadway coordination within heavily traveled public corridors near Riverside Drive, Vineyard Avenue, Chino Avenue, and South Champions Avenue. Construction activities near Ontario Field and adjacent roadway improvements will require coordination with temporary traffic signal modifications, event-related traffic operations, public access maintenance, and surrounding construction activities to minimize impacts to the traveling public and nearby facilities. Z&K understands temporary traffic signal modifications will require experienced coordination and inspection oversight to support compliance with the Temporary Traffic Signal Plans and maintain safe traffic operations throughout construction.

**Specialty Sewer Infrastructure Components |** The project includes specialty infrastructure elements including slide gate structures, ultrasonic flow monitoring devices, diversion structure modifications, and reconfigured manholes requiring detailed submittal review, specialty equipment coordination, and experienced inspection oversight. Specialty sewer structures and reconfigured manholes will require precise installation tolerances and close coordination between contractors, specialty suppliers, and inspection staff to ensure watertight connections, proper elevations, and operational functionality. Particular attention will also be given to installation and operation of ultrasonic flow monitoring devices to support accurate long-term flow measurement and system performance.

**Weather Coordination and Protection of Public Infrastructure |** Due to the potential for seasonal rain events and localized flooding within portions of the construction corridor, Z&K will maintain proactive coordination regarding weather conditions, erosion control measures, dewatering activities, and protection of adjacent public infrastructure throughout construction operations. Our team understands the importance of proactive planning and responsive field coordination to minimize impacts associated with adverse weather conditions and maintain safe construction operations.

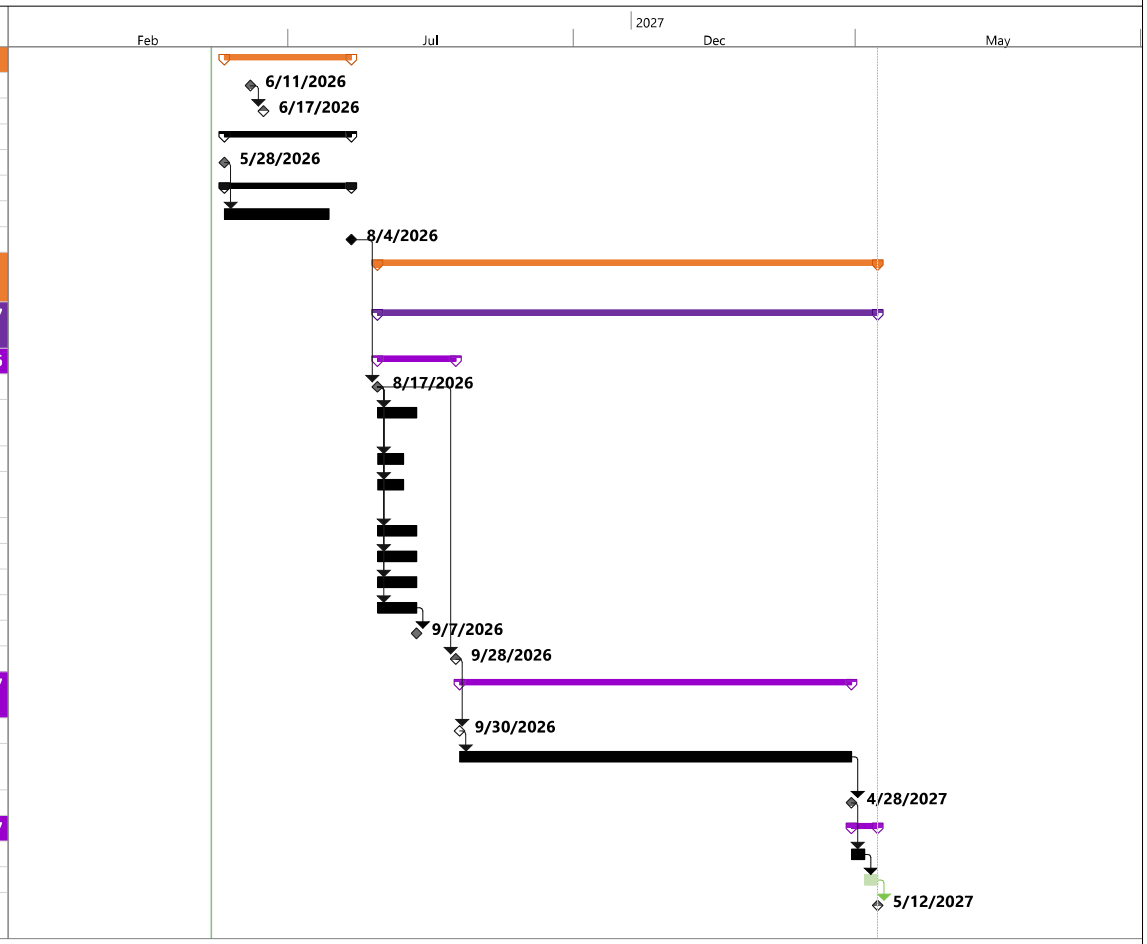
## Anticipated Project Schedule

Z&K understands the UT1097 Western Trunk Sewer Interim Diversion Project is anticipated to be completed within 150 working days and will require careful coordination of phased construction activities, bypass pumping operations, utility coordination, traffic control implementation, specialty sewer infrastructure installations, and paving restoration activities throughout construction. Our team will proactively monitor contractor schedule performance, sequencing updates, utility coordination activities, long lead procurement items, and traffic-sensitive operations near Ontario Field to support efficient project delivery and timely completion of all work activities.

# PROFESSIONAL CONSTRUCTION MANAGEMENT & INSPECTION FOR OMUC CONTRACT NO. UT1097 - WESTERN TRUNK SEWER INTERIM DIVERSION PROJECT

## Overall Project Schedule

| ID | Task Name | Working Days | Start | Finish |
|---|---|---|---|---|
| 1 | **Administration and General Project Milestones** | 9.6 wks | Thu 5/28/26 | Tue 8/4/26 |
| 2 | CM & Inspection Contract Award Notification | 0 days | Thu 6/11/26 | Thu 6/11/26 |
| 3 | CM & Inspection Contract NTP | 0 days | Wed 6/17/26 | Wed 6/17/26 |
| 4 | **Bid and Award Phase for Construction** | **9.6 wks** | **Thu 5/28/26** | **Tue 8/4/26** |
| 5 | Bids Due | 0 days | Thu 5/28/26 | Thu 5/28/26 |
| 6 | **Award of Contract** | **9.6 wks** | **Thu 5/28/26** | **Tue 8/4/26** |
| 7 | Award Period | 8 wks | Thu 5/28/26 | Wed 7/22/26 |
| 8 | City Council Meeting to Award Contract | 0 days | Tue 8/4/26 | Tue 8/4/26 |
| 9 | **Construction Management and Inspection Services** | 38.4 wks | Mon 8/17/26 | Wed 5/12/27 |
| 10 | **CONSTRUCTION PHASE (150 Working Days not including the procurement phase)** | 38.4 wks | Mon 8/17/26 | Wed 5/12/27 |
| 11 | **Phase 1 - Pre Construction Phase Services** | 6 wks | Mon 8/17/26 | Mon 9/28/26 |
| 12 | **Notice to Procced (NTP) for Procurement** | 0 days | Mon 8/17/26 | Mon 8/17/26 |
| 13 | Submit all PRD Documents to obtain a LUP WDID Number | 3 wks | Tue 8/18/26 | Mon 9/7/26 |
| 14 | Potholing | 2 wks | Tue 8/18/26 | Mon 8/31/26 |
| 15 | Prepare and Submit (P/S) COMPLETE Potholing Plan | 2 wks | Tue 8/18/26 | Mon 8/31/26 |
| 16 | Prepare and Submit (P/S) all material submit | 3 wks | Tue 8/18/26 | Mon 9/7/26 |
| 17 | Prepare and Submit (P/S) Traffic Control Plar | 3 wks | Tue 8/18/26 | Mon 9/7/26 |
| 18 | Prepare and Submit (P/S) Shoring Plans | 3 wks | Tue 8/18/26 | Mon 9/7/26 |
| 19 | Prepare and Submit (P/S) CPM Baseline Sche | 3 wks | Tue 8/18/26 | Mon 9/7/26 |
| 20 | Pre Construction Meeting | 0 days | Mon 9/7/26 | Mon 9/7/26 |
| 21 | Notice to Mobilize for Construction | 0 days | Mon 9/28/26 | Mon 9/28/26 |
| 22 | **Phase 2- Construction Phase Services (32 weeks to include holidays)** | 30 wks | Wed 9/30/26 | Wed 4/28/27 |
| 23 | **Notice to Proceed for Construction** | 0 days | Wed 9/30/26 | Wed 9/30/26 |
| 24 | Construction Activities per approved baseline schedule | 30 wks | Thu 10/1/26 | Wed 4/28/27 |
| 25 | Construction Activities Complete | 0 days | Wed 4/28/27 | Wed 4/28/27 |
| 26 | **Phase 3- Post Construction Phase Services** | 2 wks | Thu 4/29/27 | Wed 5/12/27 |
| 27 | Final Inspection and Punch List | 1 wk | Thu 4/29/27 | Wed 5/5/27 |
| 28 | Closeout and Final Submittal of Final Docume | 1 wk | Thu 5/6/27 | Wed 5/12/27 |
| 29 | Notice of Completion (NOC) filed with the County | 0 days | Wed 5/12/27 | Wed 5/12/27 |



# 4. Fee Proposal
## *(Limit: 3 Pages)*

# 4. Fee Proposal

May 21, 2026

Luke Zhipeng Qu
Ontario Municipal Utilities Company
1425 S Bon View Ave, Ontario, CA 91761

**Subject: Fee Proposal for Construction Management and Inspection Services for OMUC Contract No. UT1097 – Western Trunk Sewer Interim Diversion Project**

Dear Mr. Luke Zhipeng Qu,

Z&K Consultants, Inc. is pleased to submit this fee proposal to provide Construction Management and Inspection Services for the City of Ontario's Municipal Utilities Company (OMUC) Western Trunk Sewer Interim Diversion Project.

## COST PROPOSAL

Our not-to-exceed total lump sum fee is $270,516.00. Below is a breakdown of the estimated costs and associated tasks. The budget will be reallocated as needed between tasks to ensure project completion.

**Z&K Consultants, Inc Hourly Rates:**

Senior Construction Manager ..... $166.00
Senior Construction Inspector ..... $148.00
Assistant Construction Manager ..... $138.00

*Overtime rates are billed at 1.5x the regular rate and double time rates are 2x the regular rates. Our proposed and fully committed team is fully capable and exceptionally qualified.*

| Construction Management and Inspection Services for OMUC Contract No. UT1097 – Western Trunk Sewer Interim Diversion Project | | | | |
|---|---|---|---|---|
| **Task/ Classification** | **Senior Construction Manager** | **Senior Construction Inspector** | **Assistant Construction Manager** | **Total Cost** |
| **Hourly Rate** | $166.00 | $148.00 | $138.00 | |
| **Preconstruction Services** | 24 | 24 | 24 | $10,848.00 |
| **Construction Services** | 440 | 880 | 330 | $248,820.00 |
| **Construction Close-Out** | 24 | 24 | 24 | $10,848.00 |
| **Total Hours** | **488** | **928** | **378** | **1,794** |
| **Total Cost** | **$81,008.00** | **$137,344.00** | **$52,164.00** | **$270,516.00** |

*Hours are based on 150 calendar days (approximately 22 weeks). This fee proposal assumes full-time inspection which can be reduced per the City's direction.*

We are excited about the opportunity to support the City of Ontario on this important project and are ready to begin coordination immediately upon award. Our team looks forward to partnering with City staff to ensure the successful, safe, and timely completion of the UT1097 Western Trunk Sewer Interim Diversion Project.

Sincerely,

Crystal Fraire

**Crystal Fraire, PE, *President (Principal-in-Charge)***
17130 Van Buren Blvd. #122, Riverside, CA 92504
(951) 310-7470 | cfraire@zandkconsultants.com

Attachment B

Exhibit "B" – Schedule of Services

The services shall be completed within the durations specified below, which beginning **ten (10)** calendar days after Notice to Proceed is issued:

| Amendment Number | Project Title | Not to Exceed Fee |
|---|---|---|
| 0.0 | On-Call Construction Management and Inspection Services | $600,000 |
| 0.1 | UT1066 Downtown Water Main Improvements | |
| 1.0 | SM2301 Fourth Street Storm Drain, Water and Street Improvements Project | $158,126 |
| 2.0 | UT1097 Western Trunk Sewer Interim Diversion Project | $270,516 |
| Grand Total | | $1,028,642 |

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# AMENDMENT NO. 3.0 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND TWINING, INC.

## 1. Parties and Date.

This Amendment No. **3.0** to the Agreement (as defined herein) is made and entered as of _____, by and between the City of Ontario ("City") and **Twining, Inc.,** a California Corporation, **"Consultant".** City and **Consultant** are sometimes individually referred to as "Party" and collectively as "Parties."

## 2. Recitals.

2.1 Agreement. The City and **Consultant** have entered into an agreement entitled "**On-Call Material Testing and Geotechnical Engineering Services**" dated **May 2, 2023** ("Agreement").

2.2 Amendment Purpose. The City and **Consultant** desire to amend this Agreement to increase the compensation by **Forty-Seven Thousand Seven Hundred Ninety-Six Dollars ($47,796)** for a total-not-to-exceed compensation of **Three Hundred Eighty-Six Thousand Six Hundred Thirty-Two Dollars ($386,632)**, include additional project specific proposal to the Exhibit B, and extend the time of performance to **April 30, 2028**. This increase in compensation is for the additional scope of work listed in the attached Consultants' Proposal titled "**Material Testing and Geotechnical Engineering Services for Western Trunk Sewer Interim Diversion Project (OMUC Contract No. UT1097)**" and dated **May 21, 2026**.

The Parties have heretofore entered into that Amendment No. 2 dated March 3, 2026, and Amendment No. 1 dated January 16, 2024.

2.3 Amendment Authority. This Amendment No. **3.0** is authorized pursuant to Sections **3.1.2, 3.2.1, and 3.3.2** of the Agreement.

## 3. Terms.

3.1 Amendment. Sections **3.1.2 Term, 3.2.1 Compensation, and 3.3.2 Schedule of Services, Exhibit B** of the Agreement are hereby amended in their entirety to read as follows:

3.1.2 Term. The term of this Agreement shall be from **May 2, 2023,** to **April 30, 2028**, unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in **Exhibit "B"** attached hereto and incorporated herein by reference. The total compensation shall not exceed **Three Hundred Eighty-Six Thousand Six Hundred Thirty-Two Dollars ($386,632)** without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

**Exhibit "B" – SCHEDULE OF SERVICES** is hereby amended to add Attachment B which is hereto and incorporated herein by reference. All other previously added or deleted scope of services are retained in their entirety.

3.2 Continuing Effect of Agreement. Except as amended by this Amendment No. **3.0**, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. **3.0**. From and after the date of this Amendment No. **3.0**, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. **3.0**.

3.3 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. **3.0**.

3.4 Severability. If any portion of this Amendment No. **3.0** is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

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

**[SIGNATURES ON FOLLOWING PAGE]**

**SIGNATURE PAGE FOR AMENDMENT NO. 3.0 TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND TWINING, INC.**

IN WITNESS WHEREOF, the Parties have entered into this Amendment No. 3.0 as of the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP
City Attorney

*Attested By:*

_____
City Clerk

**TWINING, INC.**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

Attachment B

Exhibit “B” – Schedule of Services

# 3. PROPOSED METHOD TO ACCOMPLISH WORK

## Project Understanding

Twining understands the City of Ontario's Municipal Utilities Company (OMUC) is implementing the Western Trunk Sewer Interim Diversion Project (UT1097) as part of the City's Capital Improvement Program to improve the reliability and capacity of the wastewater collection system, reduce reliance on the Inland Empire Utilities Agency (IEUA) regional system, and support long-term sewer system expansion consistent with the City's sewer master planning efforts.

The project generally consists of the construction of new vitrified clay pipe (VCP) sewer mains, modification of existing sewer diversion structures and manholes, installation of new flow monitoring infrastructure, temporary bypass pumping operations, pavement restoration, traffic control, and associated appurtenant work within the public right-of-way along Vineyard Avenue, Riverside Drive, and the intersection of Chino Avenue and South Champions Avenue.

Twining understands the importance of responsive coordination, timely testing and reporting, and efficient scheduling to support active public infrastructure construction within constrained roadway environments and daytime work restrictions. Based on our understanding of the project requirements, Twining is prepared to provide responsive geotechnical engineering, field observation, materials testing, laboratory testing, mix design review, project coordination, and close-out documentation services in support of the City's quality assurance program and successful project delivery.

## Scope of Services

Based on our understanding of the project, we propose providing the following services:

- Task 1 – Preconstruction Support
- Task 2 – Provide Soils Inspection and Testing
- Task 3 - Provide Concrete Inspection and Testing
- Task 4 - Provide Asphalt Pavement Inspection and Testing
- Task 5 - Provide Project Management Services and Final QA Documentation

### Task 1 – Preconstruction Supports

Before the project begins, the Project Manager will review submittals and plans to properly prepare the project for technician inspections and laboratory testing. The project manager will also attend any scheduled preconstruction meetings.

### Task 2 - Provide Soil Inspection and Testing

An experienced field inspector will be provided to observe and test the compaction of the utility trench backfill and to obtain soil samples for laboratory maximum density testing.

Task 3 - Provide Concrete Inspection and Testing

An experienced concrete inspector will be provided to inspect the concrete reinforcement and concrete pour, conduct QC testing on the fresh concrete, and fabricate concrete cylinders as required for compressive-strength laboratory testing.

### Task 4 - Provide Asphalt Construction Inspection and Testing

An experienced asphalt laydown inspector will be provided to observe the hot-mix asphalt (HMA) production and laydown processes. The HMA laydown inspector will observe the compaction temperature rolling pattern, measure the in-place

HMA density and will obtain samples for further laboratory testing. Samples obtained from the plant will be transferred to Twining's laboratory for the following tests per Greenbook standards:

» Lab Compacted Density;
» Hveem Stability; and
» Maximum Theoretical Density

### Task 5 - Provide Project Management Services and Final QA Documentation

Twining's project manager will coordinate and manage all field and laboratory testing activities, including scheduling, field and Lab Test Results Review, and Distribution. Test results and daily reports will be sent to the City daily.

Twining's project manager will review all concrete, slurry, and asphalt mix designs.

Upon completion of the project, the final report will be prepared and provided to ensure a smooth closure.

The final report will include a complete, chronological log of all field inspections and test reports for the project.

Twining's Project Manager and all Twining staff will maintain an active, professional relationship with the City's Project Manager and Inspectors, as well as the City's hired Construction Management Consultant and Contractor.

## Technical Approach – Geotechnical Engineering Services

### Item 1 – Pre-Construction Meeting

» Twining's Project Manager and Project Specific Inspector will attend the pre-construction meeting.

### Item 2 – Field Inspections & Testing

» Full-time/as-needed field observation and testing of compacted utility trench backfill.
» Full-time/as-needed field observation and compaction testing during asphalt concrete placement.
» Laboratory testing of soils, aggregate base, slurry, concrete, and asphalt concrete.
» Maintain a complete log of all field inspection and testing reports.
» The consultant will maintain an active and professional relationship with the City's Project Manager and Inspectors, along with the City's hired Construction Management Consultant and Contractor

### Item 3 – Review Mix Designs

» Review all concrete/slurry mix designs.
» Review all asphalt concrete mix designs.

### Item 4 – Project Punchlist/Close-out Report

» Provide a complete project close-out report. In the appendices section, please provide a complete, chronological log of all field inspections and testing reports for the project.

### Item 5 – Any Miscellaneous Testing

» Consultant will add a 10% allowance for the City Project Manager to use for any unknown testing that may occur during the duration of the project.

## Technical Approach – Materials Testing and Inspection Services

Twining understands that the Western Trunk Sewer Interim Diversion Project includes construction of new vitrified clay pipe sewer mains, utility trench backfill, diversion structures, bypass pumping operations, and pavement restoration within active public rights-of-way. Twining will provide responsive field observation, materials testing, laboratory testing, and construction support services in accordance with the project specifications, Greenbook requirements, and the City's quality assurance standards.

Services will include field observation and compaction testing of utility trench backfill, observation and testing during asphalt concrete placement, laboratory testing of soils, aggregate base, slurry, concrete, and asphalt concrete, review of concrete and asphalt mix designs, and preparation of complete project close-out documentation. Prior to construction, Twining's project management team will review the approved plans, specifications, and construction schedule to confirm project requirements, anticipated testing frequencies, staffing needs, and coordination procedures.

Field and laboratory personnel will document all inspection and testing activities using Twining's electronic reporting systems, allowing for timely distribution of reports and real-time communication with the project team. Any non-conforming materials or construction activities observed during testing or inspection will be immediately communicated

to the City and appropriate project stakeholders, documented, and tracked through resolution. Twining's experienced field and laboratory personnel, accredited laboratories, and responsive dispatch capabilities allow us to provide timely testing, rapid turnaround of results, and reliable support throughout all phases of construction.

## Management Approach

Twining's management approach is centered on responsive communication, proactive coordination, efficient staffing, and timely project delivery. The proposed Project Manager will serve as the City's single point-of-contact and will maintain direct communication with City staff, the construction management team, contractors, inspectors, and laboratory personnel throughout the duration of the project. Prior to construction, Twining's project management team will review the plans, specifications, construction schedule, and anticipated testing requirements to confirm staffing levels, project coordination procedures, reporting protocols, and project expectations.

Twining understands the importance of maintaining construction schedules on active public works infrastructure projects and has the in-house resources and dispatch capabilities necessary to support full-time, as-needed, after-hours, and weekend construction activities. Our project managers work closely with field and laboratory personnel to coordinate staffing assignments, monitor testing frequencies, track project progress, and respond quickly to changing project conditions. Any non-conformance issues identified during field observation or laboratory testing will be immediately communicated to the appropriate parties, documented, and tracked through resolution to support the City's quality assurance program.

Twining utilizes electronic reporting and cloud-based project management systems to streamline communication, reporting, and document control. Field inspectors and technicians utilize mobile reporting software to complete and distribute reports directly from the project site, while laboratory testing data and project documentation are managed through Twining's integrated digital reporting systems. This approach allows the project team to receive timely access to inspection reports, laboratory results, and project records while improving efficiency, transparency, and coordination throughout construction.

Twining also maintains accredited laboratories, experienced laboratory staff, and more than 200 multi-certified inspectors and technical professionals throughout California, allowing us to provide responsive staffing, rapid turnaround times, and reliable project support throughout all phases of the project. Our team is committed to providing accurate testing, clear communication, dependable coordination, and quality-driven service to support the successful delivery of the Western Trunk Sewer Interim Diversion Project.

## Anticipated Project Schedule

- Preconstruction Coordination and Review: August 2026
- Construction Duration: 150 Calendar Days
- Field Observation, Testing, and Reporting: Ongoing Throughout Construction
- Final Testing and Project Close-Out Documentation: Upon Completion of Construction Activities

## Timeline

**Cost Estimate to Perform Material Testing and Inspection Services**

**City of Ontario - Geo & MT for Western Trunk Sewer Interim Diversion**

Prepared by Twining, Inc. Thursday, May 21, 2026

| Proposed Scope of Services | | |
|---|---|---|
| **Proposed Service** | **Assumed Quantity** | |
| | **Qty** | **Unit** |
| **Task 1 - Pre-construction** | | |
| Project Manager/SART UP [Preconstruction Supports Including Project Coordination, Project Document Review, Pre-con Meeting, Submittal review, Project & Dispatch Setup] | 8 | hour |
| **Task 2 - Provide Soil Inspection and Testing** | | |
| Field Inspector - Backfill soils, and aggregate base -assumed Twenty Eight 8-hour shifts *(This is based on the assumption that the contractor will likely plan on backfill 100 linear feet of pipe backfilling) Notes Item A* | 224 | hour |
| Maximum Density and Optimum Moisture (ASTM 1557) *(Assuming Different Material Types are used for the backfill & and compactions) See Proposal Notes Item A* | 4 | each |
| **Task 3 - Provide Concrete Inspection and Testing** | | |
| Concrete/Reinforced Steel Inspector - assumed ZERO 4-hour shifts. *(This is based on the assumption that inspector will be able to cover both soils and concrete) See Proposal Notes Item A* | | |
| Compressive Strength Test (5 sets of 5 cylinders, about 1 set per placement) | 25 | each |
| Standard Sample Pick up | 25 | each |
| **Task 4 - Provide Asphalt Inspection and Testing** | | |
| HMA laydown inspector - Inspect Laydown and Compaction process - assumed Four 8-hour shifts, (This is based on the assumption that the contractor will likely plan on Three separate days for grinding and paving lay-downs over the pipe line)-See Proposal Notes Item A | 32 | hour |
| Sand Equivalent (ASTM D2419, CTM 217) | 1 | each |
| Extraction: % Bitumen (CTM 382, ASTM D6307) *one test per Mix Design* | 1 | each |
| Asphalt Correction Factor *one test per Mix Design* | 1 | each |
| Lab Tested Maximum Density: Hveem, 3 briquettes (CTM 304, CTM 308) *one test per Mix Design* | 1 | each |
| Hveem Stabilometer Test, Premixed, 3 briquettes (CTM 304, CTM 366) *one test per Mix Design* | 1 | each |
| **Task 5 - Provide Project Management Services and Final QA Documentation** | | |
| Project Manager - Project management/ coordination/Scheduling / Field and Lab Test Results Review and Distributions / Review all concrete/slurry and asphalt concrete mix designs *(Assuming 30 min per day for 95 days managing Tasks 2 to 4 of this proposal, plus 4 Hours for the final Closeout and 4 hours for mix design review).* | 16 | hour |

# 4. FEE PROPOSAL

## Cost Estimate

**Cost Estimate to Perform Material Testing and Inspection Services**

**City of Ontario - Geo & MT for Western Trunk Sewer Interim Diversion**

Prepared by Twining, Inc. Thursday, May 21, 2026

| Proposed Scope of Services | | | | |
|---|---|---|---|---|
| **Proposed Service** | **Assumed Quantity** | | | |
| | **Qty** | **Unit** | **Rate** | **Amount** |
| **Task 1 - Pre-construction** | | | | |
| Project Manager/SART UP [Preconstruction Supports Including Project Coordination, Project Document Review, Pre-con Meeting, Submittal review, Project & Dispatch Setup] | 8 | hour | $ 210.00 | $ 1,680.00 |
| | | | **Subtotal:** | **$ 1,680.00** |
| **Task 2 - Provide Soil Inspection and Testing** | | | | |
| Field Inspector - Backfill soils, and aggregate base -assumed Twenty Eight 8-hour shifts *(This is based on the assumption that the contractor will likely plan on blackfill 100 linear feet of pipe backfilling) Notes Item A* | 224 | hour | $ 129.00 | $ 28,896.00 |
| Maximum Density and Optimum Moisture (ASTM 1557) *(Assuming Different Material Types are used for the backfill & and compactions) See Proposal Notes Item A* | 4 | each | $ 190.00 | $ 760.00 |
| | | | **Subtotal:** | **$ 29,656.00** |
| **Task 3 - Provide Concrete Inspection and Testing** | | | | |
| Concrete/Reinforced Steel Inspector - assumed ZERO 4-hour shifts. *(This is based on the assumption that inspector will be able to cover both soils and concrete) See Proposal Notes Item A* | 0 | hour | $ 129.00 | $ - |
| Compressive Strength Test (5 sets of 5 cylinders, about 1 set per placement) | 25 | each | $ 42.00 | $ 1,050.00 |
| Standard Sample Pick up | 25 | each | $ 30.00 | $ 750.00 |
| | | | **Subtotal:** | **$ 1,800.00** |
| **Task 4 - Provide Asphalt Inspection and Testing** | | | | |
| HMA laydown inspector - Inspect Laydown and Compaction process - assumed Four 8-hour shifts, *(This is based on the assumption that the contractor will likely plan on Three separate days for grinding and paving lay-downs over the pipe line) -See Proposal Notes Item A* | 32 | hour | $ 129.00 | $ 4,128.00 |
| Sand Equivalent (ASTM D2419, CTM 217) | 1 | each | $ 128.75 | $ 128.75 |
| Extraction: % Bitumen (CTM 382, ASTM D6307) *one test per Mix Design* | 1 | each | $ 222.00 | $ 222.00 |
| Asphalt Correction Factor *one test per Mix Design* | 1 | each | $ 361.00 | $ 361.00 |
| Lab Tested Maximum Density: Hveem, 3 briquettes (CTM 304, CTM 308) *one test per Mix Design* | 1 | each | $ 222.00 | $ 222.00 |
| Hveem Stabilometer Test, Premixed, 3 briquettes (CTM 304, CTM 366) *one test per Mix Design* | 1 | each | $ 222.00 | $ 222.00 |
| | | | **Subtotal:** | **$ 5,283.75** |
| **Task 5 - Provide Project Management Services and Final QA Documentation** | | | | |
| Project Manager - Project management/ coordination/Scheduling / Field and Lab Test Results Review and Distributions / Review all concrete/slurry and asphalt concrete mix designs *(Assuming 30 min per day for 95 days managing Tasks 2 to 4 of this proposal, plus 4 Hours for the final Closeout and 4 hours for mix design review).* | 16 | hour | $ 210.0 | $ 3,360.00 |
| **Project Administrative Support** | | | 4 percent of total | $ 1,838.31 |
| **Allowance for unforeseen laboratory and inspection -** (*to use for any unknown testing that may occur during the duration of the project.) -See Proposal Notes Item A* | | | 10 percent of total | $ 4,177.98 |
| | | | **Subtotal:** | **$ 9,376.28** |
| **TOTAL Estimated Cost - Not to Exceed Prior to Authorization** | | | | **$ 47,796.03** |

**PROPOSAL NOTES:**

***A)This is a Time & Material fee estimate (not LumpSum), and the final cost will vary according to the actual number of hours based on the future/final Contractor's Schedule, and the actual number of lab tests.***

B) Inspection hours are from Portal to Portal. The minimum Charge will be as follow:
2-Hour Minimum: If Inspector arrives at Jobsite, no work to perform/ late cancellation notice.
4-Hour Minimum: 1 to 4 hours of inspection
8-Hour Minimum: Over 4 to 8 hours of inspection

C) The first 8 hours worked, Monday through Friday, between 5:00 a.m. and 5:00 p.m. Any increment past 8 hours through 12 hours, worked Monday through Friday and the first 12 hours on Saturday will be billed on a time-and-one-half rate (1.5). After the first 12 hours worked Monday through Saturday and all day Sunday are billed on a double-time rate (2.0).

D) For all other services not listed in this cost proposal, please refer to the attached Twining Schedule of Fee for service requests and billing purposes.

E) Twining General Terms and Conditions (attached to this proposal) would be an inseparable part of this proposal and our service agreement.

F) Charges for Subcontracted Services (i.e. Welding X-Ray) are at Cost Plus 20%

G) 3% Annual escalation will be applied to all the Unit Rates and Shift Rates on July 1st of each year.

Proposal No. 26-0195
5/21/2026

| CITY OF ONTARIO<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Police Department<br>Prepared By: Nicole Alvarez<br>Staff Member Presenting: Rudy Lopez, Chief of Police<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 19 |

**SUBJECT: ACCEPTANCE OF GRANT FROM CALIFORNIA HIGHWAY PATROL FOR THE CANNABIS TAX FUND GRANT PROGRAM FISCAL YEAR 2026-27 IN THE AMOUNT OF $389,811.**

**RECOMMENDATION:** That City Council authorize the City Manager, or his designee, to execute all documents necessary to accept the 12-month grant in the amount of $389,811.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Pursue City's Goals and Objectives by Working with Other Governmental Agencies**

**FISCAL IMPACT:** Grants were announced in June 2026 and funds will be used for eligible costs incurred from July 1, 2026– June 30, 2027. These grant funds are reimbursable on a quarterly basis and fund police overtime to conduct DUI saturation patrols, equipment, and training. The grant approved funding is $389,811 and the City is not required to provide matching funds for the grants. The approved amount will be included as revenue (and associated expenditure adjustments) in a subsequent quarterly budget report to City Council.

**BACKGROUND & ANALYSIS:** The California Highway Patrol (CHP) works closely with state and local agencies and other traffic safety stakeholders to actively address impaired driving. The CHP will consider a variety of factors in determining specific needs for each grant cycle, including opportunities and projects best suited to prevent the loss of life, injuries, and property damage caused by driving under the influence of alcohol and/or drugs.

The purpose of the Cannabis Tax Fund Grant Program (CTFGP) is to provide alternative funding sources to augment, but not supplant, current activities and programs. The CHP will allocate funds for the project categories in accordance with California Code of Regulations (CCR) Sections 1890.05 through 1890.07, as determined by the CHP.

With the passage of Proposition 64, the Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA), California voters mandated the state set aside funding for the California Highway Patrol (CHP) to award grants to local governments and qualified nonprofit organizations, as described in Revenue and Taxation Code Section 34019(f)(3)(B).

The Cannabis Tax Fund Grant Program marks an important step toward reducing impaired driving crashes, increasing public awareness surrounding the dangers of impaired driving, and making California's roadways a safer place to travel.

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**
**601 North 7th Street**
**Sacramento, CA 95811**
**(916) 843-4360**
**(800) 735-2929 (TT/TDD)**
**(800) 735-2922 (Voice)**

June 30, 2026

File No.: 060.17344.17369

Gricelda Perez
Ontario Police Department
2500 South Archibald Avenue
Ontario, CA 91761

Dear Ms. Perez:

On behalf of the California Highway Patrol (CHP), it is my pleasure to inform you, the Ontario Police Department, is conditionally approved for Cannabis Tax Fund Grant Program (CTFGP) funding in the amount of $389,810.50. The purpose of this grant funding is to help your agency reduce and mitigate the impacts of impaired driving in your community.

All grant awards, including any adjustments to requested funding, were made by the Department based on the merits of the Grant Application, scale of operation, and in accordance with the Request for Application (RFA) requirements and associated regulations.

The official Grant Agreement for signature is forthcoming. In order to execute your Grant Agreement, please provide documentation from a local governing body, authorizing your organization to receive this grant funding, to the Cannabis Grants Unit, by email at CGUGrants@chp.ca.gov, as soon as possible. Refer to California Code of Regulations Title 13, Division 2, Chapter 13, Section 1890.13(g) for additional information.

The CHP looks forward to partnering with you and your agency on this project in an effort to make California's roadways a safer place to travel. If you have any questions, please feel free to contact the Cannabis Grants Unit at (916) 843-4360.

Sincerely,

*For/*

M. W. HEADRICK, Chief
Enforcement and Planning Division

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Human Resources<br>Prepared By: Amanda Elias<br>Department:<br>Prepared By: Amanda Elias<br>Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 20 |

**SUBJECT:** **AWARD OF PROFESSIONAL SERVICE AGREEMENTS TO ATKINSON, ANDELSON, LOYA, RUUD & ROMO, BURKE, WILLIAMS & SORENSEN, LLP, AND LIEBERT CASSIDY WHITMORE FOR LEGAL SERVICES, CONSULTING, AND TRAINING**

**RECOMMENDATION:** That the City authorize the City Manager, or his designee, to execute a three-year Professional Services Agreement with three law firms specializing in human resources legal services, consulting, and training. The combined total for the three Agreements shall not exceed $1,800,000 over the initial three-year term. The City may extend each Agreement for up to two additional one-year terms, with a combined annual not-to-exceed amount of $600,000 for all three firms. The total not-to-exceed contract authority, including all optional extensions, shall be $3,000,000.

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

**FISCAL IMPACT:** The Fiscal Year 2026-27 Adopted Budget includes appropriations for legal services. If approved, appropriations will be included in future years' budgets for City Council consideration through the budget adoption process. The proposed Agreements establish a combined annual not-to-exceed amount of $600,000 for human resources legal services, to be allocated among the three legal firms as needed. The combined total for the initial three-year term shall not exceed $1,800,000. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be $3,000,000.

**BACKGROUND & ANALYSIS:** The City routinely requires specialized legal services in labor relations, employment law, workplace investigations, personnel matters, training, and litigation support. Due to the complexity, volume, and time-sensitive nature of these matters, the Human Resources / Risk Management staff has identified the need to establish multiple Professional Services Agreements to ensure timely access to specialized legal expertise.

On April 13, 2026, the City issued a Request for Proposal (RFP) No. 1990 for human resources legal

services, seeking qualified law firms with expertise in public-sector labor and employment law, training, and related consulting services. Proposals were received from the following firms:

| **Law Firm** | **Location** |
|---|---|
| Atkinson, Andelson, Loya, Ruud & Romo | Cerritos, CA |
| Liebert Cassidy Whitmore | Los Angeles, CA |
| Burke, Williams & Sorenson, LLP | Los Angeles, CA |
| Aleshire & Wynder, LLP | Irvine, CA |

The evaluation criteria included firm qualifications, public sector expertise, proposed staffing, service approach, responsiveness, training capabilities, references, and overall value to the City. Based on the evaluation process, City Staff determined that Atkinson, Andelson, Loya, Ruud & Romo; Liebert Cassidy Whitmore; and Burke, Williams & Sorensen, LLP were the most qualified firms.

Liebert Cassidy Whitmore has provided legal services to the City since 2009, covering labor relations, employee relations support, litigation defense, and ongoing educational resources. Atkinson, Andelson, Loya, Ruud & Romo has been partnering with the City since 2017, supporting public safety operations and handling complex workplace matters. Their primary focus has been related to employment matters for sworn personnel in the Police Department. During their relationship with the City, both firms demonstrated the expertise, responsiveness, and service capabilities necessary to support Human Resources / Risk Management's evolving legal needs.

Burke, Williams & Sorensen, LLP has demonstrated strong expertise in public agency labor and employment law, workplace investigations, litigation support, negotiations, management training, and personnel matters. With their extensive experience in representing California public agencies, they provide the City with an additional legal resource that complements the capabilities of the City’s existing legal service providers.

City Staff recommends entering into Professional Services Agreements with all three firms to efficiently manage workload demands and ensure access to diverse legal expertise. This approach ensures adequate resources to maintain a high level of quality and responsiveness to urgent matters and to support the continuity of legal services, thereby meeting the City’s needs in complex personnel, labor relations, workplace investigations, and public safety-related legal matters.

The proposed Agreements establish a combined annual not-to-exceed amount of $600,000 for human resources legal services, inclusive of related training and consultation, to be allocated among the three firms as needed.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# PROFESSIONAL SERVICES AGREEMENT

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Atkinson, Andelson, Loya, Ruud & Romo**, with its principal place of business at 12800 Center Court Drive, Suite 300, Cerritos, CA 90703 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing consulting, representation, and legal services to public clients, is licensed in the State of California, and is familiar with the plans of the City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the **consulting, training, and legal services** project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

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

3.1.2 Term. The term of this Agreement shall be from **July 1, 2026,** to **June 30, 2029**, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than two (2) additional one-year terms. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **six hundred thousand dollars ($600,000) for the three-year term** without written approval of the City Council or City Manager, as applicable. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be **$1,000,000 for the five-year term**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

### 3.3 Responsibilities of Consultant.

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: **John Bakhit, Partner**.

3.3.5 City's Representative. The City hereby designates **Angela C. Lopez, Executive Director, Human Resources / Risk Management**, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates **John Bakhit, Partner**, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the

performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

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

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

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant’s profession with limits of not less than $2,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

(E) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. “Covered Professional Services” as designated in the policy must specifically include work performed under this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and

all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's

obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**3.7 General Provisions.**

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

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: Atkinson, Andelson, Loya, Ruud & Romo
3880 Lemon Street, Suite 350
Riverside, CA 92501
ATTN: John Bakhit, Partner (John.Bakhit@aalrr.com)

City: City of Ontario
303 East “B” Street
Ontario, CA 91764
ATTN: Human Resources / Risk Management Agency

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City’s express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City’s sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant’s seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents

and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys'

fees and all costs of such action.

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

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

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

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND ATKINSON, ANDELSON, LOYA, RUUD & ROMO**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**ATKINSON, ANDELSON, LOYA, RUUD & ROMO**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**EXHIBIT "A"**
**SCOPE OF SERVICES**

The Consultant will manage current and future employee and labor relations matters in accordance with the terms of the Agreement, ensuring a comprehensive and practical approach to fulfilling the City's operational needs.

The Consultant will provide, as needed, comprehensive legal services to the City, encompassing the following areas:

**Employment and Labor Law Matters**

- Provide expert advice on compliance with federal, state, and local employment laws and regulations.
- Offer guidance on employee rights and obligations within the workplace.
- Collective Bargaining
- Assist in the negotiation of collective bargaining agreements with labor unions.
- Develop strategies to negotiate and implement agreements effectively.
- Disciplinary Actions
- Counsel on disciplinary procedures, ensuring adherence to legal standards and best practices.
- Represent the City in disciplinary hearings and related proceedings.
- Administrative Investigations
- Conduct effective, impartial, and thorough administrative investigations on employee complaints, grievances, and misconduct allegations.
- Provide informed recommendations based on the findings of such investigations.
- Public Retirement
- Provide guidance on legal matters concerning public employee retirement systems.
- Address inquiries and concerns related to retirement benefits and obligations.

**Claims and Grievances**

- Facilitate the management and resolution of employee claims and grievances.
- Assist with the development of policies and procedures aimed at addressing and mitigating disputes effectively.
- Mediations and Arbitrations
- Represent the City during mediation and arbitration processes.
- Assist in achieving resolution between the City and its employees or labor unions.

**Consulting on Compensation and Classification**

- Provide expert consultation regarding compensation structures and employee classification matters.
- Ensure compliance with applicable laws and best practices related to wage and hour regulations.

**Legal Consultation and Training Services**

- Provide as-needed legal consultation to address emerging labor relations matters.
- Conduct training sessions for City Staff on relevant employment law, employee performance, and compliance.

**Conflict of Interest Management**

- Ensure that all services are provided in a manner that avoids conflicts of interest.
- Maintain transparent communication concerning any potential conflicts that may arise.

---

**Areas of Law:**

**Public Sector Labor Law:** Collective bargaining negotiations; arbitration of labor disputes, laws, and regulations governing personnel matters, such as pension reform, family leave, alcohol and drug testing, the Fair Labor Standards Act, OSHA, and the Americans with Disabilities Act; federal transit labor laws and regulations; Department of Industrial Relations procedures; and labor bargaining under the Meyers-Milias Brown Act.

**Employment Law/Civil Rights Litigation**: Internal employment investigations; grievances and complaints before the Equal Employment Opportunity Commission (EEOC) and the Department of Fair Employment and Housing (DFEH); Disadvantaged Business/Woman Owned Business Enterprise Programs; Americans with Disabilities Act (ADA), Title VII, Title VI and the interplay between the above and worker's compensation, FMLA, FLSA, and similar laws; litigation of these matters, especially Title VII and 42 USC § 1983 claims.

**Pension and Benefits Law:** Retirement plans; PERS; deferred compensation; health plans and benefits; other post-employment benefits; and federal and state tax laws.

**Regulatory Law:** Federal and State statutory and regulatory framework, including but not limited to Occupational Health and Safety Administration (OSHA) compliance, California and Federal Labor Codes, and Department of Industrial Relations rules and regulations (including jurisdictional issues).

**Public Agency Law:** General agency issues, such as Constitutional law, gifts of public funds, Brown Act, California Public Records Act, conflicts of interest, FPPC, and statutory authority.

**EXHIBIT "B"**
**SCHEDULE OF SERVICES**

The City will engage the Consultant to render professional services for the City on an as-needed basis as set forth in this Agreement. Upon completion of services, the consultant shall bill the City monthly. The City shall remit payment within thirty (30) days of receipt of an invoice.

**Submit invoices to**: humanresources@ontarioca.gov

**(attached)** Fee/Rate Schedule

## 8. FEE SCHEDULE

**Please provide the firm's hourly rates for the scope of Services. The fee proposal should include hourly rates for all personnel involved in "Additional Work," as defined in the sample Agreement for term 2026-2029.**

### Hourly Rates

Among our public sector clients, AALRR is known for our competitive rates, fair billing practices, and the value received for the cost of legal services provided. Our clients receive exceptional value for the cost of legal services provided. The Firm bills in one-tenth of an hour (6-minute) increments. Actual rates billed depend upon years of experience and areas of expertise.

Please note that these rates will increase by $10 per hour annually on January 1.

| Resource | Hourly Rates |
|---|---|
| Partners, Of Counsel | $385 – $550 |
| Associates | $275 – $350 |
| Paralegals | $205 |

### Individual Hourly Rates

Please see below for a breakdown of individual hourly rates for the proposed team.

| Attorney | Hourly Rate |
|---|---|
| Partner Irma Rodriguez Moisa | $435 |
| Partner John Bakhit | $415 |
| Partner Kevin Dale | $405 |
| Of Counsel Susan Jerich | $375 |
| Senior Associate Abraham Escareno | $350 |
| Associate Brittaney de la Torre | $325 |

### Other Expenses

Additionally, a five percent (5%) administrative fee will be applied to each bill in lieu of charging for telephone costs, incoming and outgoing faxes, photocopies, postage, automobile mileage, parking, document preparation/word processing, and computer-based research (e.g., Westlaw). The Firm bills actual cost for messenger/courier fees, witness/court/jury fees and bonds, deposition and court reporter/transcript fees, and any other external consultant fees. We also bill for travel expenses. However, we do not anticipate significant travel costs for the City.

**EXHIBIT "C"**
**COMPENSATION**

The total compensation shall not exceed **six hundred thousand dollars ($600,000)** from **July 1, 2026, to June 30, 2029**. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be $1,000,000 for the five-year term.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# PROFESSIONAL SERVICES AGREEMENT

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Burke, Williams & SorensEn, LLP**, with its principal place of business at 444 South Flower Street, 40th Floor, Los Angeles, CA 90071 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing consulting, representation, and legal services to public clients, is licensed in the State of California, and is familiar with the plans of the City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the **consulting, training, and legal services** project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

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

3.1.2 Term. The term of this Agreement shall be from **July 1, 2026,** to **June 30, 2029**, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than two (2) additional one-year terms. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **six hundred thousand dollars ($600,000) for the three-year term** without written approval of the City Council or City Manager, as applicable. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be **$1,000,000 for the five-year term**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

### 3.3 Responsibilities of Consultant.

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: **Monica Sanchez McQueen, Partner.**

3.3.5 City's Representative. The City hereby designates **Angela C. Lopez, Executive Director, Human Resources / Risk Management**, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates **Monica Sanchez McQueen, Partner.** or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.3.7 Coordination of Services. Consultant agrees to work closely with City staff in the

performance of Services and shall be available to City's staff, consultants and other staff at all reasonable times.

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

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

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

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant’s profession with limits of not less than $2,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

(E) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. “Covered Professional Services” as designated in the policy must specifically include work performed under this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and

all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's

obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**3.7 General Provisions.**

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

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: Burke, Williams & Sorensen, LLP
444 south Flower Street, 40th Floor
Los Angeles, CA 90071
ATTN: Monica Sanchez McQueen, Partner.

City: City of Ontario
303 East "B" Street
Ontario, CA 91764
ATTN: Human Resources / Risk Management Agency

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and

warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

3.7.5 Cooperation; Further Acts. The Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate or

convenient to attain the purposes of this Agreement.

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

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

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

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

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND BURKE, WILLIAMS & SORENSEN, LLP**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**BURKE, WILLIAMS & SORENSEN, LLP**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**EXHIBIT "A"**
**SCOPE OF SERVICES**

The Consultant will manage current and future employee and labor relations matters in accordance with the terms of the Agreement, ensuring a comprehensive and practical approach to fulfilling the City's operational needs.

The Consultant will provide, as needed, comprehensive legal services to the City, encompassing the following areas:

**Employment and Labor Law Matters**

- Provide expert advice on compliance with federal, state, and local employment laws and regulations.
- Offer guidance on employee rights and obligations within the workplace.
- Collective Bargaining
- Assist in the negotiation of collective bargaining agreements with labor unions.
- Develop strategies to negotiate and implement agreements effectively.
- Disciplinary Actions
- Counsel on disciplinary procedures, ensuring adherence to legal standards and best practices.
- Represent the City in disciplinary hearings and related proceedings.
- Administrative Investigations
- Conduct effective, impartial, and thorough administrative investigations on employee complaints, grievances, and misconduct allegations.
- Provide informed recommendations based on the findings of such investigations.
- Public Retirement
- Provide guidance on legal matters concerning public employee retirement systems.
- Address inquiries and concerns related to retirement benefits and obligations.

**Claims and Grievances**

- Facilitate the management and resolution of employee claims and grievances.
- Assist with the development of policies and procedures aimed at addressing and mitigating disputes effectively.
- Mediations and Arbitrations
- Represent the City during mediation and arbitration processes.
- Assist in achieving resolution between the City and its employees or labor unions.

**Consulting on Compensation and Classification**

- Provide expert consultation regarding compensation structures and employee classification matters.
- Ensure compliance with applicable laws and best practices related to wage and hour regulations.

**Legal Consultation and Training Services**

- Provide as-needed legal consultation to address emerging labor relations matters.
- Conduct training sessions for City Staff on relevant employment law, employee performance, and compliance.

**Conflict of Interest Management**

- Ensure that all services are provided in a manner that avoids conflicts of interest.
- Maintain transparent communication concerning any potential conflicts that may arise.

---

**Areas of Law:**

**Public Sector Labor Law:** Collective bargaining negotiations; arbitration of labor disputes, laws, and regulations governing personnel matters, such as pension reform, family leave, alcohol and drug testing, the Fair Labor Standards Act, OSHA, and the Americans with Disabilities Act; federal transit labor laws and regulations; Department of Industrial Relations procedures; and labor bargaining under the Meyers-Milias Brown Act.

**Employment Law/Civil Rights Litigation**: Internal employment investigations; grievances and complaints before the Equal Employment Opportunity Commission (EEOC) and the Department of Fair Employment and Housing (DFEH); Disadvantaged Business/Woman Owned Business Enterprise Programs; Americans with Disabilities Act (ADA), Title VII, Title VI and the interplay between the above and worker's compensation, FMLA, FLSA, and similar laws; litigation of these matters, especially Title VII and 42 USC § 1983 claims.

**Pension and Benefits Law:** Retirement plans; PERS; deferred compensation; health plans and benefits; other post-employment benefits; and federal and state tax laws.

**Regulatory Law:** Federal and State statutory and regulatory framework, including but not limited to Occupational Health and Safety Administration (OSHA) compliance, California and Federal Labor Codes, and Department of Industrial Relations rules and regulations (including jurisdictional issues).

**Public Agency Law:** General agency issues, such as Constitutional law, gifts of public funds, Brown Act, California Public Records Act, conflicts of interest, FPPC, and statutory authority.

**EXHIBIT "B"**
**SCHEDULE OF SERVICES**

The City will engage the Consultant to render professional services for the City on an as-needed basis as set forth in this Agreement. Upon completion of services, the consultant shall bill the City monthly. The City shall remit payment within thirty (30) days of receipt of an invoice.

**Submit invoices to**: humanresources@ontarioca.gov

**(attached)** Fee/Rate Schedule

# 8. FEE SCHEDULE

## Hourly Rates

| Staffing | Hourly Rate |
|---|---|
| Partners | $375 - $450 |
| Associate Attorneys | $295 - $350 |
| Paralegals | $160 |

## Billing Format and Procedure

Bills are sent out each month invoicing charges for the prior month. Fees for our services are charged in increments of 1/10th of an hour. The bills provide a specific description of the work performed by all attorneys, the time actually spent on the work item, and the billing rate of the attorney. These bills also contain itemized descriptions of any out-of-pocket expenses incurred during the prior month.

## Reimbursements

We routinely charge our clients for our direct out-of-pocket expenses and costs incurred in performing the services. We do not charge a service fee or overhead for cost reimbursement items. We also do not charge for computer or word processing time. Reimbursement amounts may be adjusted annually.

| Expense | Rate |
|---|---|
| In-house reproduction charges | |
| black and white | 20¢ per page |
| color | $1 per page |
| Mileage | 72.5¢ per mile (or current IRS rate) |
| Facsimile | $1 per page |
| All other costs reasonably and necessarily incurred in performing services for the City | at cost |

## Adjustments

The rates for legal services quoted in this proposal will remain in effect for the first year of the contract. Thereafter, unless otherwise negotiated, rates may be adjusted based on a standard annual adjustment upon consultation with the City, equal to the greater of the average Consumer Price Index for the previous four quarters or any across the board salary increase granted to represented management personnel within the City.

**EXHIBIT "C"**
**COMPENSATION**

The total compensation shall not exceed **two hundred thousand dollars ($200,000)** from **July 1, 2026, to June 30, 2029**. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be $1,000,000 for the five-year term.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# PROFESSIONAL SERVICES AGREEMENT

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East "B" Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and **Liebert Cassidy Whitmore**, a **Corporation**, with its principal place of business at 6033 W. Century Boulevard, Suite 500, Los Angeles, CA 90045 ("Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing consulting, representation, and legal services to public clients, is licensed in the State of California, and is familiar with the plans of the City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for the **consulting, representational, and legal services pertaining to labor and employee relations matters and to include premium Liebert Library subscription and annual membership to the West Inland Empire Relations Consortium for the City of Ontario** project ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

3.1.1 General Scope of Services. Consultant promises and agrees to furnish to the City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the professional consulting and training services necessary for the Project ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable

local, state and federal laws, rules and regulations.

3.1.2 Term. The term of this Agreement shall be from **July 1, 2026,** to **June 30, 2029**, unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than two (2) additional one-year terms. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines. The Parties may, by mutual written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "C" attached hereto and incorporated herein by reference. The total compensation shall not exceed **six hundred thousand dollars ($600,000) for the three-year term** without written approval of the City Council or City Manager, as applicable. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be **$1,000,000 for the five-year term**. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "C" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

error and return to the City all funds erroneously deposited or to which Consultant is not entitled.

**3.3 Responsibilities of Consultant.**

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: **Marc Zavala, Accounting & Contacts Specialist**.

3.3.5 City's Representative. The City hereby designates **Angela C. Lopez, Executive Director, Human Resources / Risk Management**, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates **Marc Zavala, Accounting & Contacts Specialist**, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

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

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible

for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) Professional Liability (Errors & Omissions): Professional Liability insurance or Errors & Omissions insurance appropriate to Consultant’s profession with limits of not less than $2,000,000. Covered professional services shall specifically include all work to be performed under the Agreement and delete any exclusions that may potentially affect the work to be performed (for example, any exclusions relating to lead, asbestos, pollution, testing, underground storage tanks, laboratory analysis, soil work, etc.). If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least five (5) years from termination or expiration of this Agreement.

(E) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Professional Liability (Errors & Omissions): (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) This insurance shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. “Covered Professional Services” as designated in the policy must specifically include work performed under this Agreement. The policy must “pay on behalf of” the insured and include a provision establishing the insurer’s duty to defend.

(D) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant's insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and

all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's

obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

**3.7 General Provisions.**

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

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: Liebert Cassidy Whitmore
6033 West Century Bld., Suite 500
Los Angeles, CA 90045
ATTN: Marc Zavala, Accounting & Contacts Specialist

City: City of Ontario
303 East “B” Street
Ontario, CA 91764
ATTN: Human Resources / Risk Management Agency

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City’s express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City’s sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant’s seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be

responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.7.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in San Bernardino County. In addition to any and all contract requirements

pertaining to notices of and requests for compensation or payment for extra work, disputed work, claims and/or changed conditions, Consultant must comply with the claim procedures set forth in Government Code sections 900 et seq. prior to filing any lawsuit against the City. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to extra work, disputed work, claims, and/or changed conditions have been followed by Consultant. If no such Government Code claim is submitted, or if any prerequisite contractual requirements are not otherwise satisfied as specified herein, Consultant shall be barred from bringing and maintaining a valid lawsuit against the City.

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

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

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ONTARIO AND LIEBERT CASSIDY WHITMORE**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**LIEBERT CASSIDY WHITMORE**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**EXHIBIT "A"**
**SCOPE OF SERVICES**

The Consultant will manage current and future employee and labor relations matters in accordance with the terms of the Agreement, ensuring a comprehensive and practical approach to fulfilling the City's operational needs.

The Consultant will provide, as needed, comprehensive legal services to the City, encompassing the following areas:

**Employment and Labor Law Matters**

- Provide expert advice on compliance with federal, state, and local employment laws and regulations.
- Offer guidance on employee rights and obligations within the workplace.
- Collective Bargaining
- Assist in the negotiation of collective bargaining agreements with labor unions.
- Develop strategies to negotiate and implement agreements effectively.
- Disciplinary Actions
- Counsel on disciplinary procedures, ensuring adherence to legal standards and best practices.
- Represent the City in disciplinary hearings and related proceedings.
- Administrative Investigations
- Conduct effective, impartial, and thorough administrative investigations on employee complaints, grievances, and misconduct allegations.
- Provide informed recommendations based on the findings of such investigations.
- Public Retirement
- Provide guidance on legal matters concerning public employee retirement systems.
- Address inquiries and concerns related to retirement benefits and obligations.

**Claims and Grievances**

- Facilitate the management and resolution of employee claims and grievances.
- Assist with the development of policies and procedures aimed at addressing and mitigating disputes effectively.
- Mediations and Arbitrations
- Represent the City during mediation and arbitration processes.
- Assist in achieving resolution between the City and its employees or labor unions.

**Consulting on Compensation and Classification**

- Provide expert consultation regarding compensation structures and employee classification matters.
- Ensure compliance with applicable laws and best practices related to wage and hour regulations.

**Legal Consultation and Training Services**

- Provide as-needed legal consultation to address emerging labor relations matters.
- Conduct training sessions for City Staff on relevant employment law, employee performance, and compliance.

**Conflict of Interest Management**

- Ensure that all services are provided in a manner that avoids conflicts of interest.
- Maintain transparent communication concerning any potential conflicts that may arise.

---

**Areas of Law:**

**Public Sector Labor Law:** Collective bargaining negotiations; arbitration of labor disputes, laws, and regulations governing personnel matters, such as pension reform, family leave, alcohol and drug testing, the Fair Labor Standards Act, OSHA, and the Americans with Disabilities Act; federal transit labor laws and regulations; Department of Industrial Relations procedures; and labor bargaining under the Meyers-Milias Brown Act.

**Employment Law/Civil Rights Litigation**: Internal employment investigations; grievances and complaints before the Equal Employment Opportunity Commission (EEOC) and the Department of Fair Employment and Housing (DFEH); Disadvantaged Business/Woman Owned Business Enterprise Programs; Americans with Disabilities Act (ADA), Title VII, Title VI and the interplay between the above and worker's compensation, FMLA, FLSA, and similar laws; litigation of these matters, especially Title VII and 42 USC § 1983 claims.

**Pension and Benefits Law:** Retirement plans; PERS; deferred compensation; health plans and benefits; other post-employment benefits; and federal and state tax laws.

**Regulatory Law:** Federal and State statutory and regulatory framework, including but not limited to Occupational Health and Safety Administration (OSHA) compliance, California and Federal Labor Codes, and Department of Industrial Relations rules and regulations (including jurisdictional issues).

**Public Agency Law:** General agency issues, such as Constitutional law, gifts of public funds, Brown Act, California Public Records Act, conflicts of interest, FPPC, and statutory authority

**EXHIBIT "B"**
**SCHEDULE OF SERVICES**

The City will engage the Consultant to render professional services for the City on an as-needed basis as set forth in this Agreement. Upon completion of services, the consultant shall bill the City monthly. The City shall remit payment within thirty (30) days of receipt of an invoice.

**Submit invoices to**: humanresources@ontarioca.gov

**(attached)** Fee/Rate Schedule

# Liebert Cassidy Whitmore

**Billing Rates - Effective July 1, 2026**

| | Billing Rate |
|---|---|
| ***Partners*** | |
| Linda Adler | 470 |
| Elizabeth Arce | 470 |
| Shelline Bennett | 470 |
| Steve Berliner | 470 |
| Michael Blacher | 470 |
| Richard Bolanos | 470 |
| Amy Conway | 470 |
| Peter Brown | 470 |
| Grace Chan | 470 |
| Melanie Chaney | 470 |
| Lisa Charbonneau | 470 |
| Heather DeBlanc | 470 |
| Chris Fallon | 470 |
| Jeffrey Freedman | 470 |
| Adrianna Guzman | 470 |
| Jack Hughes | 470 |
| Judith Islas | 470 |
| Nathan Jackson | 470 |
| Morin Jacob | 470 |
| Che Johnson | 470 |
| Laura Kalty | 470 |
| Paul Knothe | 470 |
| Jesse Maddox | 470 |
| Mark Meyerhoff | 470 |
| Pilar Morin | 470 |
| Eileen O'Hare-Anderson | 470 |
| James Oldendorph | 470 |
| Cynthia O'Neill | 470 |
| Jennifer Rosner | 470 |
| Max Sank | 470 |
| Geoff Sheldon | 470 |
| Suzanne Solomon | 470 |
| Alysha Stein-Manes | 470 |
| Scott Tiedemann | 470 |
| Alex Volberding | 470 |
| Brian Walter | 470 |
| Casey Williams | 470 |
| Oliver Yee | 470 |
| Joung Yim | 470 |
| Danny Yoo | 470 |
| Michael Youril | 470 |
| ***Senior Counsel*** | |
| Jolena Abrena | 395 |
| Megan Atkinson | 395 |
| Jeb Brown | 420 |
| Andrew Dorado | 445 |
| Monica Espejo | 395 |
| Robert Faigin | 395 |
| Scott Fera | 395 |
| Alsion Kalinski | 395 |
| Meredith Karasch | 395 |
| Alex Larrabee | 395 |
| Stephanie Lowe | 420 |
| Phillip Murray | 395 |
| YT Nguyen | 395 |
| Jennifer Palagi | 395 |
| Patrick Skahan | 395 |
| Jeff Stockley | 395 |
| Julie Strom | 395 |
| Kelly Tuffo | 395 |
| David Urban | 395 |
| ***Associates*** | |
| Christopher Frederick | 380 |
| Nick Grether | 380 |
| Viddell Lee Heard | 380 |
| Hadara Stanton | 380 |
| Caroline Cohen | 370 |
| Peter Cress | 370 |
| Charles Hellstrom | 370 |
| Victoria Phillips | 370 |
| Anni Safarloo | 370 |
| Emanuela Tala | 370 |
| Yesenia Carrillo | 365 |
| Jennfier Denny | 365 |
| Ethan Wickland | 365 |
| Olga Bryan | 360 |
| Lars Reed | 360 |

| | Billing Rate |
|---|---|
| ***Associates*** | |
| William Abramovitz | 355 |
| Mieko Failey | 355 |
| Selena Farnesi | 355 |
| Sam Lipsitz | 355 |
| Stephanie Ponek | 355 |
| Cindy Allen | 345 |
| Tony Carvalho | 345 |
| Tevon Edwards | 345 |
| Lucy Goodnough | 345 |
| Corrigan Lewis | 345 |
| Barbara Boktor | 330 |
| Jordan Carman | 330 |
| Hannah Dodge | 330 |
| Victor Gonzalez | 330 |
| Savana Jefferson | 330 |
| John LaCrosse | 330 |
| Jessica Neighbors | 330 |
| Kelsey Ridenhour | 330 |
| Ashley Riser | 330 |
| Jessica Tam | 330 |
| Madison Tanner | 330 |
| Brittany Trainer | 330 |
| Duncan Dohmen | 325 |
| Gabi Kamran | 325 |
| Nicole Powell | 325 |
| Allison Berquist | 315 |
| Alexandra Clark | 315 |
| Madeline Cline | 315 |
| Olivia Davis | 315 |
| Dominque Armstrong | 310 |
| Meg Berkowitz | 310 |
| John Chiappe | 310 |
| Moriah Denton | 310 |
| Jack Jackson | 310 |
| Morgan Johnson | 310 |
| Bryce Blakewell | 300 |
| Sadie Baird | 300 |
| Chase Booth | 300 |
| Hannah Casey | 300 |
| Abigail Choi | 300 |
| Natalie Dybeck | 300 |
| Jacqueline Hubbell | 300 |
| Riley Jacobs | 300 |
| Jessica Le | 300 |
| Jessica Lee | 300 |
| Juliana Pech | 300 |
| Cindy Rivas | 300 |
| Josh Sarsfield | 300 |
| ***Labor Relations/HR Consultants*** | |
| Matt Doyle | 330 |
| Michael Jarvis | 330 |
| ***Compensation/Classification Consultants*** | |
| Kim Catacutan | 250 |
| Ian Morgan | 250 |
| ***Paralegals*** | |
| Kimberly Calitto | 185 |
| Juliet Hosken | 185 |
| Misty Jones | 185 |
| Robert Koehler | 185 |
| Justin Lauer | 185 |
| Laney Schatz | 185 |
| Nathan Whittingham | 185 |
| Zachary Winston | 185 |
| ***E-Discovery Specialists*** | |
| Hali Kissinger | 200 |

**EXHIBIT "C"**
**COMPENSATION**

The total compensation shall not exceed **six hundred thousand dollars ($600,000)** from **July 1, 2026, to June 30, 2029**. If the City exercises the two optional one-year extensions, the total not-to-exceed contract authority shall be $1,000,000 for the five-year term.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Fire Department<br>Prepared By: Sagar Patel<br>Staff Member Presenting: Mike Gerken, Fire Chief<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 21 |

**SUBJECT: ADOPTION OF AN ORDINANCE AMENDING SECTION 4-21.05 (A) ADMINISTRATIVE FINES, OF THE ONTARIO MUNICIPAL CODE PERTAINING TO MANAGING THE CITY'S RESPONSE TO FIREWORKS FEES AND FINES**

**RECOMMENDATION:** That the City Council adopt an ordinance amending Section 4-21.05(a) Administrative Fines of the Ontario Municipal code relating to fines for illegal use of fireworks, pyrotechnic devices, explosives, destructive devices or their components and establishing the amount of the fees and fines set forth in this section shall be specified in the City Fee Schedule, which may only be revised by a duly-adopted resolution of the City Council.

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

**FISCAL IMPACT:** This recommended action amends the fee structure from Section 4-21.5(a) of the Ontario Municipal Code and provides for the revenue fee structure to be included in the City Fee Schedule that will be presented to City Council in separate actions for consideration approved by Resolution.

**BACKGROUND & ANALYSIS:** The Ontario City Council is committed to safeguarding the health, safety, and welfare of its residents and maintaining a high quality of life throughout the community. As such, it is the City's priority to protect its residents from activities such as the use of illegal fireworks.

Illegal fireworks pose a significant threat to public safety and community well-being. Their use increases the risk of residential, commercial, and vegetation fires. Fireworks-related incidents can result in serious injuries, property damage, and disruptions to critical infrastructure. Additionally, the illegal use of fireworks places increased demands on fire, law enforcement, and emergency medical personnel, requiring the diversion of resources from other emergency incidents and public safety priorities.

Beyond the immediate safety concerns, illegal fireworks negatively impact the quality of life for residents by generating excessive noise, disturbing families, seniors, and individuals with medical

conditions, and triggering stress and anxiety for veterans and others affected by post-traumatic stress disorder (PTSD). Fireworks also contribute to environmental pollution through smoke, litter, and chemical residue, while causing distress to pets and wildlife. Collectively, these impacts create substantial financial and operational costs for the community and underscore the importance of continued enforcement, public education, and prevention efforts.

In an effort to deter the use of illegal fireworks,  on Tuesday June 23, 2026, City Council directed Staff to create an escalating fee structure of $1,000 for a first citation, $2,000 for a second citation, and $3,000 for a third citation and to be specified in the City Fee Schedule, which may only be revised by a duly-adopted resolution of the City Council.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING THE ADMINISTRATIVE FINES AS ESTABLISHED IN CHAPTER 21, TITLE 4, SUBSECTION (A) OF THE ONTARIO MUNICIPAL CODE THAT PROHIBIT THE POSSESSION, USE, STORAGE OR MANUFACTURE OF FIREWORKS, PYROTECHNIC DEVICES, EXPLOSIVES, DESTRUCTIVE DEVICES OR THEIR COMPONENTS AND ESTABLISHING ADMINISTRATIVE FINES FOR VIOLATIONS THEREOF.

WHEREAS, hundreds of fires cause property destruction in California each year by the private use of all types of fireworks; and

WHEREAS, the City of Ontario faces an increasing incidence of the use of all types of fireworks, both on public and private property; and

WHEREAS, the City of Ontario and the County of San Bernardino have experienced serious injuries and property destruction by all types of fireworks; and

WHEREAS, thousands of pounds of illegal or dangerous fireworks flow into the City of Ontario and San Bernardino County from neighboring jurisdictions; and

WHEREAS, it costs the taxpayers in the City of Ontario thousands of dollars for response, investigation, and disposal of illegal or dangerous fireworks and explosives; and

WHEREAS, illegal and dangerous fireworks, especially "safe and sane" class fireworks, are being used to construct dangerous improvised explosive devices (IED's); and

WHEREAS, the possession, use, transport and discharge of illegal or dangerous fireworks and explosives creates a burden and threat upon the lives and property of the citizens of Ontario, as well as those visiting and traveling through the City of Ontario; and

WHEREAS, the use of illegal fireworks continue to be a significant public safety concern due to the risks of injury, property damage, and risk of fire; and

WHEREAS, Government Code section 53069.4 authorizes the City of Ontario to make any violation of any ordinance enacted by the City subject to an administrative fine or penalty.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. REGARDING 4-21.05 Administrative Fines Subsection (a) shall be amended to read as follow:

"The amount of the fees and fines set forth in this section shall be specified in the City Fee Schedule, which may only be revised by a duly-adopted resolution of the City Council."

SECTION 2. The Mayor shall sign this Ordinance, and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 3338 was duly introduced at a regular meeting of the City Council of the City of Ontario held July 7, 2026 and adopted at the regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: MAYOR/COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 3338 duly passed and adopted by the Ontario City Council at their regular meeting held January 21, 2026 and that Summaries of the Ordinance were published on July 14, 2026 and July 28, 2026, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Human Resources<br>Prepared By: Reed Sigler<br>Department:<br>Prepared By: Reed Sigler<br>Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 22 |

**SUBJECT:**

**APPROVAL OF ONE-YEAR MEMORANDUMS OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES LOCAL 3061; ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES; AND AMENDMENTS TO THE COMPENSATION AND BENEFITS PROFILES FOR CONFIDENTIAL / SPECIALIZED CONFIDENTIAL / CONFIDENTIAL MANAGEMENT EMPLOYEES, DEPARTMENT HEAD EMPLOYEES, AND EXECUTIVE MANAGEMENT EMPLOYEES; AND AUTHORIZATION FOR THE CITY MANAGER TO MAKE NON-SUBSTANTIVE CHANGES WHICH MAY BE NECESSARY FOR IMPLEMENTATION.**

**RECOMMENDATION:** That the City Council approve and authorize the City Manager to complete the following:

A. Approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment with American Federation of State, County, and Municipal Employees Local 3061 (AFSCME) for the term of July 1, 2026, through June 30, 2027;
B. Approve a one-year MOU regarding wages, hours, and other terms and conditions of employment with the Association of Ontario Management Employees (AOME) for the term of July 1, 2026, through June 30, 2027;
C. Approve amendments to the Compensation and Benefits Profiles for Confidential / Specialized Confidential / Confidential Employees; Department Head Employees; and Executive Management Employees effective July 1, 2026;
D. Modify Paid Parental Leave to Paid Family Care Leave and expand its use to include reproductive loss and bereavement; and
E. Authorize the City Manager to make non-substantive revisions that may be necessary to implement the MOUs and Compensation and Benefits Profiles.

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

**FISCAL IMPACT:** The estimated additional annual cost of the proposed compensation changes across all funds during Fiscal Year 2026-27 is $2,673,678. The estimated General Fund portion is $1,021,743. If approved, additional appropriations of approximately $416,000 will be included at a future quarterly budget update in various non-General funds to City Council for items not included in the FY 2026-27 Adopted Budget.

**BACKGROUND & ANALYSIS:**

Pursuant to the Meyers-Milias-Brown Act, the City has met and conferred in good faith with AFSCME and AOME regarding wages, benefits, and working conditions to develop successor one-year MOUs for the period of July 1, 2026, through June 30, 2027, replacing the agreements that expired on June 30, 2026. The meet-and-confer process included total compensation surveys for benchmark classifications using each bargaining group's market survey as one component of the City's ongoing efforts to remain competitive in the labor market and support its goal of being an Employer of Choice. Each agreement includes a 2% general salary increase effective July 12, 2026, together with the following group-specific salary, benefit, and operational provisions:

**AFSCME:** Salary range adjustments for four classifications to support market alignment; increases to daily standby compensation and weekend and holiday standby premium pay, and technical and administrative revisions that do not result in additional fiscal impact.

**AOME:** Salary range adjustments for nine classifications, increases to available management leave hours, an increase to the City's deferred compensation contribution, and technical and administrative revisions that do not result in additional fiscal impact.

For unrepresented employee groups, the Compensation and Benefits Profile for each group describes the compensation, benefits, and other relevant employment provisions approved by the City Council for ongoing application.

**Confidential / Specialized Confidential / Confidential Management:** A 2% general salary increase, effective July 12, 2026, for all classifications in these employee groups. The amendments also include salary range adjustments for 17 classifications; increases to available management leave hours for the Specialized Confidential and Confidential Management groups, an increase to the City's deferred compensation contribution for the Confidential Management group, an increase to the maximum annual tuition reimbursement benefit; and technical and administrative revisions that do not result in additional fiscal impact.

**Department Heads / Executive Management:** No salary range adjustments are recommended for Department Head or Executive Management employees. The amendments include enhancements to management leave and tuition reimbursement; as well as technical and administrative revisions that do not result in additional fiscal impact.

Collectively, the proposed Memorandums of Understanding and amendments to the Compensation and Benefits Profiles reflect the City’s commitment to balancing the City's competitive compensation philosophy with fiscal responsibility. These recommendations represent fair and equitable compensation and benefit enhancements while supporting the City's continued ability to

attract, retain, and develop a highly qualified workforce committed to serving the community.

# Compensation and Benefits Profile

For

# City of Ontario

# Executive Management Employees

**July 1, 2026**

DRAFT

# Table of Contents

Article I. ADMINISTRATION....3
Section 1.01 Introduction....3
Section 1.02 Purpose....3
Section 1.03 Objectives of the Plan Relative to Executive Management....4
Article II. COMPENSATION....4
Section 2.01 Pay Plan and Benefit Review....4
Section 2.02 Compensation Adjustment....4
Section 2.03 Management Incentive Pay....5
Section 2.04 Pay For Performance Bonus....5
ARTICLE III. BENEFITS....5
Section 3.01 Health Insurance Contribution....5
Section 3.02 City Contributions to Cafeteria Plan Benefits....6
Section 3.03 Dental Insurance....7
Section 3.04 Vision Insurance....7
Section 3.05 Short-Term and Long-Term Disability....8
Section 3.06 Life Insurance....8
Section 3.07 Employee Assistance Program....8
Section 3.08 Deferred Compensation....8
Section 3.09 Vehicle Expense Reimbursement Allowance....8
Section 3.10 Expense Reimbursement....9
Section 3.11 Flexible Spending Account....10
Section 3.12 Uniform Allowance....10
Section 3.13 Service Weapon Upon Retirement or Honorable Resignation....10
ARTICLE IV. RETIREMENT / END OF SERVICE....10
Section 4.01 CalPERS Contribution....10
Section 4.02 Post-Termination Compensation....12
Section 4.03 Continuation of Health Benefits/Life Benefits....12
Section 4.04 Health and Wellness Reimbursement....12
ARTICLE V. LEAVES....13
Section 5.01 Holidays....13
Section 5.02 Management Leave....14
Section 5.03 Bereavement Leave....14
Section 5.04 Annual Leave....15
Section 5.05 Paid Family Care Leave....17
Section 5.06 Reproductive Loss Leave....18
Section 5.07 Other Leaves - Paid and Unpaid....18
ARTICLE VI. GENERAL PROVISIONS....19
Section 6.01 Overpayments, Recovery and Underpayments....19
Section 6.02 Direct Deposit and Electronic Pay Advice....19

DRAFT

# Article I. ADMINISTRATION

## Section 1.01 Introduction

The Executive Management Compensation and Benefit Profile is a summary of benefits and compensation practices adopted by the City Council over several years to be applied on an ongoing basis. The provisions of this document apply to all employees appointed to Executive Management positions (hereinafter known as employee); and all elected officials to the extent the provisions are not in conflict with governing statutes.

This document sets forth policies and procedures to follow in implementing and administering this Executive Management Compensation and Benefits program. The various sections and provisions of the Government Code, Municipal Code, Personnel Rules and Regulations, and the "Employment Policies" in the City's Online Policy Center in effect and applicable to the above-mentioned positions will remain in effect unless expressly superseded by provisions within this document.

The terms and conditions of employment for the City Manager and other Executive Management employees may also be addressed in individual employment contracts. Such contracts are considered to be supplemental to this document to address terms and conditions of employment that may not be addressed in this document. However, if an individual's employment agreement is in conflict with this document, then the provisions of the agreement will supersede the provisions of this document.

Employees in Executive Management positions are considered to serve at the will and pleasure of the City Manager. The appointment of a person to a position in the Executive Management Group will not require the establishment of an eligibility list. Appointment and termination actions relating to the Police Chief and Fire Chief positions are subject to confirmation by the City Council.

## Section 1.02 Purpose

Persons employed in Executive Management positions are not represented by an employee organization.

This Executive Management Compensation and Benefits Profile is intended as a comprehensive document to define and describe the forms and amounts of compensation and benefits for Executive Management employees and elected officials. This comprehensive document is intended to reflect all City Council actions in effect relating to the Executive Management Compensation Program.

The various forms of compensation and benefits described in this comprehensive document recognize that employees in Executive Management positions should be compensated appropriately for exhibiting accountability, cost effectiveness, application of new technologies and maximizing the utilization of human, physical and fiscal resources; for exerting leadership to enhance the mission and future of the City; and for stimulating the development of people and methods which will facilitate the meeting of program goals and objectives.

### Section 1.03 Objectives of the Plan Relative to Executive Management

A. Recruit and retain expert and resourceful Executive Managers and enhance their management capabilities in areas such as leadership and accountability.

B. Facilitate and enhance the effectiveness and productive efforts of Executive Managers through evaluations of performance and the recognition of merit in determining compensation.

C. Enable the City Manager, who is in the best position to judge merit and value to the City of an Executive Management employee's performance, to appropriately compensate Executive Management employees in recognition of such value.

## Article II. COMPENSATION

### Section 2.01 Pay Plan and Benefit Review

Salary and benefit levels will be reviewed on a periodic basis. Such review will contain comparisons with other similar agencies within the appropriate job market. Such comparisons will be utilized to recommend competitive salary and benefit levels for Executive Management positions. Salary and benefit levels for individual positions may be adjusted from time-to-time, with the approval of the City Council (or City Manager, if appointed as its designee).

### Section 2.02 Compensation Adjustment

A. Compensation and benefit levels for positions in this group may be modified from time to time by the City Council by amendment to this document, or by the City Manager as authorized by the City Council.

B. The City has adopted a compensation grade table for Executive Management classifications. Each classification is associated with a specific compensation grade as identified in Appendix A.

C. The City Manager shall assign each Executive Management classification, excluding the City Manager classification, to a compensation grade consistent with Section 2.01. Salary compensation for the City Manager classification shall be determined by the City Council.

D. The City Manager is responsible for determining each individual employee's salary rate within the assigned salary range. Such determination will be based on job performance and/or other competitive and economic factors.

E. The Ontario Municipal Code provides that the City Council determine the City Manager's salary compensation range by resolution. Consistent with California Government Code Section 36506, the City Council shall also determine the compensation range of appointive officers, including the Police Chief and Fire Chief.

F. Salary compensation for elected officials of the City is determined in accordance with Ontario Municipal Code provisions and State law. Elected officials may also receive



DRAFT

compensation for attendance at meetings of the Ontario Housing Authority and other applicable boards as authorized. Such compensation is determined by the City Council by resolution or ordinance and may be reviewed on a periodic basis.

G. The compensation ranges adopted on July 13, 2025, will remain in effect.

### Section 2.03 Management Incentive Pay

Public Safety Executive Management classifications, Police Chief and Fire Chief, shall receive Management Incentive Pay at the rate of five (5) hours per pay period, for a total of one hundred and thirty hours (130) per calendar year in recognition of their full-time duties performed during normal working hours that pertain to the unique nature of their job. Such hours shall not be used as time off and shall be paid as salary compensation at the employee's base rate of pay.

### Section 2.04 Pay For Performance Bonus

Employees in the Executive Management Group shall be eligible for Pay for Performance Bonus designed, as part of the annual evaluation process, to reward either singular achievement during the course of the evaluation year or superlative overall achievement. Examples include but are not limited to the completion of a major assigned project on time or under budget; enabling significant cost savings to the City; or making significant improvements to the efficiency of established practices.

Employees whose base salary compensation is below the maximum of their classification's assigned compensation range will be eligible for a combination of a merit increase (up to the range's maximum) and one-time non-PERSable bonuses that do not exceed an amount that is five (5) percent above the annual maximum base compensation for their classification. Employees whose base salary compensation is at the maximum of their classification's assigned compensation range will be eligible for one-time non-PERSable bonuses that do not exceed an amount that is five (5) percent above the annual maximum base compensation for their classification. Additionally, a one-time non-PERSable bonus, from one (1) to five (5) percent can be awarded in lieu of a merit increase.

Any bonus granted under this program is at the sole discretion of the City Manager. Any bonus awarded under this program is one-time and is not considered part of base salary, nor is there any intention that any bonus serve as the basis for any future compensation.

## Article III. BENEFITS

### Section 3.01 Health Insurance Contribution

Active and retired employees and elected officials are eligible to participate in the City health insurance program. The City contributes up to a maximum of $563 per month toward health insurance premiums for active and retired employees and elected officials. This amount is inclusive of the minimum statutory employer contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA) for active employees, retired employees, and elected officials who choose to enroll in the City's medical plan. The contribution rate is provided to cover actual premium costs based upon the enrollment of the employee or elected official and eligible dependents.

Retirees from the position of Fire Chief hired into a regular position prior to July 1, 2012, shall receive a reimbursement from the City that will provide the same amount of retiree medical contributions as for retirees from the Fire Management Group hired prior to July 1, 2012.

Retirees from the position of Police Chief hired into a regular position prior to July 1, 2012, shall receive a reimbursement from the City that will provide the same amount of retiree medical contribution as for retirees from the Police Management Group hired prior to July 1, 2012.

**Section 3.02 City Contributions to Cafeteria Plan Benefits**

A. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees and elected officials to pay for pre-tax medical, dental and vision benefits.

B. The active Fire Chief shall receive the same contribution toward medical insurance premiums as active employees in the Fire Management Group, but not less than the amount provided to other Executive Group employees.

C. The active Police Chief shall receive the same contribution toward medical insurance premiums as active employees in the Police Management Group, but not less than the amount provided to other Executive Group employees.

D. Employees or elected officials must enroll in a City offered medical insurance plan unless the employee or elected official satisfies the conditions of the eligible opt-out arrangement. If an employee elects to opt out of coverage offered by the City, the employee must provide proof of "minimum essential coverage" (as defined by the Affordable Care Act) through another source (other than coverage in the individual market, whether or not obtained through Covered California) per Section 3.02 (I).

E. **City Contributions:** Active employees and elected officials enrolled in medical coverage will receive a Cafeteria Plan Contribution of $1,300 per month, inclusive of the Health Insurance Contribution set forth in Section 3.01. Only those eligible employees enrolled with a monthly City contribution of less than $1,300 per month may take the remainder of the City's contribution as cash. For elected officials, any unapplied amounts will be directed to the deferred compensation 401(a) plan.

F. Beginning, January 1, 2018, for eligible employees and elected officials who enroll in coverage, the monthly City Contribution, inclusive of the Health Insurance Contribution set forth in Section 3.01, shall be equal to the corresponding Kaiser plan premium for the region in which the employee or elected official is enrolled and as reflected on the CalPERS monthly billing statement and shall not be less than $1,300 per month.

G. Beginning January 1, 2018, only those eligible employees enrolled in coverage with a monthly City contribution of $1,300 per month may take the remainder of the City's Contribution as cash. For elected officials, any unapplied amounts will be directed to the deferred compensation 401(a) plan.

H. Eligible employees and elected officials who enroll in coverage, the monthly City Contribution, inclusive of the Health Insurance Contribution set forth in Section 3.01, shall be the greater of the average of the monthly premium amounts for the CalPERS Health



DRAFT

Plans for the region that includes the City of Ontario; or equal to the corresponding Kaiser plan premium for the employee or elected official is enrolled and as reflected on the CalPERS monthly billing statement; and shall not be less than $1,300 per month. For elected officials, any unapplied amounts will be directed to the deferred compensation 401(a) plan.

I. If payments for the individual employee or elected official's selected benefits exceed the City Contribution, the balance will be paid by salary deductions from the pay of the individual employee or elected official.

J. **Cash-in-Lieu Option**: An Eligible Employee or Elected Official will be eligible to receive cash-in lieu of $1,300 per month instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied:

1. The employee or elected official signs a form attesting that the employee or elected official and the employee or elected official's Tax Family have the Alternative Required Coverage for the Opt-Out Period.

    a. Tax Family means all individuals for whom the employee or elected official intends to claim a personal exemption deduction for the taxable year or years that begin or end in or with the City's plan year to which the opt-out applies.

    b. Alternative Required Coverage required means minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

    c. Opt-Out Period means the plan year to which the opt-out arrangement applies.

2. An employee or elected official must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee or elected official would like to receive cash in lieu.

3. The cash in lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee, elected official or a Tax Family member does not have such alternative coverage, or if the conditions in this Section) are not otherwise satisfied.

**Section 3.03 Dental Insurance**

The City will contribute the full premium amount toward the cost of coverage for the individual and eligible dependents in the City's Executive Dental Plan for active employees and elected officials. Employees or elected officials who do not enroll in the City Executive Dental Plan will not receive employer contribution for dental premiums.

**Section 3.04 Vision Insurance**

The City will contribute the full premium amount toward the cost of coverage for the individual and eligible dependents in the City's Executive Vision Program for active employees and elected officials. Employees and elected officials who do not enroll in the Executive City Vision Plan will not receive employer contributions for vision premiums.



DRAFT

### Section 3.05 Short-Term and Long-Term Disability

The City will contribute the full premium amount toward the cost of coverage for the individuals in the City designated short-term and long-term disability programs for active employees.

### Section 3.06 Life Insurance

The City will contribute the full premium amount toward the cost of group term life insurance coverage in the amount of $106,000 for basic life and $109,000 for accidental death or dismemberment for active employees and elected officials, with the exception of the employees in the Police Chief and Fire Chief classifications.

For employees in the Police Chief classification, the City will contribute the full premium amount toward the cost of group term life insurance coverage equal to the basic life insurance and accidental death and dismemberment insurance provided to employees in the Ontario Police Management Group, but not less than the amount provided to other Executive Management employees.

For employees in the Fire Chief classification, the City will contribute the full premium amount toward the cost of group term life insurance coverage equal to the basic life insurance and accidental death and dismemberment insurance provided to employees in the Ontario Fire Management Group but not less than the amount provided to other Executive Management employees.

### Section 3.07 Employee Assistance Program

The City maintains an employee assistance program for active employees and elected officials. Confidentiality regarding employee and elected official use of this program will be maintained in full compliance with State and Federal Regulations.

### Section 3.08 Deferred Compensation

A. Active employees and elected officials may voluntarily contribute to the City's 457(b) deferred compensation plan in accordance with plan provisions.

B. The City has established a 401(a) money purchase plan for employer deferred compensation contributions. The City will make the following contributions to the extent permitted by law:

1. For active employees, the City will contribute 8% of the employee's base salary, up to the maximum amount established by the relevant sections of the tax codes.

2. For elected officials, any excess fringe benefit contributions not used for medical premiums shall be contributed to the 401(a) plan.

3. For elected officials who are not eligible for employer-paid contributions under Section 4.01(C)(2), the City will contribute 8% of base salary to the 401(a) plan, up to the maximum amount established by the relevant sections of the federal tax code.

### Section 3.09 Vehicle Expense Reimbursement Allowance



DRAFT

A. From time to time, the City Manager may assign a City-owned vehicle to an individual employee in an Executive Management position. Positions in this group not assigned a vehicle may receive a monthly stipend of $600 as reimbursement for use of the individual's private vehicle for City business. The City Manager may adjust such stipend in accordance with activity levels and operational necessity, by group or individual position.

B. If assigned, a City-owned vehicle may be used by the employee for City business and for commuting to and from the employee's residence. Such assignment of a vehicle would be in lieu of an auto allowance. Due to the nature of the employee's duties, the vehicle may be garaged at the employee's residence. The City shall be responsible for the purchase, maintenance, repair, and regular replacement, if warranted, of the assigned vehicle during and as a result of the scope and performance of its duties. The employee must be licensed to operate a Class C vehicle in the state of California and possess automobile insurance as required by California law. As the vehicle operator, the employee is responsible for the safe operation of the vehicle. The City may be required to report all or a portion of the value of the provided vehicle as income, consistent with applicable Internal Revenue Service regulations.

C. The City Manager may be assigned a City-owned vehicle. Alternatively, the City Manager may receive a monthly stipend as reimbursement for use of the individual's private vehicle for City business in accordance with the employee's employment contract. The Mayor shall be eligible to receive the same monthly stipend as reimbursement for the use of the Mayor's private vehicle as is available to the City Manager.

**Section 3.10 Expense Reimbursement**

A. In situations where expenses are incurred on a frequent or regular basis, the City Manager may designate a monthly reimbursement amount to cover such ongoing expenses. It is the individual's responsibility to maintain appropriate records of such expenses.

B. Elected officials are eligible to receive designated allowance amounts in recognition of expenses incurred on a regular basis. Elected officials are eligible for reimbursement of expenses incurred on City business in accordance with the City's Travel Policy.

C. Elected officials are eligible to receive electronic communication devices provided by the City, including cellular phones, facsimile machines, pagers, personal digital assistants (PDA), portable personal computers, and other wireless communications devices. City-provided devices shall remain the property of the City. The City shall be responsible for the initial connection fees and on-going fixed-rate basic service costs related to such devices. The City will also provide fixed-rate internet access, including telephone service costs, for elected officials for the purpose of sending and receiving electronic mail messages related to City business and to provide access to City computer networks. Elected officials shall incur any other variable service charges related to City and personal use of such devices and shall receive an allowance of $175 per month, as reimbursement for the charges incurred for City business.

D. Active Executive Management employees and elected officials shall be eligible for City reimbursement of medical, dental or vision care expenses that are not covered by the City's group plans incurred for themselves and their dependents. To be eligible, such



DRAFT

expenses must have been incurred for medical, dental, or vision care expenses for the employee or elected official and the employee's dependents who are currently enrolled in any of the City's group plans. Such expenses may include plan premiums, deductibles, co-payments and other related expenses, including the expenses related to an annual physical examination. Payments shall not cover transportation expenses related to medical, dental or vision care. Each active Executive Management employee and elected official may receive a maximum amount of $2,500 each calendar year. Reimbursements or direct payments shall be made based on submitted invoices, bills, receipts or other documentation that shows proof of payment.

### Section 3.11 Flexible Spending Account

Active employees and elected officials shall be eligible to participate in the City's Flexible Spending Account (FSA) plan. An FSA allows an employee or elected official to make a pre-tax deduction for qualifying medical, dental, vision, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service Code.

### Section 3.12 Uniform Allowance

Safety employees of the group who wear their uniforms in public ceremonies or for operational necessity are entitled to a uniform allowance equal to that received by comparable safety management employees. Specifically, the Fire Chief shall receive $2,600 annually in the second paycheck in July for the purchase and maintenance of uniforms. The Police Chief shall receive $950 annually in the first paycheck in November for the maintenance, cleaning, and normal repair of uniforms.

### Section 3.13 Service Weapon Upon Retirement or Honorable Resignation

Upon retirement or honorable resignation, the Police Chief may purchase the employee's service weapon under the same conditions and procedures as apply to all other police safety personnel.

## Article IV. RETIREMENT / END OF SERVICE

### Section 4.01 CalPERS Contribution

A. Classic Member

1. A classic member is defined as an individual who meets the definition of "classic" member for purposes of retirement pension benefits in accordance with the Public Employees Pension Reform Act of 2013. Generally, this includes individuals that were hired before January 1, 2013, in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six (6) months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic miscellaneous CalPERS members shall be eligible for the 2.5% @ 55 Full and Modified Formula of Local Miscellaneous Members, including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. All miscellaneous classic members shall pay the employee's contribution of eight (8%) percent as a pre-tax deduction to CalPERS.

4. Classic safety CalPERS members shall be eligible for the 3% @ 50 Full and Modified Formula of Local Safety Members. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

5. The Police Chief, if eligible as a safety classic member, shall pay the same employee contribution as employees in the Police Management Group as a pre-tax deduction to CalPERS.

6. The Fire Chief, if eligible as a safety classic member, shall pay the same employee contribution as employees in the Fire Management Group as a pre-tax deduction to CalPERS.

B. New Member

1. A new member is defined as an individual who meets the definition of "new" member for purposes of retirement pension benefits pursuant to the Public Employees' Pension Reform Act of 2013. Generally, this includes individuals who were hired into a regular position on or after January 1, 2013, or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New miscellaneous members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members, including integration with Social Security.

3. The employee contribution for new miscellaneous members shall be one-half the normal cost, as determined by CalPERS. The current required employee contribution for new miscellaneous members is 6.25%. This amount will be adjusted periodically by CalPERS.

4. New safety members shall be eligible for the 2.7% @ 57 Formula for Local Safety Members.

5. The employee contribution of new safety members shall be one-half the normal cost, as determined by CalPERS. As of July 2013, the required employee contribution of new fire safety members is 11.25%. The required employee contribution of the new police safety members is 12.75%. This amount will be adjusted periodically by CalPERS.

C. Optional Benefits for Classic and New Members

The City's contract with the Public Employees' Retirement System includes the following optional benefits for both classic and new members:

DRAFT

1. Section 20965 – Sick Leave Credit
2. Section 21024 – Military Service Credit
3. Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Disability
4. Section 21548 – Pre-Retirement Optional Settlement Death Benefit

D. Elected Officials

1. Elected officials are eligible for membership in CalPERS under the City's Miscellaneous Employees Group contract with CalPERS. CalPERS membership is optional for elected officials per Government Code Section 20322.

2. The City will pay the employee's contribution on behalf of elected officials who elect CalPERS membership as permitted by applicable state or federal law. If membership is declined, the City will contribute 8% into a 401(a) money purchase plan.

**Section 4.02 Post-Termination Compensation**

In recognition that appointed Executive Management employees serve at the will and pleasure of the City Manager, the City Manager may extend the compensation and benefits of employees whom are terminated from City employment. The period of such post-termination compensation shall be determined by the City Manager and may be included in the terms of a contractual agreement between the employee and the City made at the time the individual is hired or promoted.

**Section 4.03 Continuation of Health Benefits/Life Benefits**

Only certain specified employees hired prior to November 10, 1995, and whose rights were vested pursuant to authorization granted to the City Manager by Resolution No. 95-122, are eligible for this benefit. For such specified Executive Management employees, continuation of insurance coverage shall be subject to the following conditions. Additionally, the provisions of Government Code Sections 53201 and 53208.5 shall apply and shall supersede these conditions to the extent there are any conflicts.

"Upon termination of City service, the City will, upon request, continue health benefits or life insurance for individuals covered by this document. Such coverage may be in the form of PERS Health if applicable, or any other available equivalent health or life insurance plan. Eligibility is determined by no less than five years of executive-level City service or one consecutive full four-year term in office.

This provision does not preclude individuals from participating in the PERS Health Plan, if eligible. The continuation of this program will be reviewed on an ongoing basis relative to cost and levels of participation."

**Section 4.04 Health and Wellness Reimbursement**

Employees shall be reimbursed up to $1,000 each fiscal year for eligible health and wellness-related expenses incurred for themselves and their eligible dependents that are not otherwise covered by the City's group plans. Such expenses may include: out-of-pocket health plan premiums; health plan deductibles; gym/fitness club membership fees; sports activities or fees; sports clothing

(footwear, equipment, training and wearable fitness devices); outdoor/indoor equipment fees and rentals; subscriptions and fees for virtual/online home fitness classes or fitness / health related applications; medical testing (biometric testing, fitness, BMI assessment); holistic healing and acupuncture; massage therapy; lessons or personal training; state or national park passes; art supplies; musical instruments; hobby and craft supplies; learning tools (applications, software or online subscriptions), or any other health and wellness related expense as determined by the Executive Director Human Resources / Risk Management. Reimbursements shall be made at designated times twice each year pursuant to the program provisions. Upon hire or promotion, employees will be eligible for a prorated reimbursement for the current fiscal year.

# Article V. LEAVES

**Section 5.01 Holidays**

The following paid holidays will be observed on the day specified.

| | |
|---|---|
| New Year's Day | January 1st |
| Martin Luther King's Birthday | 3rd Monday in January |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |
| Labor Day | 1st Monday in September |
| Columbus Day | 2nd Monday in October |
| Veteran's Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving Day | Day after 4th Thursday in November |
| Christmas Eve | December 24th |
| Christmas Day | December 25th |
| New Year's Eve | December 31st |

A. Any holiday listed in provision 5.01 that falls on a Sunday will be observed on the following Monday.

B. Employees will receive holiday hours in accordance with their regular workday, not to exceed 10 hours per holiday.

C. Any holiday which falls on an employee's regular day off shall be accrued as annual leave. The employee shall receive annual leave equal to their scheduled workday, not to exceed 10 hours per holiday, as follows:

DRAFT

1. Employees on an 8-hour per day work schedule shall receive eight (8) hours of annual leave.
2. Employees on a 4/10 work schedule shall receive ten (10) hours of annual leave.
3. Employees on a 9/80 work schedule shall receive compensation in accordance with their scheduled work day, as follows:

    a. Employees shall receive the number of hours they were scheduled to work the day the holiday is observed (e.g. 9 or 8 hours).
    b. If the holiday falls on the employee's regularly scheduled or "flex" day off, the employee shall receive nine (9) hours of annual leave. If a holiday falls on the employee's normal day off, the employee will receive annual leave equal to the employee's regular workday, not to exceed 10 hours per holiday.

D. At the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use accrued annual leave or management leave to cover this period of closure.

**Section 5.02 Management Leave**

Effective July 12, 2026, the annual management leave accrual shall increase from seventy-two (72) hours to eighty-two (82) hours. Hours will be credited to each employee the first full pay period ending in January. Employees hired or promoted after that date shall receive a pro-rated amount of such leave. All such leave must be utilized as time-off during the calendar year and will not carry over to the succeeding calendar year. Such leave will not be converted to compensation upon separation from employment. Effective July 12, 2026, employees will be credited with ten (10) additional hours of management leave for use during the remainder of the 2026 calendar year.

**Section 5.03 Bereavement Leave**

A. In the event of a death in an Executive Management employee's immediate family, the employee shall be granted three (3) working days of paid bereavement leave. Such bereavement leave shall not be charged against any accrued annual leave or management leave. Employees shall be granted an additional two (2) working days of unpaid bereavement leave in the event of a death in the employee's immediate family. The employee may elect to use accrued time off, including annual leave, management leave, or Paid Family Care Leave, to cover the unpaid portion of their bereavement leave.

B. A total of five (5) working days of paid bereavement leave shall be granted if there is a death in the immediate family outside the State boundaries or in excess of 250 miles from the employee's home. Such bereavement leave shall not be charged against the employee's annual leave or management leave.

C. Bereavement leave shall be completed within three (3) months of the date of death of the immediate family member. The days of bereavement leave need not be consecutive.

D. Immediate family for this provision is defined as the following relationships relative to the employee: child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling; or any other



DRAFT

relationship included in the definition of "family member" in California labor code section 245.5 (4)(c) or successor legislation.

## Section 5.04 Annual Leave

A. Accruals

1. The purpose of this leave is to provide employees in the Executive Management Group the ability to accrue time for vacation, sick leave, and personal leave situations. Annual leave accrual rates are based on year of service as follows:

| Years of Service | Annual Leave Hours Earned Per Year |
|---|---|
| 1 – 3 | 192 |
| 4 | 200 |
| 5 – 8 | 216 |
| 9 – 10 | 224 |
| 11 | 232 |
| 12 | 240 |
| 13 | 248 |
| 14 | 256 |
| 15 | 264 |
| 16+ | 272 |

2. One 26th (1/26) of such annual leave amount shall accrue each pay period.

3. The City Manager may authorize a higher accrual rate, not to exceed the maximum accrual rate, as needed for recruitment, retention, or other business needs. The higher accrual rate will be authorized in terms of additional years of service and, once set, the accrual rate will continue to adjust with additional service credit in accordance with the accrual rate schedule above.

4. The maximum annual leave balance shall be 800 hours. Employees shall not accrue annual leave above 800 hours.

B. Leave Conversion Upon Promotion

1. Employees who are promoted to an Executive Management position must convert all accumulated Vacation Leave and Sick Leave to Annual Leave at the time of promotion. Also, employees in the Executive Management Group with retained Sick Leave and Vacation Leave balances that were accumulated under previous City policies may convert such balances to Annual Leave hours, subject to approval of the City Manager.

2. Vacation Leave and Sick Leave accrual balances will be converted at the following rates:



DRAFT

a. Each accumulated hour of Sick Leave will be converted to .6 hours of Annual Leave. After the conversion, there will be no Sick Leave balance.
b. Each accumulated hour of Vacation Leave will be converted to 1 hour of Annual Leave.

C. Annual Leave Conversion

1. Unit employees wishing to participate in the annual leave conversion process must submit an irrevocable election form no later than December 15th of the preceding calendar year to convert the following hours to cash:

a) Accrued Annual Leave - An amount which may not exceed the number of annual leave hours the individual employee may accrue in the following calendar year.

2. The cash-out election is for hours to be accrued or received in the calendar year following submission of the irrevocable election form.

3. The total number of annual leave hours converted per calendar year shall not exceed 300 hours.

4. The payment shall be made via payroll, and employees may elect to receive the cash out on the first payday in June and/or the first payday in December, provided that the request was submitted by December 15th of the year prior.

5. Employees who do not submit an irrevocable election form by December 15th will be deemed to have foregone participation in the optional annual leave conversion program for the following calendar year.

6. Any conversion of annual leave hours to cash shall not cause the employee's total amount of accrued annual leave in their annual leave bank to fall below a forty (40) hour minimum balance. Cash-out of accumulated time shall be at the employee's option. Requests for cash-out are to be submitted in a manner prescribed by the City.

7. In the event an employee has fewer hours in their annual leave bank at the time the cash-out is to be paid than they had previously elected to cash-out, the employee shall only be paid for up to the amount remaining in their annual leave bank at the time of the actual cash-out.

8. If an employee makes an irrevocable election to cash-out annual leave in the following calendar year and uses such leave in that subsequent calendar year, the annual leave used will come from the annual leave the employee had earned (if any) before January 1st of the calendar year the employee has elected to cash-out. The employee's use of earned, but unused annual leave accumulated from previous calendar years shall not result in a reduction in the amount of annual leave hours the employee is eligible to cash-out.

9. An employee who experiences an unforeseen emergency may be permitted to make a new irrevocable election and/or to increase the amount of a previous

DRAFT

election, subject to the same value that was permitted at the time the annual irrevocable election forms were due.

For these purposes, an "unforeseen emergency" means a financial hardship to the employee resulting from any of the following:

- Accident, illness, injury or death of the employee or an immediate family member. For this purpose, an "immediate family member" is restricted to a spouse, registered domestic partner, child/legal dependent, or parent; or
- Loss or extensive damage to the employee's property due to casualty; or
- Other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the employee.

Whether an occurrence is an unforeseeable emergency shall be solely determined by the Executive Director Human Resources / Risk Management or designee.

**Section 5.05 Paid Family Care Leave**

A. Each employee shall be granted paid time off not to exceed a total of forty (40) hours per calendar year, which may be used for parental leave, reproductive loss leave, and/or bereavement leave. Such Paid Family Care Leave shall not be charged against the employee's annual leave, management leave, or accrued compensatory time.

B. Paid Family Care Leave time may be used upon the birth or adoption of the employee's child or children. Any such leave must be taken within six (6) weeks before or after the estimated birth or adoption date and is subject to the department's established time off or leave of absence approval procedures. Such paid leave shall not exceed the employee's total available paid Family Care Leave.

C. Paid Family Care Leave time may be used for a reproductive loss event. "Reproductive loss event" means the day of or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. An employee may use time off following their own reproductive loss event or that of another person, such as a spouse or partner, if the employee would have been the parent of the child born or adopted. Paid leave days are not required to be used consecutively. Leave must be completed within three (3) months of the reproductive loss event. Such paid leave shall not exceed the employee's total available Paid Family Care Leave. Employees may utilize unpaid reproductive loss leave as described in Section 5.06

D. An employee requesting to use Paid Family Care Leave may be required to furnish evidence satisfactory to the City of the birth or adoption of the employee's child or children, the employee's relationship to the child or children, and/or the occurrence of a qualifying reproductive loss event.

E. Paid Family Care Leave time may be used for bereavement leave consistent with Section 5.03 (A).

F. Leave under Section 5.05 (B) will be considered as qualifying leave under the California



DRAFT

Family Rights Act (CFRA) and the Family Medical Leave Act (FMLA) and shall run concurrently with an entitled unpaid Family Leave (provided that the employee is deemed eligible for CFRA and/or FMLA). Unpaid Family Leave shall be granted in accordance with CFRA and FMLA and the interpreted regulations for those respective statutes.

### Section 5.06 Reproductive Loss Leave

A. In accordance with Section 12945.6 of the California Government Code, the City will grant employees up to five (5) days of unpaid leave following a "reproductive loss event" as defined in Section 5.05 (C), provided that the leave is taken within three (3) months of the event. If an employee experiences more than one reproductive loss event in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. The days off are not required to be consecutive.

B. An employee may elect to be unpaid or to use Paid Family Leave consistent with Section 5.05, or accrued time off, including annual leave, management leave, and accrued compensatory time, to cover all or a portion of the unpaid portion of their reproductive loss leave.

### Section 5.07 Other Leaves - Paid and Unpaid

Executive Management employees are eligible for catastrophic leave and paid leave benefits for jury duty as provided for in the Department Head Profile. Executive Management employees may also be eligible for unpaid leaves of absence as described in the California Family Rights Act and the Family Medical Leave Act.

### Section 5.08 Leadership Enrichment & Advancement Program (LEAP)

A. The City is committed to developing high-performing leaders and sustaining a future-ready organization. The Leadership Enrichment & Advancement Program (LEAP) is designed to provide long-serving Senior Leadership employees with the opportunity to temporarily step away from their day-to-day responsibilities to pursue meaningful professional and personal growth experiences that benefit both the organization and the individual. This program also supports succession planning by placing Department Heads and/or Management Employees into acting leadership roles during a sabbatical.

   LEAP intends to foster growth, creativity, and productivity; promote innovation; support succession planning; and reward long-term commitment by providing leaders with dedicated time for learning, exploration, and/or professional development that strengthens both the participant and the City.

B. Employees are eligible for a sabbatical based on their years of continuous Senior Leadership service with the City as follows:

| Years of Senior Leadership Service | Maximum Leave Duration | Frequency |
|---|---|---|
| 7-9 years | Up to 3 months | Every 3 years |
| 10-11 years | Up to 4 months | Every 4 years |
| 12+ years | Up to 5 months | Every 5 years |



DRAFT

Participants are eligible for a subsequent sabbatical after the stated number of years from their return date. For example, if a participant takes a sabbatical in year eight (8) and returns at year 8.5, the participant will be eligible again in year 11.5 (3 years later)

C. Applicants must submit a Sabbatical Request, conforming to the program requirements, at least three (3) months prior to the requested leave.

D. The Sabbatical Request will be reviewed by the City Manager (or designee) and may include consultation with Human Resources or relevant leadership. Approval of the request, whether in entirety or in part, is at the sole discretion of the City Manager and is not guaranteed.

E. Program participants are expected to adhere to program requirements, including but not limited to the full list of Participant Responsibilities as well as return expectations and requirements.

# Article VI. GENERAL PROVISIONS

### Section 6.01 Overpayments, Recovery and Underpayments

A. In situations involving overpayment to an employee by the City, the employee shall be obliged to repay by payroll deduction the amount of overpayment. The repayment shall occur within the same time frame as the overpayment was received by the employee or sooner at the employee's discretion.

B. Either Human Resources / Risk Management or the Payroll Department shall provide written documentation showing the calculations of the overpayment to the employee. A meeting may be requested by the employee with the Payroll Department to review the documentation and to discuss the recovery schedule. The repayment schedule, biweekly repayment amount or alternative repayment method (including repayment from personal funds) will be documented in writing.

C. Extensions to the period for repayment of the overage or an alternative repayment method may be requested by the employee and are subject to the approval of the Executive Director of Finance or their designee. Extensions will be approved only in the case of extreme hardship, and the extended period for repayment will not be longer than one and one-half times as long as the overpayment period.

D. If the employee leaves employment prior to repayment of overage, the City shall recover the amount owed from the employee's final pay. If the amount owed is greater than the employee's final pay, the City shall initiate a collections process against the employee.

E. In situations involving underpayment to an employee by the City, the employee shall receive the balance due within the next pay period for which the adjustment can be made, following timely submission of appropriate documentation and necessary approval of the compensation change.

### Section 6.02 Direct Deposit and Electronic Pay Advice



DRAFT

A. Employees must make and maintain arrangements for direct deposit of their net paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements shall be made within one (1) month.

B. In extraordinary circumstances/events that an employee is unable to make arrangements for electronic fund transfer, the employee shall submit a request in writing to the Human Resources / Risk Management Agency to be considered for an exception. Human Resources shall review the request for the Direct Deposit Exemption and may request supporting documentation; the employee will be notified of the determination.

C. Any Direct Deposit Special Exemption granted may be reviewed periodically for continuation, subject to the approval of the Executive Director Human Resources / Risk Management.

D. The electronic pay advice will be available for employees to view, save, and print in the City's Human Resources Information System on the employee's pay day.

DRAFT

# Article VII. FINAL SIGNATURE

All terms and conditions set forth in this Compensation and Benefits Profile are hereby effective on the 1st day of July 2026. This Compensation and Benefits Profile supersedes all previous versions of this document.

| City of Ontario | |
|---|---|
| | |
| **Scott Ochoa, City of Ontario** | **Date** |

DRAFT

# APPENDIX A

## EXECUTIVE MANAGEMENT COMPENSATION RANGES EFFECTIVE JULY 13, 2025

| RANGE | MINIMUM | MEDIAN | MAXIMUM |
|---|---|---|---|
| **EX1** | $16,889.60 | $19,675.93 | $22,462.27 |
| **EX2** | $17,733.73 | $20,660.47 | $23,587.20 |
| **EX3** | $18,619.47 | $21,692.67 | $24,765.87 |
| **EX4** | $19,550.27 | $22,776.00 | $26,001.73 |
| **EX5** | $20,527.87 | $23,914.80 | $27,301.73 |
| **EX6** | $21,555.73 | $25,110.80 | $28,665.87 |
| **EX7** | $22,632.13 | $26,366.60 | $30,101.07 |
| **EX8** | $23,764.00 | $27,684.80 | $31,605.60 |
| **EX9** | $24,953.07 | $29,069.73 | $33,186.40 |
| **EX10** | $26,201.07 | $30,523.13 | $34,845.20 |
| **EX11** | $27,509.73 | $32,047.60 | $36,585.47 |
| **EX12** | $28,884.27 | $33,650.07 | $38,415.87 |

*These ranges are pre-approved by the City Council for executive compensation. The City Manager shall determine assignment to a range based on market and/or experience.

## EXECUTIVE MANAGEMENT COMPENSATION RANGE ASSIGNMENTS EFFECTIVE JULY 12, 2026

| CLASSIFICATION | RANGE |
|---|---|
| Assistant City Manager | **EX4** |
| City Manager | **EX12** |
| Deputy City Manager | **EX1** |
| Executive Director Communications and Community Relations | **EX1** |
| Executive Director Community Development | **EX6** |
| Executive Director Community Life and Culture | **EX1** |
| Executive Director Economic Development | **EX1** |
| Executive Director Human Resources Risk Management | **EX1** |

DRAFT

| | |
|---|---|
| Executive Director Information Technology | **EX1** |
| Executive Director of Finance | **EX4** |
| Executive Director Public Works | **EX4** |
| Fire Chief | **EX9** |
| Police Chief | **EX10** |
| Utilities General Manager | **EX6** |

DRAFT

# Memorandum of Understanding

Between

# American Federation of State, County & Municipal Employees Local 3061

And

# City of Ontario

**July 1, 2026 through June 30, 2027**

DRAFT

# *Table of Contents*

**ARTICLE I. ADMINISTRATION ..... 5**

SECTION 1.01 PARTIES TO THE AGREEMENT ..... 5
SECTION 1.02 RECOGNITION ..... 5
SECTION 1.03 CITY PERSONNEL RULES ..... 6
SECTION 1.04 MOU DISTRIBUTION ..... 6
SECTION 1.05 EFFECT OF MOU ..... 6
SECTION 1.06 DEFINITIONS ..... 6
SECTION 1.07 MANAGEMENT RIGHTS ..... 8
SECTION 1.08 EMPLOYEE RIGHTS ..... 9
SECTION 1.09 CONTRACT WORK ..... 9
SECTION 1.10 NEW DEPARTMENTAL WORK RULES ..... 9

**ARTICLE II. EMPLOYMENT PROVISIONS ..... 9**

SECTION 2.01 PROBATIONARY PERIOD ..... 9
SECTION 2.02 HOURS OF WORK ..... 10
SECTION 2.03 TRANSFERS ..... 10
SECTION 2.04 PROMOTIONS/APPOINTMENTS ..... 10
SECTION 2.05 TEMPORARY EMPLOYEES ..... 11
SECTION 2.06 LAYOFF PROCEDURES ..... 12

**ARTICLE III. CLASSIFICATIONS ..... 12**

SECTION 3.01 CURRENT / CHANGED CLASSIFICATIONS ..... 12
SECTION 3.02 HIGHER CLASSIFICATION WORK ..... 13
SECTION 3.03 CLASSIFICATION REVIEW ..... 14
SECTION 3.04 CLASSIFICATION REVIEW APPEAL ..... 14
SECTION 3.05 COMPENSATION AND CLASSIFICATION STUDIES ..... 14

**ARTICLE IV. COMPENSATION ..... 14**

SECTION 4.01 SALARY ..... 14
SECTION 4.02 SALARY SCHEDULE ..... 15
SECTION 4.03 OVERTIME ..... 15
SECTION 4.04 COMPENSATORY TIME ..... 16
SECTION 4.05 STANDBY ..... 16
SECTION 4.06 SHIFT DIFFERENTIAL ..... 18
SECTION 4.07 FATIGUE PAY / TIME OFF ..... 18
SECTION 4.08 SKILLS AND CERTIFICATIONS ..... 18
SECTION 4.09 TO PASS: ..... 20
SECTION 4.10 MERIT INCREASES ..... 20

**ARTICLE V. LEAVES – PAID AND UNPAID ..... 21**

SECTION 5.01 HOLIDAYS ..... 21
SECTION 5.02 VACATION ..... 22
SECTION 5.03 SICK LEAVE ..... 24
SECTION 5.04 PERSONAL LEAVE ..... 25
SECTION 5.05 BEREAVEMENT LEAVE ..... 25
SECTION 5.06 FAMILY MEDICAL LEAVES ..... 26
SECTION 5.07 CATASTROPHIC LEAVE ..... 27
SECTION 5.08 JURY DUTY ..... 27
SECTION 5.09 PAID FAMILY CARE LEAVE ..... 28
SECTION 5.10 REPRODUCTIVE LOSS LEAVE ..... 28

DRAFT

**ARTICLE VI. BENEFITS ..... 29**

SECTION 6.01 HEALTH INSURANCE CONTRIBUTION ..... 29
SECTION 6.02 CITY CONTRIBUTIONS TO CAFETERIA PLAN BENEFITS ..... 29
SECTION 6.03 INSURANCE COMMITTEE ..... 31
SECTION 6.04 FLEXIBLE SPENDING ACCOUNTS ..... 31
SECTION 6.05 RETIREMENT ..... 31
SECTION 6.06 DEFERRED COMPENSATION ..... 32
SECTION 6.07 UNIFORMS ..... 32
SECTION 6.08 EMPLOYEE ASSISTANCE PROGRAM ..... 33
SECTION 6.09 MEALS DURING EMERGENCY WORK SITUATIONS ..... 33
SECTION 6.10 USE OF ELECTRICAL SERVICE VEHICLE ..... 33
SECTION 6.11 TOOL REPLACEMENT ..... 33
SECTION 6.12 TUITION REIMBURSEMENT ..... 34
SECTION 6.13 COMMERCIAL DRIVER'S LICENSES ..... 34

**ARTICLE VII. DISCIPLINARY PROCEDURE ..... 35**

SECTION 7.01 DUE PROCESS AND EMPLOYEE REPRESENTATION ..... 35
SECTION 7.02 DISCIPLINE ..... 35
SECTION 7.03 EXCEPTIONS ..... 37
SECTION 7.04 PROGRESSIVE DISCIPLINE ..... 37

**ARTICLE VIII. GRIEVANCE PROCEDURE ..... 37**

SECTION 8.01 DEFINITIONS ..... 37
SECTION 8.02 UNION GRIEVANCE ..... 37
SECTION 8.03 LEVEL I - INFORMAL ..... 38
SECTION 8.04 LEVEL II – FORMAL ..... 38
SECTION 8.05 LEVEL III ..... 38
SECTION 8.06 LEVEL IV ..... 39
SECTION 8.07 LEVEL V – ARBITRATION ..... 39
SECTION 8.08 GENERAL PROVISIONS ..... 40

**ARTICLE IX. REPRESENTATION ..... 41**

SECTION 9.01 AFSCME DEDUCTIONS ..... 41
SECTION 9.02 MAINTENANCE OF MEMBERSHIP ..... 41
SECTION 9.03 RECORDS ..... 41
SECTION 9.04 INDEMNIFICATION ..... 42
SECTION 9.05 UNION STEWARDS ..... 42
SECTION 9.06 RELEASE TIME ..... 42
SECTION 9.07 ACCESS TO WORK LOCATION ..... 43
SECTION 9.08 SHIFT CHANGES FOR UNION MEETINGS ..... 43
SECTION 9.09 UNION/MANAGEMENT MEETINGS ..... 44
SECTION 9.10 BULLETIN BOARDS ..... 44
SECTION 9.11 NEW EMPLOYEE ORIENTATION ..... 45

**ARTICLE X. GENERAL PROVISIONS ..... 45**

SECTION 10.01 PERSONNEL FILES ..... 45
SECTION 10.02 INACTIVE STATUS OF PERSONNEL FILE DOCUMENTS ..... 45
SECTION 10.03 SAFETY PROGRAM ..... 46
SECTION 10.04 SEPARABILITY ..... 47
SECTION 10.05 PEACEFUL PERFORMANCE OF CITY SERVICES ..... 47
SECTION 10.06 DIRECT DEPOSIT AND ELECTRONIC PAY ADVICE ..... 47
SECTION 10.07 FAILURE TO MAINTAIN DRIVER'S LICENSE ..... 48
SECTION 10.08 OVERPAYMENTS, RECOVERY AND UNDERPAYMENTS ..... 48

DRAFT

SECTION 10.09 DURATION AND IMPLEMENTATION ..... 49
**ARTICLE XI. FINAL SIGNATURES ..... 49**
**APPENDIX A. SALARY GRADE TABLE**
**APPENDIX B. GRIEVANCE FORM**

DRAFT

# Article I. Administration

## Section 1.01 Parties to the Agreement

This Memorandum of Understanding (hereinafter known as MOU) is made and entered into by and between the City of Ontario (hereinafter known as the City) and the American Federation of State, County and Municipal Employees (hereinafter known as the Union).

## Section 1.02 Recognition

A. The City hereby formally recognizes the American Federation of State, County, and Municipal Employees as the exclusive Representative for those employees employed by the City and defined in Rule 1, Section 26 of the Personnel Rules and Regulations, in the following classifications:

| CLASSIFICATION LISTING | |
|---|---|
| Broadband Technician | Custodian |
| Equipment Mechanic I | Equipment Mechanic II |
| Equipment Services Technician | Facilities Maintenance Technician I |
| Facilities Maintenance Technician II | Fire Equipment Mechanic |
| Helicopter Mechanic | Integrated Waste Collector |
| Integrated Waste Operator | Integrated Waste Service Worker |
| Inventory Technician I | Inventory Technician II |
| Irrigation Maintenance Technician | Maintenance Worker |
| Park Maintenance Technician | Senior Custodian |
| Senior Electrician | Senior Fire Equipment Mechanic |
| Senior Helicopter Mechanic | Senior Park Maintenance Technician |
| Senior Park Maintenance Worker | Senior Integrated Waste Operator |
| Senior Inventory Technician | Senior Street Maintenance Technician |
| Senior Street Maintenance Worker | Senior Utilities Technician |
| Street Maintenance Technician | Urban Forestry Technician |
| Utilities Field Services Technician | Utilities Technician I |
| Utilities Technician II | Welder |

B. Within six (6) months of the implementation of this agreement, the City will provide AFSCME with the ability to review and comment on the proposed (draft) versions of the job classifications (job descriptions) for the following classifications. The City continues to reserve the right to determine the content of job classifications pursuant to Section 1.07.

DRAFT

Custodian
Equipment Mechanic I
Equipment Mechanic II
Equipment Services Technician
Facilities Maintenance Technician I
Facilities Maintenance Technician II
Integrated Waste Collector
Integrated Waste Operator
Integrated Waste Service Worker
Inventory Technician I
Inventory Technician II
Senior Custodian
Senior Electrician
Senior Integrated Waste Operator
Senior Inventory Technician
Senior Utilities Technician
Utilities Technician I
Utilities Technician II
Utilities Field Services Technician
Welder

AFSCME shall provide any comments or recommendations regarding a draft classification specification within thirty (30) calendar days of receipt. The City's obligation under this section shall be satisfied upon providing AFSCME one (1) opportunity to review and comment on each draft classification specification.

The City shall consider any timely comments submitted by AFSCME prior to finalizing a classification specification. The City shall not be required to revise, reissue, or engage in additional rounds of review regarding any draft classification specification.

Failure by AFSCME to provide comments within thirty (30) calendar days shall constitute a waiver of its opportunity to comment on that draft classification specification.

## Section 1.03 City Personnel Rules

It is understood and agreed that there exists within the City, in written form, the "City of Ontario Personnel Rules and Regulations" and the “Employment Policies” in the City’s Online Policy Center, which shall continue in effect, except for those provisions modified by this agreement, unless and until modified in accordance with state laws, orders, regulations, official instructions or policies. This section shall conform within the scope of MMBA.

## Section 1.04 MOU Distribution

The City agrees to provide all current and new employees, covered by this agreement a copy of the MOU.

## Section 1.05 Effect of MOU

A. The parties acknowledge that during the negotiations which resulted in this MOU, each had the unlimited right and opportunity to make demands with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this MOU.

B. This MOU supersedes all previous Memoranda of Understanding.

## Section 1.06 Definitions

A. Bargaining Unit
The employees defined in Section 1.02.

B. Calendar Year
The period of 12 consecutive months commencing on January 1 and ending on December 31st.

C. Fiscal Year
The period of 12 consecutive months commencing on July 1st and ending on June 30th.

DRAFT

D. Emergency

A circumstance requiring immediate action; a sudden, unexpected happening; an unforeseen occurrence or condition.

E. Employee

1. Regular Employee - An employee in a full-time position who has completed the probationary period; excludes temporary and part-time employees.

2. Probationary Employee - An employee in a full-time position who has not completed their probationary period.

F. Seniority

For the purposes of this MOU, seniority in general terms shall be determined by the length of continuous full-time service within the City and then in each classification covered by this agreement with the City of Ontario. The determination of seniority shall not be affected by sick leave, temporary lay-off, vacation, or other authorized leaves of absence.

Seniority within classification shall be considered for purposes of vacation scheduling, scheduling of shift assignments, transfers, overtime scheduling and wherever specifically designated within existing provisions. An employee's seniority date within classification begins upon hire or appointment to a classification and applies across all operational functions within that classification. In instances where an employee returns to a classification during the probationary period or within one year of attaining regular status following appointment to a new classification, for whatever reason, the employee's seniority in the prior classification will be restored. Continuous full-time service with the City will be used as a tie-breaker when employees have the same classification date. In those instances where employees have the same length of continuous full-time service, the employees with the lowest employee identification number will be deemed to be the most senior.

Such seniority shall prevail when all other factors are not significantly different. "All other factors" is defined as special qualifications, skills, reliability and safety. Such seniority shall be used in establishing initial schedules and in situations where a tie-breaker is required. It is not the intent of this provision to permit the bumping of less senior employees by more senior employees after an initial schedule is established.

G. Week

Seven consecutive calendar days beginning on Sunday and going through Saturday

H. Calendar Day

A 24-hour day beginning at 12:00 midnight and ending the following 12:00 midnight.

I. Working Day

A daily work period an employee is regularly scheduled to work each day.

1. An employee working a 5/8 work schedule would have an 8-hour working day;

2. An employee working a 9/80 work schedule typically has eight 9-hour working days, one 8-hour working day, and one flex day when the employee does not work during a two consecutive week period; and

3. An employee on a 4/10 work schedule would have a 10-hour working day.

J. FLSA Work Week

The work week for all schedules shall begin on Sunday and end on Saturday. The City may adjust the work week definition for alternative work schedules and designate a fixed beginning and end time based on the employee's regularly assigned work schedule in compliance with the Fair Labor Standards Act.



DRAFT

The most common example of an alternative work schedule not using the Sunday through Saturday workweek is a 9/80 schedule, four (4), nine-hour days per workweek and one alternating eight-hour day (flex day worked)/regular day off (flex day off). Employees assigned a 9/80 schedule have a FLSA workweek designated as beginning four hours into their alternating regular day off or eight-hour day. An example 9/80 schedule is below.

| | Fri | Sat | Sun | Mon | Tue | Wed | Thur | Fri | |
|---|---|---|---|---|---|---|---|---|---|
| Week 1 | | | | 9 | 9 | 9 | 9 | 4 | = 40 hours |
| Week 2 | 4 | | | 9 | 9 | 9 | 9 | | = 40 hours |
| TOTAL | | | | | | | | | = 80 Hours |

## Section 1.07 Management Rights

A. There are no provisions in the MOU that shall be deemed to limit or curtail the City in any way in the exercise of the rights, powers, and authority which the City had prior to entering into this understanding unless and only to the extent that the provisions of this MOU specifically curtail or limit such rights, powers and authority.

B. The rights of the City include, but are not limited to:

1. The exclusive right to determine the mission of its constituent departments, commissions, and boards.
2. Set standards of service.
3. Determine the procedure and standards of selection for employment and promotion.
4. Direct its employees.
5. Relieve its employees from duty because of lack of work, or for other legitimate reasons.
6. Maintain efficiency of government operations.
7. Determine the methods, means and personnel by which government operations are to be conducted.
8. Determine the content of job classifications.
9. Take all necessary actions to carry out its mission in emergencies.
10. Exercise complete control and discretion over its organization and the technology of performing its work.
11. To discharge, suspend, demote, reprimand, withhold salary increases and benefits, or otherwise discipline employees for cause.
12. To establish reasonable employee performance standards, including, but not limited to, quality and quantity standards, and to require compliance herewith.

C. In accordance with the Myers-Milias-Brown Act (MMBA), the City acknowledges, prior to implementation, the obligation to meet and confer with the Union over the impact of the exercise of a City right upon wages, hours, and other terms and conditions of employment of its members unless the impact consequences of the exercise of a management right upon the union members is provided for in this MOU, Personnel Rules and Regulations or Departmental Rules and Regulations.

DRAFT

### Section 1.08 Employee Rights

A. The City shall afford regular employees the procedural due process safeguards set by statute and by the published decision of the California courts.

B. An employee shall have the right to Union representation when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary actions that is probable, or that is being seriously considered. Prior to any such meeting, an employee's waiver of the right to representation shall be documented in writing.

### Section 1.09 Contract Work

In the event the City plans to contract out work or service(s) normally performed by bargaining unit employees which shall result in these employees having their work week reduced or in layoffs, the City and the Union shall meet and confer at least 30 days in advance of the effective date of the contract to review possibilities for absorption of affected employees in the Representation Unit into other jobs in the City's service. At the Union's request, such meet and confer meetings shall consider the possibilities of absorption of affected employees into the workforce of the contractor.

### Section 1.10 New Departmental Work Rules

Any newly written department work rule which falls within the scope of MMBA, initiated, established and promulgated by the City shall be posted in the affected department five working days prior to the effective date with a copy sent to the Union President and Council 36 Representative.

## Article II. EMPLOYMENT PROVISIONS

### Section 2.01 Probationary Period

A. Objective

The probationary period is to be regarded as an integral part of the testing procedures and shall be utilized for closely observing the employee's work and the employee's adjustment within the organization. During the probationary period, the City shall endeavor to coach and provide direction to the employee to assess the employee's adaptability to the City's work environment and if they are fully qualified for employment in the classification. Upon extension of a probationary period the City will continue to provide direction to the employee in an effort to assist the employee in meeting the probationary requirements.

B. Length

1. An original appointment is defined as an appointment of a new hire, rehire, or temporary/part-time employee being appointed to a regular position. All original appointments shall be subject to a probationary period of 6 months.

2. A promotional appointment is defined as the appointment of a current full-time employee who is promoted into another full-time position. All promotional appointments for employees who have attained regular status in a prior classification shall be subject to a probationary period of six (6) months. Time served during a temporary promotion does not count toward the probationary period.

If a probationary employee is on leave for more than 30 consecutive calendar days during the probationary period, that employee's probationary period shall be extended by the duration of the employee's consecutive leave. The Department Head may extend an employee's probation by up to six months upon written notice delivered to the employee prior to the completion of their original probation period.

C. Probationary Release

During the probationary period, an employee, who has not yet obtained regular status in any classification may be terminated from employment by the Department Head without cause and without right of appeal. The affected employee may request a meeting with the Department Head to discuss the reasons for release.

An employee who is rejected while serving a probationary period after promotion shall be returned to the employee's former classification in which the employee previously passed probation.

## Section 2.02 Hours of Work

A. Work Schedules

1. The City shall establish work schedules as may be necessary for the efficient and economical provision of services for the public and to make such adjustments in work shifts as are, from time to time, required.

2. The workweek shall normally consist of 40 hours of work within a period of seven consecutive days or 80 hours of work within 14 days, except as otherwise provided by law. All bargaining unit employees shall be scheduled to work beginning at regular starting times and ending at regular quitting times. Work schedules shall be communicated to each affected employee, indicating shift days and hours. Permanent changes in an employee's regular work schedule shall be communicated in writing to the employee at least 10 working days in advance of the implementation of such changes. This provision applies to regular permanent work scheduling and does not apply to situations identified in Section 4.03 Overtime.

3. It is understood that unusual conditions may create emergencies requiring immediate changes in work schedules. The City shall provide notice to affected employees of such work schedule changes as soon as possible prior to implementation. Whenever possible, said notice shall be within 24 hours or more of said change prior to implementation. Regular work schedules shall not be changed on the day of said change in work schedule for the purpose of avoiding payment of overtime.

## Section 2.03 Transfers

A. A transfer is the movement of an individual from one department to another while remaining in the same classification with similar duties and responsibilities. A transfer may be affected at any time by the City Manager upon the recommendations of the Department Heads concerned or to meet the needs of the service. All transfers must be within comparable classes, and no person shall be transferred to a position for which he/she does not possess the minimum qualifications. A transfer shall not be used to circumvent the regulations surrounding promotion, demotion, advancement or reduction. If the employee being transferred has attained regular status in the employee's classification, a new probationary period shall not be required. If a probationary employee is being transferred, the employee will be required to complete the probationary period based on the original end-of-probation date.

B. A job change is an employee's voluntary movement into another classification at approximately the same salary range with different duties and qualifications. A job change may be affected at any time by the City Manager upon request of the employee and recommendations of the Department Heads concerned or to meet the needs of City service. An employee changing jobs must possess the minimum qualifications for the new classification. The probationary period requirement and return rights for job changes shall be the same as for promotions.

## Section 2.04 Promotions/Appointments

A. Promotions From Within

1. The City shall reasonably strive to fill vacant positions on a promotional basis with employees from within. These promotional preference policies shall not apply to the following entry level



DRAFT

classifications: Maintenance Worker, Integrated Waste Maintenance Worker, Custodian, and Inventory Assistant.

2. The City may fill a vacant position within a classification by permitting lateral transfers on the basis of seniority by other employees within that classification provided that such a transfer in the judgment of management, shall not be detrimental to the mission of that department. In the event such a transfer is not approved, the employee and the Union shall be notified of the reason therefore in writing within ten working days.

3. When a request to fill a vacant or new position has been approved by the Human Resources Department, a formal job bulletin shall then be issued by the Human Resources Department opening the position for 14 consecutive calendar days to solicit applications for promotional opportunities. Job bulletins shall be available online and posted in the Human Resources Department and at respective worksites. Job bulletins or other notifications shall also be provided to the union-designated officials in advance of the date the recruitment shall be opened. The Human Resources Department may concurrently solicit applications from current City employees (the "inside pool") and on an open recruitment basis (the "outside pool").

4. Applications from full-time employees in the inside pool shall be considered first. If the City determines it is necessary to consider applications of City part-time or temporary employees or from individuals in the outside pool, the affected Department Head shall first notify the Union President in writing the reason for choosing to do so.

5. The Human Resources Department is responsible for screening all applicants. Vacancies shall be filled on a promotional basis only after a promotional examination has been held and an eligibility list established. In those non-supervisory positions for which a written examination is not practical in management's judgment, promotions shall be on the recommendation of the supervisor and the Department Head and confirmed by the City Manager. Among the factors to be considered, but not necessarily limited to, are:

   a. Knowledge, training, ability, skill, and efficiency.

   b. Ability to get along well with fellow employees.

   c. Ability to perform the essential functions of the position consistent with applicable laws.

   d. Attendance record, excluding leaves of absence protected by law (e.g. FMLA).

   e. Experience.

   f. Seniority.

1. Where all factors are not significantly different, seniority shall prevail.

B. Promotional Preference

It is agreed that whenever management determines that a recruitment for a vacant position is to be filled promotionally only, preference shall be given to those employees in the department where the vacancy exists, then City wide, provided all other things are relatively equal. This provision shall be applicable only to those classifications represented by the Union.

## Section 2.05 Temporary Employees

A. The City will fill vacant, authorized, full-time positions in a timely manner with regular full-time employees. The City, on occasion, may require the use of temporary staff (City or agency) to provide employment services on an extended basis. Such use of temporary staff shall not be for the purposes of "filling" full-time positions with temporary persons; rather, these instances are unique situation-specific occurrences that are intended to meet the City's immediate operational needs. An employee cannot remain in this category for



DRAFT

over six months without the express approval of the Executive Direction Human Resources / Risk Management.

B. It is also the City's intent to provide due consideration of the City work experience obtained by temporary employees when such employees apply for full-time, regular City employment.

C. The City shall provide on a monthly basis, copies of invoices and claim forms relative to contractual temporary labor performing Union bargaining unit work in the Public Works Agency. Additionally, a listing of City temporary employees will be provided on a monthly basis.

### Section 2.06 Layoff Procedures

A. The City Manager may layoff regular and probationary workers at any time for lack of work or other changes that have taken place. The employee and the Union are to be given two weeks' notice before such a layoff is to take place. The City shall meet and consult with the concerned Union on such matters as the timing of the layoff and the number and identity of the employee affected by the layoff during the two-week period prior to the proper layoff action.

B. A demotion or transfer to another department with the City Manager's approval may be made to prevent a layoff provided the employee is qualified by education and/or experience and is capable of performing the duties of the classification.

C. In the event of a layoff, those employees with the least service in the classification affected shall be laid off first and be placed on a "Recall List" and shall be eligible for recall for one year from the date of placement on the list; if a recall begins, the most senior employees laid off in the classifications required shall be recalled first. Strict application of seniority shall prevail unless exceptional circumstances occur of which the concerned employee organization shall be fully apprised in advance. The order of layoff shall be:

1. Temporary employees in the affected classification shall be removed first.

2. Probationary employees in the affected classification shall be removed next.

3. Exceptional circumstances may include the desirability of maintaining a balanced department or work unit and maintaining employees in the classification, department, or section who have the ability to perform the work available.

D. The employee scheduled to be laid off shall be entitled to displace to a position in a classification occupied by an incumbent with less overall City (displacement seniority) seniority provided it is in a position in which the employee formerly held a regular status appointment, and is qualified by education and/or experience, and is capable of performing the duties of the classification. The employee with the least displacement seniority shall be displaced by the person scheduled for layoff. The employee displaced shall be considered as laid off for the same reason as the person who displaced the employee, and shall in the same manner, be eligible to displace to a position in a classification in which the employee formerly held a regular status appointment and is qualified by education and/or experience, and is capable of performing the duties of the classification.

E. Failure to return to work from the layoff within 15 calendar days after notice to return by certified or registered mail to the employee at their last known address on file with the City Human Resources Office or by personal delivery shall constitute the employee's waiver to return to work and eliminates any future re-employment responsibilities placed on the City.

## Article III. Classifications

### Section 3.01 Current / Changed Classifications



DRAFT

A. The job description and classification for each position represented by the Union shall continue in effect unless and until:

1. The job content is substantially altered as to the requirements for training, skill, responsibility, effort and working conditions.

2. The position is terminated.

3. The classification is placed in another unit. The classification shall not be assigned to a different unit without reasonable notice.

B. When an existing position is substantially altered, then the existing classification shall be processed in accordance with the following procedures:

1. The Human Resources Department shall develop a description, classification and evaluation of the position.

2. The proposed job description, classification and wage rate for the proposed classification shall be submitted to the Union.

3. Job descriptions shall reflect the general details considered necessary to describe the principal functions of the job being described and shall not be construed as a detailed description of all of the work requirements that may be inherent in the job.

4. When the City determines that a reclassification of a position requires the incumbent to obtain a specialized license or certificate, or if such a requirement is established for the position by a federal or state agency during an employee's employment in the position, the City agrees to assume the cost for such certification or license including all necessary school costs. The City may pay directly or reimburse the employee if proof of cost is presented by the employee. The City shall not pay the cost of classes or application fees when an employee must repeat the process due to the employee's inability to attain the certificate or license.

C. The City shall maintain a program of continual review of all job classifications making necessary revisions and reclassifications based on the findings.

## Section 3.02 Higher Classification Work

A. Any employee who temporarily performs the duties of a position in a higher classification for 80 cumulative hours shall continue to receive the employee's normal rate of pay. Any subsequent work performed by the employee in the higher classification shall entitle the employee to receive a higher rate of pay with two exceptions:

1. If substantial time, more than 12 months, has elapsed since the employee has last performed the work of the higher classification, the supervisor may require a performance test not to exceed a normal days work at the employee's normal rate of pay. (This time shall not be compensated at the higher classification pay.)

2. In the instances where new equipment or new operational procedures are involved, the supervisor may require a training period not to exceed two normal days work at the employee's normal rate of pay. (This time shall not be compensated at the higher classification pay).

B. The higher salary rate payable shall commence on the 81st working hour following the temporary assignment to the performance of duties of the higher classification. The higher rate of pay shall be defined as a one-step increase in pay or "Step 1" of the classification, whichever is higher.

C. In those instances where training is not involved, and if, in the supervisor's opinion, an employee is proficient

in the higher classification, management has the authority to pay that employee at a higher classification pay rate without waiting 80 hours.

D. If an employee assumes or is scheduled to assume the preponderance of duties of a higher classification in excess of 12 consecutive months, then the Department Head shall either initiate filling the position, stop the out of class assignment, or obtain written authorization from the City Manager to continue the assignment.

### Section 3.03 Classification Review

A. An employee may request a classification review of the employee's position. Such request shall be forwarded through the line of supervision on the appropriate form to the Executive Director / Human Resources / Risk Management .

B. An employee shall not submit such a subsequent request prior to 18 months after completion of any previous classification review unless the employee's position has undergone a considerable change in duties and responsibility.

C. The employee shall be notified in writing of the classification review decision.

### Section 3.04 Classification Review Appeal

A. An employee may appeal the decision of a classification review no later than 10 working days after such results have been provided to the employee. Such an appeal shall be filed with the Human Resources Office. Such an appeal shall include a detailed statement by the employee indicating the employee's reasons for disagreement with the classification review decision.

B. A designated individual in the Human Resources Office shall hold a meeting with the employee no later than 14 working days after the classification review appeal filing. The designated individual shall not be the same person who conducted the initial classification review. This individual shall respond in writing to the employee no later than 21 working days after the meeting with the employee.

C. If the employee is not satisfied with the decision from Human Resources, the employee may appeal the decision to the City Manager within 10 working days from Human Resource's response. The City Manager shall review and respond to the appeal within 10 working days of such appeal. The City Manager's response shall be final.

D. Provisions within this section shall not be subject to the grievance procedures of this MOU.

### Section 3.05 Compensation and Classification Studies

The City agrees to survey five (5) AFSCME-represented classifications, as selected by AFSCME each year. Salary surveys will include total compensation consisting of, but not limited to, salary, incentive pays based on employee demographics, and indirect compensation of any benefit paid by the City. Salary survey results do not guarantee an adjustment in compensation and are for the purpose of providing an understanding of the market. The agencies surveyed will include one water utility agency in the Inland Empire region which shall be comparable in the labor market by demographics, revenue, services provided, and size of the organization. The parties will meet and confer on the comparable agencies.

## Article IV. Compensation

### Section 4.01 Salary

B. Effective July 12, 2026, employees within the unit shall receive a 2% increase in base salary.

C. Wages for various classifications shall be set forth in Appendix A attached to this MOU.

## Section 4.02 Salary Schedule

A. In addition to the increase in Section 4.01 (A), effective July 12, 2026, the salary range for Equipment Mechanic I classification shall receive an additional 4.45% increase. Current incumbents shall retain their existing salary step placement and progression date.

B. In addition to the increase in Section 4.01 (A), effective July 12, 2026, the salary range for the following classifications shall be additionally adjusted. Current incumbents in the classification shall be placed at the appropriate compensation step within their respective salary ranges consistent with Section 4.02 (C).

| Classification | Additional Range Adjustment |
|---|---|
| Utilities Technician I | 15.85% |
| Utilities Technician II | 20.60% |
| Senior Utilities Technician | 14.65% |

Effective July 12, 2026, current incumbents in the classifications listed above in Section 4.02 (B) shall be placed at a compensation step within their adjusted salary ranges consistent with the following schedule:

| | Step | Step | Step | Step | Step |
|---|---|---|---|---|---|
| Incumbent's Current Step | 1 | 2 | 3 | 4 | 5 |
| Adjusted Step of New Range | 1 | 1 | 2 | 2 | 3 |

An incumbent in the classifications included above who is eligible to move to a higher step in the salary range within ninety (90) days of the effective date will be advanced to that next step. Their adjustment to the new step in the range shall be based on this advanced step. For purposes of future salary advancement (merit increase), the employee's step progression date will reflect July 12, 2026. Employees at steps 2, 3, or 4 shall be eligible for a merit increase annually thereafter until they reach the top step of the salary range. Employees at step 1 shall be eligible for a merit increase to step 2 after 6 months and annually thereafter until reaching the maximum of the range.

## Section 4.03 Overtime

A. This section is applicable to overtime scheduled in advance and to emergency overtime as required to supplement employees on "standby" duty. It is understood that overtime assignments are made by classification within the department requiring the overtime.

B. The City reserves the right to schedule overtime work as required in a manner most advantageous to the City and consistent with the public interest and the requirement of municipal employment. The City further reserves the right to determine appropriate classification for overtime assignment, those qualified for assignment, and the ability to utilize employees within appropriate classifications from departments other than that requiring the overtime.

C. In the circumstances described in 4.03 (A), overtime shall be divided as equally as possible between all qualified employees within the affected classification and among those desiring to do the work.

D. In order to assure equal distribution of overtime, an overtime list shall be established by classification within a department according to seniority. Annually the senior employee shall be given the first opportunity for an overtime assignment. After completion of an overtime assignment the senior employee shall move to the

bottom of the list and not be offered an overtime assignment until each employee in the affected classification has been offered an overtime assignment.

E. In the interest of effective and efficient operation of the City it is understood that it may be necessary to make exceptions to the rotation policy, however, it shall be the intent that each employee shall have the opportunity to accept an amount of overtime work during the course of the fiscal year relatively equal in time to that accepted by other employees within the same classification and department.

F. As an example of an exception to the rotation policy, each employee on standby duty shall be given a list of eligible employees available for emergency assistance. Each standby employee's list shall vary to some extent providing the opportunity for each qualified employee to be available for emergency overtime depending upon which standby person is on duty. Because of the emergency nature of the work the standby employee shall be allowed to select anyone including other standby employees when the requirement for assistance extends beyond the availability of appropriate employees on the list.

G. In the event no employee is willing to accept an overtime assignment, it shall be assigned by reverse order of seniority within a classification. In subsequent cases of unaccepted overtime, the next lowest employee in seniority within the classification shall be given the assignment with the intent being to divide equally all unaccepted overtime among affected employees.

H. Overtime shall be paid for time worked in excess of the employee's regularly scheduled daily shift or in excess of 40 hours in any one week at the rate of one and one-half (1½) times the normal hourly rate.

I. Overtime may be compensated in the form of pay or compensatory time.

## Section 4.04 Compensatory Time

A. All accumulated Compensatory Time will be recorded in the employee’s Compensatory Time bank.

B. All unit employees may retain a balance of accumulated Compensatory Time not to exceed 240 hours at any given time.

C. Upon separation of employment with the City, the employee will be paid for all accumulated and unused Compensatory Time.

D. Employees may convert accumulated Vacation Leave and/or Compensatory Time hours to salary as provided for in Section 5.02(C).

## Section 4.05 Standby

A. Standby duty assignments shall be rotated annually among employees qualified to perform such duties.

B. The determination as to an employee's qualifications shall be made by the Department Head or authorized representative.

C. Employees on standby duty will be used primarily for unanticipated or emergency work needs. Anticipated assignments required outside of regularly scheduled work hours shall first be filled in accordance with the overtime provisions in Section 4.03. The City reserves the right to assign an employee on standby to perform such assignments in the event that an employee fails to appear as assigned.

D. Employees on actual standby duty are required to respond to call-outs within a reasonable period of time, depending on the nature of any particular call-out problem. In order to assure a reasonable response time, employees on actual standby duty are required to either carry a City-provided communication device or leave word with the Police Department Watch Commander where they can be reached by telephone when not at



DRAFT

their place of residence. Employees on actual standby duty may transfer standby duties to another employee receiving standby pay. The employee's immediate supervisor shall be notified of any such transfers.

E. Habitual failure to respond to call-out situations within a reasonable period of time, as determined by supervisory personnel, shall constitute grounds for disqualification from the standby program.

F. From those employees determined to be qualified and by seniority, a list of those employees qualified to perform standby duty shall be established. Those employees currently on the standby assignment shall be placed at the bottom of the list in accordance with their seniority, but behind less senior employees not on standby duty.

G. By seniority, each employee on the list shall have the opportunity to accept or decline standby duty. In the event the senior employees at the top of the list decline the standby assignment, their names shall be placed at the bottom of the list and the next senior employee shall be given the opportunity to accept or decline the assignment. This process shall be repeated until four individuals have accepted the assignment.

H. In the event no employee on the list accepts the assignment, the Department Head, or authorized representative, may appoint employees on the list in order of the least senior individual first; or, an individual not eligible to be on the list, but determined to be qualified by the Department Head, may be appointed.

I. The individuals selected to serve on standby duty through the process set forth above shall continue in the assignment for a period not to exceed six months unless such individuals are reselected utilizing the procedures set forth above. The six month period shall commence each February and each August.

J. When four individuals have been selected, their order in the weekly standby rotation shall be determined by "luck of the draw." At the time of the draw employees may trade the order of rotation.

K. In the event an individual serving in a standby capacity is unable to complete the six month duty assignment, the individual's name shall be placed at the bottom of the list; the individual selected to replace that person shall serve in the standby capacity for the remainder of the annual standby assignment period.

1. An individual selected from the top of the list to complete three or more months of an annual standby assignment, shall be placed at the bottom of the list upon completion of the annual standby assignment period.

2. An individual selected from the top of the list to complete three or less months of an annual standby assignment shall remain at the top of the list and shall be eligible for a full one-year standby assignment.

L. Compensation Provisions for Employees Assigned to Standby Duty

1. Employees assigned standby duty shall receive sixty dollars ($60) per day for standby duty performed on Mondays, Tuesdays, Wednesdays, Thursdays, and Fridays; and ninety dollars ($90) per day for standby duty performed on Saturdays, Sundays, and any designated holiday pursuant to Section 5.01(A).

2. Any employee who is called back to work who is on standby, shall be paid at one-and-one-half (1½) times the employee's normal hourly rate.

3. The time for call back begins when the employee receives the call. The time ends when the employee returns home.

M. Compensation Provisions for Employees Not Assigned to Standby Duty

1. Any employee who is not on standby and is called back to work, shall be guaranteed a minimum of two hours pay at the time-and-one-half rate.



DRAFT

2. An employee is considered called back to work if they have physically left the worksite and is required to return to the worksite. If an employee is not required to report the worksite, the employee will not be guaranteed a minimum number of hours but will be paid for the number of hours actually worked.

3. If an employee is required to report within one hour of their regularly scheduled start time or required to work continuously beyond the employee's regularly scheduled end time, the employee shall not be considered as called back to work.

4. The time for call back begins when the employee receives the call. The time ends when the employee finishes work.

## Section 4.06 Shift Differential

The City shall pay a shift differential equivalent to 3% of base pay for all hours worked by an employee who is routinely and consistently scheduled to work a nonstandard shift. A nonstandard shift is defined as any shift other than a "daytime shift" where a majority of the employee's regularly scheduled shift hours occur before 7:00 A.M. or after 5:00 P.M.

## Section 4.07 Fatigue Pay / Time Off

A. In response to an emergency or other special circumstance, the City may require that an employee work during the hours between 10:00 P.M. and 6:30 A.M. If an employee, not scheduled to work during this time period, is required to work at least three (3) consecutive hours between 10:00 P.M. and 6:30 A.M. and has a regularly scheduled shift later that same day, the City will make all reasonable efforts to permit the employee to delay reporting for their scheduled shift by the equivalent number of hours (in quarter hour increments) that were consecutively worked by the employee between the hours of 10:00 P.M. and 6:30 A.M.. For an employee otherwise meeting the requirements above, who ends such unscheduled work at their normal scheduled start time, the City will make all reasonable efforts to provide the employee the option to continue working and then end their scheduled shift early by the equivalent number of hours (in quarter hour increments). The employee will be paid at the employee's regular hourly rate of pay during the hours between the employee's scheduled reporting time and the approved delayed or end reporting time. Such paid fatigue time shall be considered as hours worked for the purpose of calculating overtime.

B. An employee who works between 10:00 pm and 6:30 A.M. and otherwise meets the criteria outlined above but falls short of the required three (3) consecutive hours needed to trigger paid fatigue time may elect to take the same amount of time off without pay. The City will make all reasonable efforts to permit the employee to delay reporting for their shift by the equivalent number of hours (in quarter hour increments) that were worked by the employee between the hours of 10:00 P.M. and 6:30 A.M. For an employee otherwise meeting the requirements above, who ends such unscheduled work at their normal scheduled start time, the City will make all reasonable efforts to provide the employee the option to continue working and then end their scheduled shift early by the equivalent number of hours (in quarter hour increments). This time off will be unpaid, unless otherwise covered by vacation or compensatory time. Any employee who utilizes their unpaid fatigue time may, where work is available, extend their shift by the amount equivalent to the fatigue time taken at the beginning or end of their shift.

C. An employee entitled to unpaid fatigue time under section 4.07(B) may request to use accrued vacation time or compensatory time toward any unpaid fatigue time.

D. This provision may be temporarily suspended at the discretion of the City Manager in the event that the employee is working as a Disaster Service Worker to aid in recovery operations.

## Section 4.08 Skills and Certifications

DRAFT

A. Bi-Lingual

1. Employees who are routinely and consistently assigned to positions requiring communication skills in languages other than English by the Department Head to perform bilingual translation as part of their regular duties, shall be entitled to bilingual differential pay. Such assignment shall be in written form. Such differential shall apply regardless of the total time required for such translation. Employees in such positions must be certified as competent in translation skills by the Human Resources Department to be eligible for compensation.

2. Employees eligible for bilingual pay shall receive $100 per pay period.

B. Notary Pay

1. Employees assigned by the Department Head to perform notary duties as part of their regular duties shall receive additional compensation. Each unit employee who meets the eligibility requirements, and is designated by the applicable Department Head and Human Resources Department to receive notary pay, shall be compensated at the rate of $20 per pay period.

2. Unit employees receiving notary pay shall also maintain their commission from the California Secretary of State. The City shall also pay for the cost of necessary stamps, journals, supplies, and fees associated with State and/or County requirements, as applicable.

C. Equipment Mechanics and Fire Equipment Mechanics

1. Employees who receive specified certificates or licenses below, in order to enhance their ability to do their job, shall receive Educational Incentive in the defined amounts as a percentage of base salary.

2. Employees in the equipment mechanic classifications are eligible for additional compensation at the rate of 3% of base pay for possession of certification as follows:

| CLASSIFICATION | CERTIFICATION |
|---|---|
| Equipment Mechanic | Possession of an ASE Certified Master Automotive Technician Certificate |
| Senior Equipment Mechanic<br>Fire Equipment Mechanic<br>Senior Fire Equipment Mechanic | Possession of an ASE Medium / Heavy Duty Truck Master Technician Certificate |

3. Employees in the Equipment Mechanic Classification that possess an ASE Certified Master Automotive Technician Certificate at the time of their promotion to a Senior Equipment Mechanic, Fire Equipment Mechanic or Senior Fire Equipment Mechanic classification shall continue to be eligible for possession an ASE Certified Master Automotive Technician Certificate for a period of six (6) months from the effective date of their promotion. Compensation for having either certification shall not exceed 3% of base pay.

4. The Equipment Mechanics, Senior Equipment Mechanics, Fire Equipment Mechanics and Senior Fire Equipment Mechanics shall be eligible for 5% of base pay for possession of a California Smog Certificate. Eligibility for the aforementioned incentive pay shall be in accordance with the following guidelines.

   a. The incentive pay shall be effective on the first day of the pay period following the employee's written request to the Municipal Services Director and presentation of proof of certificates. The written request must be submitted within 90 days of receiving the applicable certification or within 90 days of the completion of the employee's initial probationary period if the certification was obtained prior to employment or during the initial probationary period.

DRAFT

b. Educational incentive pay is not to be considered a part of the employee's base pay. In order to achieve and maintain the incentive the employee must continue to maintain current active certificates.

c. The maximum incentive pay attainable under this program is 8%.

d. The City shall allow the employees in the above-mentioned classifications to take certification courses for the mentioned certificates in this provision not to exceed 30 hours/course during work hours. To be eligible an employee must provide the employee's department at least 15 working days advance notice. The department shall attempt to accommodate the employee's request based on operational needs.

D. Welding – Utilities – Hazard Premium

A maximum of three eligible employees in the Utilities Department shall be routinely and consistently assigned to perform hazardous welding activities to implement health or safety procedures. The assignment shall be compensated at the rate of 5% of base pay when so assigned.

1. A logical work-related grouping shall be established to determine eligibility for the assignment. This group will consist of those who can satisfactorily pass a qualifying welding test to prove proficiency in welding. Employees in the classification of Maintenance Worker/Meter Reader (formerly Maintenance Worker I) are not eligible. Such test shall involve satisfactory performance of the following tasks in no more than two hours:Cutting:

   a. Two metal plates (8 inches by 8 inches by 1/8 of an inch thick); and

   b. An 18-inch section of 6-inch diameter metal pipe; and

2. Welding the bottom of a metal pipe 12 to 18 inches off the ground with in-plates and one coupling on the end of the in-plates.

## Section 4.09 To pass:

1. The cutting must be square and the correct length.

2. The welding requires the correct setting of gasses and the welding pipe must pass a standard pressure test.

## Section 4.10 Merit Increases

A. City Personnel Rules – Salary Adjustments

Merit increases are administered in accordance with the City Personnel Rule XI, as repeated below.

**Section 1. Application of Rates**

Employees occupying a position in the City service shall be paid at the rate established for their position. All original appointments shall be made at the minimum wage for the position, except when, in the opinion of the City Manager, circumstances warrant appointment at a higher step.

**Section 2. Anniversary Date**

Each employee's anniversary date will coincide with the employee's appointment to a new position in a different classification. All employees will retain their current anniversary dates until appointed to a new classification provided, however, that no employee shall receive more than one merit increase within any six-month period. Any employee who is within ninety (90) days of achieving a merit raise at the time of promotion shall be entitled to an increase for the promotion and an increase for the merit step. All future



DRAFT

increases while in that classification shall be in accordance with Section 3 below. The date of appointment shall be used to compute vacation, sick leave, and retirement benefits.

The anniversary date of employees who take a leave of absence without pay for more than sixty (60) continuous calendar days will be extended by the length of the absence from work over sixty (60) days adjusted to the start of the nearest pay period.

**Section 3. Advancements**

The advancement of an employee is not automatic, but the result of increased service value to the City. Service value shall be determined by recommendation of the Department Head, length of service, personal performance record, special training, and any other evidence that illustrates the desire of the employee to do a better job.

The five levels of advancement for each full-time and part-time position are granted according to the conditions outlined in Section 1 and 2 and the preceding paragraph. The merit increase effective date is the closest payroll period to the employee's anniversary date.

Step 1 - Entrance Level
Step 2 - After six months service
Step 3 - After one year at Step 2
Step 4 - After one year at Step 3
Step 5 - After one year at Step 4

**Section 4. Salary on Promotion**

Effective the first full-pay period upon ratification of this agreement.

An employee who is promoted shall be assigned to the lowest step of the new salary range which allows an increase of approximately five percent (5%) over the employee's current salary at the time of promotion. The Agency Head may recommend assignment to a higher salary step based on special circumstances to the Executive Director Human Resources / Risk Management. The date of promotion will establish a new salary review date and the employee shall be eligible for the next merit increase in accordance with Section 3. Advancements. The promotion date will be effective at the beginning of an established pay period.

# Article V. Leaves – Paid and Unpaid

## Section 5.01 Holidays

A. The following paid holidays, except as provided in provision 5.01(B) below, shall be observed on the day specified. Employees shall receive holiday hours in accordance with their regular workday.

| | |
|---|---|
| New Year's Day | January 1st |
| Martin Luther King's Birthday | 3rd Monday in January |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |
| Labor Day | 1st Monday in September |
| Columbus Day | 2nd Monday in October |
| Veteran's Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving Day | Day after the 4th Thursday in November |

| | |
|---|---|
| Christmas Eve | December 24th |
| Christmas Day | December 25th |
| New Year's Eve | December 31st |

B. For employees, any holiday listed in provision 5.01(A) which falls on Sunday shall be observed on the following Monday.

C. Any holiday occurring on an employee's regular day off, shall be compensated as straight compensatory time or pay, at the employee's option, as follows:

1. Employees on an 8-hour per day work schedule shall receive 8 hours of compensation.

2. Employees on a 4/10 work schedule shall receive 10 hours of compensation.

3. Employees on a 9/80 work schedule shall receive compensation in accordance with their regular work day, as follows:

a. Employees shall receive the number of hours they were scheduled to work the day the holiday is observed (9, 8.5, or 8 hours).

b. If the holiday falls on the employee's flex day or regular scheduled day off, the employee shall receive 9 hours of compensation.

D. Employees shall not be eligible for holiday pay for any pay period for which they have (1) an unapproved leave of absence the day after the holiday or (2) the employee is on a leave of absence without pay for the entire pay period.

E. Any employee who is normally required to work on an approved holiday because they work in a position that requires scheduled staffing without regard to holidays shall receive one-and-one-half (1½) times the normal hourly rate for all hours worked on the holiday.

F. At the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use accrued time, excluding time from the sick leave bank, to cover the period of closure.

G. The Integrated Waste Department normally shall not work on the following holidays:

| | |
|---|---|
| New Year's Day | January 1st |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |
| Labor Day | 1st Monday in September |
| Veteran's Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Christmas Day | December 25th |

H. Should the City determine that operational needs require the Integrated Waste Department and supporting elements in the Equipment Services Department to work on any one of the above holidays; such departments may work those days with a majority consensus of the affected employees.

## Section 5.02 Vacation

A. Vacation Accrual Rates

1. Employees shall accrue vacation leave as follows:

| Years of Service | Hours |
|---|---|
| 0 - 1 | 80 |
| 2 | 88 |
| 3 | 96 |
| 4 | 104 |
| 5 | 112 |
| 6 | 120 |
| 7 | 128 |
| 8 | 136 |
| 9 | 144 |
| 10 - 11 | 152 |
| 12 | 160 |
| 13 | 168 |
| 14 | 176 |
| 15 & More | 184 |

2. Vacation shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory time off, vacation leave, bereavement leave, sick leave, jury duty leave, personal leave, paid military leave, disciplinary leave and paid holidays. Paid hours do not include amounts paid by any other disability benefits.

B. Maximum Vacation Accrual

3. The maximum vacation accrual balance shall be 500 hours. Once the employee has a vacation accrual balance of 500 hours, no additional vacation hours will be accrued until the balance drops below 500 hours.

C. Vacation And Compensatory Time Cash-out

1. Employees may cash out accrued Vacation Leave and/or Compensatory Time up to two times per calendar year. Cash-outs shall be paid at the employee's base rate of pay in effect at the time of conversion. The total amount converted shall not exceed 200 hours per calendar year. Employees may not cash out Vacation Leave if doing so would reduce their balance below 40 hours.

2. Employees wishing to participate in the voluntary leave conversion process must submit an irrevocable election form no later than December 15 of the preceding calendar year, specifying the number of Vacation Leave and/or Compensatory Time hours they intend to convert in the following year.

   a. Vacation Leave: The elected amount may not exceed the number of vacation hours the employee is expected to accrue in the following calendar year.

   b. Compensatory Time: The elected amount may not exceed the number of compensatory time hours the employee is projected to earn in the following calendar year.

3. The combined total of Vacation Leave and Compensatory Time converted in any calendar year shall not exceed 200 hours. Participation in the cash-out program is voluntary and must follow established



DRAFT

City procedures.

4. Cash-out payments will be processed through payroll and will appear on the employee's regular paycheck for the pay period. Employees may elect to receive payment on the first payday in June and/or the first payday in December.

5. Employees who do not submit an irrevocable election form by December 15 will be deemed to have declined participation in the conversion program for the following calendar year.

6. If, at the time of payment, an employee has fewer accrued hours than elected for conversion, payment will be limited to the available balance in the employee's Vacation Leave and/or Compensatory Time bank.

7. If an employee elects to cash out hours in a future calendar year and subsequently uses leave during that year, such usage will be applied first to hours earned prior to January 1 of the election year. Use of previously accrued hours will not reduce the amount the employee is eligible to cash out.

8. Conversion of Vacation Leave to cash must not reduce the employee's Vacation Leave balance below 40 hours.

9. An employee who experiences an unforeseen emergency may be permitted to submit a new irrevocable election or increase a prior election, subject to the same limits that applied at the original election deadline.

10. For purposes of this section, an "unforeseen emergency" means a financial hardship resulting from:

    a. Accident, illness, injury, or death of the employee or an immediate family member (defined as a spouse, registered domestic partner, child, or legal dependent, or parent);

    b. Loss of or significant damage to the employee's property due to casualty; or

    c. Other similar extraordinary and unforeseeable circumstances beyond the employee's control.

11. Determination of whether an event qualifies as an unforeseen emergency shall be made solely by the Executive Director of Human Resources / Risk Management, or their designee.

## Section 5.03 Sick Leave

A. City employees are entitled to sick leave for:

1. Any bona fide illness or injury

2. Quarantine due to exposure to contagious disease.

3. Any treatment or examination including, but not limited to, medical, dental, ocular.

4. Time off to resolve issues related to the employee being a victim of domestic violence, sexual assault or stalking as defined in California Labor Code Section 230.

5. Personal Leave use as defined in Section 5.04

6. Death in the immediate family.

B. City employees may use up to 48 hours per calendar year of sick leave for illness within the employee's immediate family in accordance with California Labor Code Section 233 (KinCare).

1. Immediate family for this provision includes the following relationships relative to the employee: spouse; registered domestic partner; grandparent; grandchild; sibling; child (biological, foster,



DRAFT

adopted, stepchild, legal ward, or child to whom the employee stands in loco parentis), the definition of child is applicable regardless of age or dependency status; parent (biological; foster; adoptive; stepparent; or legal guardian of the employee or the employee's spouse or registered domestic partner, or person who stood in loco parentis when the employee was a minor.

2. If applicable, leave taken pursuant to this provision will be counted toward other family leaves.

3. The employee must inform the employee's supervisor when requesting KinCare leave that the leave is being taken pursuant to this provision.

C. An employee is not entitled to sick leave for illness or injury while also engaging in business or activity for monetary gain or other compensation that would conflict with the illness or injury for which the employee has been granted sick leave.

D. Employees accrue sick leave at the rate of eight hours per month on a pro-rated basis based on paid hours as defined in Section 5.02 (A).

E. There shall be no limit on the amount of sick leave that may be accrued by a regular employee.

F. Sick Leave shall not be taken as vacation or compensated for in money at any time.

G. When an employee has been on sick leave, the City reserves the right to make an investigation of the illness if deemed necessary. A doctor's certificate may be required when there is reasonable cause to identify that abuse of sick leave exists or has taken place. On the first day of illness, the employee must notify the department before shift begins if the employee is to receive sick leave credit.

H. The first 24 hours of three days of sick leave taken during a calendar year shall be designated to comply with California Labor Code Sections 245-249 (Healthy Workplace/Healthy Family Act).

I. All determinations of sick leave shall be made by the Department Head concerned subject to the approval of the Executive Director Human Resources / Risk Management.

## Section 5.04 Personal Leave

A. An employee may use no more than three working days (as defined by the employee's regularly scheduled workday) of sick leave per fiscal year, as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at the time the request is made for:

4. Bereavement leave for other than members of the employee's immediate family. Immediate family for this provision is defined in Section 5.05(A)

5. Court appearances when required to be present.

6. Any other personal need requiring a leave during working hours when approved by the City Manager upon the recommendation of the Department Head or the Department's authorized representative.

B. The employee must provide no less than two working days written notice for personal leave. Failure to provide such notice shall result in such leave to be taken without pay. The supervisor shall waive the two working day notice required provided the employee can demonstrate an urgent and justifiable reason for not providing the required notice.

C. Personal leave shall be charged at the employee's discretion against any unused sick leave, vacation, or compensatory time the employee has accumulated provided there is no conflict with the conditions outlined above. Additional leave may be authorized by the City Manager from any leave accrued, or without pay.

## Section 5.05 Bereavement Leave



DRAFT

A. In the event of a death in the employee's immediate family, the employee shall be granted three (3) working days (as defined by the employee's regularly scheduled workday) paid bereavement leave. Such bereavement leave shall not be charged against the employee's sick leave, vacation, accrued compensatory time, or Paid Family Care Leave. Employees shall be granted an additional two (2) working days of unpaid bereavement leave in the event of the death of the employee's immediate family member. The employee may elect to use accrued time off, including sick time, vacation time, accrued compensatory time, or Family Care Leave time, to cover all or a portion of the unpaid portion of their bereavement leave.

B. A maximum of five (5) working days (as defined by the employee's regularly scheduled workday) of paid bereavement leave shall be granted if there is a death in the immediate family (as defined in Section 5.05 (D)) outside the State boundaries. Such bereavement leave shall not be charged against the employee's sick leave, vacation, accrued compensatory time, or Paid Family Care Leave.

C. Bereavement leave shall be completed within three (3) months of the date of death of the immediate family member. The days of bereavement leave need not be consecutive.

D. Immediate family for this provision is defined as child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling, or others included in the definition of immediate family in California Labor Code Section 245.5(c) or successor legislation.

E. The employee shall be granted one working day (as defined by the employee's regularly scheduled workday) paid personal leave to attend the funeral of a close relative not in the employee's immediate family. A close relative is defined as an individual outside of the immediate family as defined in Section 5.05(A), who is an aunt, uncle, or cousin.

F. City employees may be excused by Department Heads to attend the funeral of deceased City employees without loss of pay.

G. The employee may be required to furnish evidence satisfactory to the City of the family member's death and the employee's relationship to the deceased family member.

## Section 5.06 Family Medical Leaves

A. Maternity, Paternity, and Family Care Leave shall be granted for up to 12 weeks in accordance with the California Family Rights Act of 1991 and the Family Medical Leave Act of 1993 and interpreted regulations for those respective statutes.

B. Female employees may also be eligible for up to 4 months of medical leave pursuant to California Pregnancy Disability Act. Pregnancy Disability Leave shall run concurrently with any approved Family Medical Leave Act (FMLA) leave.

C. Certification by the employee's physician shall be required recommending the effective day of the employee's absence, and a full authorization to return to work upon completion of the leave

D. Subject to such employee's qualifications to perform the work, the employee shall be reinstated to the same classification she would have had prior to the maternity leave of absence.

E. The employee may utilize up to six weeks of paid sick leave for leaves of absence that fall under the guidelines of FMLA and CFRA. This paid sick leave may be in addition to any unpaid leave, which may be granted under the provisions of FMLA and CFRA. This sick leave shall be used prior to utilizing the unpaid leave provisions of applicable federal and state laws.

F. Employees on any type of leave are required to use all eligible leave accruals or the number of hours for full integration if integrating with disability programs up to 80 hours per pay period. Employees who have leave



DRAFT

balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability or workers' compensation payments.

## Section 5.07 Catastrophic Leave

A. The City agrees to permit employees within the bargaining unit to contribute a portion of their accrued vacation, sick, and compensatory leave to another employee when such employee has suffered a catastrophic injury or illness.

B. The City also agrees to permit employees to contribute a portion of their accrued vacation and/or compensatory time to another employee when such employee is on an approved leave of absence due to the verifiable catastrophic injury or illness of the employee's spouse, domestic partner, parent, or child.

C. All Catastrophic Leave transfers are subject to the following conditions:

1. The Human Resources Department shall review all requests from the receiving employee to determine eligibility for catastrophic leave prior to the receiving employee or the employee's Department requesting donations.

2. Catastrophic injury or illness as used in this provision is defined as an unforeseen or sudden unexpected illness or injury requiring immediate attention.

3. The receiving employee shall be on an approved continuous leave of absence for over 40 hours due to the illness or injury. A statement from the employee's or family member's treating physician is required.

4. The receiving employee has exhausted all sick, vacation, and compensatory time, and is therefore facing financial hardship. The receiving employee must participate in any City disability benefits for which the employee is eligible (e.g. short-term disability, long-term disability, or workers' compensation).

5. The total number of hours that can be donated to the receiving employee from all contributing employees combined shall not exceed 520 hours within 26 consecutive pay periods.

6. The contributing employee must have at least 96 hours of sick leave remaining after such contribution. The leave application rate shall be based on the contributing employee's pay rate computed into a dollar value, which shall be adjusted proportionally to the receiving employee's rate.

7. The transfers must be in whole hour increments. Donations shall be transferred in accordance with the recipient's needs.

8. The transfers are irrevocable, and shall be indistinguishable from other sick leave credits belonging to the receiving employee. Transfers shall be subject to all taxes required by law.

9. Transfers shall be made on a form prescribed by the Human Resources Department.

## Section 5.08 Jury Duty

A. In the event any employee is summoned to any court during their scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant, the employee shall be released from their regular duties. The employee must notify their supervisor of their summons upon receipt and provide the date summoned. If the employee is selected to serve on a jury, the employee must notify their supervisor of the approximate time frame that will be served.

DRAFT

B. If an employee is called for jury duty, but not selected or otherwise released early, the employee shall immediately contact their supervisor to report their release from jury duty. The employee must return to work upon release from jury duty. The employee is not required to return to work if the reasonable amount of time required for the employee to travel from the court location, or to change into work attire, would make it impossible for the employee to arrive to work with at least two hours remaining on the employee's scheduled work shift. In the event of an emergency situation, the supervisor may direct the employee back to work with less than two hours remaining on the employee's scheduled work shift. With prior approval from the employee's supervisor and if operational necessity permits, employees who would otherwise be required to return to work, may elect to use vacation or compensatory leave form the employee's accrued "leave bank."

C. Employees working the night shift shall have their scheduled temporarily changed to day shift for the period they are summoned, but otherwise are bound to the same reporting provisions.

D. Any fees for the performance of such service, excepting mileage or subsistence allowances, shall be remitted to the City. Upon return from jury duty, the employee shall present a certificate of service to their department.

E. This Section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

## Section 5.09 Paid Family Care Leave

A. Each employee shall be granted paid time off not to exceed a total of forty (40) hours per calendar year, which may be used for parental leave, reproductive loss, and/or bereavement leave. Such Paid Family Care Leave shall not be charged against the employee's sick leave, vacation leave, or accrued compensatory time.

B. Paid Family Care Leave time may be used for a reproductive loss event. "Reproductive loss event" means the day of or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. An employee may use time off following their own reproductive loss event or that of another person, such as a spouse or partner, if the employee would have been the parent of the child born or adopted. Paid leave days are not required to be used consecutively. Leave must be completed within three (3) months of the reproductive loss event. Such paid leave shall not exceed the employee's total available paid Family Care Leave. Employees may utilize unpaid reproductive loss leave as described in Section 5.10.

C. An employee requesting to use Paid Family Care Leave may be required to furnish evidence satisfactory to the City of the birth or adoption of the employee's child or children, the employee's relationship to the child or children, and/or the occurrence of a qualifying reproductive loss event.

D. Paid Family Care Leave time may be used for bereavement leave consistent with Section 5.05 (A).

E. Leave under Section 5.09 (B) will be considered as qualifying leave under the California Family Rights Act (CFRA) and the Family Medical Leave Act (FMLA) and shall run concurrently with an entitled unpaid Family Leave (provided that the employee is deemed eligible for CFRA and/or FMLA). Unpaid Family Leave shall be granted in accordance with CFRA and FMLA and the interpreted regulations for those respective statutes.

## Section 5.10 Reproductive Loss Leave

A. In accordance with Section 12945.6 of the California Government Code, the City will grant employees up to five (5) days of unpaid leave following a "reproductive loss event", provided that the leave is taken within three (3) months of the event. If an employee experiences more than one reproductive loss event in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. The days off are not required to be consecutive.

B. The employee may elect to be unpaid or use accrued time off, including sick time, vacation time, or accrued compensatory time, to cover all or a portion of the unpaid portion of their reproductive loss leave. In addition, an employee may use Paid Family Care Leave consistent with Section 5.09.

# Article VI. Benefits

## Section 6.01 Health Insurance Contribution

A. Health Insurance Contribution

The City shall contribute up to a maximum of $206.14 per month toward health insurance premiums for active and retired employees. This amount is inclusive of the minimum statutory employer contribution under CalPERS medical (PEMHCA) for active and retired employees who choose to enroll in the City's medical plan.

B. Retiree Supplemental Medical Insurance Contribution

Employees who retire from the City of Ontario on or after the ratification of this agreement, are actively enrolled in a CalPERS medical plan, have enrolled in the Retiree Medical Reimbursement Plan and are reflected on the monthly CalPERS medical billing shall receive a Retiree Supplemental Medical Insurance contribution of $50 per month in addition to the Health Insurance Contribution referenced in Section 6.01(A). The Retiree Supplemental Medical Insurance contribution shall increase to $55 per month, effective July 2018. The Retiree Supplemental Medical Insurance contribution shall increase to $60 per month effective July 2019.

Retirees who opt out of enrollment in the City medical plan will not receive the City's Health Insurance contribution or the Retiree Supplemental Medical Insurance contribution.

C. Retirement Health Savings Plan

The Union and the City have agreed to explore options for implementing a tax deferred Retirement Health Savings Plan to assist employee's savings for their post-employment health care needs. Begin discussion in July 2021 and both parties will make reasonable effort to move this to implementation.

## Section 6.02 City Contributions to Cafeteria Plan Benefits

A. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees to pay for pre-tax medical, dental and vision benefits.

B. Employees must enroll in a City offered medical insurance plan unless the employee satisfies conditions of the eligible opt out arrangement below. The City's lowest cost employee-only plan satisfies the Federal Poverty Line Safe Harbor under the Patient Protection and Affordable Care Act.

C. **City Contribution:** For eligible active employees who enroll in coverage, the City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01(A), shall be tiered, depending on the level of coverage selected by the employee using the CalPERS Rate Sheet for the Kaiser Plans for the Los Angeles Area Region.

An Eligible Employee who enrolls in any City-offered health plan will receive the City Contribution for the Kaiser Plan for the equivalent tier in which the employee enrolled.

For purposes of the Affordable Care Act's employer mandate, the amount of the lowest cost plan offered to the Eligible Employee is considered a Health Flex Contribution. A Health Flex Contribution cannot be cashed out or applied to other benefits.

After enrolling in the selected coverage, an Eligible Employee may take the remainder of the City's Contribution in cash.

If payments for the individual employee's selected benefits exceed the City Contribution, the balance will be paid by salary deductions from the pay of the individual employee.

D. **Cash-in-Lieu Option**: An Eligible Employee will be eligible to receive cash-in-lieu of $390.00 per month instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied:

1. The employee signs a form attesting that the employee and the employee's Tax Family have the Alternative Required Coverage for the Opt-Out Period.

   a. Tax Family means all individuals for whom the employee intends to claim a personal exemption deduction for the taxable year or years that begin or end in or with the City's plan year to which the opt-out applies.

   b. Alternative Required Coverage required means minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

   c. Opt-Out Period means the plan year to which the opt-out arrangement applies.

2. An employee must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee would like to receive cash-in-lieu.

3. The cash-in-lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee or a Tax Family member does not have such alternative coverage, or if the conditions in this Section 6.02(C) are not otherwise satisfied.

E. **Dental Insurance**: Employees who enroll in the City's dental plan shall receive an employer contribution of $35 per month. Employees who enroll in a City dental plan that costs less than the City's $35 employer contribution may receive the excess amount in cash. Employees who do not enroll in the City dental plan will not receive the $35 employer contribution for dental premiums or cash.

F. **Vision Insurance:** Employees who enroll in the City's vision plan shall receive an employer contribution equal to the actual employee-only plan premium, which shall be applied to employee coverage.

G. **Eligible Employee Requirements**

1. Employees must be regular full-time (i.e. scheduled for a minimum of 40 hours per week) and be in a paid status for a minimum of 15 hours per pay period to be eligible for the benefits of Section 6.01, unless the employee is receiving disability benefits. Paid status includes hours paid for regular work time, compensatory time off, vacation leave, bereavement leave, sick leave, jury duty leave, personal leave, paid military leave, disciplinary leave and paid holidays. The City will continue its cafeteria plan and health insurance contribution for a leave of absence due to the employees own illness or injury not to exceed a total of 26 consecutive pay periods.

2. If the leave of absence is not consecutive, the continuation of the contribution toward cafeteria plan benefits shall not exceed 26 pay periods total in an 18-month period.

3. Employees who have leave balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability or workers' compensation payments.



DRAFT

H. Excess Cafeteria Plan Benefit Contributions

Any Cafeteria Plan Benefit Contributions not required to pay toward premiums shall be paid to the employee in taxable compensation.

I. Disability

The City shall pay 100% of the premium toward the City's Disability Insurance Program for employees.

J. Life and Accident Insurance

The City shall pay a monthly life and accidental death and dismemberment insurance premium providing $50,000 basic life insurance and $50,000 accidental death and dismemberment insurance for each unit employee.

## Section 6.03 Insurance Committee

The City agrees to continue the insurance committee that shall have a representative designated by the Union as one of its members. This committee shall have the responsibility to review the coverage in the appropriate insurance programs; to represent an employee who has a question to the company; and assist in the drafting of specifications.

The committee shall be composed of one representative from the recognized employee units and one representative appointed by the City Manager. The Assistant City Manager shall be an ex-officio member of the committee and entitled to attend all meetings. The committee or any of its members may invite other individuals to participate as resource people whenever the need arises and prior notification is provided the committee chair.

## Section 6.04 Flexible Spending Accounts

The City will offer Flexible Spending Accounts (FSA) to all unit employees. An FSA allows an employee to make pre-tax deductions for qualifying medical, dental and vision expenses, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service Code.

## Section 6.05 Retirement

A. Classic Member

1. A classic member is defined as an employee who meets the definition of a "classic" member for purposes of retirement pension benefits in accordance with the Public Employees Pension Reform Act of 2013. Generally, this includes employees that were hired before January 1, 2013, in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic members shall be eligible for the 2.5% @ 55 Full and Modified Formula for Local Miscellaneous Members including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. All classic members shall pay the employee's contribution of eight (8%) percent as a pre-tax deduction to CalPERS.

B. New Member

1. A new member is defined as an employee who meets the definition of a "new" member for purposes of retirement pension benefits pursuant to the Public Employees Pension Reform Act of 2013. Generally, this includes employees that were hired into a regular position on or after January 1, 2013, or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members including integration with Social Security.

3. The employee contribution for new members shall be one-half the normal cost, as determined by CalPERS. As of July 2013, the required employee contribution for new members is 6.25%. This amount will be adjusted periodically by CalPERS.

C. Optional Benefits for Classic and New Members

D. The City's contract with the Public Employees' Retirement System for retirement benefits includes the following optional benefits for both classic and new members:

1. Section 20903 – Two Years Additional Service Credit

2. Section 20965 – Sick Leave Credit

3. Section 21024 – Military Service Credit

4. Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Industrial Disability

5. Section 21548 – Pre-Retirement Optional Settlement Death Benefit

## Section 6.06 Deferred Compensation

The City will contribute $45 per month to the Section 401(a) money purchase plan for all unit employees. Effective July 13, 2025, the City's contribution to the Section 4.01(a) money purchase plan shall increase to $100 per month.

Employees may voluntarily participate in and contribute to the Section 457(b) deferred compensation plan in accordance with the plan provisions.

## Section 6.07 Uniforms

A. The City will provide a specified number of uniforms, including a jacket, for each employee required to wear a uniform. The number and type of uniforms will be determined by the City for each classification, job assignments, and work schedule. Management agrees to consult with a Union committee on the color, selection, and number of uniforms. The final decision on all uniforms, however, shall remain with the Agency Head.

B. Employees who are required to wear safety shoes shall be reimbursed up to $200 per fiscal year for such shoes. Effective July 1, 2025, employees who are required to wear safety shoes shall be reimbursed up to $300 per fiscal year for such shoes. The shoes shall meet ASTM or other industry-approved standards appropriate for the employee's work assignment and classification, as determined by the Agency/Department Head and Executive Director Human Resources / Risk Management.

C. City employees required to wear uniforms may, at their own expense, wear the following substitute apparel:

a. A cotton T-shirt with a style and color approved by the Agency Head.



DRAFT

b. Cotton pants closely approximating in color the polyester pants provided by the City.

c. All optional uniform apparel shall be subject to review and approval by supervisory management personnel.

D. The City shall not permit payroll deductions for the purposes of purchasing uniform apparel.

E. The City will report for "classic" employees the monetary value of the City-provided uniforms to CalPERS as special compensation on a bi-weekly basis for Union employees who are required to wear uniforms pursuant to Section 6.06(A). The monetary value reported to CalPERS will be reviewed annually by the City based on the pricing for the rental and cleaning of uniforms in the contract between the City and the uniform vendor, and will be adjusted accordingly when a change in the monetary value occurs. The monetary value of required uniforms is not to exceed $8.10 per bi-weekly pay period, per employee.

## Section 6.08 Employee Assistance Program

A. The City agrees to continue the employee assistance program for all employees represented by the Union.

B. Confidentiality - The parties agree that the EAP cannot be successful without absolute confidentiality regarding employee/family utilization of the program. Confidentiality shall be maintained in full compliance with State and Federal regulations.

## Section 6.09 Meals During Emergency Work Situations

During emergency overtime situations, which extend over a period of four hours, the City shall make every effort to allow time for meals. If the emergency conditions or the location of the work site prevent the employees from leaving the work site for an adequate period of time, then meals shall be provided for the employees at City expense.

## Section 6.10 Use of Electrical Service Vehicle

A. The City agrees to permit the current Senior Electrician and the current Electrician to drive the electrical service vehicle to and from their respective place of residence to the work site in order to facilitate the availability of said vehicle, tools and other essential equipment which may be required in the event of an emergency or work situation requiring the services of an electrician outside of normal work hours.

B. The Union and the specified employees agree and recognize that this privilege is granted solely for the convenience of the affected employees and not out of a necessity or by requirement of the City. The granting of this privilege shall not entitle the affected employees to additional compensation.

C. The City reserves the right to establish such rules and conditions as it determines necessary, and further, the City reserves the right to unilaterally revoke this privilege if and when, in the judgment of the City Manager, this privilege is not in the best interest of the City.

## Section 6.11 Tool Replacement

It is understood and agreed that employees in the following classifications are required, as a condition of employment, to provide their own basic tools: Equipment Services Technician, Equipment Mechanic, Senior Equipment Mechanic, Fire Equipment Mechanic, Senior Fire Equipment Mechanic, Helicopter Mechanic, and Senior Helicopter Mechanic. Such tools may be determined by the City to be taxable property and therefore the possibility exists that the City may impose an assessment. Should this occur the City agrees to assume any such tax up to the value of five thousand dollars ($5,000.00). It is also understood that the City's acquisition of new automotive or aeronautical equipment may require the employees to purchase new tools for the purpose of servicing such equipment. The City therefore agrees to provide new tools that are required as a result of the introduction of new automotive or aeronautical equipment into the City's fleet. Such tools shall be assigned to, and shall become the responsibility of the affected employees. Upon termination of employment with the City, the employee shall

return all such assigned tools. The current policy of "fair wear and tear" and tool discount program shall remain in effect.

## Section 6.12 Tuition Reimbursement

A. To provide encouragement for all unit employees to continue educational and career development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic courses that are determined to be job-related and subject to the following conditions:

1. Regular, full-time employees, that have successfully completed their initial probationary period are eligible.

2. The determination that the course is job related shall be made by the employee's Department Head. The employee shall provide a written explanation regarding how the course is related to and support their department or agency operations.

3. The course shall provide college-level credit, continuing education credit, or certification from an accredited educational institution or professional certification body.

4. The employee is not eligible for assistance from any other source.

5. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

6. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

7. Classes shall not interfere with the employee's normal work hours.

8. Certification of completion of the course with a passing grade must be obtained and submitted to the Human Resources Department within 60 calendar days after completion of the course.

9. The maximum reimbursement amount paid to an eligible employee shall not exceed $1,000 each calendar year. Subject to city-wide budget limitations.

B. Tuition reimbursement requests shall be submitted to the employee's Department Head for a determination that the course is job-related. After such determination is made, the Department Head shall forward the request to the Human Resources Department for processing. The Human Resources Department shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to the Human Resources Department. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

## Section 6.13 Commercial Driver's Licenses

E. The following provisions only apply to employees whose job classifications require them to obtain and maintain a commercial driver's license (Class A or Class B).

A. Employees who obtain or renew a commercial driver's license will be reimbursed by the City for the difference between the commercial driver's license fee and the Class C driver's license fee.

B. Employees will be allowed to complete the Department of Motor Vehicles commercial driver's license process (DMV license exam and Department of Transportation medical certification appointments) during regularly scheduled working hours on City-paid time under the following conditions:



DRAFT

1. DMV and medical certification appointments will be scheduled with the intent to minimize operational impact, such as at the end of the work shift.

2. Employees will complete their medical certification exams at the City-provided clinic.

3. Employees will be required to obtain prior approval from their supervisor and shall submit a proof of attendance at appointments to their supervisor.

C. Employees who choose to complete their medical certification exams with their personal doctor will do so on their own time and at their own expense; City-paid time will not be provided in such instances.

# Article VII. Disciplinary Procedure

## Section 7.01 Due Process and Employee Representation

A. The City shall afford regular employees the procedural due process safeguards as set out in the published decisions of the California courts.

B. An employee shall have the right of Union representation when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered. Prior to any such meetings, an employee's waiver of the right to representation shall be documented in writing.

C. If the employee requests, an employee shall be permitted to have a union representative present when a manager/supervisor is discussing a Performance Improvement Plan with the employee.

D. Where specific misconduct is stated as the cause for City employment termination of an employee, who has regular status, upon written request made by the employee prior to the effective date of the termination, the employee is entitled to a hearing.

E. The City shall keep an employee who is the subject of an ongoing investigation reasonably informed regarding the status of the investigation every 90 days, provided that such information does not interfere with the nature of the investigation.

## Section 7.02 Discipline

A. The following disciplinary procedure must be used for all serious disciplinary actions involving regular full-time employees BEFORE the actions go into effect. Basically, the disciplinary procedure provides that:

1. The employee shall receive advance notice of the proposed disciplinary action 10 working days before the action is to be implemented. The notification time frame shall begin the day after the notice of the proposed disciplinary action is served. The notice shall include:

   a. The specific grounds, particular facts, reason and charges upon which the proposed action is based;

   b. Any materials, reports, or documents upon which the action is based.

2. The employee and/or Business Agent shall receive notice of the reason for the administrative leave no later than eighty (80) hours after being placed on administrative leave, unless the employee is involved in an administrative investigation. If the employee is placed on administrative leave pending an administrative investigation, the employee will receive notice regarding the nature of the

investigation prior to the administrative interview. The administrative interview will be conducted within a reasonable amount of time.

3. The employee shall have the right to respond to the proposed disciplinary action, orally or in writing, and shall have such responses considered by an independent reviewer of the proposed action. Such review shall be conducted by the Agency Head for the employee's department prior to the imposition of the disciplinary action. If the Agency Head is proposing the disciplinary action, an alternate City Agency Head shall conduct the review.

4. Following the review of the proposed action, the Executive Director Human Resources / Risk Management shall serve on the employee, by personal email (if available), registered mail or personal delivery, a statement informing the employee of the grounds for the decision and the acts or omissions, which support the grounds. This statement shall also include the employee's appeal rights.

5. The employee shall have 14 calendar days to file an appeal with the Executive Director Human Resources Director / Risk Management.

6. Appeal Hearings:

   a. Within 14 calendar days after a serious disciplinary action is imposed (as defined in Section 7.02(A)(6)), the employee shall have the right to appeal the disciplinary action. An independent Hearing Officer shall hear the appeal. Such appeal shall be conducted as an evidentiary hearing.

   b. The Hearing Officer shall be selected from a list of names provided by the American Arbitration Association or the California State Mediation and Conciliation Service. The City and the appellant shall alternately delete names; the remaining name shall be selected as the Hearing Officer. As an alternative, the City and the appellant may mutually agree on the selection of a Hearing Officer. The Hearing Officer shall be selected within 15 calendar days after receiving the list of potential Hearing Officers.

   c. The City and the appellant shall present written summaries of the issues to be considered, witnesses to be called, and any other materials to be considered by the Hearing Officer prior to the Hearing. The City or the appellant may request that the Hearing be recorded. The Hearing Officer shall schedule the Hearing within 30 days after receiving the written materials. The Hearing Officer shall notify the City and the appellant of the date, time, location and estimated length of the Hearing, at least 10 calendar days prior to the Hearing date. The Hearing Officer may require the submission of written closing statements at the close of the Hearing and prior to the issuance of a decision. Such closing statements must be submitted within 15 calendar days after completion of the Hearing. The time periods in this Section may be extended by mutual agreement of the City and the appellant.

   d. After the hearing is completed, the Hearing Officer shall issue findings and a decision to overturn, modify, or uphold the disciplinary action. The Hearing Officer's decision shall be issued within 30 days after the completion of the Hearing and the submission of closing statements, if required. The City or the appellant may request that the Hearing Officer's decision be submitted to the City Council for review. Such a request to review must be made in writing to the Executive Director Human Resources Director / Risk Management within 30 calendar days after receipt of the Hearing Officer's decision. If submitted to the City Council for review, the City Council may overturn, modify or uphold the Hearing Officer's decision. The City Council's decision shall be final.

   e. The cost of the Hearing Officer's services shall be shared equally between the City and the appellant. Recording costs shall be borne by the requesting party or shared equally, if both parties request recording of the Hearing. The City and the appellant shall each be responsible for their own representation costs, witness expenses, or any other costs associated with the Hearing.

f. If the appellant fails to attend a scheduled Hearing or fails to submit their portion of the costs of the Hearing, the appeal will be considered abandoned. If the appeal is abandoned, there shall be no further administrative review or City Council review.

7. This disciplinary procedure should be used for all serious disciplinary actions which are normally considered (1) demotions, (2) discharges, (3) reductions in pay, and (4) suspensions.

### Section 7.03 Exceptions

The above procedure may be deviated from in circumstances where there is a need for immediate action. In such cases, an employee may be ordered off the job if the Employee's conduct imperils the safety or welfare of the public, other employees, or said employee (i.e., drunkenness, violence, gross insubordination).

### Section 7.04 Progressive Discipline

The City shall use the principles of progressive discipline, except in cases that are referred to in Section 7.03 of this Article.

## Article VIII. Grievance Procedure

### Section 8.01 Definitions

A. Complaint - The term "complaint" as used in this Article shall refer to a concern of an employee, which arises from the application of a term of this MOU, existing City Rule(s), Regulation(s) or written policy(s) regarding hours, wages and conditions of employment.

B. Grievance - The term "grievance" as used in this Article refers to a written allegation that there has been a violation, misapplication, or misinterpretation of a specific term(s) of this MOU, existing City Rule, Regulation(s) or written policy(s) regarding hours, wages and conditions of employment.

C. Grievant – The term "grievant" as used in this Article refers to a regular or probationary employee or the Union (recognized as the exclusive representative for unit employees) that alleges in a grievance that the employee has been directly wronged by a violation of a specific term of this MOU, existing City Rule, Regulation(s) or written policy(s) regarding hours, wages and terms and conditions of employment.

D. Immediate Supervisor - The term "immediate supervisor" as used in this Article refers to the appropriate non-bargaining unit supervisory or management person to whom the employee is accountable.

E. Representative - The term "representative" as used in this Article shall be an employee or representative of the Union who at the grievant's request may be present at Levels I through IV.

F. Respond and File - The terms "respond" and "file" as used in this MOU refer to personal delivery or deposit in the U.S. mail, postage prepaid or via personal email if available. If mail delivery is used, it shall be by certified, return receipt requested mail and the certified receipt date shall establish the date of response or filing. If personal delivery or email delivery is used, the calendar date of delivery shall establish the date of response or filing.

### Section 8.02 Union Grievance

Grievances filed by the Union shall be filed directly in writing with the Executive Director Human Resources Director / Risk Management. The Executive Director Human Resources Director / Risk Management shall respond within 30 calendar days after receiving the grievance from the Union. If the response from the Executive Director Human Resources Director / Risk Management is not accepted or if no response is received from the Executive Director Human Resources Director / Risk Management, then the Union may file a Level IV grievance for review by the City

Manager. The Union's Level IV grievance review shall be filed within fourteen calendar days after receiving the response from the Executive Director Human Resources Director / Risk Management or expiration of the 30 calendar day response period. The procedures for Level IV and Level V grievance reviews shall apply to such Union grievances.

## Section 8.03 Level I - Informal

A. An employee and/or employee's representative with the employee's consent shall have the right to present a complaint and to have the complaint heard by the immediate supervisor no later than ten working days after the event giving rise to the complaint, or no later than ten working days after the employee knew or reasonably should have known of the event giving rise to the complaint.

B. The employee and/or employee representative with the employee's consent, whenever possible, shall attempt to resolve the complaint informally with the immediate supervisor.

C. The immediate supervisor shall provide an answer to the employee no later than ten working days after the Level I meeting.

D. A resolution of the complaint at the informal level shall not be precedent setting.

## Section 8.04 Level II – Formal

A. If the complaint is not resolved through Level I informal discussions, the employee and/or employee representative with the employee's consent may file a Level II grievance with the Department Head (or highest level manager if no Department Head Level exists) no later than ten working days after the response of the immediate supervisor at Level I. The grievant shall state the following clearly and concisely on a grievance form provided by the City: (Appendix B)

1. the specific term(s) of the MOU, City Rule, Regulation or written policy regarding hours, wages and conditions of employment have been violated;

2. the action grieved, including names, dates, places and times and how it violated a specific term(s) of this MOU, City Rule, Regulation or written policy regarding hours, wages and conditions of employment;

3. the remedy sought;

4. the name and classification of the grievant and the employee's signature;

5. the name of the representative, if any; and

6. the date of submission.

B. The Department Head (or highest level manager if not Department Head level exists) shall hold a meeting with the grievant and/or the grievant's designated representative at the grievant's request, at a mutually acceptable time and location no later than ten working days after the receipt of the grievance. The Department Head (or highest-level manager if no Department Head Level exists) shall respond in writing to the grievant within ten working days of the Level II meeting. The response shall be accompanied by the original grievance and accompanying documentation.

## Section 8.05 Level III

A. In the event the grievance is not settled at Level II, the grievant and/or grievant's representative with the grievant's consent may file the Level III grievance with the Agency Head (Department Head if no Agency Level) no later than ten working days after the Level II response. The grievant shall include with the grievance a written statement indicating the reason that the proposed settlement at Level II was



DRAFT

unsatisfactory. The Agency Head (Department Head if no Agency Level) shall hold a meeting with the grievant and/or grievant's representative at a mutually acceptable time and location. The Agency Head (Department Head if no Agency Level) shall respond to the grievant no later than ten working days after the receipt of the Level III grievance. The response shall be accompanied by the original grievance and accompanying documentation.

B. The grievant shall present at Level III all issues and written evidence known or which could have been reasonably known.

C. Amendments and/or modifications to the grievance shall not be made by the grievant after the Level III filing date, except by mutual agreement.

## Section 8.06 Level IV

A. In the event the grievance is not settled at Level III, the grievant may file a Level IV grievance with the City Manager no later than ten working days after the receipt of the Level III response.

B. The grievant or the grievant's representative with the grievant's consent, or the City Manager or the City Manager's designee (acting with the full authority of the City Manager) may request to meet with the other party at a mutually acceptable time and location within ten working days of receipt of the written grievance. The City Manager or the City Manager's designee shall respond to the grievant no later than ten working days after the meeting or 20 working days after receipt of the grievance at Level IV. The response shall be accompanied by the original grievance and accompanying documentation.

C. If the grievance has not been settled at Level IV, then within ten working days after receipt of the Level IV written decision or the expiration of the time limits for making such decision, upon the request of the grievant, the Union may request arbitration by giving notice to that effect, by certified mail, return receipt requested, or personal delivery directed to the Executive Director Human Resources Director / Risk Management.

## Section 8.07 Level V – Arbitration

A. Unless the specific language of the MOU is in conflict, the arbitration procedure shall be conducted in accordance with the rules of the American Arbitration Association.

B. The arbitrator shall be selected by mutual agreement of both parties from a list of arbitrators submitted by the American Arbitration Association.

C. The cost of any arbitration proceeding shall be divided equally between the City and whoever has filed for arbitration.

D. Failure on the part of the City representative or grievant to appear in any case before an arbitrator, without good cause, shall result in the forfeiture of the case and responsibility for payment of all costs of arbitration. Any cancellation or postponement fee shall be borne by the responsible party.

E. A final decision of award of the arbitrator shall be made within 30 calendar days after the close of the hearing. Such decision or award shall be subject to the approval of the City Council. Either party shall be given the opportunity to submit their arguments before the City Council with regard to the Arbitrator's "Findings of Fact," prior to such approval.

F. The cost of the arbitration, including advocate, unilateral withdrawal, postponement, or cancellation fees, shall be borne equally by the parties. Expenses for witnesses, however, shall be borne by the party who calls them.

G. The standard of review for the arbitrator is whether the City violated a specific term(s) of this MOU, City Rule, Regulation, written policy regarding hours, wages and conditions of employment.



DRAFT

H. If an arbitrability question exists, the arbitrator shall determine the arbitrability question prior to hearing the formal presentations of the parties on the merits of the grievance.

## Section 8.08 General Provisions

A. Failure of the grievant to comply with the time limitations of this Article shall render the grievance null and void. Failure by the City Representative to timely respond under this Article shall permit the grievance to be filed at the next level, with notification submitted to the Human Resources Department.

B. Time limits set forth in this Article may be extended by mutual agreement.

C. The processing of grievances filed and unresolved prior to the effective date of this MOU may continue under the grievance procedure in effect at the time of the initial filing.

D. No punitive action shall be assessed against an employee for utilizing the grievance procedure.

E. Employees shall be granted release time not to exceed one hour for the purpose of discussing a potential grievance with their representative or preparing for a grievance which has been filed at Level II. Such release time for pre-grievance consultation or grievance preparation is applicable per grievance and its scheduling shall not interfere with department operations.

F. The City may consolidate at any level grievances on similar issues with the agreement of the Union.

G. Grievance records shall be filed separately from an employee's personnel file and shall be considered confidential.

H. A grievant may withdraw a grievance at any time. Upon withdrawal the grievant shall not file any subsequent grievance on that particular alleged incident.

I. Once the arbitration process has begun, all other remedies shall be waived except as provided by statute. A grievance may be expedited to arbitration by mutual consent of the parties.

J. No individual City Council member may be approached at any time the grievance is being processed.

K. In the event a grievant elects to represent themselves or is represented by other than provided by the Union, the grievant shall, in writing, notify the Union and the City of such decision. The Union shall be notified by the City of the nature, proposed solution and the resolution of the grievance. The names of employees and confidential information shall not be disclosed. Notification of the Union shall be made within one workweek following the final conclusion of the grievance.

L. Organizational channels shall be utilized at all times and participation in the grievance and the discussion of information related thereto shall be limited to the parties to the grievance except when such other persons are identified and/or called as witnesses.

M. The review of a proposed disciplinary action shall not be subject to these grievance procedures.

N. The City agrees to permit an employee and the designated Union Steward to consult concerning a potential grievance subject to obtaining approval from the employee's first line supervisor. The Union agrees that this privilege shall not be utilized to prepare Level I grievances during working hours, but to simply consult with an employee and/or supervisor in order to avoid the necessity of processing a formal grievance, or to set an appointment between the Union Steward and the employee after working hours for the preparation of a legitimate grievance. The City agrees to encourage cooperation with the Union Stewards and employees in this regard, provided that the City shall not permit the effective and/or efficient operation of the City to be

DRAFT

interfered with. The City retains the right to revoke this privilege at any time, provided that prior to taking any such action, the City agrees to consult with the Union in order to avoid the necessity of exercising this right.

O. A group of employees may file one grievance rather than individual grievances as long as the following conditions are met:

1. Each employee in the "group" grievance is individually named.

2. The grievable matter is exactly the same for each employee cited in the grievance.

3. The City is not obligated to conduct grievance hearings or provide grievance responses to each individual, but only to one of the employees involved who represents the group filing the grievance.

# Article IX. Representation

## Section 9.01 AFSCME Deductions

A. Legislative Authority

The parties mutually understand and agree that pursuant to Government Code Section 3502.5, all unit employees represented by American Federation of State, County and Municipal Employees, Council 36, Local 3061 (hereinafter “Union”) have the right to join or not join the Union.

B. Administration

1. Dues deductions shall be in a uniform amount for all employees. The City shall also deduct an additional voluntary contribution for the AFSCME PEOPLE program, in one uniform flat dollar amount, for each employee that authorizes the deduction in writing. The City shall not deduct any pay for initiation fees, fines or any other special assessments. The effective date of the Union dues, service fee, or charitable contribution shall begin no later than the first full pay period after receipt of the appropriate documentation.

2. Any change in the amount deducted shall be by written authorization from the Union. Notification of any modifications to deduction amounts shall be received by the City not less than 10 calendar days prior to the effective date. Deduction modifications shall be effective the following paycheck. Dues and other authorized deductions withheld by the City shall be transmitted each pay period to the officer designated by the Union in writing and via email at the address specified in the letter of authorization.

3. The employee's earnings must be sufficient, after other legal and required deductions (including health care and insurance deductions) are made, to cover the amount of the dues or service fees and other authorized deductions. When a member in good standing of the Union is in non-pay status for an entire pay period, no dues or other authorized deductions shall be made to cover that period from future earnings. In the case of an employee who is in a non-pay status during only a part of the pay period and the salary is not sufficient to cover the full withholding, a partial deduction shall be made provided that all other legal and required deductions have been made.

## Section 9.02 Maintenance of Membership

All current employees who are members of the bargaining unit prior to the effective date of this agreement or become members during the life of this agreement shall remain as members in good standing of said Union for the duration of this MOU.

## Section 9.03 Records



DRAFT

A. The City shall provide via email the President of the Union and Union Representative a monthly list of all employees in the bargaining unit, including the employee's classification title, base compensation, seniority date within classification, work location, hire date, home address, personal email address (if available) and personal cell phone (if available).

B. The City shall provide, on a monthly basis via email the President of the Union and Union Representative, copies of invoices and claim forms relative to contractual temporary labor performing Union bargaining unit work in the Public Works Agency. Additionally, a listing of City temporary employees will be provided to the Union on a monthly basis.

C. The Union shall keep an adequate itemized record of its financial transactions and shall upon written request provide annually, to the City, and to the employees who are members of the organization, within 60 days after the end of its fiscal year, a detailed written financial report thereof in the form of an annual balance sheet and an operating statement, certified as to accuracy by its president and treasurer or accountant.

## Section 9.04 Indemnification

The Union shall indemnify, defend, and hold the City of Ontario harmless against any claims made, and against any suit instituted against the City of Ontario on account of check off of employee organization deductions. In addition, the Union shall refund to the City of Ontario any amounts paid to it in error, upon presentation of supporting evidence.

## Section 9.05 Union Stewards

Employees selected by the Union to act as Union representatives shall be known as "Stewards." The name of employees selected as Stewards, and the names of other Union representatives who may represent employees shall be certified in writing to the Executive Director Human Resources Director / Risk Management by the local Union.

## Section 9.06 Release Time

A. An employee who serves as a steward or Union Executive Board Officer may be granted leave of absence from the City without pay for a period of four (4) days to six (6) months to attend conferences, conventions, or special training schools or perform other Union business. Such leave shall be for a period of four (4) days to six (6) months for not more than four (4) employees at a time. Each eligible employee may take two (2) leaves per year, not to exceed a total of six (6) months. Such requests shall be made at least seven (7) days prior to the start date. The City may deny such leave based on operational considerations.

B. This leave of absence shall be governed by the conditions for leaves of absence as outlined in Rule X, of the Personnel Rules and Regulations. This leave shall not constitute a break in service leaving seniority rights unimpaired.

C. With prior notification to the supervisor, of no less than one week, one Union Steward per Department employed by the City of Ontario shall be entitled to attend monthly general membership meetings, not to exceed 12 per calendar year and special meetings, not to exceed 1 per calendar year without loss of pay.

D. In lieu of section C, up to seven (7) Union Executive Board Officers shall be released up to one hour each month to attend Executive Board meetings.

E. The Union expressly recognizes that the City reserves the right to unilaterally discontinue this program at any time. However, the City agrees that prior to taking such action, the City shall meet and consult with representatives of the Union, the nature of the intended action. Such action shall not be arbitrary or used to interfere with lawful Union activities.

F. Bank of Hours

In order to ensure the City maintains control over public resources, a designee of AFSCME will notify Management in advance in writing of the need to release an employee and confirm the employee has been released. The Union shall provide advance notice no less than 48 hours prior to the commencement of union release time.

AFSCME shall designate employees and notify Management in advance in writing when a Released Employee is designated by the Union. Permission to leave official duties (City work assignment) will be granted unless the absence would cause an undue interruption of work. If such permission cannot be granted promptly, the Union will be informed when time can be made available.

G. Union Vacation Leave

1. The City agrees to provide release time in addition to Sections 9.06(A) through 9.06 (D) for employees for the purpose of conducting authorized Union business through leave deductions of employees. The amount of Union Vacation Leave shall be 2 hours per year times the number of contributing employees.

2. To fund this program, the Vacation Leave accruals for each employee shall be reduced each year by 2 hours the first full pay period in February. The City will notify the Union regarding how many hours were deducted. If an employee does not have Vacation Leave to deduct, the Union will not receive credit for those hours. If the Union Vacation Leave balance at the beginning of the first full pay period in February is 700 hours or greater, then the vacation leave accruals will not be reduced for any employee for that year.

3. Employees authorized to utilize hours of Union Vacation Leave are members of the Executive Board to perform Union business in support of AFSCME members. Employees using Union Vacation Leave are subject to the departmental leave procedures. This time shall be used in a manner that does not disrupt the operations of the Department or Agency as determined by the Agency Head or their designee.

4. Union Vacation Leave shall not be used for any actions in conflict with Section 10.04, Peaceful Performance of City Services or California Labor Code 1962.

5. Any time used shall be documented and tracked using procedures determined by the City.

6. The Union will provide the names of the Union's Executive Board Officers to the Human Resources Agency, in writing, by January 1st of each year and at any time there is a change in the Board Officers.

## Section 9.07 Access to Work Location

A. Access to employee work locations shall be granted officers/stewards of the Union and their officially designated representatives for the purpose of processing grievances or contacting members of the organization concerning business within the scope of representation. Such persons shall not enter any work location without the consent of the Department Head, the Department Head's designee or the Executive Director Human Resources Director / Risk Management.

B. Access shall only be restricted so as not to interfere with the normal operations of the department or with established safety or security requirements. Such restrictions shall not be arbitrary or used to interfere with lawful Union activity.

C. Activities concerned with the internal management of an employee organization, such as collecting dues, holding membership meetings, campaigning for office, conducting elections and distributing literature, shall not be permitted during working hours.

## Section 9.08 Shift Changes For Union Meetings



DRAFT

All night shift union stewards have the option, subject to formal approval of the supervisor, to switch to a day shift, once per month, in order to attend union meetings. The night shift steward shall notify the supervisor at least one week in advance of the intended switch to a day shift for one working day.

## Section 9.09 Union/Management Meetings

A. If either the Union or City feels that a need exists to meet, the Department Head and/or Agency Head and the Union-designated Steward(s) and/or Union Executive Board Member(s) agree to meet once a month for a maximum of one hour, in an effort to strengthen and improve the working relationships between management, supervisory personnel, employees, and the Union. The subject of the meeting may include but is not limited to, the clarification of rules, regulations, and policies of the City; improved communication; the elimination of rumors and pressures which are detrimental to employee morale and the employer-employee relationship; the encouragement of joint solutions to problems of mutual concern; the strengthening and improvement of the use of existing and agreed upon procedures which serve to protect mutual interests.

B. Either party may contact the other when a meeting is desired in order to set a mutually agreeable date. An agenda shall be submitted to each party 48 hours prior to the meeting. The agenda shall include a brief discussion of each item to be discussed.

C. General Guidelines for these meetings shall be as follows:

1. It is not the intent of these meetings to serve as a substitute for other specific administrative, judicial, or quasi-judicial agencies.

2. No grievances being processed under another part of this MOU shall be discussed and no bargaining shall take place.

3. Topics that could lead to grievances may be discussed.

4. Each topic shall be discussed fully and action reached before proceeding to another topic. Topics requiring further study may be tabled. When mutually satisfactory decisions are not reached, the parties may pursue such topics in any other manner that is lawful.

5. Only those topics on the agenda shall be discussed unless it is an emergency item, which may be added by mutual consent.

## Section 9.10 Bulletin Boards

A. The City agrees to provide reasonable space on the following Bulletin Boards for Union notices:

| Department | Location |
|---|---|
| Utilities | Utilities Bulletin Board |
| Integrated Waste | Integrated Waste Bulletin Board |
| Fleet Services | Fleet Services Board |
| Parks and Maintenance | Parks Bulletin Board |

B. No City equipment shall be used to reproduce materials posted on the bulletin boards. Union representatives may only remove postings by the Union.

C. It is understood and agreed that the space provided on the bulletin boards for Union use shall be only for the posting of formal notices of meetings, news bulletins, agendas and minutes, information concerning AFSCME elections or the results thereof; AFSCME recreational and related social events ;names of

representatives and officers of the Union. The bulletin boards shall not be used for posting or distributing literature concerning candidates for public office.

D. All material posted by the Union shall be identified as Union material or must be signed by a Union representative whose name is on file with the Human Resources Department. A copy shall be sent to the Executive Director Human Resources Director / Risk Management prior to the posting.

### Section 9.11 New Employee Orientation

Proving there are new employees, the City typically conducts orientation weekly. Once per quarter of the calendar year, the City shall release new unit members to attend an orientation session with the Union. During this orientation session, the Union will be allowed up to one (1) hour to meet with new Unit members and to explain the rights and benefits under this memorandum of understanding. The Union and the City will mutually agree as to the date, time, and location of the orientation session at least 10 days prior to the session.

## Article X. General Provisions

### Section 10.01 Personnel Files

A. The official personnel files shall be located in and/or maintained by the Human Resources Department. The official personnel file shall consist of a physical file as well as a digital file within the City's Human Resources Information System. Personnel actions (i.e. discipline, promotions) shall be based on documentation within such file.

B. Employees, during City Hall business hours with advance notice to Human Resources, have the right to have access to and copies of any document in the physical version of their official personnel file. The employee must coordinate the time required to review their file with their supervisor. Employees may be charged for cost of duplication of any materials in the personnel file for which they request copies.

C. The City shall provide employees with secured online access to the digital version of their personnel file, which includes the ability to view and print records within the file. The ability to access the digital version of the personnel file is subject to internet availability and may be restricted by the software provider during reasonable periods for maintenance and/or required updates.

D. Adverse statements prepared by the Employer shall not be included in such official personnel file unless a copy or online access to is provided to the employee. An employee shall have the right to respond in writing or personal interview to any information contained in their personnel file. Such a reply shall be filed with the original document and will remain in the personnel file so long as the adverse statement(s) are in said file.

### Section 10.02 Inactive Status of Personnel File Documents

A. An employee who has remained free from any subsequent documented coaching, documented counseling, written reprimand, or greater disciplinary action for a period of five (5) consecutive years may submit a written request to the Human Resources Department to designate an eligible personnel file document as inactive.

B. Only the following documents are eligible for inactive status:
   1. Documented Coaching;
   2. Documented Counseling; and
   3. Written Reprimand.

DRAFT

C. The following documents are not eligible for inactive status under this Section:
   1. Letters of Expectation;
   2. Letters of Instruction;
   3. Performance Improvement Plans (PIPs);
   4. Investigative reports or investigative findings;
   5. Suspensions;
   6. Reductions in pay;
   7. Demotions;
   8. Last Chance Agreements;
   9. Terminations; and
   10. Any disciplinary action involving dishonesty, fraud, theft, discrimination, harassment, retaliation, workplace violence, threats of violence, and/or misuse of City property or resources.

D. Requests for inactive status shall be submitted in writing to the Human Resources Department. Designation of a document as inactive shall not be automatic. Each request shall be evaluated on a case-by-case basis, considering the employee's overall work performance, conduct since issuance of the document, the nature of the original conduct, demonstrated rehabilitation, operational needs, pending investigations or legal proceedings, and applicable records retention requirements.

E. The employee's immediate supervisor shall provide a written recommendation. The request shall then be reviewed by the Department Head, Agency Head, and the Executive Director of Human Resources/Risk Management or designee. The Executive Director of Human Resources/Risk Management or designee shall issue the final determination.

F. If approved, the eligible document shall be removed from the employee's active official personnel file and maintained by the Human Resources Department as an inactive personnel record in accordance with applicable federal and state law and the City's records retention schedule.

G. Designation of a document as inactive shall not require the City to destroy, delete, alter, or redact any record, nor shall it prohibit the City from retaining or using such records where required or permitted by law.

H. Nothing in this Section shall prohibit the City from documenting or referring to the underlying conduct or performance issues in performance evaluations, Letters of Expectation, Letters of Instruction, Performance Improvement Plans, promotional recommendations, investigations, supervisory documentation, or other employment records maintained in the ordinary course of business, or from considering an employee's overall employment history when making employment decisions or defending the City's interests.

I. Determinations made under this Section shall be final and shall not be subject to the grievance or arbitration procedures of this Memorandum of Understanding.

## Section 10.03 Safety Program

A. The City and the Union agree and recognize that there exist, Federal and State Safety rules, regulations and laws to assure safe working conditions.

   1. The City recognizes that it has an obligation to provide a safe place of employment for all employees, including a duty to provide and utilize safety devices and safeguards that are reasonably necessary and adequate to render the place of employment and the employment itself reasonably safe.

   2. The Union recognizes that in order to fulfill such obligations, the City has the right, as well as the obligation to establish and enforce such reasonable rules concerning the place of employment, safety devices and safeguards, as may be necessary to render the place of employment and the employment itself reasonably safe.

DRAFT

3. The Union and the City further recognize that it is the obligation and the duty of each employee to observe and otherwise comply with rules and regulations established by the City to render the place of employment and the employment itself reasonably safe.

4. The City will ensure enforcement of its policies, including but not limited to the following: City Policy Regarding Acts of Retaliation, Policy Against Violence in the Workplace, and Discrimination / Harassment Prevention Policy.

B. The City and Union agree that the Safe Work Practices Group (SWPG) will include an equal number of management employees and AFSCME designated employee representatives. A representative from the Human Resources / Risk Management Ageny and the Agency designated Safety Coordinator shall facilitate the meetings and prepare meeting agendas. The purpose of the SWPG is to assist in the evaluation of safe work practices as part of the City's safety program. The SWPG will meet monthly or quarterly, depending on need and perform the following functions:

1. Review occupational accidents/injuries and submit recommendations to management for the prevention of future related incidents.

2. In accordance with CalOSHA requirements, participate in and review results of periodic, scheduled worksite inspections to identify and evaluate hazards.

3. Discuss alleged hazardous conditions brought to the attention of any SWPG member.

4. Submit recommendations to Risk Management to assist in the evaluation of employee safety suggestions.

C. SWPG members shall receive training upon appointment to the SWPG regarding the Injury and Illness Prevention Program (IIPP) and their role as members of the SWPG. Additionally, SWPG members shall receive periodic training/informational sessions on various workplace safety topics.

D. Employees may report safety concerns via the Safety Hazard Reporting Form available on the City's Intranet. Forms completed online will be sent to the Risk Management Department. Reported safety concerns shall undergo a review process similar to that prescribed in Section 10.02(B). Such review may include the employee's Department Head, the City's Risk Management Department, and the SWPG for the employee's area.

## Section 10.04 Separability

If any article or section of this MOU shall be found to be in conflict with any statute or regulation of the United States or the State of California by a court of competent jurisdiction, such article or section shall be deemed null and void and of no further effect. However, such articles and sections shall be severable from the remainder of this MOU, and all other provisions hereof shall continue in full force and effect.

## Section 10.05 Peaceful Performance of City Services

The Union, its officers, and/or members agree that they shall not cause or condone any illegal concerted effort during the term of this agreement, which affects the performance of their assigned duties and responsibilities.

## Section 10.06 Direct Deposit and Electronic Pay Advice

A. All employees hired, promoted or demoted into a represented classification on or after July 1, 2020 must make and maintain arrangements for the direct deposit of paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements will be made within one month of the date of their hire, promotion or demotion. In cases where an employee is unable to make arrangements for electronic fund transfer, the Executive Director of Human Resources / Risk Management may allow an exception. Any



DRAFT

exceptions granted may be reviewed periodically for continuation, subject to the approval of the Executive Director of Human Resources / Risk Management.

B. Employees receiving a direct deposit of their paycheck will receive an electronic pay advice. The electronic pay advice will be available for employees to view, save and print in the City's human resources information system on the employee's pay day.

## Section 10.07 Failure to Maintain Driver's License

A. Employees are required to obtain and maintain the minimum qualifications associated with the classification to which they are appointed, this includes possession of any required driver's license. The employee must notify their supervisor no later than the next working day regarding any revocation, restriction or other changes to status of their driver's license.

B. An employee whose driver's license is unexpectedly revoked or restricted without a temporary replacement, may be placed on a thirty (30) calendar day leave subject to Human Resources and Department approval. During such leave the employee must use any accrued vacation or compensatory time.

C. If the employee fails to obtain the driver's license during the 30 day leave, the employee may request to voluntarily demote in to a vacant position of equivalent or lower classification (at the same or lower salary scale) which does not require the licensing, from which the employee is excluded or does not possess, providing the employee meets the minimum qualifications to perform the duties. A new probationary period shall be completed unless a probationary period was successfully completed in such classification at an earlier time. If a position is not available which meets these guidelines, the employee will be subject to disciplinary action following the procedures outlined in Section 7. Discipline.

D. This section shall not apply to employees potentially requiring accommodation under ADA or FEHA.

## Section 10.08 Overpayments, Recovery and Underpayments

A. In situations involving overpayment to an employee by the City, the employee shall be obliged to repay by payroll deduction the amount of overpayment. The repayment shall occur within the same time frame the overpayment was received by the employee or sooner at the employee's discretion.

B. Either Human Resources, or the Payroll Department shall provide written documentation showing the calculations of the overpayment to the employee. A meeting may be requested by the employee with the Payroll Department to review the documentation and to discuss the recovery schedule. The repayment schedule, biweekly repayment amount or alternative repayment method (including repayment from personal funds) will be documented in writing.

C. Extensions to the period for repayment of the overage or an alternative repayment method may be requested by the employee and are subject to the approval of the Executive Director of Finance or their designee. Extensions will be approved only in the case of extreme hardship, and the extended period for repayment will not be longer than one and one-half times as long as the overpayment period.

D. If the employee leaves employment prior to repayment of overage, the City shall recover the amount owed from the employee's final pay. If the amount owed is greater than the employee's final pay, the City shall initiate a collections process against the employee.

E. In situations involving underpayment to an employee by the City, the employee shall receive the balance due within the next pay period for which the adjustment can be made, following timely submission of appropriate documentation and necessary approval of the compensation change.

DRAFT

### Section 10.09 Duration and Implementation

This agreement shall upon ratification by both parties, become effective July 1, 2026, and remain in full force and effect up to and including June 30, 2027.

# Article XI. Final Signatures

| City of Ontario | | American Federation of State, County and Municipal Employees, Local 3061, AFL-CIO | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

DRAFT

# APPENDIX A - SALARY GRADE TABLE

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Broadband Technician** | Step 1 | $43.91 | $7,611.07 |
| | Step 2 | $46.09 | $7,988.93 |
| | Step 3 | $48.37 | $8,384.13 |
| | Step 4 | $50.83 | $8,810.53 |
| | Step 5 | $53.36 | $9,249.07 |
| **Custodian** | Step 1 | $24.71 | $4,283.07 |
| | Step 2 | $25.95 | $4,498.00 |
| | Step 3 | $27.24 | $4,721.60 |
| | Step 4 | $28.60 | $4,957.33 |
| | Step 5 | $30.02 | $5,203.47 |
| **Equipment Mechanic I** | Step 1 | $36.53 | $6,331.87 |
| | Step 2 | $38.39 | $6,654.27 |
| | Step 3 | $40.30 | $6,985.33 |
| | Step 4 | $42.31 | $7,333.73 |
| | Step 5 | $44.42 | $7,699.47 |
| **Equipment Mechanic II** | Step 1 | $38.64 | $6,697.60 |
| | Step 2 | $40.57 | $7,032.13 |
| | Step 3 | $42.62 | $7,387.47 |
| | Step 4 | $44.74 | $7,754.93 |
| | Step 5 | $46.95 | $8,138.00 |
| **Equipment Service Technician** | Step 1 | $31.67 | $5,489.47 |
| | Step 2 | $33.26 | $5,765.07 |
| | Step 3 | $34.89 | $6,047.60 |
| | Step 4 | $36.67 | $6,356.13 |
| | Step 5 | $38.49 | $6,671.60 |
| **Facilities Maintenance Technician I** | Step 1 | $32.94 | $5,709.60 |
| | Step 2 | $34.63 | $6,002.53 |
| | Step 3 | $36.31 | $6,293.73 |
| | Step 4 | $38.16 | $6,614.40 |
| | Step 5 | $40.04 | $6,940.27 |
| **Facilities Maintenance Technician II** | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| | Step 5 | $44.23 | $7,666.53 |
| **Fire Equipment Mechanic** | Step 1 | $38.64 | $6,697.60 |
| | Step 2 | $40.57 | $7,032.13 |
| | Step 3 | $42.62 | $7,387.47 |
| | Step 4 | $44.74 | $7,754.93 |
| | Step 5 | $46.95 | $8,138.00 |
| **Helicopter Mechanic** | Step 1 | $53.36 | $9,249.07 |
| | Step 2 | $56.00 | $9,706.67 |
| | Step 3 | $58.78 | $10,188.53 |
| | Step 4 | $61.74 | $10,701.60 |
| | Step 5 | $64.84 | $11,238.93 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Integrated Waste Collector** | Step 1 | $28.12 | $4,874.13 |
| | Step 2 | $29.51 | $5,115.07 |
| | Step 3 | $30.97 | $5,368.13 |
| | Step 4 | $32.54 | $5,640.27 |
| | Step 5 | $34.18 | $5,924.53 |
| **Integrated Waste Operator** | Step 1 | $31.06 | $5,383.73 |
| | Step 2 | $32.62 | $5,654.13 |
| | Step 3 | $34.24 | $5,934.93 |
| | Step 4 | $35.92 | $6,226.13 |
| | Step 5 | $37.73 | $6,539.87 |
| **Integrated Waste Service Worker** | Step 1 | $27.03 | $4,685.20 |
| | Step 2 | $28.37 | $4,917.47 |
| | Step 3 | $29.79 | $5,163.60 |
| | Step 4 | $31.27 | $5,420.13 |
| | Step 5 | $32.81 | $5,687.07 |
| **Inventory Technician I** | Step 1 | $24.19 | $4,192.93 |
| | Step 2 | $25.42 | $4,406.13 |
| | Step 3 | $26.66 | $4,621.07 |
| | Step 4 | $28.01 | $4,855.07 |
| | Step 5 | $29.40 | $5,096.00 |
| **Inventory Technician II** | Step 1 | $32.29 | $5,596.93 |
| | Step 2 | $33.89 | $5,874.27 |
| | Step 3 | $35.60 | $6,170.67 |
| | Step 4 | $37.38 | $6,479.20 |
| | Step 5 | $39.26 | $6,805.07 |
| **Irrigation Maintenance Technician** | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| | Step 5 | $44.23 | $7,666.53 |
| **Maintenance Worker** | Step 1 | $27.03 | $4,685.20 |
| | Step 2 | $28.37 | $4,917.47 |
| | Step 3 | $29.79 | $5,163.60 |
| | Step 4 | $31.27 | $5,420.13 |
| | Step 5 | $32.81 | $5,687.07 |
| **Park Maintenance Technician** | Step 1 | $32.94 | $5,709.60 |
| | Step 2 | $34.63 | $6,002.53 |
| | Step 3 | $36.31 | $6,293.73 |
| | Step 4 | $38.16 | $6,614.40 |
| | Step 5 | $40.04 | $6,940.27 |
| **Senior Custodian** | Step 1 | $29.86 | $5,175.73 |
| | Step 2 | $31.33 | $5,430.53 |
| | Step 3 | $32.87 | $5,697.47 |
| | Step 4 | $34.52 | $5,983.47 |
| | Step 5 | $36.26 | $6,285.07 |
| **Senior Electrician** | Step 1 | $43.91 | $7,611.07 |
| | Step 2 | $46.09 | $7,988.93 |
| | Step 3 | $48.37 | $8,384.13 |
| | Step 4 | $50.83 | $8,810.53 |
| | Step 5 | $53.36 | $9,249.07 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Senior Fire Equipment Mechanic** | Step 1 | $42.69 | $7,399.60 |
| | Step 2 | $44.82 | $7,768.80 |
| | Step 3 | $47.05 | $8,155.33 |
| | Step 4 | $49.42 | $8,566.13 |
| | Step 5 | $51.87 | $8,990.80 |
| **Senior Helicopter Mechanic** | Step 1 | $58.94 | $10,216.27 |
| | Step 2 | $61.88 | $10,725.87 |
| | Step 3 | $64.97 | $11,261.47 |
| | Step 4 | $68.24 | $11,828.27 |
| | Step 5 | $71.64 | $12,417.60 |
| **Senior Integrated Waste Operator** | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| | Step 5 | $44.23 | $7,666.53 |
| **Senior Inventory Technician** | Step 1 | $35.68 | $6,184.53 |
| | Step 2 | $37.45 | $6,491.33 |
| | Step 3 | $39.32 | $6,815.47 |
| | Step 4 | $41.29 | $7,156.93 |
| | Step 5 | $43.36 | $7,515.73 |
| **Senior Park Maintenance Technician** | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| | Step 5 | $44.23 | $7,666.53 |
| **Senior Park Maintenance Worker** | Step 1 | $29.86 | $5,175.73 |
| | Step 2 | $31.33 | $5,430.53 |
| | Step 3 | $32.87 | $5,697.47 |
| | Step 4 | $34.52 | $5,983.47 |
| | Step 5 | $36.26 | $6,285.07 |
| **Senior Street Maintenance Technician** | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| | Step 5 | $44.23 | $7,666.53 |
| **Senior Street Maintenance Worker** | Step 1 | $29.86 | $5,175.73 |
| | Step 2 | $31.33 | $5,430.53 |
| | Step 3 | $32.87 | $5,697.47 |
| | Step 4 | $34.52 | $5,983.47 |
| | Step 5 | $36.26 | $6,285.07 |
| **Senior Utilities Technician** | Step 1 | $43.35 | $7,514.00 |
| | Step 2 | $45.51 | $7,888.40 |
| | Step 3 | $47.85 | $8,294.00 |
| | Step 4 | $50.16 | $8,694.40 |
| | Step 5 | $52.68 | $9,131.20 |
| **Street Maintenance Technician** | Step 1 | $32.94 | $5,709.60 |
| | Step 2 | $34.63 | $6,002.53 |
| | Step 3 | $36.31 | $6,293.73 |
| | Step 4 | $38.16 | $6,614.40 |
| | Step 5 | $40.04 | $6,940.27 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Urban Forestry Technician** | Step 5 | $44.23 | $7,666.53 |
| | Step 1 | $36.41 | $6,311.07 |
| | Step 2 | $38.22 | $6,624.80 |
| | Step 3 | $40.15 | $6,959.33 |
| | Step 4 | $42.13 | $7,302.53 |
| **Utilities Field Service Technician** | Step 1 | $34.19 | $5,926.27 |
| | Step 2 | $35.86 | $6,215.73 |
| | Step 3 | $37.66 | $6,527.73 |
| | Step 4 | $39.55 | $6,855.33 |
| | Step 5 | $41.50 | $7,193.33 |
| **Utilities Technician I** | Step 1 | $35.88 | $6,219.20 |
| | Step 2 | $37.70 | $6,534.67 |
| | Step 3 | $39.60 | $6,864.00 |
| | Step 4 | $41.54 | $7,200.27 |
| | Step 5 | $43.62 | $7,560.80 |
| **Utilities Technician II** | Step 1 | $41.35 | $7,167.33 |
| | Step 2 | $43.40 | $7,522.67 |
| | Step 3 | $45.58 | $7,900.53 |
| | Step 4 | $47.83 | $8,290.53 |
| | Step 5 | $50.26 | $8,711.73 |
| **Welder** | Step 1 | $31.70 | $5,494.67 |
| | Step 2 | $33.29 | $5,770.27 |
| | Step 3 | $34.90 | $6,049.33 |
| | Step 4 | $36.69 | $6,359.60 |
| | Step 5 | $38.51 | $6,675.07 |

Actual rates will be calcualted by the City's payroll system.

**CITY OF ONTARIO**

**APPENDIX B**

**EMPLOYEE GRIEVANCE FORM**

**Bargaining Unit #6 – Miscellaneous Services**
**Employee Organization: A.F.S.C.M.E., Local 3061, AFL-CIO**

Name(s):_____

Classification(s):_____

Phone: (w)_____ (h)_____ Dept:_____

Home Address:_____

Employee Representative:_____ Rep. Phone:_____

Representative Mailing Address:_____

Employee Signature:_____

---

Check Filing Level

II - * Must be filed within 10 working days from Level I response. Date filed:_____

III - * Must be filed within 10 working days from Level II response. Date filed:_____

IV - * Must be filed within 10 working days from Level III response. Date filed:_____

* Timelines may be extended by mutual agreement.

Each filing must be accompanied by a written statement indicating the reason why the proposed settlement at the prior level was not satisfactory.

---

Provide clear and concise statements.

Cite specific term(s) of agreement, City Rule, Regulation, policy alleged to be violated:

Nature of the Problem (Please include pertinent names, dates, places and time of grievance):

Proposed Solution:

Date of Level I Response:

**FORMAL LEVEL RESPONSES**

Level II Response: Department Head (Assistant Department Head if no Agency Level) - * Respond within 10 working days from meeting date. Return original grievance and accompanying documentation to grievant.

Name and Title:_____

Signature:_____ Date:_____

Level III Response: Agency Head (Department Head if no Agency Level) - * Respond within 10 working days from receipt of grievance. Return original grievance and accompanying documentation to grievant.

Name and Title:_____

Signature:_____ Date:_____

Level IV Response: City Manager - * Respond within 20 working days from receipt of grievance. Return original grievance and accompanying documentation to grievant.

Name and Title:_____

Signature:_____ Date:_____

* Response time may be extended by mutual agreement.

# Memorandum of Understanding

Between

# Association of Ontario Management Employees

And

# City of Ontario

**July 1, 2026**

through

**June 30, 2027**

DRAFT

CITY OF ONTARIO
SOUTHERN CALIFORNIA

# Table of Contents

**ARTICLE I. ADMINISTRATION ..... 4**
Section 1.01 Parties to the Agreement ..... 4
Section 1.02 Recognition ..... 4
Section 1.03 City Personnel Rules ..... 5
Section 1.04 Effect of Agreement ..... 5
Section 1.05 Definitions ..... 5
Section 1.06 Management Rights ..... 6
Section 1.07 Employee Rights ..... 6
**ARTICLE II. EMPLOYMENT PROVISIONS ..... 7**
Section 2.01 Probationary Period ..... 7
Section 2.02 Hours of Work ..... 7
Section 2.03 Transfers and Job Changes ..... 8
Section 2.04 Layoff Procedures ..... 8
**ARTICLE III. CLASSIFICATIONS ..... 9**
Section 3.01 New Classifications ..... 9
**ARTICLE IV. COMPENSATION ..... 9**
Section 4.01 Salary ..... 9
Section 4.02 Compensation Survey and Compaction Analysis ..... 10
Section 4.03 Overtime/Compensatory Time ..... 11
Section 4.04 Overtime/Compensatory Time for Direct Dispatching Services ..... 12
Section 4.05 Skills and Certifications ..... 13
Section 4.06 Merit Increases ..... 13
**ARTICLE V. LEAVES – PAID AND UNPAID ..... 14**
Section 5.01 Holidays ..... 14
Section 5.02 Annual Leave ..... 15
Section 5.03 Use of Retained Sick Leave ..... 18
Section 5.04 Management Leave ..... 19
Section 5.05 Personal Leave ..... 19
Section 5.06 Bereavement Leave ..... 19
Section 5.07 Family Medical Care Leaves ..... 20
Section 5.08 Catastrophic Leave ..... 20
Section 5.09 Jury Duty ..... 21
Section 5.10 Paid Parental Leave ..... 22
Section 5.11 Reproductive Loss Leave ..... 23
**ARTICLE VI. BENEFITS ..... 23**
Section 6.01 Health Insurance Contribution ..... 23
Section 6.02 Fringe Benefit Contribution ..... 23
Section 6.03 Insurance Committee ..... 25
Section 6.04 Flexible Spending Accounts ..... 26
Section 6.05 Retirement ..... 26
Section 6.06 Deferred Compensation ..... 27
Section 6.07 Employee Assistance Program ..... 27
Section 6.08 Tuition Reimbursement ..... 27
Section 6.09 Meal Reimbursement ..... 28
Section 6.10 Uniforms ..... 28
Section 6.11 Auto Allowance ..... 28
**ARTICLE VII. GRIEVANCE PROCEDURE ..... 29**
Section 7.01 Definitions ..... 29
Section 7.02 Level I - Informal Review ..... 29

DRAFT

Section 7.03 Level II - Formal....29
Section 7.04 Level III....30
Section 7.05 Level IV....30
Section 7.06 Level V - Arbitration....31
Section 7.07 General Provisions....31
Section 7.08 Authority of Third Party....32
**ARTICLE VIII. DISCIPLINARY ACTION....32**
Section 8.01 Definition....32
Section 8.02 Notification and Appeal Procedure....33
Section 8.03 Arbitration Procedures....33
Section 8.04 Written Rebuttals....34
**ARTICLE IX. ASSOCIATION MEMBERSHIP AND ACTIVITY....34**
Section 9.01 Release Time....34
Section 9.02 Records....34
Section 9.03 New Employee Orientation....34
**ARTICLE X. GENERAL PROVISIONS....35**
Section 10.01 Personnel Files....35
Section 10.02 Overpayments, Recovery and Underpayments....35
Section 10.03 Direct Deposit and Electronic Pay Advice....35
Section 10.04 Separability....36
Section 10.05 Duration and Implementation....36
**ARTICLE XI. FINAL SIGNATURES....36**

**Appendix A. Salary Grade Table**

DRAFT

# Article I. ADMINISTRATION

## Section 1.01 Parties to the Agreement

This Memorandum of Understanding (hereinafter known as the Agreement) is made and entered into by and between the City of Ontario (hereinafter known as the City) and the Association of Ontario Management Employees (hereinafter known as the Association).

## Section 1.02 Recognition

The City hereby formally recognizes the Association as the Representative for those regular employees employed by the City and defined in Rule I, Section 9 of the Personnel Rules and Regulations, in the following classifications:

| | |
|---|---|
| Accounting Supervisor | Administrative Officer |
| Assistant City Engineer | Assistant Planning Director |
| Broadband Coordinator | Broadband Operations Manager |
| Building Manager | Business License Supervisor |
| City Auditor | Communications and Community Relations Manager |
| Community Improvement Supervisor | Community Information Supervisor |
| Construction Project Manager | Customer Service Supervisor |
| Deputy Building Official | Deputy City Clerk/Records Manager |
| Deputy Fire Marshal | Economic Development Coordinator |
| Emergency Manager | EMS Nurse |
| Facilities Maintenance Superintendent | Fire Communications Manager |
| Fire Protection Analyst | Fleet Services Superintendent |
| Forensic Manager | Government Affairs Manager |
| Homeless Services Manager | Housing Manager |
| Integrated Waste Manager | Integrated Waste Superintendent |
| Internal Audit Manager | Investment and Treasury Officer |
| IT Manager | Library Services Manager |
| Municipal Services Manager | Museum, Arts and Culture Manager |
| Parks and Streets Maintenance Manager | Parks and Streets Maintenance Superintendent |
| Performance and Optimization Manager | Permit Services Supervisor |
| Plan Check Engineer | Police Communications Manager |
| Police Records Manager | Principal Broadband Analyst |
| Principal Construction Project Manager | Principal Engineer |
| Principal IT Analyst | Principal Planner |
| Project Manager | Purchasing Supervisor |
| Recreation/Community Services Manager | Revenue Manager |
| Senior Associate Civil Engineer | Senior Associate Engineer |
| Senior DIF Analyst | Senior Economic Development Coordinator |
| Senior Financial Analyst | Senior Landscape Architect |
| Senior Legislative Analyst | Senior Management Analyst |
| Senior Network Engineer | Senior Plan Check Engineer |
| Senior Planner | Senior Project Coordinator |
| Senior Project Manager | Senior Public Safety Business Analyst |
| Supervising Building Inspector | Supervising Public Works Inspector |

DRAFT

| | |
|---|---|
| Traffic/Transportation Manager | Utilities Engineering Manager |
| Utilities Operations Assistant Manager | Utilities Operations Manager |
| Wastewater Compliance Manager | Water Production Manager |
| Water Quality and Production Control Manager | Water Quality Programs Manager |
| Water Resources Manager | |

## Section 1.03 City Personnel Rules

It is understood and agreed that there exists within the City certain personnel rules, policies, practices, and benefits, generally contained in the "City of Ontario Personnel Rules and Regulations," and the "Employment Policies" in the City's Online Policy Center which will continue in effect, except for those provisions modified by this Agreement, unless and until modified in accordance with state laws, orders, regulations, official instructions or policies. This section will conform within the scope of Meyers-Milias-Brown Act.

## Section 1.04 Effect of Agreement

The parties acknowledge that during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity is set forth in this Agreement.

This Agreement supersedes all previous agreements, understandings, and prior practices related to matters included within this Agreement.

## Section 1.05 Definitions

A. Bargaining Unit - The employees defined in Section 1.02, Recognition.

B. Calendar Year - The period of 12 consecutive months commencing on January 1st and ending on December 31st.

C. Fiscal Year - The period of 12 consecutive months commencing on July 1st and ending on June 30th.

D. Day - A calendar day, unless specified otherwise.

E. Emergency - A circumstance requiring immediate action; a sudden, unexpected happening; an unforeseen occurrence or condition.

F. Employee

1. Regular Employee - An employee who is scheduled to work on a full-time basis and has completed the probationary period.
2. Probationary Employee – A regular employee who has not completed the probationary period.

G. Week - Seven consecutive days beginning on Sunday and going through Saturday.



DRAFT

H. Working Day - A daily work period an employee is regularly scheduled to work each day. For example, an employee working a 5/8 schedule would have an eight-hour working day; an employee working a 9/80 schedule would have eight (8) nine-hour working days and one eight (8) hour working day every two (2) weeks; and an employee on a 4/10 work schedule would have a ten-hour working day.

## Section 1.06 Management Rights

A. There are no provisions in the Agreement that will be deemed to limit or curtail the City in any way in the exercise of the rights, powers, and authority which the City had prior to entering into this Agreement unless and only to the extent that the provisions of the Agreement specifically curtail or limit such rights, powers, and authority.

B. The rights of the City include, but are not limited to:

1. The exclusive right to determine the mission of its constituent departments, commissions, and boards.
2. Set standards of service.
3. Determine the procedure and standards of selection for employment and promotion.
4. Direct its employees.
5. Relieve its employees from duty because of lack of work or for other legitimate reasons.
6. Maintain efficiency of government operations.
7. Determine the methods, means, and personnel by which government operations are to be conducted.
8. Determine the content of job classifications.
9. Take all necessary actions to carry out its mission in emergencies.
10. Exercise complete control and discretion over its organization and the technology of performing its work.
11. To discharge, suspend, demote, reprimand, and withhold salary increases and benefits, or otherwise discipline employees for cause.
12. To establish reasonable employee performance standards including, but not limited to, quality and quantity standards, and to require compliance herewith.

C. Where required by law, the City agrees, prior to implementation, to meet and confer with the Association over the impact of the exercise of a City right upon wages, hours, and other terms and conditions of employment of its members unless the impact consequences of the exercise of a management right upon the Association members is provided for in this Agreement, Personnel Rules and Regulations or Administrative Manual.

## Section 1.07 Employee Rights

A. The City will afford regular employees the procedural due process safeguards as set out in the published decisions of the California courts.

B. An employee will have the right to representation by a representative of their choice when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered.



DRAFT

# Article II. EMPLOYMENT PROVISIONS

## Section 2.01 Probationary Period

A. Objective

The probationary period is to be regarded as an integral part of the testing procedures and shall be utilized for closely observing an employee's work and adjustment within the organization. During the probationary period, the City shall coach and provide direction to the employee to assess the employee's adaptability to the City's work environment and if they are fully qualified for employment in the classification.

B. Length

1. An original appointment is defined as an appointment of a new hire, rehire, or temporary/part-time employee being appointed to a regular position. All original appointments shall be subject to a probationary period of 12 months.

2. A promotional appointment is defined as the appointment of a current full-time employee who is promoted into another full-time position. Promotional appointments into the classifications of Fire Communications Manager, Police Communications Manager and Police Records Manager shall be subject to a probationary period of 12 months. All other promotional appointments for employees who have attained regular status in a prior classification shall be subject to a probationary period of 6 months. Promotional appointments for employees who have not attained regular status in a prior classification shall be subject to a probationary period of 12 months. Time served during a temporary promotion does not count toward the probationary period in the higher classification.

3. If a probationary employee is on leave for more than 30 consecutive calendar days during the probationary period, that employee's probationary period shall be extended by the duration of the employee's consecutive leave. The Department Head may also extend an employee's probation by up to a total of six (6) months upon written notice delivered to the employee prior to the completion of the employee's probationary period.

C. Probationary Release

During the probationary period, an employee may be terminated by the Department Head or Agency Head without cause and without the right of appeal. Notification shall be in writing to the employee and may be given without advance notice.

An employee who is released while serving a probationary period after promotion shall be returned to the employee's previous classification, provided the employee had regular status in that classification.

## Section 2.02 Hours of Work

A. Work Schedules

The City reserves the right to schedule work as required in a manner most advantageous to the City and consistent with the public interest and the requirements of municipal employment.

The City agrees to meet with the unit representatives as required by the Meyers-Millias-Brown Act relative to any changes to regular work schedules.

DRAFT

## Section 2.03 Transfers and Job Changes

A. A transfer is the movement of an individual from one department to another while remaining in the same classification with similar duties and responsibilities. A transfer may be initiated at any time by the City Manager upon the recommendations of the Department Heads concerned, or to meet the service needs of the department. All transfers must be within comparable classes, and no employee will be transferred to a position for which the employee does not possess the minimum qualifications. A transfer will not be used to circumvent the regulations surrounding promotion, demotion, advancement, or reduction in pay. If the employee being transferred has attained regular status in the employee's classification, a new probationary period shall not be required. If a probationary employee is being transferred, the employee will be required to complete the probationary period based on the original end-of-probation date.

B. A job change is an employee's voluntary movement into another classification at the same salary range or within 1%. A downward movement to a salary range within 1% will not be considered a demotion as defined in the Personnel Rules and Regulations. A job change may be affected at any time by the City Manager upon request of the employee and recommendations of the Department Heads concerned or to meet the needs of the City. An employee changing jobs must possess the minimum qualifications for the new classification. The probationary period requirement and return rights for job changes shall be the same as for promotions.

## Section 2.04 Layoff Procedures

A. The City Manager may layoff regular and probationary employees at any time for lack of work or other changes that have taken place. The City shall provide the Association with 30-day notice to begin employee impact discussions. The employee will be given two weeks' notice before such a layoff is to take place. The City shall meet and consult with the concerned employee organization on such matters as the timing of the layoff and the number and identity of the employee affected by the layoff during the two-week period prior to the layoff action.

B. A demotion or transfer to another department with the City Managers' approval may be made to prevent a layoff provided the employee is qualified by education and/or experience and is capable of performing the duties of the classification.

C. In the event of a layoff, those employees with the least service in the classification affected shall be laid off first and placed on a "Recall List" and shall be eligible for recall for one (1) year from the date of placement on the list; if a recall begins, the most senior employees laid off in the classifications required shall be recalled first. Strict application of seniority shall prevail unless exceptional circumstances occur of which the concerned employee organization shall be fully apprised in advance. The order of layoff shall be:

   1. Temporary employees in the affected classification shall be removed first.

   2. Probationary employees in the affected classification shall be removed next.

   3. Exceptional circumstances may include the desirability of maintaining a balanced department or work unit and maintaining employees in the classification, department, or section who have the ability to perform the work available.

D. The employee scheduled to be laid off shall be entitled to displace to a position in a classification occupied by an incumbent with less overall City seniority (displacement



DRAFT

seniority) provided it is in a position in which the employee formerly held a regular appointment, and is qualified by education and/or experience, and is capable of performing the duties of the classification. The person scheduled for layoff shall displace the employee with the least displacement seniority. The employee displaced shall be considered as laid off for the same reason as the person who displaced the employee and shall in the same manner be eligible to displace to a position in a classification in which the employee formerly held a regular appointment, is qualified by education and/or experience, and is capable of performing the duties of the classification.

E. Failure to return to work from layoff within 30 calendar days after notice to return by certified or registered mail to the employee at the employee's last known address on file with the Human Resources Department or by personal delivery shall constitute the employee's waiver to return to work and eliminates any future re-employment responsibilities placed on the City. The employee must notify the City regarding the employee's intent to return within seven (7) calendar days from notice to return.

# Article III. CLASSIFICATIONS

## Section 3.01 New Classifications

The City agrees to meet and confer with the Association representative on any new classification approved, which appropriately should be added to the unit covered by this Agreement.

# Article IV. COMPENSATION

## Section 4.01 Salary

A. Effective July 12, 2026, employees within the unit will receive a 2% increase in base salary.

B. In addition to the increase provided in Section 4.01(A), effective July 12, 2026, the following classifications shall receive an additional base salary increase to equal the total base salary increase listed below. The corresponding compensation ranges will be adjusted by their respective percentages. Current incumbents in the classifications listed below shall retain their current step placement and progression start date.

| Classifications | Additional Base Salary Increase | Total Base Salary Increase |
|---|---|---|
| Community Improvement Supervisor | 1.30% | 3.30% |
| Homeless Services Manager | 3.40% | 5.40% |
| Housing Manager | 3.40% | 5.40% |
| Investment and Treasury Officer | 2.53% | 4.53% |
| IT Manager | 1.45% | 3.45% |
| Library Services Manager | 2.30% | 4.30% |
| Principal IT Analyst | 1.50% | 3.50% |
| Senior Associate / Civil Engineer | 2.30% | 4.30% |
| Senior Management Analyst | 0.15% | 2.15% |
| Senior Planner | 0.50% | 2.50% |
| Senior Project Manager | 3.40% | 5.40% |



DRAFT

| | | |
|---|---|---|
| Supervising Building Inspector | 0.20% | 2.20% |
| Utilities Operations Assistant Manager | 3.00% | 5.00% |
| Water Quality Program Manager | 7.00% | 9.00% |

C. In addition to the increase provided in Section 4.01(A), effective July 12, 2026, the following compensation ranges shall be adjusted by the following percentages equal to the total range adjustment listed below.

| Classifications | Additional Range Adjustment | Total Range Adjustment |
|---|---|---|
| Construction Project Manager | 8.95% | 10.95% |
| Project Manager | 8.95% | 10.95% |

Current incumbents in the Construction Project Manager and Project Manager classifications shall be placed at a compensation step within their adjusted salary ranges consistent with the following schedule:

| | Step | Step | Step | Step | Step |
|---|---|---|---|---|---|
| Incumbent's Current Step | 1 | 2 | 3 | 4 | 5 |
| Adjusted Step of New Range | 1 | 1 | 2 | 3 | 4 |

An incumbent in the classifications included above who is eligible to move to a higher step in the salary range within ninety (90) days of the effective date will be advanced to that next step. Their adjustment to the new step in the range shall be based on this advanced step. For purposes of future salary advancement (merit increase), the employee's step progression date will reflect July 12, 2026. Employees at steps 2, 3, or 4 shall be eligible for a merit increase annually thereafter until they reach the top step of the salary range. Employees at step 1 shall be eligible for a merit increase to step 2 after 6 months.

D. In the event the classifications subordinate to the Supervising Building Inspector receive greater than 12.5% in certification compensation, the City will reevaluate the base salary for this classification.

E. Wages for the represented classifications shall be set forth in Appendix "A" attached to this Agreement.

## Section 4.02 Compensation Survey and Compaction Analysis

A. Prior to initiating the meet and confer process for a new Agreement, as described in Section 10.05 (B), the City will complete a compensation survey for a representative sample of comparable classifications in the cities of Anaheim, Chino, Corona, Fontana, Rancho Cucamonga, Riverside, and San Bernardino. This survey information shall be provided to the Association.

B. For classifications that are not included as benchmark classifications, or where the City determines there is an insufficient number of comparable classifications within the



DRAFT

established survey agencies to conduct a meaningful market analysis, the City may consider additional market information, including comparable public agencies, as deemed appropriate by the City. In evaluating such classifications, the City may also consider internal salary relationships, organizational structure, classification hierarchy, recruitment and retention considerations, and other relevant compensation factors. The use of additional market information under this provision shall not modify or expand the City's established comparator agency list and shall not create an obligation to utilize any specific agency in future compensation surveys.

C. In addition to the study above, the City will conduct a compaction analysis. The compaction analysis will determine whether any subordinate employees are earning more than their supervisors, accounting for base pay and any skill or certification compensation. Skill or certification compensation shall be additional compensation specifically available to employees in the subordinate classification based on their possession of skills and/or a certification. Skill or certification compensation available to employees without regard to their classification will not be included.

D. Compaction will be determined by comparing the top step of the classification to the top step of the highest paid subordinate classification (the classification of an employee for whom the unit employee prepares their employee performance evaluation). Only planned and confirmed increases during the duration of the agreement will be considered.

## Section 4.03 Overtime/Compensatory Time

A. Employees in this unit are exempt from overtime under the Fair Labor Standards Act (FLSA) due to the nature of their duties. Employees are expected to work the hours necessary to complete the requirements of their position. All pay, discipline and leave provisions will be administered consistent with FLSA requirements for exempt positions.

B. In certain circumstances, the City Manager may authorize additional compensation or leave for substantial time required to meet emergency and/or storm responses, unusual scheduling required to meet the requirements of holiday coverage, attention to duties outside the normal work schedule and such other needs.

C. Additional time worked during a workweek may be offset by adjustment in subsequent working hours the following week. This provision will be given first consideration prior to the implementation of any other form of compensatory adjustment.

D. The earning and accrual of overtime and/or compensatory time requires the written approval of the City Manager.

E. Compensatory time <u>will not</u> be provided for the following situations:

1. Regular meetings of the City Council or any City Commission requiring attendance. Such meetings are considered a part of the normal duties of the position.
2. Attending professional association meetings or speaking engagements that are not required by the Department Head.
3. Working time beyond the normal workday necessary for efficient and effective departmental operations or for the purpose of maintaining good public relations. Any such time will be considered a part of the normal duties of the position.

F. In all instances of compensatory time, management leave, and/or overtime, the first and foremost consideration in the administration of these policies will be the effective and

efficient operation of the City Government and its respective departments as well as the specific departmental operations that may be affected.

G. Overtime Compensation - Overtime for management personnel is defined as straight time compensation at the employee's regular hourly rate, except as provided for in Section 4.04(B).

H. Compensatory Time - Compensatory time is defined as time off work provided to an employee in lieu of overtime pay and is time that may be accrued. Upon termination or retirement from the City, the employee will receive credit for any unused compensatory time that has been accrued.

I. Application for Compensatory Time Leave

1. Compensatory time should be applied for when a leave of extended duration is desired, such as an absence in excess of two (2) consecutive working days.

2. All compensatory time will be recorded in the employee's comp time bank. The maximum amount of accrual is 240 hours.

3. No compensatory time will be accrued in excess of 240 hours.

## Section 4.04 Overtime/Compensatory Time for Direct Dispatching Services

A. Employees in the classification of Fire Communications Manager, Police Communications Manager, and Police Records Manager are exempt from overtime under the FLSA due to the nature of their duties. Employees are expected to work the hours necessary to complete the requirements of their position. All pay, discipline, and leave provisions will be administered consistent with FLSA requirements for exempt positions.

B. Although still considered to be FLSA exempt, employees in the classification of Fire Communications Manager, Police Communications Manager and Police Records Manager will be eligible to receive overtime compensation at the rate of one and one-half (1½) times the employees' regular rate of pay for time worked or deemed to have been worked in excess of 80 hours in a pay period only when providing direct dispatching services normally performed by Fire/Police Dispatch Supervisors or Fire/Police Senior Dispatchers and/or Dispatchers. Time deemed to have been worked for this provision shall include authorized absences for annual leave, holiday, retained sick, compensatory time, jury duty, bereavement, parental, personal, military, and paid disciplinary leaves. In calculating an employee's regular rate of pay for overtime purposes, only the employee's base rate of pay will be included. No allowances or other forms of compensation will be included in the calculation to determine the employee's regular rate. Fire Communications Manager, Police Communication Manager and Police Records Manager will work in such assignments only when a search for other alternative replacements has been exhausted. Such assignments and overtime authorization shall be subject to the pre-approval of the Police Administrative Officer and/or Police Administrative Director or Fire Administrative Director.

C. Employees who work overtime in accordance with the provisions in Section 4.04(B) may earn compensatory time in lieu of overtime pay subject to the approval of the Police Administrative Officer and/or Police Administrative Director or Fire Administrative Director. The earning and application of compensatory time shall be subject to the provisions listed in Section 4.03(H) and Section 4.03(I).

## Section 4.05 Skills and Certifications

A. Bilingual Pay

1. Employees in positions designated by the Department Head which require communication skills in languages other than English who routinely and consistently perform bilingual translation as part of their regular duties, may receive bilingual differential pay. Such differential will apply regardless of the total time required per day for such translation. Bilingual pay will be $100 per pay period. Employees in such positions must be certified as competent in translation skills by the Human Resources Department to be eligible for compensation.
2. Unit employees approved to receive bilingual pay may be required to translate at City Council meetings, at the discretion of the City Manager or designee. Employees assigned to provide translation at the City Council meetings shall be compensated $50 per meeting.

B. Notary Pay

1. Specified clerical positions, which are determined to require notary duties and who obtain and maintain a notary public certificate from the State of California, shall receive additional compensation. Each full-time unit employee who meets the eligibility requirements and is designated by the applicable Department Head and Human Resources Department to receive notary pay, shall be compensated at the rate of $25 per pay period.
2. Unit employees receiving notary pay shall also maintain their commission from the California Secretary of State. The City shall also pay for the cost of necessary stamps, journals, supplies, and fees associated with State and/or County requirements, as applicable.

## Section 4.06 Merit Increases

A. City Personnel Rules – Salary Adjustments

Merit increases are administered in accordance with the City Personnel Rule XI, as repeated below.

**1. Application of Rates**

Employees occupying a position in the City service shall be paid at the rate established for their position. All original appointments shall be made at the minimum wage for the position, except when in the opinion of the City Manager circumstances warrant appointment at a higher step.

**2. Anniversary Date**

Each employee's anniversary date will coincide with the employee's appointment to a new position in a different classification. All employees will retain their current anniversary dates until appointed to a new classification provided, however, that no employee shall receive more than one (1) merit increase within any six (6) month period. Any employee who is within 90 days of achieving a merit increase at the time of promotion shall be entitled to an increase for the promotion and an increase for the merit step. All future increases while in that classification shall be in accordance with Section 4.06(A)(3) below. The date of appointment shall be used to compute annual leave and retirement benefits.

The anniversary date of employees who take a leave of absence without pay for more than 60 continuous calendar days will be extended by the length of the absence from work over 60 days adjusted to the start of the nearest pay period.

**3. Advancements**

The advancement of an employee is not automatic, but the result of increased service value to the City. Service value shall be determined by recommendation of the Department Head, length of service, personal performance record, special training, and any other evidence that illustrates the desire of the employee to do a better job.

The five levels of advancement for each full-time and part-time position are granted according to the conditions outlined in Section 4.06(A)(1) and Section 4.06(A)(2) and the preceding paragraph. The merit increase effective date is the closest payroll period to the employee's anniversary date.

Step 1 - Entrance Level
Step 2 - After six months service
Step 3 - After one year at Step 2
Step 4 - After one year at Step 3
Step 5 - After one year at Step 4

**4. Salary on Promotion**

An employee who is promoted shall be assigned to the lowest step of the new salary range,+ which allows an increase of approximately five percent (5%) over the employee's current salary at the time of promotion. The Agency Head may recommend assignment to a higher salary step based on special circumstances to the Executive Director Human Resources / Risk Management. The date of promotion will establish a new salary review date, and the employee shall be eligible for the next merit increase in accordance with Section 4.06(A)(3). Advancements. The promotion date will be effective at the beginning of an established pay period.

B. Development Plans

An employee who receives a development plan after the due date with a recommendation for an increase in merit will be eligible to receive the applicable merit increase retroactively to the appropriate review date.

# Article V. LEAVES – PAID AND UNPAID

## Section 5.01 Holidays

A. The following paid holidays will be observed on the day specified below:

| | |
|---|---|
| New Year's Day | January 1st |
| Martin Luther King's Birthday | 3rd Monday in January |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |



DRAFT

| | |
|---|---|
| Labor Day | 1st Monday in September |
| Columbus Day | 2nd Monday in October |
| Veteran's Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving | Day After 4th Thursday in November |
| Christmas Eve | December 24th |
| Christmas Day | December 25th |
| New Year's Eve | December 31st |

B. Any holiday listed in Section 5.01(A) which falls on Sunday shall be observed on the following Monday.

C. Any holiday which falls on an employee's regular day off shall be accrued as annual leave. The employee shall receive annual leave equal to the employee's scheduled workday, not to exceed the employee's regularly scheduled shift per holiday, as follows:

1. Employees on an 8-hour per day work schedule shall receive eight (8) hours of annual leave.

2. Employees on a 4/10 work schedule shall receive 10 hours of annual leave.

3. Employees on a 9/80 work schedule shall receive annual leave in accordance with their scheduled workday as follows:

    a. Employees shall receive the number of hours they were scheduled to work that day (e.g. nine (9) or eight (8) hours depending upon the day the holiday falls).

    b. If the holiday falls on the employee's regularly scheduled or "flex" day off, the employee shall receive nine (9) hours of annual leave.

D. Employees shall not be eligible for holiday pay for any pay period for which the employee either:

1. Has an unapproved leave of absence during the pay period, or

2. is on a leave of absence without pay for the entire pay period.

E. The parties agree that at the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use accrued annual leave, management leave or compensatory time to cover the period of closure.

## Section 5.02 Annual Leave

A. The purpose of annual leave is to provide employees in the Management group the ability to accrue time for use in vacation, sick leave and personal leave situations. Annual leave shall not be used:

DRAFT

1. To extend retirement or separation date;

2. for illness or injury arising from outside employment, for which the employee is receiving workers' compensation or disability payments from another employer.

B. Accrual of annual leave benefits will be based on years of service as follows:

| Year of Service | Annual Leave Hours Earned Per Year |
|---|---|
| 1 – 3 | 192 |
| 4 | 200 |
| 5 – 8 | 216 |
| 9 – 10 | 224 |
| 11 | 232 |
| 12 | 240 |
| 13 | 248 |
| 14 | 256 |
| 15 | 264 |
| 16+ | 272 |

C. Annual leave shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory time off, holiday, annual, bereavement, sick, parental, personal, jury duty, military, and disciplinary leaves. It excludes amounts paid by any disability benefits, including short-term disability and workers' compensation.

D. The maximum amount of annual leave that can be accrued is 800 hours. No leave will be accrued above 800 hours.

E. Conversion of Accumulated Vacation Leave and Sick Leave to Annual Leave

1. All accumulated vacation leave hours shall be converted to annual leave hours for employees that become Management employees as the result of promotion.

2. If an employee with accumulated sick leave hours is promoted to a Management position, the employee may, at the employee's option, convert up to 100 hours of sick leave to annual leave hours. Remaining accumulated sick leave hours will be retained only for use as leave for the purposes described in Section 5.03.

3. Upon promotion into the Management group, if the combination of converted sick and vacation leave hours results in an annual leave balance of more than 750 hours, any leave hours over 750 hours will be converted to compensation at the rate prior to promotion.

F. Annual Leave Conversion



DRAFT

1. Employees may request to convert a minimum of eight (8) hours and a maximum of 200 hours of their accumulated annual leave hours to salary compensation twice per calendar year. The total number of hours converted per calendar year shall not exceed 200. Employees may not convert accumulated annual leave below a balance of 40 hours.

2. Conversion requests shall be submitted on City forms to Payroll. The deadlines for conversion requests are as follows:

| Request Due Date | Payment |
|---|---|
| 2nd Friday in May | 1st payday in June |
| 2nd Friday in November | 1st payday in December |

3. In accordance with 26 CFR 1.451-2, effective January 1, 2025, and continuing thereafter, unit employees must submit an irrevocable election form, by no later than December 15th of the preceding calendar year to convert the following hours to cash:

   a. Annual Leave - An amount which may not exceed the number of annual leave hours the individual employee may accrue in the following calendar year.

   b. Compensatory Time - An amount which may not exceed the projected number of compensatory time hours the individual employee may receive in the following calendar year.

4. The cash-out election is for hours to be accrued or received in the calendar year following submission of the irrevocable election form.

5. The total combined number of annual leave and compensatory time hours converted per calendar year shall not exceed 200 hours.

6. The payment shall be made via payroll and employees may elect to receive the cash out in the first payday in June and/or the first payday in December, but the request must be submitted by December 15th of the year prior.

7. Employees who do not submit an irrevocable election form by December 15th will be deemed as foregoing participation in the optional annual leave and/or compensatory time conversion salary program for the following calendar year.

8. In the event an employee has less hours in their annual leave and compensatory time bank at the time the cash-out is to be paid than they had previously elected to cash-out, the employee shall only be paid for up to the amount remaining in their annual leave and compensatory time bank at the time of the actual cash-out.

9. If an employee makes an irrevocable election to cash-out annual leave and/or compensatory time in the following calendar year and uses such in that subsequent calendar year, the annual leave and compensatory time used will come from the annual leave or compensatory time the employee had earned (if any) prior to January 1st of the calendar year the employee has elected to cash-out. The employee's use of earned, but unused annual leave and/or compensatory time accumulated from

DRAFT

previous calendar years shall not result in a reduction in the amount of annual leave and/or compensatory time hours the employee is eligible to cash-out.

10. An employee who experiences an unforeseen emergency may be permitted to make a new irrevocable election and/or to increase the amount of a previous election, subject to the same value that was permitted at the time the annual irrevocable election forms were due.

G. For these purposes, an “unforeseen emergency” means a financial hardship to the employee resulting from any of the following:

1. Accident, illness, injury or death of the employee or an immediate family member. For this purpose, an “immediate family member” is restricted to a spouse, registered domestic partner, child/legal dependent, or parent; or

2. Loss or extensive damage to the employee’s property due to casualty; or

3. Other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the employee.

H. Whether an occurrence is an unforeseeable emergency shall be solely determined by the Executive Director Human Resources / Risk Management or their designee.

1. Any conversion of annual leave hours to cash shall not cause the employee’s total amount of accrued annual leave in their annual leave bank to fall below a 40-hour minimum balance. Cash-out of accumulated time shall be at the employee’s option. Requests for cash-out are to be submitted in a manner prescribed by the City.

## Section 5.03 Use of Retained Sick Leave

A. Employees may utilize any retained sick leave balance as paid leave for the diagnosis, care, or treatment of an existing health condition for, or the preventive care of, an employee or an employee's immediate family member. "Family member" for purposes of this policy includes spouses, registered domestic partners, children (regardless of age), parents (including step-parents and parents-in-law), grandparents, grandchildren, siblings, or a designated person. Employees may also use retained sick leave under this policy if they or a family member is a victim of a crime, including domestic violence, sexual assault, stalking, or for any other reason consistent with California law.

B. In addition, employees may utilize any retained sick leave balance for use as paid leave for:

1. Death of an immediate family member as defined in Section 5.06;
2. Conversion to CalPERS Service Credit.

C. A City employee is not entitled to use retained sick leave for illness or injury arising out of employment, other than employment for the City, for monetary gain or other compensation, or by reason of engaging in business or activity for monetary gain or other compensation.

D. Retained sick leave cannot be used for catastrophic leave donations.



DRAFT

E. All determinations of retained sick leave usage will be made by the Department Head concerned, subject to the approval of the Executive Director Human Resources / Risk Management.

## Section 5.04 Management Leave

A. Management leave is to be encouraged and is the desirable means of handling unusual work situations or requirements, which may be compensable under the provisions for compensatory time or overtime. Fifty (50) hours leave shall be granted to Management personnel at the first pay period ending in January. Employees hired or promoted into the Management unit after the first of the calendar year shall have their management leave allotment prorated according to the date of entry into the unit. Effective July 12, 2026, ten (10) additional hours of management leave will be credited for employees in the Management unit.

B. Management leave is defined as an adjustment made in the employee's work schedule in recognition of work situations and/or requirements that justify granting time off during normal working hours when such adjustment will not interfere with or detract from the effectiveness and efficiency of the department.

C. Management leave may be taken at any time for any purpose, subject to prior approval of the Management employee's supervisor. Employees shall use accrued management leave during the calendar year. Unused management leave shall be forfeited at the end of each calendar year.

D. Employees cannot use management leave to extend retirement or separation date.

## Section 5.05 Personal Leave

An employee may use up to three (3) working days of retained sick leave per calendar year as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at the time the request is made. Additional leave may be authorized by the City Manager from any leave accrued, or without pay.

## Section 5.06 Bereavement Leave

A. In the event of a death in the employee's immediate family, the employee shall be granted three (3) working days of paid bereavement leave. Such bereavement leave shall not be charged against the employee's retained sick leave, annual leave, management leave, accrued compensatory time, or Paid Family Care Leave. Employees shall be granted an additional two (2) working days of unpaid bereavement leave in the event of a death in the employee's immediate family member. The employee may elect to use accrued time off including retained sick leave, annual leave, management leave, or accrued compensatory time to cover all or a portion of the unpaid portion of their bereavement leave.

B. A maximum of five (5) working days paid bereavement leave will be granted if there is a death in the immediate family (as defined in Section 5.06(D)) outside the State boundaries. Such bereavement leave shall not be charged against the employee's retained sick leave, annual leave, management leave or accrued compensatory time.

C. Bereavement leave shall be completed within three (3) months of the date of death of the immediate family member. The days of bereavement leave need not be consecutive.

D. Immediate family for this provision is defined as child, including biological, adopted, or



DRAFT

foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling, or others included in the definition of immediate family in California Labor Code Section 245.5(c) or successor legislation.

E. The employee will be granted one (1) working day paid personal leave to attend the funeral of a close relative not in the employee's immediate family. A close relative is defined as an individual outside of the immediate family as defined in Section 5.06(D), who is an aunt, uncle, or cousin.

F. City employees may be excused by Department Heads to attend the funeral of deceased City employees without loss of pay.

G. The employee may be required to furnish evidence satisfactory to the City of the family member's death and the employee's relationship to the deceased family member.

## Section 5.07 Family Medical Care Leaves

A. Family Leave shall be granted in accordance with the California Family Rights Act (CFRA) of 1991 and the Family and Medical Leave Act (FMLA) of 1993, and any modified provisions and interpreted regulations for those respective statutes.

B. Maternity, Paternity and Family Medical Care Leave of up to 12 weeks shall be granted in accordance with FMLA and CFRA statutes.

C. Employees may utilize up to six (6) weeks of retained sick leave for leaves of absence for care of family members that fall under the provisions of the FMLA and CFRA. This sick leave may be in addition to any unpaid leave, which may be granted under the provisions of FMLA and CFRA. This sick leave shall be used prior to the unpaid leave provisions of FMLA and CFRA.

D. Employees are required to use 80 hours per pay period of all eligible leave accruals, or the number of hours for full integration if integrating with disability programs, up to 80 hours per pay period. Employees are not permitted to take time off without pay if eligible leave accruals are available. Eligible leave accruals include, but are not limited to, annual leave, management leave, and compensatory time off for any purpose, and retained sick leave if used for qualified medical, bereavement, or personal reasons as defined in this Article.

## Section 5.08 Catastrophic Leave

A. The City agrees to permit employees to contribute a portion of their accrued leave credit to another employee when such employee is on an approved leave of absence due to a verifiable illness or injury, caused by either physical or mental impairment.

B. The City also agrees to permit employees to contribute a portion of their accrued annual leave and/or compensatory time to another employee when such employee is on an approved leave of absence due to the verifiable illness or injury of the employee's spouse, domestic partner, parent or child. Sick leave or retained sick leave may not be donated.

C. All Catastrophic Leave transfers are subject to the following conditions:

1. The Human Resources Department shall review all requests from the receiving employee

to determine eligibility for catastrophic leave prior to the receiving employee or the employee's Department requesting donations.

2. Catastrophic illness or injury is defined as an unforeseen or sudden, unexpected illness or injury requiring immediate attention. Pregnancy is excluded from this provision; however, injuries or illnesses resulting from a pregnancy may be covered under this provision with a statement from the employees treating physician as the final authority.
3. The receiving employee shall be on an approved continuous leave of absence for over 40 hours due to the illness or injury. A statement from the employee or employee family member's treating physician is required.
4. The receiving employee has exhausted all accrued leave and is therefore facing financial hardship.
5. The total number of hours that can be donated to the receiving employee from all contributing employees combined shall not exceed 520 hours within 26 consecutive pay periods.
6. The leave application rate shall be based on the donating employee's dollar value, which shall be adjusted proportionally to the receiving employee's rate.
7. The donations must be in whole hour increments. The amount of the donation credited each pay period shall be in accordance with the receiving employee's needs.
8. The donations are irrevocable and shall be indistinguishable from other leave credits belonging to the receiving employee. Donations shall be subject to all taxes required by law.
9. Donations shall be made on a Catastrophic Leave form prescribed by the Human Resources Department.

## Section 5.09 Jury Duty

A. In the event any full-time employee is duly summoned to any court during the employee's scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant; the employee shall be released from the employee's regular duties with pay. Any fees for the performance of such service, excepting mileage or subsistence allowances, shall be remitted to the City.

B. Any employee called for jury duty in Rancho Cucamonga must return to work if dismissed before 3:00 pm. If the employee is called to San Bernardino, the employee must return to work if dismissed by 2:00 pm. Upon return from jury duty, the employee shall present a certificate of service to the employee's department.

C. This section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

## Section 5.10 Submitting and Recording of Leave Time

A. It is recognized that in certain circumstances, the fulfillment of an employee's responsibilities requires longer or more irregular hours than usual. In such instances, a department may allow an employee the flexibility to attend to personal business away from work during normal works hours without requiring the use of accrued leave. Exercising this flexibility shall not amount to compensating the employee on an hour off for an hour worked basis.



DRAFT

D. Employees shall submit requests for time off for full or partial day absences to their immediate supervisor or manager with as much advance notice as possible. Authority to approve the request is at the sole discretion of the immediate supervisor or manager based on the nature of the request and the operational demands of the department.

E. Full day absences - Employees are required to use their accrued time off (annual leave, retained sick leave or management leave) for full day absences.

F. Partial day absences - An employee's partial day absence(s) exceeding two (2) hours will be charged to the employee's accumulated time off, (annual leave, retained sick leave, or management leave), or taken as leave without pay. Absences of less than two (2) hours will not be charged to accumulated time off or charged as leave without pay. Employees with approved intermittent Family Medical Leave, California Family Rights Act or other protected leave, the employee must record each hour not worked.

G. Employees are expected to complete their assigned duties regardless of their use of partial day absences. Flexibility of employee's work hours may or may not be granted based on operational needs, including the need for supervisors to be available to supervise non-exempt staff and/or to provide service to the public and internal customers.

## Section 5.10 Paid Parental Leave

A. Each employee shall be granted paid time off not to exceed a total of forty (40) hours per calendar year, which may be used for parental leave, reproductive loss leave, and/or bereavement leave. Such Paid Family Care Leave shall not be charged against the employee's sick leave, vacation leave, or accrued compensatory time.

B. Paid Family Care Leave time may be used upon the birth or adoption of the employee's child or children. Any such leave must be taken within six (6) weeks before or after the estimated birth or adoption date and is subject to the department's established time off or leave of absence approval procedures. Such paid leave shall not exceed the employee's total available paid Family Care Leave.

C. Paid Family Care Leave time may be used for a reproductive loss event. "Reproductive loss event" means the day of or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. An employee may use time off following their own reproductive loss event or that of another person, such as a spouse or partner, if the employee would have been the parent of the child born or adopted. Paid leave days are not required to be used consecutively. Leave must be completed within three (3) months of the reproductive loss event. Such paid leave shall not exceed the employee's total available Paid Family Care Leave. Employees may utilize unpaid reproductive loss leave as described in Section 5.11.

D. An employee requesting to use Paid Family Care Leave may be required to furnish evidence satisfactory to the City of the birth or adoption of the employee's child or children, the employee's relationship to the child or children, and/or the occurrence of a qualifying reproductive loss event.

E. Paid Family Care Leave time may be used for bereavement leave consistent with Section 5.05 (A).

F. Leave under Section 5.10 (B) will be considered as qualifying leave under the California Family Rights Act (CFRA) and the Family Medical Leave Act (FMLA) and shall run concurrently with an entitled unpaid Family Leave (provided that the employee is deemed



DRAFT

eligible for CFRA and/or FMLA). Unpaid Family Leave shall be granted in accordance with CFRA and FMLA and the interpreted regulations for those respective statutes.

### Section 5.11 Reproductive Loss Leave

A. In accordance with Section 12945.6 of the California Government Code, the City will grant employees up to five (5) days of unpaid leave following a "reproductive loss event", provided that the leave is taken within three (3) months of the event. If an employee experiences more than one reproductive loss event in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. The days off are not required to be consecutive.

B. An employee may elect to be unpaid or to use accrued time off, including sick time, vacation time, and accrued compensatory time, to cover all or a portion of the unpaid portion of their reproductive loss leave. In addition, an employee may use Paid Family Care Leave consistent with Section 5.10.

## Article VI. BENEFITS

### Section 6.01 Health Insurance Contribution

The City will contribute up to a maximum of $300 per month toward health insurance premiums for active and retired employees. This amount is inclusive of the minimum statutory employer contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA) for active employees who choose to enroll in the City's medical plan.

### Section 6.02 Fringe Benefit Contribution

A. Health, Dental, and Vision Contributions

1. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees to pay for pre-tax medical, dental, and vision benefits.

2. **Enrollment** - An eligible employee must enroll in a City medical insurance plan unless the employee satisfies the conditions to be eligible for the opt-out provision below. The City's lowest-cost employee-only plan satisfies the Federal Poverty Line Safe Harbor under the Patient Protection and Affordable Care Act.

3. **City Contribution** - For eligible active employees who enroll in coverage, the City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01 (A), shall be tiered. Employees who enroll in the City's medical plan shall receive a monthly Health Flex Contribution based on the level of coverage selected by the employee as follows:

| | |
|---|---|
| Single Coverage | $765 |
| Two-party Coverage | $1,090 |
| Family Coverage | $1,380 |

4. Beginning January 1, 2018, for eligible active employees who enroll in coverage, the monthly City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01(A), shall be based on the level of coverage selected by the employee, and equal to the corresponding Kaiser premium for the region in which the employee is



DRAFT

enrolled and as reflected on the CalPERS monthly billing statement. Employees hired on or before December 31, 2017, selecting single party coverage shall receive a contribution of no less than $765 per month, or the applicable Kaiser premium for single party coverage, whichever is greater. Employees hired on or after January 1, 2018, selecting single party coverage shall receive a monthly contribution up to the Kaiser premium for single party coverage for the region in which the employee is enrolled.

5. For purposes of the Affordable Care Act's employer mandate, the amount of the lowest cost plan offered to the Eligible Employee is considered a Health Flex Contribution. A Health Flex Contribution cannot be cashed out or applied to other benefits.

6. After enrolling in the selected coverage, an Eligible Employee may take the remainder of the City's Contribution in cash. Effective January 1, 2018, only those Eligible Employees hired on or before December 31, 2017, enrolled in single-level coverage may take the remainder of the City's contribution in cash as taxable compensation.

7. **Cash-in-Lieu Option** - An employee will be eligible to receive cash-in-lieu of instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied.

   a. The employee signs a form attesting that the employee and the employee's Tax Family have the Alternative Required Coverage for the Opt-Out Period.

      1) Tax Family - all individuals for whom the employee intends to claim a personal exemption deduction for in the taxable year or years that begin or end in or with the City's plan year to which the opt-out applies.

      2) Alternative Required Coverage required - minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

      3) Opt-Out Period - the plan year to which the opt-out arrangement applies.

      b. An employee must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee would like to receive cash-in-lieu.

      c. The cash-in-lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee or a Tax Family member does not have such alternative coverage, or if the conditions in this Section 6.02(D) are not otherwise satisfied.

      d. If the above conditions are satisfied:

      1) Eligible Employees who were hired on or after September 1, 2004 are eligible to receive $420 per month cash-in-lieu.

      2) Eligible Employees who were hired before September 1, 2004 are eligible to receive $485 per month cash-in-lieu.

8. **Dental Insurance** - Employees who enroll in the City's dental plan shall receive an employer contribution up to the DPO basic plan premium for employee and dependents (in addition to the City Contribution described in this Section 6.02).

DRAFT

Employees who do not enroll in the City dental plan will not receive employer contribution for dental premiums.

9. **Vision Insurance** - Employees who enroll in the City's vision plan shall receive an employer contribution up to the basic vision plan premium for employees and dependents (in addition to the City Contribution described in this Section 6.02). Employees who do not enroll in the City vision plan will not receive employer contribution for vision premiums.

B. Eligibility Requirements

1. Employees must be full-time (i.e. scheduled for a minimum of 40 hours per week) and be in a paid status for a minimum of 15 hours per pay period to be eligible for the benefits of Section 6.02(A). Paid status includes hours paid for regular work time, compensatory time off, annual leave, management leave, bereavement leave, retained sick leave, jury duty leave, parental leave, personal leave, paid military leave, disciplinary leave, and paid holidays. It does not include amounts paid by any other disability benefits.
2. Employees on an extended leave of absence due to their own illness or injury who do not have sufficient leave accruals to meet the 15-hour minimum for paid status will be eligible to continue the fringe benefit contributions as follows:

a. Regardless of whether the employee has leave accruals available to use, the City will continue its contributions toward employee fringe benefits for a leave of absence not to exceed a total of 26 consecutive pay periods.

a. If the leave of absence is not consecutive, the continuation of the contributions toward fringe benefits shall not exceed 26 pay periods total in an 18-month period.

b. The employee is responsible for payment of any benefit cost above the applicable health allotment and any voluntary supplemental benefit plans during the employee's leave period. If the employee fails to make timely payments, their benefits will be discontinued.

3. Employees who have leave balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability and workers' compensation payments.

C. Disability

The City shall pay the premium for the City's Disability Insurance Program for employees enrolled in the program.

D. Life and Accidental Death & Dismemberment Insurance

Employees shall be covered by the City's group term life insurance and accidental death and dismemberment (AD&D) insurance plan. The City will pay the premiums for life insurance coverage amounts of $51,000 for basic life and $54,000 for AD&D policies.

## Section 6.03 Insurance Committee

The City agrees to continue the Insurance Committee that will have a representative designated by the Association as one of its members. This committee will have the responsibility to review the coverage in the appropriate insurance program and to represent an employee who has a question to the company. The committee will be composed of one representative from the recognized employee unit and one representative appointed by the City Manager. The Assistant



DRAFT

City Manager will be an ex-officio member of the committee and entitled to attend all meetings. The committee or any of its members may invite other individuals to participate as resource people whenever the need arises, and prior notification is provided to the committee chair. Where applicable, meet and confer will be reopened to discuss any proposal of the Insurance Committee on health insurance approved by the majority of the Insurance Committee.

## Section 6.04 Flexible Spending Accounts

The City will offer Flexible Spending Accounts (FSA) to all unit employees. An FSA allows an employee to make pre-tax deductions for qualifying medical, dental and vision expenses, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service code.

## Section 6.05 Retirement

A. Classic Member

1. A classic member is defined as an employee who meets the definition of a "classic" member for purposes of retirement pension benefits in accordance with the Public Employees' Pension Reform Act (PEPRA) of 2013. Generally, this includes employees that were hired before January 1, 2013, in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six (6) months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic members shall be eligible for the 2.5% @ 55 Full and Modified Formula for Local Miscellaneous Members including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. All classic members shall pay the employee contribution of eight (8%) percent as a pre-tax deduction to CalPERS.

B. New Member (PEPRA)

1. A new member is defined as an employee who meets the definition of a "new" member for purposes of retirement pension benefits pursuant to PEPRA. Generally, this includes employees that were hired into a regular position on or after January 1, 2013, or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members, including integration with Social Security.

3. The employee contribution for new members shall be one-half the normal cost, as determined by CalPERS. The required employee contribution for new members is 6.25%. This amount will be adjusted periodically by CalPERS.

C. Optional Benefits for Classic and New Members

D. The City's contract with CalPERS includes the following optional benefits for both classic and new members:

1. Section 20903 – Two Years Additional Service Credit
2. Section 20965 – Sick Leave Credit

3. Section 21024 – Military Service Credit
4. Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Disability
5. Section 21548 – Pre-Retirement Optional Settlement Death Benefit

## Section 6.06 Deferred Compensation

A. The City has established a Section 401(a) money purchase plan for employer contributions. The City shall contribute $255 per month to the Section 401(a) plan. Effective July 12, 2026, the City will contribute $289 per month to the Section 401(a) plan. The contribution will be paid in equal bi-weekly installments during the first and second pay periods of the month.

B. Employees are eligible to participate in a 457(b) deferred compensation plan as provided for in State and Federal Tax codes. Employees may voluntarily contribute to the plan in accordance with plan provisions and subject to plan maximums.

## Section 6.07 Employee Assistance Program

The City agrees to continue an employees' assistance program (EAP) for all employees in the Association. The parties agree that the EAP cannot be successful without absolute confidentiality regarding employee/family utilization of the program. Confidentiality will be maintained in full compliance with State and Federal Regulations.

## Section 6.08 Tuition Reimbursement

To provide encouragement for all unit employees to continue educational development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic and continuing education courses that are determined to be job-related and subject to the following conditions:

A. Full-time employees that have successfully completed their initial probationary period are eligible.

B. The determination that the course is job related shall be made by the employee's Department Head.

C. The course shall provide college-level credit or professional continuing education from an accredited educational institution.

D. The employee is not eligible for assistance from any other source.

E. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

F. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

G. Classes shall not interfere with the employee's normal work hours. Any exceptions must be approved by the employee's Department Head.

H. Certification of completion of the course with a passing grade must be obtained and submitted within 60 calendar days after completion of the course.

I. The maximum reimbursement amount paid to an eligible employee shall not exceed $1,000 (one thousand) per calendar year.

J. Tuition reimbursement requests shall be submitted through the City's Human Resources Information System (HRIS) to the employee's Department Head for a determination that the course is job-related. After such determination is made, the Department Head shall approve the request, and it will be routed to the Human Resources / Risk Management Agency for processing. The Human Resources / Risk Management Agency shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to the Human Resources / Risk Management Agency. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

## Section 6.09 Meal Reimbursement

An employee may request reimbursement for meals consumed after regular work hours when such employee is required by the Department Head to attend City Council meetings and City commission meetings that are in addition to those regularly scheduled. The limit for reimbursement shall be $12, and only actual expenses will be reimbursed. Requests will be submitted on the City's reimbursement form through established channels and must include receipts verifying the expense.

## Section 6.10 Uniforms

A. Unit employees required to wear a uniform by the Agency/Department Head will receive uniform allowance of $400 per year the first paycheck in July for the maintenance, cleaning, and normal repair of uniforms worn by the employee in the course of their employment during the last fiscal year.

B. The City shall provide Unit employees required to wear a uniform with a reasonable number of uniforms. Uniforms damaged in the line of duty shall be replaced by the City. Each year the Agency/Department Head shall inspect employee uniforms and replace accordingly.

C. The City will report for "classic" employees the monetary value of the City-provided uniforms to CalPERS as special compensation pursuant to Section 6.10(A) and (B). The monetary value of the initial set of uniforms and any replacement uniforms shall not exceed $600 per fiscal year, per employee. The City will report the monetary value of initial and replacement uniforms "as earned" in the pay period provided.

## Section 6.11 Auto Allowance

A. If necessary and supported by an analysis of previously reimbursed mileage and/or the essential functions of the employee's position, the City may assign a City-owned vehicle to an employee for use on City business, or the City may provide a monthly allowance for an employee regularly required to use the employee's private vehicle on City business. The City Manager or their designee may adjust the amount of such stipend in accordance with levels of activity and operational necessity.

B. If assigned, the employee may use a City-owned vehicle for City business and commuting to and from the employee's residence. Such assignment of a vehicle would be in lieu of an auto allowance. Due to the nature of the employee's duties, the vehicle may be garaged at the employee's residence. The City shall be responsible for the purchase, fueling, maintenance, repair, and regular replacement, if warranted, of the assigned vehicle during and as a result of their scope and performance of duties. The employee must be licensed to operate a Class



DRAFT

C vehicle in California and possess automobile liability insurance as required by California law. Consistent with California law, as the vehicle operator, the employee assumes responsibility for the vehicle's safe operation. The City may be required to report all, or a portion, of the value of the provided vehicle as income consistent with applicable Internal Revenue Service regulations.

# Article VII. GRIEVANCE PROCEDURE

## Section 7.01 Definitions

A. Complaint - A concern of an employee, which arises from the application of a term of this Agreement, existing City Rule(s), Regulation(s) or Policy (Policies) regarding working conditions.

B. Grievance - A written allegation by an employee that there has been a violation, misapplication, or misinterpretation of a specific term(s) of this Agreement, existing City Rule, Regulation or Policy (Policies) regarding working conditions.

C. Grievant - An employee(s), who allege(s) in a grievance that the employee has been directly wronged by a violation of a specific term(s) of this Agreement, existing City Rule, Regulation or Policy regarding working conditions. The term “grievant” as used in this Article may refer to the Association when alleging a violation of Article XII, as provided for in the Agreement.

D. Representative - An employee or representative of the Association who at the grievant's request may be present at Levels I through IV. Representation of the employee at Level V may be by an Association representative or other representative designated by the employee.

E. Respond and File - Personal delivery or deposit in the U.S. mail, postage prepaid. If mail delivery is used, it will be by certified, return receipt requested mail, and the certified receipt date will establish the date of response or filing. If personal delivery is used, the calendar date of delivery will establish the date of response or filing.

## Section 7.02 Level I - Informal Review

A. An employee will have the right to present a complaint and to have the complaint considered with the immediate supervisor no later than 15 working days after the event giving rise to the complaint, or no later than 15 working days after the employee knew or reasonably should have known of the event giving rise to the complaint.

B. The employee, whenever possible, will attempt to resolve the complaint informally with the immediate supervisor.

C. The immediate supervisor will provide an answer to the employee no later than 14 working days after the Level I meeting. Such response will be provided orally.

D. A resolution of the complaint at the informal level will not be precedent setting.

## Section 7.03 Level II - Formal

A. If the complaint is not resolved through Level I informal discussions, the employee may file a Level II grievance at the next level of supervision that may include the Department Head,

Agency Head or City Manager. If the next level of supervision is the Agency Head, the grievance will automatically proceed at Level III, no later than 10 working days after the response of the immediate supervisor at Level I. If the next level of supervision is the City Manager, the grievance will be automatically processed at Level IV no later than 10 working days after the response of the immediate supervisor at Level I. The grievant will state the following clearly and concisely on a grievance form provided by the City:

1. The specific term(s) of the Agreement, City Rule, Regulation or policy regarding working conditions which have been violated;
2. the action grieved, including names, dates, places, and times and how it violated a specific term(s) of this Agreement, City Rule, Regulation or policy regarding working conditions;
3. the remedy sought;
4. the name and classification of the grievant and their signature;
5. the name of the representative, if any; and
6. the date of submission.

B. The Department Head will hold a meeting with the grievant at a mutually acceptable time and location no later than 10 working days after the receipt of the grievance. The Department Head will respond in writing to the grievant within 10 working days after the Level II meeting.

## Section 7.04 Level III

A. In the event the grievance is not settled at Level II, the grievant may file the Level III grievance with the Agency Head no later than 10 working days after the Level II response. If the next level of supervision is the City Manager, the grievance will be automatically processed at Level IV. The grievant will include in the grievance a written statement indicating the reason that the proposed settlement at Level II was unsatisfactory. The Agency Head may hold a meeting with the grievant at a mutually acceptable time and location. The Agency Head will respond to the grievant no later than 10 working days after the receipt of the Level III grievance.

B. The grievant will present at Level III all issues and written evidence known or which could have been reasonably known. No additional issues may be presented by the grievant after Level III.

C. Amendments and/or modifications to the grievance will not be made by the grievant after the Level III filing date, except by mutual agreement. This provision does not preclude either party from presenting new evidence should either party discover it at a later date. Each party will make an effort to share evidence with each other upon discovery.

## Section 7.05 Level IV

A. In the event the grievance is not settled at Level III, the grievant may file a Level IV grievance with the City Manager no later than 10 working days after the receipt of the Level III response.

B. The City Manager may hold a meeting with the grievant at a mutually acceptable time and location. The City Manager will respond to the grievant no later than 10 working days after receipt of the grievance at Level IV.



DRAFT

C. If the grievance has not been settled at Level IV, then within 10 working days after receipt of the Level IV written decision or the expiration of the time limits for making such decision, the grievant may request arbitration. Upon the request of the grievant, the Association may request arbitration by giving notice to that effect, by certified mail, return receipt requested, directed to the Executive Director Human Resources / Risk Management .

## Section 7.06 Level V - Arbitration

A. Unless the specific language of the Agreement is in conflict, the arbitration procedure will be conducted in accordance with the rules of the American Arbitration Association or other procedures agreed upon by the parties.

B. The arbitrator will be selected by mutual agreement of both parties from a list of arbitrators submitted by the American Arbitration Association or any other mutually acceptable body.

C. The cost of any arbitration proceeding will be divided equally between the two parties.

D. Failure on the part of the City representative or grievant to appear in any case before an arbitrator, without good cause, will result in the forfeiture of the case and responsibility for payment of all costs of arbitration. "Good Cause" will be defined as a circumstance(s) beyond control of the party failing to appear.

E. A final decision of award of the arbitrator will be made within 30 calendar days after the close of the hearing. Such decision or award will be subject to the approval of the City Council. Either party will be given the opportunity to submit their arguments before the City Council with regard to the Arbitrators “Finding of Facts,” prior to such approval.

F. Expenses for witnesses will be borne by the party who calls them.

G. The standard of review for the arbitrator is whether the City violated a specific term(s) of this Agreement, City Rule, Regulation or policy regarding working conditions.

H. If an arbitrability question exists, the arbitrator will determine the arbitrability question prior to hearing the formal presentations of the parties on the merits of the grievance.

## Section 7.07 General Provisions

A. Failure of the grievant to comply with the time limitations of this Article will render the grievance null and void. Failure by the City representative to timely respond under this Article will permit the grievance to be filed at the next level.

B. Time limits set forth in this Article may be extended by mutual agreement.

C. The processing of grievances filed and unresolved prior to the effective date of this Agreement may continue under the grievance procedure in effect at the time of initial filing.

D. No punitive action will be assessed against an employee for utilizing the grievance procedure.

E. The preparation of grievances will be on the employee’s personal time and not during working hours.

F. The parties may consolidate at any level grievances on similar issues.



DRAFT

G. Grievance records will be filed separately from an employee's personnel file and will be considered confidential.

H. A grievant may withdraw a grievance at any time. The grievant will not file any subsequent grievance on the same alleged incident.

I. A decision by the Association to submit a grievance to arbitration will automatically be a waiver of all other remedies except as provided otherwise by statute.

J. No individual City Council member may be approached concerning the grievance at any time the grievance is being processed.

K. In the event a grievant elects to represent themselves or is represented by someone other than provided by the Association, the Association will be notified of the nature and resolution of the grievance; provided however, that the names of employees and confidential information will not be disclosed. Notification of the employee's Association will be made within a reasonable time following the resolution of the grievance.

L. Organizational channels will be utilized at all times and participation in the grievance and the discussion of information related thereto will be limited to the parties to the grievance except when such other persons are identified and/or called as witnesses.

M. In the event of a disciplinary action of an employee involving a suspension, reduction in pay or demotion or termination where a pre-disciplinary hearing has already been held, Levels I through III of the grievance procedure will be eliminated and Levels IV and above will be utilized.

N. A group of employees may file one grievance rather than individual grievances as long as the following conditions are met:

1. Each employee in the "group" grievance is individually named.

2. The grievable matter is exactly the same for each employee cited in the grievance.

3. The City is not obligated to conduct grievance hearings or provide grievance responses to each individual, but only to one of the employees involved who represents the Association filing the grievance.

### Section 7.08 Authority of Third Party

Each issue decided by a third-party neutral will stand on its own merits and will not be used as a precedent by any other third party neutral in deciding any issue before them.

## Article VIII. Disciplinary Action

### Section 8.01 Definition

A. An employee may be disciplined for violation of policies, misconduct, or any other just cause. Discipline is defined as demotion, discharge, reduction-in-pay, and suspension of employees with regular status. Letters of reprimand, counseling memos, performance improvement plans, performance evaluations, and other related actions are not considered discipline for purposes of this article. This procedure applies to full-time employees with



DRAFT

regular status.

B. Probationary employees are excluded from the provisions of this article. These employees may be disciplined, but the requirements for notification and appeals do not apply. Procedures related to probationary employees are governed by Section 2.03.

C. All discipline will be administered consistent with FLSA requirements for exempt employees.

## Section 8.02 Notification and Appeal Procedure

A. The employee shall be given written notice of the City's intent to discipline. Such notice will contain the following information upon which the proposed action is based:

1. The reasons and the charges;

2. a statement of the events or circumstances;

3. written documentation or other related evidence; and

4. response rights.

B. The employee will be given the right, either orally or in writing, to respond to the Department Head. The employee will have 14 calendar days from the date the notice of disciplinary action is issued to complete the response.

C. The Department Head shall consider the information provided by the employee and make a final determination regarding discipline. The employee shall receive written notification of the final determination. The final disciplinary action will be implemented at that time.

D. The employee may appeal the discipline within 14 calendar days. The appeal must be filed with the Human Resources Department on or before the 14th day. The employee shall include the reason for the appeal and state whether they request the appeal with the City Manager or an Agency Head designated by the City Manager ("hearing officer") or with an outside arbitrator ("arbitrator").

E. The employee has the ability to choose whether the appeal will be heard with an internal hearing officer or an outside arbitrator. If the employee chooses the internal hearing officer, however, the City Manager may refer the disciplinary appeal to an outside arbitrator.

## Section 8.03 Arbitration Procedures

A. The appeal, whether heard by a hearing officer or an arbitrator shall be a full evidentiary hearing. The hearing officer chosen will have no or minimal prior knowledge of the case so that the hearing officer or arbitrator can act as a neutral and independent reviewer of the disciplinary action.

B. Appeals heard by a hearing officer shall be at no cost to the employee. The cost for appeals heard by an outside arbitrator, including the arbitrator, court reporter, unilateral withdrawal, postponement, or cancellation fees, shall be borne equally by the parties. Expenses for witnesses, other than City employees, however, shall be borne by the party who calls them. If the employee chooses the hearing officer option and the City exercises its right to use an outside arbitrator instead, the City will pay all arbitration costs.



DRAFT

C. Unless the specific language of the Agreement is in conflict, the appeal hearing shall be conducted in accordance with the City's Disciplinary Hearing Procedures.

D. The arbitrator shall be selected by mutual agreement of both parties. The hearing officer shall be the City Manager, or an Agency Head the City Manager designates.

E. Failure of the part of the City representative or employee to appear at the appeal hearing, without good cause, shall result in forfeiture of the case and, in the case of a hearing with an outside arbitrator, responsibility for payment of all costs of the arbitration.

F. A final decision of the hearing officer or arbitrator shall be made within 30 calendar days after the close of the hearing.

G. The hearing officer or arbitrator's decision shall be implemented unless either party requests the review of the City Council. Such a request to review must be made in writing to the Executive Director Human Resources / Risk Management within 30 calendar days after receipt of the decision. The City Council can adopt, modify, or reject the decision.

### Section 8.04 Written Rebuttals

A. Letters of reprimand, counseling memos, performance evaluations, performance improvement plans, and other similar written actions are not subject to the notification and appeal procedures in this article. Similarly, probationary discharge, probationary demotions, or other actions taken while an employee is on probation are not subject to the notification and appeal procedures in this article. However, an employee may prepare a written response to be placed in the personnel file along with the document. Such written rebuttal must be made within 30 days of receipt of the document.

## Article IX. ASSOCIATION MEMBERSHIP AND ACTIVITY

### Section 9.01 Release Time

A designated member of the Association may receive reasonable release time to represent another unit member in matters relative to working conditions. Such leave time shall be accommodated only after operational needs of the releasing department are met.

### Section 9.02 Records

The City shall provide via email the President of the Association a monthly list of all employees in the association, including the employee's classification title, seniority date within classification, work location, hire date, home address, personal email address (if available) and personal cell phone (if available).

### Section 9.03 New Employee Orientation

Provided there are new employees, the City typically conducts new employee orientation weekly. Once per quarter of the calendar year, the City shall release new unit members to attend an orientation session with the Association. During this orientation session, the Association will be allowed up to one (1) hour to meet with new members and to explain the rights and benefits under this Agreement. The Association and the City will mutually agree as to the date, time, and location of the orientation session at least 10 days prior to the session.

# Article X. GENERAL PROVISIONS

## Section 10.01 Personnel Files

A. The official personnel files will be located in and/or maintained by the Human Resources Department. The official personnel file shall consist of a physical file as well as a digital file within the City's Human Resources Information System. Personnel actions (e.g. discipline, promotions) will be based on documentation within such files.

B. Employees have the right to have access to and copies of any document in the physical version of their official personnel file. Employees may be charged for cost of duplication of any materials in the personnel file for which they request copies.

C. The City shall provide employees with secured online access to the digital version of their personnel file, which includes the ability to view and print records within the file. The ability to access the digital version of the personnel file is subject to internet availability and may be restricted by the software provider during reasonable periods for maintenance and/or required updates.

D. An employee will be provided with an initial copy of any document that will be placed in the official personnel file. An employee will have the right to respond in writing or personal interview to any information contained in the employee's personnel file. Such a reply will remain in the personnel file so long as the referenced document is in the file.

## Section 10.02 Overpayments, Recovery and Underpayments

In situations involving overpayment to an employee by the City, the employee shall be obliged to repay by payroll deduction the amount of overpayment. The repayment shall occur within the same time frame as the overpayment was received by the employee or sooner at the employee's discretion.

Either Human Resources or the Payroll Department shall provide written documentation showing the calculations of the overpayment to the employee. A meeting may be requested by the employee with the Payroll Department to review the documentation and to discuss the recovery schedule. The repayment schedule, biweekly repayment amount or alternative repayment method (including repayment from personal funds) will be documented in writing.

Extensions to the period for repayment of the overage or an alternative repayment method may be requested by the employee and are subject to the approval of the Executive Director of Finance or their designee. Extensions will be approved only in the case of extreme hardship, and the extended period for repayment will not be longer than one and one-half times as long as the overpayment period.

If the employee leaves employment prior to repayment of overage, the City shall recover the amount owed from the employee's final pay. If the amount owed is greater than the employee's final pay, the City shall initiate a collections process against the employee.

In situations involving underpayment to an employee by the City, the employee shall receive the balance due within the next pay period for which the adjustment can be made, following timely submission of appropriate documentation and necessary approval of the compensation change.

## Section 10.03 Direct Deposit and Electronic Pay Advice

A. Employees must make and maintain arrangements for direct deposit of their net paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements shall be made within one month.

B. In an extraordinary circumstances/event that an employee is unable to make arrangements for electronic fund transfer, the employee shall submit a request in writing to the Human Resources Agency to be considered for an exception. Human Resources shall review the request for the Direct Deposit Special Exemption and may request supporting documentation; the employee will be notified of the determination.

C. Any Direct Deposit Special Exemption granted may be reviewed periodically for continuation, subject to the approval of Human Resources / Risk Management Agency.

D. The electronic pay advice will be available for employees to view, save and print in the City's HRIS on the employee's pay day.

### Section 10.04 Separability

If any article or section of this Agreement is found to be in conflict with any statute or regulation of the United States or the State of California by a court of competent jurisdiction, such article or section will be deemed null and void and of no further effect. However, such articles and sections will be severable from the remainder of this Agreement, and all other provisions hereof shall continue in full force and effect.

### Section 10.05 Duration and Implementation

A. This Agreement will, upon ratification by both parties, become effective July 1, 2026, and remain in full force and effect up to and including June 30, 2027.

B. Each party will exercise its right to present bargaining proposals for a successor Agreement no earlier than 120 days prior to the expiration of the Agreement and no later than 90 days prior to the expiration of this Agreement.

## Article XI. FINAL SIGNATURES

All terms and conditions set forth in this agreement are hereby ratified and agreed upon the 1st day of July 2026.

| City of Ontario | | Association of Ontario Management Employees | |
|---|---|---|---|
| **Signature** | **Date** | **Signature** | **Date** |
| | | | |

| | | |
|---|---|---|
| | | |
| | | |

DRAFT

# APPENDIX A - SALARY GRADE TABLE

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Accounting Supervisor** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Administrative Officer** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Assistant City Engineer** | Step 1 | $92.68 | $16,064.53 |
| | Step 2 | $97.30 | $16,865.33 |
| | Step 3 | $102.18 | $17,711.20 |
| | Step 4 | $107.29 | $18,596.93 |
| | Step 5 | $112.64 | $19,524.27 |
| **Assistant Planning Director** | Step 1 | $87.54 | $15,173.60 |
| | Step 2 | $91.92 | $15,932.80 |
| | Step 3 | $96.51 | $16,728.40 |
| | Step 4 | $101.34 | $17,565.60 |
| | Step 5 | $106.41 | $18,444.40 |
| **Broadband Coordinator** | Step 1 | $54.98 | $9,529.87 |
| | Step 2 | $57.73 | $10,006.53 |
| | Step 3 | $60.61 | $10,505.73 |
| | Step 4 | $63.64 | $11,030.93 |
| | Step 5 | $66.79 | $11,576.93 |
| **Broadband Operations Manager** | Step 1 | $76.25 | $13,216.67 |
| | Step 2 | $80.04 | $13,873.60 |
| | Step 3 | $84.04 | $14,566.93 |
| | Step 4 | $88.23 | $15,293.20 |
| | Step 5 | $92.64 | $16,057.60 |
| **Building Manager** | Step 1 | $75.77 | $13,133.47 |
| | Step 2 | $79.56 | $13,790.40 |
| | Step 3 | $83.52 | $14,476.80 |
| | Step 4 | $87.67 | $15,196.13 |
| | Step 5 | $92.10 | $15,964.00 |
| **Business License Supervisor** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **City Auditor** | Step 1 | $65.59 | $11,368.93 |
| | Step 2 | $68.87 | $11,937.47 |
| | Step 3 | $72.29 | $12,530.27 |
| | Step 4 | $75.91 | $13,157.73 |
| | Step 5 | $79.70 | $13,814.67 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Communications and Community Relations Manager** | Step 1 | $71.96 | $12,473.07 |
| | Step 2 | $75.56 | $13,097.07 |
| | Step 3 | $79.33 | $13,750.53 |
| | Step 4 | $83.26 | $14,431.73 |
| | Step 5 | $87.47 | $15,161.47 |
| **Community Improvement Supervisor** | Step 1 | $51.59 | $8,942.27 |
| | Step 2 | $54.15 | $9,386.00 |
| | Step 3 | $56.86 | $9,855.73 |
| | Step 4 | $59.71 | $10,349.73 |
| | Step 5 | $62.70 | $10,868.00 |
| **Community Information Supervisor** | Step 1 | $49.63 | $8,602.53 |
| | Step 2 | $52.15 | $9,039.33 |
| | Step 3 | $54.74 | $9,488.27 |
| | Step 4 | $57.47 | $9,961.47 |
| | Step 5 | $60.34 | $10,458.93 |
| **Construction Project Manager** | Step 1 | $65.80 | $11,405.33 |
| | Step 2 | $69.03 | $11,965.20 |
| | Step 3 | $72.52 | $12,570.13 |
| | Step 4 | $76.12 | $13,194.13 |
| | Step 5 | $79.94 | $13,856.27 |
| **Customer Service Supervisor** | Step 1 | $49.63 | $8,602.53 |
| | Step 2 | $52.15 | $9,039.33 |
| | Step 3 | $54.74 | $9,488.27 |
| | Step 4 | $57.47 | $9,961.47 |
| | Step 5 | $60.34 | $10,458.93 |
| **Deputy Building Official** | Step 1 | $80.82 | $14,008.80 |
| | Step 2 | $84.86 | $14,709.07 |
| | Step 3 | $89.11 | $15,445.73 |
| | Step 4 | $93.56 | $16,217.07 |
| | Step 5 | $98.25 | $17,030.00 |
| **Deputy City Clerk/Records Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Deputy Fire Marshal** | Step 1 | $64.05 | $11,102.00 |
| | Step 2 | $67.27 | $11,660.13 |
| | Step 3 | $70.62 | $12,240.80 |
| | Step 4 | $74.16 | $12,854.40 |
| | Step 5 | $77.86 | $13,495.73 |
| **Economic Development Coordinator** | Step 1 | $54.98 | $9,529.87 |
| | Step 2 | $57.73 | $10,006.53 |
| | Step 3 | $60.61 | $10,505.73 |
| | Step 4 | $63.64 | $11,030.93 |
| | Step 5 | $66.79 | $11,576.93 |
| **Emergency Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **EMS Nurse** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Facilities Maintenance Superintendent** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Fire Communications Manager** | Step 1 | $65.49 | $11,351.60 |
| | Step 2 | $68.76 | $11,918.40 |
| | Step 3 | $72.20 | $12,514.67 |
| | Step 4 | $75.78 | $13,135.20 |
| | Step 5 | $79.58 | $13,793.87 |
| **Fire Protection Analyst** | Step 1 | $61.52 | $10,663.47 |
| | Step 2 | $64.59 | $11,195.60 |
| | Step 3 | $67.82 | $11,755.47 |
| | Step 4 | $71.21 | $12,343.07 |
| | Step 5 | $74.77 | $12,960.13 |
| **Fleet Services Superintendent** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Forensics Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Government Affairs Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Homeless Services Manager** | Step 1 | $75.93 | $13,161.20 |
| | Step 2 | $79.74 | $13,821.60 |
| | Step 3 | $83.70 | $14,508.00 |
| | Step 4 | $87.86 | $15,229.07 |
| | Step 5 | $92.30 | $15,998.67 |
| **Housing Manager** | Step 1 | $75.93 | $13,161.20 |
| | Step 2 | $79.74 | $13,821.60 |
| | Step 3 | $83.70 | $14,508.00 |
| | Step 4 | $87.86 | $15,229.07 |
| | Step 5 | $92.30 | $15,998.67 |
| **Integrated Waste Manager** | Step 1 | $67.46 | $11,693.07 |
| | Step 2 | $70.86 | $12,282.40 |
| | Step 3 | $74.39 | $12,894.27 |
| | Step 4 | $78.09 | $13,535.60 |
| | Step 5 | $82.02 | $14,216.80 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Integrated Waste Superintendent** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Internal Audit Manager** | Step 1 | $61.52 | $10,663.47 |
| | Step 2 | $64.59 | $11,195.60 |
| | Step 3 | $67.82 | $11,755.47 |
| | Step 4 | $71.21 | $12,343.07 |
| | Step 5 | $74.77 | $12,960.13 |
| **Investment and Treasury Officer** | Step 1 | $63.17 | $10,949.47 |
| | Step 2 | $66.31 | $11,493.73 |
| | Step 3 | $69.64 | $12,070.93 |
| | Step 4 | $73.11 | $12,672.40 |
| | Step 5 | $76.78 | $13,308.53 |
| **IT Manager** | Step 1 | $74.52 | $12,916.80 |
| | Step 2 | $78.24 | $13,561.60 |
| | Step 3 | $82.15 | $14,239.33 |
| | Step 4 | $86.26 | $14,951.73 |
| | Step 5 | $90.58 | $15,700.53 |
| **Library Services Manager** | Step 1 | $58.23 | $10,093.20 |
| | Step 2 | $61.13 | $10,595.87 |
| | Step 3 | $64.19 | $11,126.27 |
| | Step 4 | $67.38 | $11,679.20 |
| | Step 5 | $70.75 | $12,263.33 |
| **Municipal Services Manager** | Step 1 | $62.65 | $10,859.33 |
| | Step 2 | $66.01 | $11,441.73 |
| | Step 3 | $69.40 | $12,029.33 |
| | Step 4 | $72.77 | $12,613.47 |
| | Step 5 | $76.13 | $13,195.87 |
| **Museum, Arts and Culture Manager** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Parks & Street Maintenance Manager** | Step 1 | $67.46 | $11,693.07 |
| | Step 2 | $70.86 | $12,282.40 |
| | Step 3 | $74.39 | $12,894.27 |
| | Step 4 | $78.09 | $13,535.60 |
| | Step 5 | $82.02 | $14,216.80 |
| **Parks and Streets Maintenance Superintendent** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Performance and Optimization Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |

Actual rates will be calcualted by the City's payroll system.

| | | | |
|---|---|---|---|
| **Permit Services Supervisor** | Step 1 | $54.00 | $9,360.00 |
| | Step 2 | $56.70 | $9,828.00 |
| | Step 3 | $59.54 | $10,320.27 |
| | Step 4 | $62.52 | $10,836.80 |
| | Step 5 | $65.64 | $11,377.60 |
| **Plan Check Engineer** | Step 1 | $61.52 | $10,663.47 |
| | Step 2 | $64.59 | $11,195.60 |
| | Step 3 | $67.82 | $11,755.47 |
| | Step 4 | $71.21 | $12,343.07 |
| | Step 5 | $74.77 | $12,960.13 |
| **Police Communications Manager** | Step 1 | $65.49 | $11,351.60 |
| | Step 2 | $68.76 | $11,918.40 |
| | Step 3 | $72.20 | $12,514.67 |
| | Step 4 | $75.78 | $13,135.20 |
| | Step 5 | $79.58 | $13,793.87 |
| **Police Records Manager** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Principal Broadband Analyst** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Principal Construction Project Manager** | Step 1 | $76.25 | $13,216.67 |
| | Step 2 | $80.04 | $13,873.60 |
| | Step 3 | $84.04 | $14,566.93 |
| | Step 4 | $88.23 | $15,293.20 |
| | Step 5 | $92.64 | $16,057.60 |
| **Principal Engineer** | Step 1 | $78.76 | $13,651.73 |
| | Step 2 | $82.68 | $14,331.20 |
| | Step 3 | $86.84 | $15,052.27 |
| | Step 4 | $91.16 | $15,801.07 |
| | Step 5 | $95.71 | $16,589.73 |
| **Principal IT Analyst** | Step 1 | $67.73 | $11,739.87 |
| | Step 2 | $71.15 | $12,332.67 |
| | Step 3 | $74.69 | $12,946.27 |
| | Step 4 | $78.44 | $13,596.27 |
| | Step 5 | $82.34 | $14,272.27 |
| **Principal Planner** | Step 1 | $79.62 | $13,800.80 |
| | Step 2 | $83.58 | $14,487.20 |
| | Step 3 | $87.74 | $15,208.27 |
| | Step 4 | $92.13 | $15,969.20 |
| | Step 5 | $96.74 | $16,768.27 |
| **Project Manager** | Step 1 | $65.80 | $11,405.33 |
| | Step 2 | $69.03 | $11,965.20 |
| | Step 3 | $72.52 | $12,570.13 |
| | Step 4 | $76.12 | $13,194.13 |
| | Step 5 | $79.94 | $13,856.27 |

| | | | |
|---|---|---|---|
| **Purchasing Supervisor** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Recreation/Community Services Manager** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Revenue Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Senior Associate Civil Engineer** | Step 1 | $69.71 | $12,083.07 |
| | Step 2 | $73.20 | $12,688.00 |
| | Step 3 | $76.85 | $13,320.67 |
| | Step 4 | $80.69 | $13,986.27 |
| | Step 5 | $84.70 | $14,681.33 |
| **Senior Associate Engineer** | Step 1 | $69.71 | $12,083.07 |
| | Step 2 | $73.20 | $12,688.00 |
| | Step 3 | $76.85 | $13,320.67 |
| | Step 4 | $80.69 | $13,986.27 |
| | Step 5 | $84.70 | $14,681.33 |
| **Senior Economic Development Coordinator** | Step 1 | $60.50 | $10,486.67 |
| | Step 2 | $63.46 | $10,999.73 |
| | Step 3 | $66.67 | $11,556.13 |
| | Step 4 | $69.98 | $12,129.87 |
| | Step 5 | $73.49 | $12,738.27 |
| **Senior Financial Analyst** | Step 1 | $61.64 | $10,684.27 |
| | Step 2 | $64.71 | $11,216.40 |
| | Step 3 | $67.95 | $11,778.00 |
| | Step 4 | $71.34 | $12,365.60 |
| | Step 5 | $74.92 | $12,986.13 |
| **Senior Fire Business Analyst** | Step 1 | $60.75 | $10,530.00 |
| | Step 2 | $63.78 | $11,055.20 |
| | Step 3 | $66.97 | $11,608.13 |
| | Step 4 | $70.33 | $12,190.53 |
| | Step 5 | $73.83 | $12,797.20 |
| **Senior Landscape Architect** | Step 1 | $61.52 | $10,663.47 |
| | Step 2 | $64.59 | $11,195.60 |
| | Step 3 | $67.82 | $11,755.47 |
| | Step 4 | $71.21 | $12,343.07 |
| | Step 5 | $74.77 | $12,960.13 |
| **Senior Legislative Analyst** | Step 1 | $54.98 | $9,529.87 |
| | Step 2 | $57.73 | $10,006.53 |
| | Step 3 | $60.61 | $10,505.73 |
| | Step 4 | $63.64 | $11,030.93 |
| | Step 5 | $66.79 | $11,576.93 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Senior Management Analyst** | Step 1 | $55.06 | $9,543.73 |
| | Step 2 | $57.82 | $10,022.13 |
| | Step 3 | $60.70 | $10,521.33 |
| | Step 4 | $63.73 | $11,046.53 |
| | Step 5 | $66.89 | $11,594.27 |
| **Senior Network Engineer** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.11 | $12,152.40 |
| | Step 3 | $73.60 | $12,757.33 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.15 | $14,066.00 |
| **Senior Plan Check Engineer** | Step 1 | $68.89 | $11,940.93 |
| | Step 2 | $72.33 | $12,537.20 |
| | Step 3 | $75.96 | $13,166.40 |
| | Step 4 | $79.74 | $13,821.60 |
| | Step 5 | $83.72 | $14,511.47 |
| **Senior Planner** | Step 1 | $66.15 | $11,466.00 |
| | Step 2 | $69.47 | $12,041.47 |
| | Step 3 | $72.93 | $12,641.20 |
| | Step 4 | $76.57 | $13,272.13 |
| | Step 5 | $80.40 | $13,936.00 |
| **Senior Project Coordinator** | Step 1 | $49.51 | $8,581.73 |
| | Step 2 | $52.02 | $9,016.80 |
| | Step 3 | $54.61 | $9,465.73 |
| | Step 4 | $57.34 | $9,938.93 |
| | Step 5 | $60.19 | $10,432.93 |
| **Senior Project Manager** | Step 1 | $69.02 | $11,963.47 |
| | Step 2 | $72.48 | $12,563.20 |
| | Step 3 | $76.13 | $13,195.87 |
| | Step 4 | $79.92 | $13,852.80 |
| | Step 5 | $83.92 | $14,546.13 |
| **Senior Public Safety Business Analyst** | Step 1 | $60.75 | $10,530.00 |
| | Step 2 | $63.78 | $11,055.20 |
| | Step 3 | $66.97 | $11,608.13 |
| | Step 4 | $70.33 | $12,190.53 |
| | Step 5 | $73.83 | $12,797.20 |
| **Supervising Building Inspector** | Step 1 | $64.95 | $11,258.00 |
| | Step 2 | $68.16 | $11,814.40 |
| | Step 3 | $71.60 | $12,410.67 |
| | Step 4 | $75.17 | $13,029.47 |
| | Step 5 | $78.91 | $13,677.73 |
| **Supervising Public Works Inspector** | Step 1 | $64.82 | $11,235.47 |
| | Step 2 | $68.02 | $11,790.13 |
| | Step 3 | $71.46 | $12,386.40 |
| | Step 4 | $75.02 | $13,003.47 |
| | Step 5 | $78.75 | $13,650.00 |
| **Traffic/Transportation Manager** | Step 1 | $92.68 | $16,064.53 |
| | Step 2 | $97.30 | $16,865.33 |
| | Step 3 | $102.18 | $17,711.20 |
| | Step 4 | $107.29 | $18,596.93 |
| | Step 5 | $112.64 | $19,524.27 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Urban Forestry Superintendent** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.78 | $10,361.87 |
| | Step 3 | $62.77 | $10,880.13 |
| | Step 4 | $65.89 | $11,420.93 |
| | Step 5 | $69.19 | $11,992.93 |
| **Utilities Engineering Manager** | Step 1 | $92.68 | $16,064.53 |
| | Step 2 | $97.30 | $16,865.33 |
| | Step 3 | $102.18 | $17,711.20 |
| | Step 4 | $107.29 | $18,596.93 |
| | Step 5 | $112.64 | $19,524.27 |
| **Utilities Operations Assistant Manager** | Step 1 | $62.69 | $10,866.27 |
| | Step 2 | $65.81 | $11,407.07 |
| | Step 3 | $69.10 | $11,977.33 |
| | Step 4 | $72.57 | $12,578.80 |
| | Step 5 | $76.19 | $13,206.27 |
| **Utilities Operations Manager** | Step 1 | $71.94 | $12,469.60 |
| | Step 2 | $75.54 | $13,093.60 |
| | Step 3 | $79.29 | $13,743.60 |
| | Step 4 | $83.24 | $14,428.27 |
| | Step 5 | $87.41 | $15,151.07 |
| **Utilities Project Manager** | Step 1 | $63.95 | $11,084.67 |
| | Step 2 | $67.18 | $11,644.53 |
| | Step 3 | $70.51 | $12,221.73 |
| | Step 4 | $74.04 | $12,833.60 |
| | Step 5 | $77.75 | $13,476.67 |
| **Wastewater Compliance Manager** | Step 1 | $58.71 | $10,176.40 |
| | Step 2 | $61.63 | $10,682.53 |
| | Step 3 | $64.71 | $11,216.40 |
| | Step 4 | $67.93 | $11,774.53 |
| | Step 5 | $71.31 | $12,360.40 |
| **Water Production Manager** | Step 1 | $71.94 | $12,469.60 |
| | Step 2 | $75.54 | $13,093.60 |
| | Step 3 | $79.29 | $13,743.60 |
| | Step 4 | $83.24 | $14,428.27 |
| | Step 5 | $87.41 | $15,151.07 |
| **Water Quality and Production Control Manager** | Step 1 | $79.15 | $13,719.33 |
| | Step 2 | $83.09 | $14,402.27 |
| | Step 3 | $87.24 | $15,121.60 |
| | Step 4 | $91.59 | $15,875.60 |
| | Step 5 | $96.17 | $16,669.47 |
| **Water Quality Programs Manager** | Step 1 | $62.74 | $10,874.93 |
| | Step 2 | $65.86 | $11,415.73 |
| | Step 3 | $69.15 | $11,986.00 |
| | Step 4 | $72.59 | $12,582.27 |
| | Step 5 | $76.20 | $13,208.00 |
| **Water Resources Manager** | Step 1 | $78.76 | $13,651.73 |
| | Step 2 | $82.68 | $14,331.20 |
| | Step 3 | $86.84 | $15,052.27 |
| | Step 4 | $91.16 | $15,801.07 |
| | Step 5 | $95.71 | $16,589.73 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Water/Sewer Maintenance Manager** | Step 1 | $63.95 | $11,084.67 |
| | Step 2 | $67.18 | $11,644.53 |
| | Step 3 | $70.51 | $12,221.73 |
| | Step 4 | $74.04 | $12,833.60 |
| | Step 5 | $77.75 | $13,476.67 |

Actual rates will be calcualted by the City's payroll system.

# Compensation and Benefits Profile

For

# City of Ontario

# Confidential Groups

**July 1, 2026**

DRAFT

CITY OF ONTARIO SOUTHERN CALIFORNIA

**TABLE OF CONTENTS**

**ARTICLE I. ADMINISTRATION ..... 4**

SECTION 1.01 INTRODUCTION ..... 4
SECTION 1.02 PURPOSE OF PLAN ..... 5
SECTION 1.03 BENEFIT LEVEL STRUCTURE ..... 5
SECTION 1.04 DEFINITIONS ..... 5
SECTION 1.05 FLSA WORK WEEK ..... 5

**ARTICLE II. EMPLOYMENT PROVISIONS ..... 6**

SECTION 2.01 PROBATIONARY PERIOD ..... 6
SECTION 2.02 HOURS OF WORK ..... 7
SECTION 2.03 TRANSFERS AND JOB CHANGES ..... 7
SECTION 2.04 LAYOFF PROCEDURES ..... 8

**ARTICLE III. CLASSIFICATIONS ..... 9**

SECTION 3.01 NEW CLASSIFICATIONS ..... 9
SECTION 3.02 HIGHER CLASSIFICATION WORK ..... 9
SECTION 3.03 CLASSIFICATION REVIEW ..... 9
SECTION 3.04 CLASSIFICATION REVIEW/APPEAL ..... 10

**ARTICLE IV. COMPENSATION ..... 10**

SECTION 4.01 SALARY ..... 10
SECTION 4.02 PAY PLAN AND BENEFITS REVIEW ..... 12
SECTION 4.03 OVERTIME ..... 12
SECTION 4.04 COMPENSATORY TIME ..... 12
SECTION 4.05 SKILLS AND CERTIFICATIONS ..... 12
SECTION 4.06 SPECIAL ASSIGNMENT – RECORDING COMMISSION MEETINGS ..... 13
SECTION 4.07 ON-CALL DUTY ..... 13
SECTION 4.08 MERIT INCREASES ..... 14

**ARTICLE V. LEAVES – PAID AND UNPAID ..... 15**

SECTION 5.01 HOLIDAYS ..... 15
SECTION 5.02 VACATION (CONFIDENTIAL) ..... 16
SECTION 5.03 LEAVE CONVERSION (CONFIDENTIAL) ..... 17
SECTION 5.04 SICK LEAVE/RETAINED SICK LEAVE ..... 18
SECTION 5.05 ANNUAL LEAVE (SPECIALIZED CONFIDENTIAL/CONFIDENTIAL MANAGEMENT) ..... 19
SECTION 5.06 ANNUAL LEAVE CONVERSION (SPECIALIZED CONFIDENTIAL/CONFIDENTIAL MANAGEMENT) ..... 20
SECTION 5.07 PERSONAL LEAVE ..... 22
SECTION 5.08 MANAGEMENT LEAVE (SPECIALIZED CONFIDENTIAL / CONFIDENTIAL MANAGEMENT) ..... 22
SECTION 5.09 BEREAVEMENT LEAVE ..... 23
SECTION 5.10 FAMILY MEDICAL CARE LEAVES ..... 23
SECTION 5.11 CATASTROPHIC LEAVE ..... 24
SECTION 5.12 JURY DUTY ..... 25
SECTION 5.13 PAID FAMILY CARE LEAVE ..... 25
SECTION 5.14 REPRODUCTIVE LOSS LEAVE ..... 26
SECTION 5.15 SUBMITTING AND RECORDING OF LEAVE TIME (SPECIALIZED CONFIDENTIAL / CONFIDENTIAL MANAGEMENT) 26

**ARTICLE VI. BENEFITS ..... 27**

SECTION 6.01 HEALTH INSURANCE CONTRIBUTION ..... 27
SECTION 6.02 CITY CONTRIBUTIONS TO CAFETERIA PLAN BENEFITS ..... 27

DRAFT

SECTION 6.03 FLEXIBLE SPENDING ACCOUNTS ..... 29
SECTION 6.04 RETIREMENT ..... 29
SECTION 6.05 DEFERRED COMPENSATION ..... 30
SECTION 6.06 EMPLOYEE ASSISTANCE PROGRAM ..... 31
SECTION 6.07 CERTIFICATIONS/LICENSING & TRAINING ..... 31
SECTION 6.08 TUITION REIMBURSEMENT ..... 31

**ARTICLE VII. DISCIPLINARY PROCEDURE ..... 32**

SECTION 7.01 PROVISIONS ..... 32
SECTION 7.02 RESPONSE ..... 33
SECTION 7.03 APPEAL HEARINGS ..... 33
SECTION 7.04 GENERAL PROVISIONS ..... 34
SECTION 7.05 WRITTEN REBUTTALS ..... 34

**ARTICLE VIII. COMPLAINT/GRIEVANCE PROCEDURE ..... 34**

SECTION 8.01 DEFINITIONS ..... 34
SECTION 8.02 LEVEL I - INFORMAL REVIEW ..... 35
SECTION 8.03 LEVEL II – FORMAL ..... 35
SECTION 8.04 LEVEL III ..... 36
SECTION 8.05 LEVEL IV ..... 36
SECTION 8.06 LEVEL V – ARBITRATION ..... 36
SECTION 8.07 GENERAL PROVISIONS ..... 37
SECTION 8.08 AUTHORITY OF THIRD PARTY ..... 38

**ARTICLE IX. GENERAL PROVISIONS ..... 38**

SECTION 9.01 PERSONNEL FILES ..... 38
SECTION 9.02 OVERPAYMENTS, RECOVERY AND UNDERPAYMENTS ..... 39
SECTION 9.03 DIRECT DEPOSIT AND ELECTRONIC PAY ADVICE ..... 39
SECTION 9.04 SEVERABILITY ..... 40
SECTION 9.05 PEACEFUL PERFORMANCE OF CITY SERVICES ..... 40

**ARTICLE X. FINAL SIGNATURE ..... 40**

**Appendix A – Salary Grade Table**
**Appendix B – Grievance Form**

DRAFT

# Article I. ADMINISTRATION

## Section 1.01 Introduction

This document sets forth policies and procedures to follow in implementing and administering this program. The various sections and provisions of the Government Code, Municipal Code, Personnel Rules and Regulations, and the "Employment Policies" in the City's Online Policy Center in effect and applicable to Confidential, Specialized Confidential, and Confidential Management employees will remain in effect unless modified or superseded by provisions within this document.

This Compensation and Benefits Profile shall apply to employees in classifications identified as Confidential, Specialized Confidential, and Confidential Management and is a summary of benefits and compensation practices adopted by the City Council over the years on an on-going basis. Provisions within this document apply to all employees appointed to positions in the following classifications:

| CONFIDENTIAL CLASSIFICATIONS | |
|---|---|
| Accountant I | Accountant II |
| Accounts Payable Technician | Accounting Technician |
| Administrative Assistant to the City Council | Administrative Assistant |
| Community Information Specialist | Administrative Specialist - Confidential |
| Economic Development Specialist | Financial Analyst |
| Human Resources Coordinator | Human Resources Specialist |
| Human Resources Technician | IT Specialist |
| IT Technician | Management Analyst - Confidential |
| Management Assistant - Confidential | Office Assistant - Confidential |
| Office Specialist - Confidential | Payroll Coordinator |
| Payroll Technician | Police Personnel and Training Coordinator |
| Records Coordinator | Records Specialist |
| Risk Management Specialist | Senior Accountant |
| Senior Accounts Payable Technician | Senior Administrative Assistant |
| Senior Information Technology Specialist | Senior Performance and Optimization Analyst |
| Senior Records Specialist | Senior Systems Analyst |
| Systems Analyst | Systems Specialist |

| SPECIALIZED CONFIDENTIAL CLASSIFICATIONS | |
|---|---|
| Economic Development Analyst | Executive Assistant to the City Manager |
| Human Resources Analyst | Internal Auditor |
| Legislative Analyst | Risk Management Adjuster |
| Senior Internal Auditor | |

| CONFIDENTIAL MANAGEMENT CLASSIFICATIONS | |
|---|---|
| Principal Human Resources Agency Partner | Principal Risk Mngt / Benefits Agency Partner |

DRAFT

| | |
|---|---|
| Payroll Supervisor | Risk/Safety Manager |
| Safety Officer | Senior Human Resources Analyst |
| The following classifications apply when the incumbent employee is assigned as a member of the City's labor negotiations team: | |
| Administrative Officer | Senior Financial Analyst |
| Senior Management Analyst | |

## Section 1.02 Purpose of Plan

Confidential Employees are defined as City employees who are in positions privy to decisions of City Management affecting employer-employee relations or whose duties normally require access to confidential information. Such positions are not represented by an employee organization in accordance with Section 3507.5 of the Meyers-Milias-Brown Act.

## Section 1.03 Benefit Level Structure

There are three (3) divisions of employees within the Confidential Group. These three (3) divisions are identified as Specialized Confidential and Confidential Management, which includes classifications that are not eligible to receive overtime compensation (FLSA non-exempt); and Confidential, which includes classifications that are eligible to receive overtime compensation (non-FLSA identified in Section 1.01, Introduction).

## Section 1.04 Definitions

A. **Employee Unit** - The job classifications listed in Section 1.01, Introduction.

B. **Calendar Year** - The period of 12 consecutive months commencing on January 1st and ending on December 31st.

C. **Fiscal Year** - The period of 12 consecutive months commencing on July 1st and ending on June 30th.

D. **Day** - A 24-hour day beginning at 12:00 midnight and ending the following at 11:59 p.m.

E. **Regular Employee** - An employee who is scheduled to work on a full-time basis and has completed the probationary period.

F. **Probationary Employee** - A full-time employee who has not completed the probationary period.

G. **Working Day** - The working day is defined as the number of hours an employee is regularly scheduled to work each day. For example, an employee working a 5/8 schedule would have an eight-hour working day; an employee working a 9/80 schedule would have eight (8) nine-hour working days and one (1) eight-hour working day every two (2) weeks; an employee on a 4/10 work schedule would have a 10-hour working day; employees working a 5/9 schedule would have four (4) nine-hour work days and one (1) four-hour working day.

## Section 1.05 FLSA Work Week

The work week for all schedules shall begin on Sunday and end on Saturday. The City may adjust the work week definition for alternative work schedules and designate a fixed beginning and end time based on the employee's regularly assigned work schedule in compliance with the Fair Labor Standards Act.

The most common example of an alternative work schedule not using the Sunday through Saturday workweek is a 9/80 schedule. Four (4), nine-hour days per workweek and one alternating eight-hour day (flex day worked)/regular day off (flex day off). Employees assigned a 9/80 schedule have an FLSA workweek designated as beginning four hours into their alternating regular day off or eight-hour day. An example 9/80 schedule is below:

| | Fri | Sat | Sun | Mon | Tue | Wed | Thu | Fri | |
|---|---|---|---|---|---|---|---|---|---|
| Week 1 | | | | 9 | 9 | 9 | 9 | 4 | = 40 hours |
| Week 2 | 4 | | | 9 | 9 | 9 | 9 | | = 40 hours |
| TOTAL | | | | | | | | | = 80 hours |

# Article II. EMPLOYMENT PROVISIONS

## Section 2.01 Probationary Period

A. Objective

The probationary period is an integral part of the testing process utilized for closely observing the employee's work and the employee's adjustment within the organization. During the probationary period, the City shall coach and provide direction to the employee to assess the employee's adaptability to the City's work environment and whether they are fully qualified for employment in the classification

B. Length

1. An original appointment is defined as an appointment of a new hire, rehire, or temporary/part-time employee being appointed to a regular position. All original appointments shall be subject to a probationary period of 12 months.

2. A promotional appointment is defined as the appointment of a current full-time employee who is promoted into another full-time position. Promotional appointments for employees who have attained regular status in a prior classification shall be subject to a promotional probationary period of six (6) months. Promotional appointments for employees who have not attained regular status in a prior classification shall be subject to a probationary period of 12 months. Time served during a temporary promotion does not count toward the probationary period in the higher classification.

3. If a probationary employee is on leave for more than 30 consecutive calendar days during the probationary period, that employee's probationary period shall be

DRAFT

extended by the duration of the employee's consecutive leave. The Department Head may also extend an employee's probation by up to a total of six (6) months upon written notice delivered to the employee prior to the completion of the employee's probationary period.

C. Probationary Release

1. During the probationary period, an employee who has not yet attained regular status in any classification may be terminated from employment by the Department Head without cause and without right of appeal. Notification shall be in writing to the employee and may be given without advance notice.

2. Except in such situations where the employee is terminated for cause, an employee who is released while serving a probationary period after promotion shall be returned to the employee's previous classification provided the employee had regular status in that classification.

## Section 2.02 Hours of Work

A. **Work Schedules**

The City reserves the right to schedule work as required in a manner most advantageous to the City and consistent with the public interest and the requirements of municipal employment.

The City may revise work schedules from time to time. All schedule changes must take effect at the beginning of a pay period.

B. **Overtime**

The City reserves the right to schedule overtime work as required in a manner most advantageous to the City and consistent with the public interest and the requirements of municipal employment. The City further reserves the right to determine appropriate classification for overtime assignment, those qualified for assignment, and the ability to utilize employees within appropriate classifications from departments other than that requiring the overtime.

C. **Meal Time**

All employees are subject to the "Meal Time" policy found in Rule XXVI, "Hours of Work" of the Personnel Rules and Regulations.

D. **Breaks – Rest Periods**

All employees are subject to the "Breaks-Rest Periods" policy found in Rule XXVI, "Hours of Work" of the Personnel Rules and Regulations.

## Section 2.03 Transfers and Job Changes

A. A transfer is the movement of an individual from one department to another while remaining in the same classification with similar duties and responsibilities. A transfer within the employee's department or to another department may be initiated at any time by the City Manager upon the recommendations of the Department Heads concerned or to meet the needs of the City. All transfers must be within comparable classes, and no employee will



DRAFT

be transferred to a position for which the employee does not possess the minimum qualifications. A transfer shall not be used to circumvent the regulations surrounding promotion, demotion, advancement or reduction. If the employee being transferred has attained regular status in their classification, a new probationary period shall not be required. If a probationary employee is being transferred, the employee will be required to complete the probationary period based on the original end-of-probation date.

B. A job change is an employee's voluntary movement into another classification at the same salary range or within 1%. A downward movement to a salary range within 1% will not be considered a demotion as defined in the Personnel Rules and Regulations. A job change may be affected at any time by the City Manager upon request of the employee and recommendations of the Department Heads concerned, or to meet the needs of the City. An employee changing jobs must possess the minimum qualifications for the new classification. The probationary period requirement and return rights for job changes shall be the same as for promotions.

## Section 2.04 Layoff Procedures

A. The City Manager may layoff regular and probationary employees at any time for lack of work, lack of funds, or other changes that have taken place. The employee is to be given two weeks' notice before such a layoff is effective.

B. A demotion or transfer to another department may be made to prevent a layoff provided the employee is qualified by education and/or experience and is capable of performing the duties of the classification.

C. In the event of a layoff, those employees with the least service in the classification affected shall be laid off first and be placed on a "Recall List" and shall be eligible for recall for one year from the date of placement on the list; if a recall begins, the most senior employees laid off in the classifications required shall be recalled first. Strict application of seniority shall prevail unless exceptional circumstances occur. The order of layoff shall be:

1. Temporary employees in the affected classification shall be removed first.

2. Probationary employees in the affected classification shall be removed next.

3. Regular employees in the affected classification shall be subject to layoff next.

D. Exceptional circumstances may include the desirability of maintaining a balanced department or work unit and maintaining employees in the classification, department, or section who have the ability to perform the work available.

E. The employee scheduled to be laid off shall be entitled to displace to a position in a classification occupied by an incumbent with less overall City seniority (displacement seniority) provided it is in a position in which the employee formerly held a regular appointment, and is qualified by education and/or experience, and is capable of performing the duties of the classification. The employee with the least displacement seniority shall be displaced by the person scheduled for layoff. The employee displaced shall be considered to be laid off for the same reason as the person who displaced the employee, and shall in the same manner be eligible to displace to a position in a classification in which the

DRAFT

employee formerly held a regular appointment, is qualified by education and/or experience, and is capable of performing the duties of the classification.

F. Failure to return to work from layoff within 15 calendar days after notice to return by personal email (if available), certified or registered mail to the employee at the employee's last known address on file with the Human Resources / Risk Management Department or by personal delivery shall constitute the employee's waiver to return to work and eliminates any future re-employment responsibilities placed on the City.

# Article III. CLASSIFICATIONS

## Section 3.01 New Classifications

The Executive Director Human Resources / Risk Management shall periodically review new and existing city positions and recommend their inclusion in this group. Upon approval by the City Manager, such positions shall be considered as Confidential, Specialized Confidential, or Confidential Management.

## Section 3.02 Higher Classification Work

A. When an employee is assigned by the employee's Department Head to temporarily perform the duties of a position in a higher classification for more than 80 cumulative hours, the employee shall receive pay for working in the higher classification. The Department Head or designee shall determine and specifically assign, in writing, an employee to perform all of the significant duties of a higher classification.

B. The higher salary rate payable shall commence on the 81st working hour following the temporary assignment to the performance of all and only the duties of the higher classification. The higher rate of pay shall be defined as a five percent increase in pay or the minimum salary rate for the higher classification, whichever is greater, but not more than the maximum salary for the higher classification.

C. If the higher classification is in a different bargaining unit than the employee's regular classification, the employee would only receive the base salary change, not a change in benefits or unit.

D. Employees temporarily assigned to perform duties of the higher classification must meet the minimum qualification of the higher classification without any more supervision than another would be in the same job.

E. The assignment shall continue until the City no longer requires the employee to perform the duties of such assignment.

F. At the end of such assignment, the employee performing the temporary assignment shall be returned to the employee's original position and salary rate, inclusive of any merit increases the employee would have been entitled to in their original position.

## Section 3.03 Classification Review

A. An employee may request a classification review of the employee's position. Such request



DRAFT

shall be forwarded through the line of supervision to the Executive Director Human Resources / Risk Management.

B. An employee shall not submit a subsequent request prior to 18 months after completion of any previous classification review, unless the employee's position has undergone a considerable change in duties and responsibilities.

C. The employee shall be notified in writing of the classification review decision.

### Section 3.04 Classification Review/Appeal

A. An employee may appeal the decision of a classification review no later than 10 working days after such results have been provided to the employee. Such an appeal shall be filed with the Human Resources / Risk Management Department. The appeal shall include a detailed statement by the employee indicating the employee's reasons for disagreement with the classification review decision.

B. A designated individual in the Human Resources / Risk Management Department shall hold a meeting with the employee no later than 14 working days after the appeal is filed. The designated individual shall not be the same person who conducted the initial classification review. This individual shall respond in writing to the employee no later than 21 working days after meeting with the employee.

C. In the event the matter is not settled at the Human Resources / Risk Management Department level, the employee may appeal the decision to the City Manager within 10 working days from Human Resources' response. The City Manager shall review and respond to the appeal within 10 working days of such appeal. The City Manager's response shall be final.

D. These procedures shall represent the employee's singular appeal process and the City Manager's response shall not be subject to the arbitration provisions or any other provision of the grievance procedures in this Profile.

## Article IV. COMPENSATION

### Section 4.01 Salary

A. The following salary increases shall be implemented for employees covered by this Profile:

1. Effective July 12, 2026, employees within the unit will receive a 2% increase in base salary.

B. In addition to the increase provided in Section 4.01(A), effective July 12, 2026, the following classifications shall receive an additional base salary increase to equal the total base salary increase listed below. The corresponding compensation ranges will be adjusted by their respective percentages. Current incumbents in the classifications listed below shall retain their current step placement and progression start date.

DRAFT

| Classifications | Additional Base Salary Increase | Total Base Salary Increase |
|---|---|---|
| Administrative Assistant | 2.55% | 4.55% |
| Administrative Specialist -Confidential | 2.53% | 4.53% |
| Economic Development Analyst | 2.53% | 4.53% |
| Financial Analyst | 2.48% | 4.48% |
| Legislative Analyst | 2.50% | 4.50% |
| Management Analyst – Confidential | 2.53% | 4.53% |
| Management Assistant - Confidential | 2.53% | 4.53% |
| Office Assistant - Confidential | 2.53% | 4.53% |
| Office Specialist - Confidential | 2.53% | 4.53% |
| Safety Officer | 5.20% | 7.20% |
| Senior Administrative Assistant | 2.56% | 4.56% |
| Senior Human Resources Analyst | 5.20% | 7.20% |
| Senior Management Analyst - Confidential | 0.15% | 2.15% |

C. In addition to the increase provided in Section 4.01(A), effective July 12, 2026, the following compensation ranges shall be adjusted by the following percentages equal to the total range adjustment listed below.

| Classifications | Additional Range Adjustment | Total Range Adjustment |
|---|---|---|
| Human Resources Analyst | 10.28% | 12.28% |
| Risk Management Adjuster | 10.28% | 12.28% |
| Senior Information Technology Specialist | 10.24% | 12.24% |
| Systems Analyst | 10.24% | 12.24% |

Current incumbents in the classifications listed above shall be placed at a compensation step within their adjusted salary ranges consistent with the following schedule:

| | **Step** | **Step** | **Step** | **Step** | **Step** |
|---|---|---|---|---|---|
| Incumbent's Current Step | 1 | 2 | 3 | 4 | 5 |
| Adjusted Step of New Range | 1 | 1 | 2 | 3 | 4 |

An incumbent in the classifications included above who is eligible to move to a higher step in the salary range within ninety (90) days of the effective date will be advanced to that next step. Their adjustment to the new step in the range shall be based on this advanced step. For purposes of future salary advancement (merit increase), the employee's step progression date will reflect July 12, 2026. Employees at steps 2, 3, or 4 shall be eligible for a merit increase annually thereafter until they reach the top step of the salary range. Employees at step 1 shall be eligible for a merit increase to step 2 after 6 months.

DRAFT

D. Wages for the various classifications are set forth in Appendix "A." All non-exempt employees are paid on an hourly basis.

## Section 4.02 Pay Plan and Benefits Review

The City will perform a periodic review of benefit and salary levels within the job market to establish competitive benefits and salary levels. Such levels may be adjusted from time to time, with the budgetary approval of the City Council. An adjustment to salary ranges does not require a corresponding adjustment to individual employee pay rates.

## Section 4.03 Overtime

A. These provisions shall apply to Confidential employees who are designated as non-exempt. Specialized Confidential employees and Confidential Management employees are exempt pursuant to the FLSA and are not eligible to receive overtime compensation or compensatory time.

B. Overtime shall be paid for compensated hours over 40 in any one workweek or over the employee's regularly scheduled hours within the day at the rate of one and one-half (1½) times the base hourly rate. Employees on a 5/9 (i.e. 9/80) schedule shall be paid overtime for over 40 compensated hours in any one workweek or over nine hours in one day.

C. Those employees eligible to receive overtime compensation may receive pay or may elect to receive compensatory time off at a rate of time and one half (1½). However, if overtime is worked pursuant to a grant, and the grant requires that the overtime be compensated as pay, then the employee must receive pay and not compensatory time.

## Section 4.04 Compensatory Time

A. Compensatory time not taken as time off during the pay period it was earned shall be accrued for future use as compensated time off.

B. Employees may retain a balance of unused compensatory time not to exceed 240 hours at any given time.

C. Upon separation from the City, the employee shall be paid for any unused compensatory time.

D. Employees may also convert accrued compensatory time to salary as provided for in Section 5.03.

E. When an employee has accumulated the maximum allowable hours of compensatory time, no further compensatory time shall be accumulated, and the employee shall only be eligible for overtime pay in accordance with this Profile.

## Section 4.05 Skills and Certifications

A. Bilingual Pay

Employees who are routinely and consistently assigned to positions requiring communication skills in languages other than English shall be entitled to bilingual differential pay. Employees shall be compensated for bilingual pay at the rate of $100 per



DRAFT

pay period. Such differential shall apply regardless of the total time required for such translation. Employees in such positions must be certified as competent in translation skills by the Human Resources / Risk Management Department to be eligible for compensation.

Unit employees approved to receive bilingual pay may be required to translate at City Council meetings at the discretion of the City Manager or designee. Employees assigned to provide translation at the City Council meetings shall be compensated an additional $50 per meeting. To the extent legally permissible, this is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) – Bilingual Premium.

B. Notary Pay

Specified clerical and administrative support positions, which are determined to require notary duties and who obtain and maintain a notary public certificate from the State of California, shall receive additional compensation. Each regular employee who meets the eligibility requirements and is designated by the applicable Department Head and Human Resources / Risk Management Department to receive notary pay shall be compensated at the rate of $25 per pay period.

Employees receiving notary pay shall maintain their commission from the California Secretary of State. The City shall pay for the cost of necessary stamps, journals, supplies, and fees associated with State and/or County requirements, as applicable.

To the extent legally permissible, this is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(2) – Notary Pay.

## Section 4.06 Special Assignment – Recording Commission Meetings

A. Designated Confidential employees in clerical/administrative support classifications who are required to attend and take and transcribe meeting minutes for the Library Board of Trustees, Recreation and Parks Commission, Museum of History Trustees, Public Art Program Advisory Commission, and Planning Commission meetings after normal working hours, will receive Administrative Secretary Premium pay equaling 5% of the employee's base pay throughout the term of the assignment. The Agency or Department Head and the Executive Director Human Resources / Risk Management shall approve these assignments.

B. To the extent legally permissible, this is special compensation and shall be reported as such to CalPERS pursuant to Title 2 CCR, Section 571(a)(4) – Administrative Secretary Premium.

## Section 4.07 On-Call Duty

A. Employees in the classifications of Information Technology Technician, Senior Information Technology Specialist, and Information Technology Specialist shall be eligible to receive compensation for on-call duty. Employees assigned to be on call shall receive $50 per day for Mondays, Tuesdays, Wednesdays, and Thursdays, and $55 per day for Fridays, Saturdays, and Sundays.

B. The Department Head shall determine on-call eligibility for Information Technology



DRAFT

Technician, Senior Information Technology Specialists and Information Technology Specialists based on knowledge and abilities.

C. On-call employees are required to respond to call-outs within a reasonable period of time, depending on the nature of any particular call-out problem. To ensure a reasonable response time, on-call employees are required to be available by cellular phone. An on-call employee may exchange on-call duties with another employee receiving on-call pay, subject to prior approval of the immediate supervisors.

## Section 4.08 Merit Increases

Merit increases are administered in accordance with the City Personnel Rule XI, as repeated below (exclusive of Section D):

A. **Application of Rates**

Employees occupying a position in the City service shall be paid at the rate established for their position. All original appointments shall be made at the minimum wage for the position, except when, in the opinion of the City Manager, circumstances warrant appointment at a higher step.

B. **Anniversary Date**

Each employee's anniversary date will coincide with the employee's appointment to a new position in a different classification. All employees will retain their current anniversary dates until appointed to a new classification provided, however, that no employee shall receive more than one merit increase within any six-month period. Any employee who is within 90 days of eligibility for a merit raise at the time of promotion shall be entitled to an increase for the promotion and an increase for the merit step. All future increases while in that classification shall be in accordance with Section 4.08(C) below. The date of appointment shall be used to compute vacation, annual leave, sick leave, and retirement benefits.

The anniversary date of employees who take a leave of absence without pay for more than 60 continuous calendar days will be extended by the length of the absence from work over 60 days adjusted to the start of the nearest pay period.

C. **Advancements**

The advancement of an employee is not automatic, but the result of increased service value to the City. Service value shall be determined by recommendation of the Department Head, length of service, personal performance record, special training, and any other evidence that illustrates the desire of the employee to do a better job.

The five levels of advancement for each full-time and part-time position are granted according to the conditions outlined in Section 4.08(A) and 4.08(B) and the preceding paragraph. The merit increase effective date is the closest payroll period to the employee's anniversary date. The five levels of advancement are as follows:

Step 1 – Entrance level
Step 2 – After six months of service

Step 3 – After one year at Step 2
Step 4 – After one year at Step 3
Step 5 – After one year at Step 4

D. **Salary Upon Promotion**

An employee who is promoted shall be assigned to the lowest step of the new salary range, which allows an increase of approximately 5% over the employee's current salary at the time of promotion. The Agency Head may recommend to the Executive Director, Human Resources/Risk Management, the assignment to a higher salary step based on special circumstances. The date of promotion will establish a new salary review date, and the employee shall be eligible for the next merit increase in accordance with Section 4.08(C). The promotion date will be effective at the beginning of an established pay period.

# Article V. LEAVES – PAID AND UNPAID

## Section 5.01 Holidays

A. The following paid holidays shall be observed on the day specified:

| | |
|---|---|
| New Year's Day | January 1st |
| Martin Luther King's Birthday | 3rd Monday in January |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |
| Labor Day | 1st Monday in September |
| Columbus Day | 2nd Monday in October |
| Veterans' Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving | Day After 4th Thursday in November |
| Christmas Eve | December 24th |
| Christmas Day | December 25th |
| New Year's Eve | December 31st |

B. At the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use applicable accrued vacation, compensatory, annual leave, and/or management leave to cover this period of closure.

C. Any holiday listed in Section 5.01(A) which falls on a Sunday shall be observed on the following Monday.

D. Employees shall receive holiday compensation equal to their scheduled workday, not to exceed ten (10) hours per holiday.

E. Employees on an eight (8)-hour day work schedule shall receive eight (8) hours of holiday.

F. Employees on a 4/10 work schedule shall receive ten (10) hours of holiday.

DRAFT

G. Employees on a 9/80 work schedule shall receive compensation in accordance to their work schedule, as follows:

a. Employees shall receive the number of hours they were scheduled to work the day the holiday is observed (e.g. nine (9) or eight (8) hours).

b. If the holiday falls on the employee's regular scheduled or "flex" day off, the employee shall receive nine (9) hours.

H. Confidential employees having any holiday listed in Section 5.01(A) which falls on an employee's regular day off shall be compensated at the employee's option as compensatory time or pay at the rate of one hour for every hour of the regular schedule not to exceed ten (10) hours per holiday as provided in Section 5.01(D).

I. Specialized Confidential and Confidential Management employees having any holiday listed in Section 5.01(A) that falls on an employee's regular day off shall be compensated as accrued annual leave, not to exceed ten (10) hours per holiday, as provided in Section 5.01(D).

J. Employees shall not be eligible for holiday pay for any pay period for which the employee either:

a. Has an unapproved leave of absence during the pay period, or

b. is on a leave of absence without pay for the entire pay period.

## Section 5.02 Vacation (Confidential)

A. Confidential employees accumulate the following vacation hours in accordance with City service time. Confidential employees accrue vacation leave evenly over 26 pay periods each year as follows:

| CONFIDENTIAL EMPLOYEES | |
|---|---|
| **Years of Service** | **Vacation Leave Hours Earned Per Year** |
| 1 – 3 | 112 |
| 4 | 120 |
| 5 – 10 | 136 |
| 11 | 144 |
| 12 | 152 |
| 13 | 160 |
| 14 | 168 |
| 15 | 176 |
| 16+ | 192 |

B. Vacation shall be accrued based on paid hours on a pro-rated basis. For example, if a confidential employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory time off, holiday, vacation, bereavement, sick, personal, jury duty, catastrophic, paid family

care leave, military, and administrative leaves. It excludes amounts paid by any disability benefits, including short-term and long-term disability and workers' compensation.

## Section 5.03 Leave Conversion (Confidential)

A. Confidential employees' maximum accrual amount for vacation is 500 hours. Once the employee has a vacation accrual balance of 500 hours, no vacation hours will be accrued until the balance drops below 500 hours.

B. Unit employees wishing to participate in the voluntary leave conversion process must submit an irrevocable election form no later than December 15th of the preceding calendar year to convert the following hours to cash:

1. Accrued Vacation Hours: An amount that may not exceed the number of vacation hours the individual employee may accrue in the following calendar year.

2. Compensatory Time: An amount which may not exceed the projected number of compensatory time hours the individual employee may receive in the following calendar year.

C. The cash-out election is for hours to be accrued or received in the calendar year following submission of the irrevocable election form.

D. The total combined number of vacation and compensatory hours converted per calendar year shall not exceed 300 hours.

E. The payment shall be made via payroll, and employees may elect to receive the cash out in the first payday in June and/or the first payday in December, but the request must be submitted by December 15th of the year prior.

F. Employees who do not submit an irrevocable election form by December 15th will be deemed to have foregone participation in the optional vacation and/or compensatory time conversion salary program for the following calendar year.

G. In the event an employee has fewer hours in their vacation and compensatory bank at the time the cash-out is to be paid than they had previously elected to cash-out, the employee shall only be paid for up to the amount remaining in their vacation and compensatory bank at the time of the actual cash-out, less any minimum balances.

H. If an employee makes an irrevocable election to cash-out vacation and/or compensatory time in the following calendar year and uses such leave in that subsequent calendar year, the vacation and compensatory leave used will come from the vacation or compensatory leave the employee had earned (if any) prior to January 1st of the calendar year the employee has elected to cash-out. The employee's use of earned, but unused vacation and/or compensatory leave accumulated from previous calendar years shall not result in a reduction in the amount of vacation and/or compensatory hours the employee is eligible to cash-out.

I. Any conversion of vacation hours to cash shall not cause the employee's total amount of accrued vacation in their vacation leave bank to fall below a 40 hour minimum balance.



DRAFT

Cash-out of accumulated time shall be at the employee's option. Requests for cash-out are to be submitted in a manner prescribed by the City.

## Section 5.04 Sick Leave/Retained Sick Leave

A. Confidential employees accrue sick leave at the rate of 96 hours per calendar year, accrued evenly over 26 pay periods.

B. Specialized Confidential and Confidential Management employees may have retained sick leave ("sick leave") if the employee previously held a position that accrued sick leave and if the employee had a sick leave balance greater than 100 hours prior to promotion or transfer.

C. Employees may utilize any retained sick leave balance as paid leave for the diagnosis, care, or treatment of an existing health condition for, or the preventive care of, an employee or an employee's immediate family member. "Family member" for purposes of this policy includes spouses, registered domestic partners, children (regardless of age), parents (including step-parents and parents-in-law), grandparents, grandchildren, siblings, or a designated person. Employees may also use retained sick leave under this policy if they or a family member is a victim of a crime, including domestic violence, sexual assault, stalking, or for any other reason consistent with California law.

D. In addition, employees may utilize any retained sick leave balance for use as paid leave for:

   1. Death of an immediate family member as defined in Section 5.09; or

   2. Conversion to CalPERS Service Credit.

E. Confidential employees may use up to 48 hours of sick leave per calendar year for sickness within the employee's immediate family in accordance with California Labor Code Section 233 ("KinCare").

   1. Immediate family for this provision includes the following relationships relative to the employee: spouse; registered domestic partner; grandparent; grandchild; sibling; child (biological, foster, adopted, stepchild, legal ward, or child to whom the employee stands in loco parentis) the definition of child is applicable regardless of age or dependency status; parent (biological; foster; adoptive; stepparent; or legal guardian of the employee or the employee's spouse or registered domestic partner, or person who stood in loco parentis when the employee was a minor. If applicable, leave taken pursuant to this provision will be counted concurrently with other family leaves.

   2. Confidential employees must inform their supervisor when requesting the leave that the leave is being taken pursuant to this provision ("KinCare" leave).

F. Employees are not entitled to sick leave for illness or injury while also engaging in business or activity for monetary gain or other compensation that would conflict with the illness or injury for which the employee has been granted sick leave.

G. There shall be no limit on the amount of sick leave that may be accrued by an employee.

DRAFT

H. Sick leave shall not be taken as vacation or converted to salary at any time.

I. When an employee has been on sick leave, the City reserves the right to make any investigation of the illness it deems necessary, including requiring a doctor's certification. On the first day of illness, the employee must notify the department before the shift begins if the employee is to receive sick leave credit.

J. The first 24 hours or three (3) days of sick/retained sick leave or annual leave taken consistent with Section 5.04(C) during a calendar year shall be designated to comply with California Labor Code Sections 245-249 (Healthy Workplace/Healthy Family Act).

K. All determinations of sick leave use shall be made by the Department Head concerned, subject to the approval of the Executive Director Human Resources / Risk Management.

## Section 5.05 Annual Leave (Specialized Confidential/Confidential Management)

A. Specialized Confidential and Confidential Management employees accumulate annual leave hours. The purpose of annual leave is to provide these employees the ability to accrue time off for use in vacation, sick, and personal leave situations. Annual Leave shall not be used:

1. To extend retirement or separation date; or

2. for illness or injury arising from outside employment, for which the employee is receiving workers' compensation or disability payment from another employer.

B. Specialized Confidential employees accumulate the following annual leave hours in accordance with City service time. Employees accrue annual leave evenly over 26 pay periods each year as follows:

| SPECIALIZED CONFIDENTIAL | |
|---|---|
| **Years of Service** | **Annual Leave Hours Earned Per Year** |
| 1 – 3 | 170 |
| 4 | 178 |
| 5 – 10 | 194 |
| 11 | 202 |
| 12 | 210 |
| 13 | 218 |
| 14 | 226 |
| 15 | 234 |
| 16+ | 250 |

C. Confidential Management employees accumulate the following annual leave hours in accordance with City service time. Employees accrue annual leave evenly over 26 pay periods each year as follows:

| CONFIDENTIAL MANAGEMENT |
|---|

| Years of Service | Annual Leave Hours Earned Per Year |
|---|---|
| 1 – 3 | 192 |
| 4 | 200 |
| 5 - 8 | 216 |
| 9 - 10 | 224 |
| 11 | 232 |
| 12 | 240 |
| 13 | 248 |
| 14 | 256 |
| 15 | 264 |
| 16+ | 272 |

D. Annual Leave shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory time off, holiday, annual leave, management leave, bereavement, sick, personal, jury duty, catastrophic, paid family care leave, military, and administrative leaves. It excludes amounts paid by any disability benefits, including short-term and long-term disability and workers' compensation.

E. On the first day of an absence from work, the employee must notify the department before the shift begins if the employee is to receive annual leave credit.

## Section 5.06 Annual Leave Conversion (Specialized Confidential/Confidential Management)

A. The maximum amount of annual leave that may be accrued is 800 hours. Once the employee has an annual leave accrual balance of 800 hours, no annual leave hours will be accrued until the balance drops below 800 hours.

B. Conversion of Accumulated Vacation Leave and Sick Leave to Annual Leave

1. Each accumulated Vacation Leave hour will be converted to one (1) hour of Annual Leave for employees who become members of the Specialized Confidential or Confidential Management units due to promotion, transfer, or demotion.

2. Up to one hundred (100) hours of accumulated Sick leave will be converted at a rate of .6 hours to Annual Leave. Remaining accumulated sick leave hours for employees who become members of the Specialized Confidential or Confidential Management units due to promotion, transfer, or demotion will be retained only for use for the purposes described in Section 5.04 – Sick Leave/Retained Sick Leave.

C. Conversion of Accumulated Vacation Leave and Sick Leave to Compensation

1. Specialized Confidential and Confidential Management employees may convert a minimum of 8 hours and a maximum of 300 hours of annual leave and/or compensatory time twice each calendar year.

2. Unit employees wishing to participate in the voluntary leave conversion process must submit an irrevocable election form by no later than December 15th of the preceding calendar year to convert the following hours to cash:

    a. Accrued Annual Leave: An amount which may not exceed the number of annual leave hours the individual employee may accrue in the following calendar year.

    b. Compensatory Time: An amount which may not exceed the projected number of compensatory time hours the individual employee may receive in the following calendar year.

3. The cash-out election is for hours to be accrued or received in the calendar year following submission of the irrevocable election form.

4. The total combined number of vacation and compensatory hours converted per calendar year shall not exceed 300 hours.

5. The payment shall be made via payroll, and employees may elect to receive the cash out in the first payday in June and/or the first payday in December, but the request must be submitted by December 15th of the year prior.

6. Employees who do not submit an irrevocable election form by December 15th will be deemed as foregoing participation in the optional annual leave and/or compensatory time conversion salary program for the following calendar year.

7. Any conversion of annual leave hours to cash shall not cause the employee's total amount of accrued annual leave in their annual leave bank to fall below a 40 hour minimum balance. Cash-out of accumulated time shall be at the employee's option. Requests for cash-out are to be submitted in a manner prescribed by the City.

8. In the event an employee has fewer hours in their annual leave and compensatory bank at the time the cash-out is to be paid than they had previously elected to cash-out, the employee shall only be paid for up to the amount remaining in their annual leave and compensatory bank at the time of the actual cash-out, less any minimum balances.

9. If an employee makes an irrevocable election to cash-out annual leave and/or compensatory time in the following calendar year and uses such leave in that subsequent calendar year, the annual and compensatory leave used will come from the annual or compensatory leave the employee had earned (if any) prior to January 1st of the calendar year the employee has elected to cash-out. The employee's use of earned, but unused, annual and/or compensatory leave accumulated from previous calendar years shall not result in a reduction in the amount of annual and/or compensatory hours the employee is eligible to cash out.

10. An employee who experiences an unforeseen emergency may be permitted to make a new irrevocable election and/or to increase the amount of a previous election, subject to the same value that was permitted at the time the annual irrevocable election forms were due.

DRAFT

11. For these purposes, an “unforeseen emergency” means a financial hardship to the employee resulting from any of the following:

    a. Accident, illness, injury or death of the employee or an immediate family member. For this purpose, an “immediate family member” is restricted to a spouse, registered domestic partner, child/legal dependent, or parent; or

    b. Loss or extensive damage to the employee’s property due to casualty; or

    c. Other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the employee.

12. Whether an occurrence is an unforeseeable emergency shall be solely determined by the Executive Director Human Resources / Risk Management or designee.

## Section 5.07 Personal Leave

A. An employee may use any accrued annual leave, vacation and/or compensatory time, but no more than three (3) working days of sick leave per calendar year, as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at the time the request is made for:

    1. Bereavement leave for other than members of the employee's immediate family (immediate family is defined in Section 5.09(D));

    2. Personal court appearances when required to be present, except for jury duty and court appearances related to City business.

    3. Any other personal need requiring a leave during working hours when approved by the Department Head or the authorized department representative.

B. The employee shall provide no less than two (2) days written notice. Failure to provide such notice shall result in such leave to be taken without pay. The supervisor shall waive the two-day notice required, provided the employee can demonstrate an urgent and justifiable reason for not providing the required notice.

C. Personal leave shall be charged against any unused sick leave/retained sick leave, vacation, annual leave or compensatory time the employee has accumulated provided there is no conflict with the conditions outlined above. Additional leave may be authorized by the City Manager from any leave accrued or without pay.

## Section 5.08 Management Leave (Specialized Confidential / Confidential Management)

Effective July 12, 2026, the annual management leave accrual for Specialized Confidential and Confidential Management employees shall increase from forty (40) hours to fifty (50) hours. Hours will be credited to each employee the first full pay period ending in January. Employees hired or promoted into the Specialized Confidential or Confidential Management classifications after that date shall receive a prorated amount of such leave. Such leave may only be used as time off during the calendar year. Any remaining hours will not carry over to the following calendar

year. Such leave will not convert to compensation upon separation from employment. Employees may not use management leave to extend their retirement or separation date. Effective July 12, 2026, employees will be credited with ten (10) additional hours of management leave for use during the remainder of the 2026 calendar year.

## Section 5.09 Bereavement Leave

A. In the event of a death in the employee's immediate family, the employee shall be granted three (3) working days of paid bereavement leave. Such bereavement leave shall not be charged against any accrued sick leave, vacation, annual leave, management leave, or accrued compensatory time, or Family Care Leave. Employees shall be granted an additional two (2) working days of unpaid bereavement leave in the event of a death in the employee's immediate family. The employee may elect to use accrued time off, including accrued sick leave, vacation, annual leave, management leave, accrued compensatory time, or Paid Family Care Leave, to cover all or part of the unpaid portion of their bereavement leave.

B. A total of five (5) working days of paid bereavement leave shall be granted if there is a death in the immediate family outside the State boundaries or in excess of 250 miles from the employee's home. Such bereavement leave shall not be charged against the employee's accrued sick leave, vacation, annual leave, management leave, accrued compensatory time, or Family Care Leave.

C. Bereavement leave shall be completed within three (3) months of the date of death of the immediate family member. The days of bereavement leave need not be consecutive.

D. Immediate family for this provision is defined as the following relationships relative to the employee: child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling; or any other relationship included in the definition of "family member" in California Labor Code section 245.5 (4)(c) or successor legislation.

E. Employees shall be granted one (1) working day paid personal leave to attend the funeral of an aunt, uncle, cousin, niece, or nephew.

F. Employees may be provided release time by Department Heads to attend the funeral of deceased City employees without loss of pay.

G. Employees may be required to furnish evidence satisfactory to the City of the family member's death and the employee's relationship to the deceased family member.

## Section 5.10 Family Medical Care Leaves

A. Family Medical Leave shall be granted in accordance with the California Family Rights Act (CFRA) of 1991 and the Family and Medical Leave Act (FMLA) of 1993, and any modified provisions and interpreted regulations for those respective statutes.

B. Employees may utilize up to six (6) weeks of accrued sick leave for leaves of absence for

care of family members that fall under the provisions of the FMLA and CFRA. This sick leave shall be used prior to the unpaid leave provisions of FMLA and CFRA. Both paid and unpaid time during an approved FMLA/CFRA leave of absence shall run concurrently with FMLA/CFRA leave. Pregnancy Disability Leave shall run concurrently with any approved FMLA/CFRA leave.

C. Employees are required to use up to 80 hours per pay period of all eligible leave accruals or the number of hours for full integration if integrating with disability programs. Employees are not permitted to take time off without pay if eligible leave accruals are available. Eligible leave accruals for Confidential, Specialized Confidential, and Confidential Management employees include, but are not limited to, vacation, annual leave, management leave, and compensatory time for any purpose, and sick leave accruals if used for qualified medical, bereavement, or personal reasons as defined in this Article.

## Section 5.11 Catastrophic Leave

A. The City agrees to permit employees to contribute a portion of their accrued leave credit to another employee when such employee is on an approved leave of absence due to a verifiable illness or injury, caused by either physical or mental impairment. A statement from the employee's treating physician is required.

B. The City also agrees to permit employees to contribute a portion of their accrued vacation, annual leave and/or compensatory time to another employee when such an employee is on an approved leave of absence due to the verifiable illness or injury of the employee's spouse, domestic partner, parent or child. Sick Leave/Retained Sick Leave may not be donated.

C. All Catastrophic Leave transfers, are subject to the following conditions:

1. The Human Resources / Risk Management Department shall review all requests from the receiving employee to determine eligibility for catastrophic leave prior to the receiving employee or the employee's Department requesting donations.

2. Catastrophic illness or injury is defined as an unforeseen or sudden, unexpected illness or injury requiring immediate attention. Pregnancy is excluded from this provision; however, injuries or illnesses resulting from a pregnancy may be covered under this provision with a statement from the employee's treating physician as the final authority.

3. The receiving employee shall be on an approved continuous leave of absence for over 40 hours due to an illness or injury. A statement from the employee or the family member's treating physician is required.

4. The receiving employee has exhausted all accrued leave and is therefore facing financial hardship.

5. The total number of hours that can be donated to the receiving employee from all contributing employees combined shall not exceed 520 hours within 26 consecutive pay periods.

6. The donating employee must have at least 96 hours of vacation leave or annual leave

(for Specialized Confidential / Confidential Management) remaining after such donation, and the leave application rate shall be based on the donating employee's dollar value, which shall be adjusted proportionally to the receiving employee's rate.

7. The donations must be in whole-hour increments. The amount of the donation credited each pay period shall be in accordance with the receiving employee's needs. The donations are irrevocable and shall be indistinguishable from other leave credits belonging to the receiving employee. Donations shall be subject to all taxes required by law.

8. Donations shall be made on a Catastrophic Leave Form prescribed by the Human Resources / Risk Management Department.

## Section 5.12 Jury Duty

A. In the event an employee is duly summoned to any court during their scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant; the employee shall be released from the employee's regular duties with pay. Any fees for the performance of such service, excluding mileage or subsistence allowances, shall be remitted to the City.

B. Any employee called for jury duty in Rancho Cucamonga must return to work if dismissed before 3:00 pm. If the employee is called to San Bernardino, the employee must return to work if dismissed by 2:00 pm. Upon return from jury duty, the employee shall present a certificate of service to the employee's department.

C. This section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

## Section 5.13 Paid Family Care Leave

A. Each employee shall be granted paid time off not to exceed a total of forty (40) hours per calendar year, which may be used for parental leave, reproductive loss, and/or bereavement leave. Such Paid Family Care Leave shall not be charged against the employee's sick leave, vacation leave, or accrued compensatory time.

B. Paid Family Care Leave time may be used upon the birth or adoption of the employee's child or children. Any such leave must be taken within six (6) weeks before or after the estimated birth or adoption date and is subject to the department's established time off or leave of absence approval procedures. Such paid leave shall not exceed the employee's total available paid Family Care Leave.

C. Paid Family Care Leave time may be used for a reproductive loss event. "Reproductive loss event" means the day of or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. An employee may use time off following their own reproductive loss event or that of another person, such as a spouse or partner, if the employee would have been the parent of the child born or adopted. Paid leave days are not required to be used consecutively. Leave must be completed within three (3) months of the reproductive loss event. Such paid leave shall not exceed the employee's total available Paid Family Care Leave. Employees may

DRAFT

utilize unpaid reproductive loss leave as described in Section 5.14.

D. An employee requesting to use Paid Family Care Leave may be required to furnish evidence satisfactory to the City of the birth or adoption of the employee's child or children, the employee's relationship to the child or children, and/or the occurrence of a qualifying reproductive loss event.

E. Paid Family Care Leave time may be used for bereavement leave consistent with Section 5.09 (A).

F. Leave under Section 5.13 (B) will be considered as qualifying leave under the California Family Rights Act (CFRA) and Family Medical Leave Act (FMLA) and shall run concurrently with any entitled unpaid Family Leave (provided that the employee is deemed eligible for CFRA and/or FMLA). Unpaid Family Leave shall be granted in accordance with CFRA and FMLA and the interpreted regulations for those respective statutes.

## Section 5.14 Reproductive Loss Leave

A. In accordance with Section 12945.6 of the California Government Code, the City will grant employees up to five (5) days of unpaid leave following a "reproductive loss event" as defined in Section 5.13 (C), provided that the leave is taken within three (3) months of the event. If an employee experiences more than one reproductive loss event in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. The days off are not required to be consecutive.

B. The employee may elect to be unpaid or to use Paid Family Care Leave as provided in Section 5.13, or accrued time off, including sick time (retained sick time), vacation time, annual leave, or accrued compensatory time, to cover all or a portion of the unpaid portion of their reproductive loss leave.

## Section 5.15 Submitting and Recording of Leave Time (Specialized Confidential / Confidential Management)

A. It is recognized that in certain circumstances, the fulfillment of an employee's responsibilities requires longer or more irregular hours than usual. In such instances, a department may allow an employee the flexibility to attend to personal business away from work during normal work hours without requiring the use of accrued leave. Exercising this flexibility shall not amount to compensating the employee on an hour off for an hour worked basis.

B. Employees shall submit requests for time off for full or partial day absences to their immediate supervisor or manager with as much advance notice as possible. Authority to approve the request is at the sole discretion of the immediate supervisor or manager, based on the nature of the request and the department's operational demands.

C. Full-day absences: Employees are required to use their accrued time off (annual leave, retained sick leave, or management leave) for full-day absences.

D. Partial day absences: An employee's partial day absence(s) exceeding two hours will be charged to the employee's accumulated time off (annual leave, retained sick leave, or management leave) or taken as leave without pay. Absences of less than two hours will

not be charged to accumulated time off or charged as leave without pay. Employees with approved intermittent Family Medical Leave, California Family Rights Act, or other protected leave must record each hour not worked.

E. Employees are expected to complete their assigned duties regardless of their use of partial-day absences. Flexibility of employees' work hours may or may not be granted based on operational needs, including the need for supervisors to be available.

# Article VI. BENEFITS

## Section 6.01 Health Insurance Contribution

The City will contribute up to a maximum of $204.67 per month toward health insurance premiums for active Confidential and Specialized Confidential employees and retirees. The City will contribute up to a maximum of $300.00 per month toward health insurance premiums for active Confidential Management employees and retirees. These amounts are inclusive of the minimum statutory employer contribution under the Public Employees Medical and Hospital Care Act (PEMHCA) for active employees who choose to enroll in the City's medical plan.

## Section 6.02 City Contributions to Cafeteria Plan Benefits

A. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees to pay for pre-tax medical, dental and vision benefits.

B. Employees must enroll in a City offered medical insurance plan unless the employee satisfies conditions of the eligible opt out arrangement below. The City's lowest cost employee-only plan satisfies the Federal Poverty Line Safe Harbor under the Patient Protection and Affordable Care Act.

C. **City Contribution:** For Eligible Employees who enroll in coverage, the City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01 shall be as follows:

| Coverage Level | Confidential / Specialized Confidential | Confidential Management |
|---|---|---|
| Single Coverage | $765 | $765 |
| Two Party Coverage | $1,050 | $1,090 |
| Family Coverage | $1,335 | $1,380 |

For Eligible active employees who enroll in coverage, the monthly City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01, shall be based on the level of coverage selected by the employee, and equal to the corresponding Kaiser premium for the region in which the employee is enrolled and as reflected on the CalPERS monthly billing statement. Employees hired on or before December 31, 2017, selecting single party coverage shall receive a contribution of no less than $765 per month, or the applicable Kaiser premium for single party coverage, whichever is greater. Employees hired on or after January 1, 2018, selecting single party coverage shall receive a monthly contribution up to the Kaiser premium for single party coverage for the region in which the employee is enrolled.

DRAFT

For purposes of the Affordable Care Act's employer mandate, the amount of the lowest cost plan offered to the Eligible Employee is considered a Health Flex Contribution. A Health Flex Contribution cannot be cashed out or applied to other benefits.

After enrolling in the selected coverage, an Eligible Employee may take the remainder of the City's Contribution in cash. Only those Eligible Employees hired on or before December 31, 2017 enrolled in single level coverage may take the remainder of the City's contribution in cash as taxable compensation. If the Kaiser Plan single coverage exceeds $765, those employees selecting single coverage level, regardless of hire date, will no longer receive cash back from excess contributions.

D. **Cash-in-Lieu Option**: An employee will be eligible to receive cash-in-lieu of $573 per month if hired on or before August 31, 2004 or $420 per month if hired on or after September 1, 2004, instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied:

1. The employee signs a form attesting that the employee and the employee's Tax Family have Alternative Required Coverage for the Opt-Out Period, meeting the following definitions:

   a. Tax Family - all individuals for whom the employee intends to claim a personal exemption deduction for the taxable year or years that begin or end in or with the City's plan year to which the opt-out applies.

   b. Alternative Required Coverage - minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

   c. Opt-Out Period - the plan year to which the opt-out arrangement applies.

2. An employee must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee would like to receive cash in lieu.

3. The cash in lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee or a Tax Family member does not have such alternative coverage, or if the conditions in this Section 6.02(C) are not otherwise satisfied.

E. **Dental Insurance:** Employees who enroll in the City's dental plan shall receive an employer contribution up to the DPO basic plan premium for employee and dependents (in addition to the City Contribution described in this Section 6.02). Employees who do not enroll in the City dental plan will not receive employer contribution for dental premiums.

F. **Vision Insurance:** Employees who enroll in the City's vision plan shall receive an employer contribution up to the basic vision plan premium for employee and dependent coverage (in addition to the City Contribution described in this Section 6.02). Employees who do not enroll in the City vision plan will not receive employer contribution for vision premiums.

G. Eligible Employee Requirements

DRAFT

1. Employees must be full-time (i.e. scheduled for a minimum of 40 hours per week) and be in a paid status for a minimum of 15 hours per pay period to be eligible for the benefits of Section 6.02, unless the employee is receiving disability benefits. Paid status includes hours paid for: regular work time, compensatory time off, vacation, annual leave, management leave, bereavement leave, sick leave, retained sick leave, jury duty leave, catastrophic leave, paid parental leave, personal leave, paid military leave, administrative leave, and paid holidays.

    a. The City will continue its contributions toward the employee cafeteria plan and health insurance contributions for a leave of absence due to the employee's own illness or injury, not to exceed a total of 26 consecutive pay periods.

    b. If the leave of absence is not consecutive, the continuation of the contributions toward cafeteria plan benefits shall not exceed 26 pay periods total in an 18-month period.

    c. The employee is responsible for payment of any benefit cost above the applicable health allotment (City contribution) and any voluntary supplemental benefit plans during their leave period. If the employee fails to make timely payments, their benefits will be discontinued.

2. Employees who have leave balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability and workers' compensation payments.

H. Disability

The City assumes the full premium cost for the employee in the City-designated short and long-term disability programs.

I. Life and Accidental Death & Dismemberment Insurance

Employees shall be covered by the City's group term life insurance and accidental death and dismemberment (AD&D) insurance plan. The City will pay the premiums for life insurance coverage in the following amounts:

| Group | Basic Life Insurance | Accidental Death and Dismemberment (AD&D) |
|---|---|---|
| Confidential | $50,000 | $50,000 |
| Specialized Confidential | $51,000 | $54,000 |
| Confidential Management | $51,000 | $54,000 |

## Section 6.03 Flexible Spending Accounts

The City will offer Flexible Spending Accounts (FSA) to all unit employees. An FSA allows an employee to make pre-tax deductions for qualifying medical, dental, vision, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service Code.

## Section 6.04 Retirement



DRAFT

A. Classic Member

1. A classic member is defined as an employee who meets the definition of a "classic" member for purposes of retirement pension benefits in accordance with the Public Employees' Pension Reform Act of 2013. Generally, this includes employees that were hired before January 1, 2013 in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six (6) months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic CalPERS members shall be eligible for the 2.5% @ 55 Full and Modified Formula for Local Miscellaneous Members including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. All classic CalPERS members shall pay the employee's contribution of 8% percent as a pre-tax deduction to CalPERS.

B. New Member

1. A new member is defined as an employee who meets the definition of a "new" member for purposes of retirement pension benefits pursuant to the Public Employees' Pension Reform Act of 2013. Generally, this includes employees that were hired into a regular position on or after January 1, 2013, or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members including integration with Social Security.

3. The employee contribution for new members shall be one-half the normal cost, as determined by CalPERS. As of July 2013, the required employee contribution for new members is 6.25%. This amount will be adjusted periodically by CalPERS.

C. Optional Benefits for Classic and New Members

The City's contract with the Public Employees' Retirement System includes the following optional benefits for both classic and new members:

a. Section 20965 – Sick Leave Credit

b. Section 21024 – Military Service Credit

c. Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Disability

d. Section 21548 – Pre-Retirement Optional Settlement Death Benefit

## Section 6.05 Deferred Compensation

A. The City has established a Section 401(a) money purchase plan for employer deferred

DRAFT

compensation contributions. The monthly contribution for each group is as follows:

a) Confidential Management - $255 per month. Effective July 12, 2026, $289 per month

b) Specialized Confidential - $125 per month

c) Confidential - $75 per month

B. The contribution will be paid in equal bi-weekly installments during the first and second pay periods of the month.

C. Employees are eligible to voluntarily participate in a 457(b) deferred compensation plan as provided for in State and Federal Tax codes. Employees may contribute to the plan in accordance with plan provisions and subject to plan maximums.

## Section 6.06 Employee Assistance Program

The City shall continue to maintain an employee assistance program for all employees. Confidentiality regarding employee use of this program will be maintained in full compliance with State and Federal Regulations.

## Section 6.07 Certifications/Licensing & Training

A. Certifications / Licensing

When the City determines that a reclassification of a position requires the incumbent to obtain a specialized license or certificate, or if such a requirement is established for the position by a Federal or State agency during an employee's employment in the position, the City agrees to assume the cost for such certification or license. The City may pay directly or reimburse the employee if the employee presents proof of payment.

B. Employee Training

Any training or educational class approved by the employee's Agency/Department Head, that provides both the employee and the City with value, shall be considered as time worked. Value is defined as course material that is directly related to the employee's job if it aids the employee in handling the employee's present job better. This would include any class scheduled on an employee's regular day off.

## Section 6.08 Tuition Reimbursement

A. To encourage all unit employees to continue educational development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic courses that are determined to be job-related and subject to the following conditions:

1. Full-time, non-probationary employees are eligible.

2. The determination that the course is job-related shall be made by the employee's Department Head.



DRAFT

3. The course shall provide college-level credit from an accredited educational institution.

4. The employee is not eligible for assistance from any other source.

5. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

6. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

7. Classes shall not interfere with the employee's normal work hours.

8. Certification of completion of the course with a passing grade must be obtained and submitted within 60 calendar days after completion of the course.

9. The maximum reimbursement amount paid to an eligible Confidential Management employee shall not exceed $5,000 (five thousand) per calendar year. The maximum reimbursement amount paid to an eligible Confidential and Specialized Confidential employee shall not exceed $1,000 (one thousand) per calendar year.

B. Tuition reimbursement requests shall be submitted through the City's Human Resource Information System to the employee's Department Head for a determination that the course is job-related. After such a determination is made, the Department Head shall approve the request, and it will be routed to the Human Resources / Risk Management Department for processing. The Human Resources / Risk Management Department shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to the Human Resources / Risk Management Department. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

C. Acceptance of the tuition reimbursement acknowledges an obligation to repay the full amount if the employee's employment is voluntarily or involuntarily terminated (excluding death), within one (1) year of the reimbursement date. Employees may elect to deduct all or a portion of the repayment from their final compensation. Any remaining amount due must be remitted to the City by check within thirty (30) days of the employee's termination effective date.

# Article VII. DISCIPLINARY PROCEDURE

## Section 7.01 Provisions

A. An employee may be disciplined for policies, misconduct, or any other just cause. Discipline is defined as demotion, discharge, reduction-in-pay, and suspension of employees with regular status. Letters of reprimand, counseling memos, performance improvement plans, development plans, evaluations, and other related actions are not considered discipline for the purposes of this article.

B. The disciplinary procedure provides that the employee shall receive advance notice of the



DRAFT

proposed disciplinary action at least five (5) working days before the action is to be implemented. The notification time frame shall begin the day after the notice of the proposed disciplinary action is served. The notice shall include:

1. The specific grounds and particular facts upon which the proposed action is based; and

2. any materials, reports, or documents upon which the action is based.

## Section 7.02 Response

A. The employee shall have the right to respond to the proposed disciplinary action, orally or in writing, and shall have such responses considered by a reviewer of the proposed action. Such review/meeting shall be conducted by the Agency Head for the employee's department prior to the imposition of the disciplinary action. If the Agency Head is proposing the disciplinary action, an alternate City Agency Head shall conduct the review/meeting.

B. Following the review of the proposed action, the Executive Director Human Resources / Risk Management or designee shall serve on the employee, by personal email (if available), certified mail or personal delivery, a statement informing the employee of the results of the review. This statement shall inform the employee of the grounds for the decision and the acts or omissions which support the grounds. This statement shall also include the employee's appeal rights.

C. The employee shall have 14 calendar days to file an appeal with the Executive Director Human Resources / Risk Management or their designee.

## Section 7.03 Appeal Hearings

A. Within 14 calendar days after a serious disciplinary action is imposed, the employee shall have the right to appeal the disciplinary action. An independent Hearing Officer shall hear the appeal. Such appeal shall be conducted as an evidentiary hearing.

B. The Hearing Officer shall be selected from a list of names provided by the American Arbitration Association or the California State Mediation and Conciliation Service. The City and the appellant shall alternately delete names; the remaining name shall be selected as the Hearing Officer. As an alternative, the City and the appellant may mutually agree on the selection of a Hearing Officer. The Hearing Officer shall be selected within 15 calendar days after receiving the list of potential Hearing Officers.

C. The City and the appellant shall present written summaries of the issues to be considered, witnesses to be called, and any other materials to be considered by the Hearing Officer prior to the hearing. The City or the appellant may request that the hearing be recorded. The Hearing Officer shall notify the City and the appellant of the date, time, location, and estimated length of the hearing at least 10 calendar days prior to the hearing date. The Hearing Officer may require written closing statements at the close of the hearing, prior to the issuance of a decision. The time periods in this Section may be extended by mutual agreement of the City and the appellant.

D. After the hearing is completed, the Hearing Officer shall issue findings and a decision to overturn, modify, or uphold the disciplinary action. The Hearing Officer's decision shall be

DRAFT

issued within 30 days after the completion of the hearing and the submission of closing statements, if required. The City or the appellant may request that the Hearing Officer's decision be submitted to the City Council for review. Such a request must be made in writing to the Executive Director Human Resources / Risk Management within 30 calendar days after receipt of the decision. If submitted to the City Council for review, the City Council may overturn, modify, or uphold the Hearing Officer's decision. The City Council's decision shall be final.

E. The cost of the Hearing Officer's services shall be shared equally between the City and the appellant. Recording costs shall be borne by the requesting party or shared equally, if both parties request a recording of the hearing. The City and the appellant shall each be responsible for their own representation costs, witness expenses, or any other costs associated with the hearing.

F. If the appellant fails to attend a scheduled hearing or fails to submit their portion of the costs of the hearing, prior to the hearing, the appeal shall be considered abandoned. If the appeal is abandoned, there shall be no further administrative review or City Council review.

### Section 7.04 General Provisions

A. This disciplinary procedure should be used for all serious disciplinary actions which are normally considered (1) demotions, (2) discharges, (3) reductions in pay, and (4) suspensions.

B. The above procedure may be deviated from in circumstances where there is a need for immediate action. In such cases, an employee may be ordered off the job if the employee's conduct imperils the safety or welfare of the public, other employees, or said employee (e.g., drunkenness, violence, gross insubordination).

C. An employee shall have the right of representation when the employee reasonably anticipates that a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered.

### Section 7.05 Written Rebuttals

Letters of reprimand, counseling memos, performance improvement plans, development plans, evaluations and other related actions are not considered to the notification and appeal procedures in this article. Similarly, probationary discharge, probationary demotions, or other actions taken while an employee is on probation are not subject to the notification and appeal procedures in this article. However, an employee may prepare a written response to be placed in the employee's personnel file along with the document. Such written rebuttal must be made within 30 days of the receipt of the document.

## Article VIII. COMPLAINT/GRIEVANCE PROCEDURE

### Section 8.01 Definitions

A. **Complaint** - A concern of an employee, which arises from the application of a term of this document, existing City Rule(s), Regulation(s) or Policy (Policies) regarding working conditions.

B. **Grievance** - A written allegation by an employee that there has been a violation, misapplication, or misinterpretation of a specific term(s) of this document, existing City Rule(s), Regulation(s) or Policy (Policies) regarding working conditions.

C. **Grievant** - A regular or probationary employee, who alleges in a grievance that the employee has been directly wronged by a violation of a City Rule(s), Regulation(s) or Policy (Policies) regarding working conditions.

D. **Immediate Supervisor** - The appropriate supervisory or management person to whom the employee directly reports.

E. **Representative** - An employee or other person representing the grievant who, at the grievant's request, may be present at Levels I through IV.

F. **Respond and File** - Personal delivery, work or personal email, or deposit in the U.S. mail, postage prepaid. If mail delivery is used, it will be by certified, return receipt requested mail, and the certified receipt date will establish the date of response or filing. If work or personal email is used, the calendar date of the email sent will establish the date of response or filing. If personal delivery is used, the calendar date of delivery will establish the date of response or filing.

## Section 8.02 Level I - Informal Review

A. An employee will have the right to present a complaint and to have the complaint considered with the immediate supervisor no later than 15 working days after the event giving rise to the complaint, or no later than 15 working days after the employee knew or reasonably should have known of the event giving rise to the complaint.

B. Whenever possible, the employee and the employee's immediate supervisor will attempt to resolve the complaint informally.

C. The immediate supervisor will provide an answer to the employee no later than 14 working days after the employee presents the grievance. Such response will be provided orally.

D. A resolution of the complaint at the informal level will not be precedent setting.

## Section 8.03 Level II – Formal

A. If the complaint is not resolved through Level I informal discussions, the employee may file a Level II grievance with the Department Head no later than 10 working days after the response of the immediate supervisor at Level I. The grievant will state the following clearly and concisely on a grievance form provided by the City (Appendix B):

1. The specific term(s) of the document, City Rule, Regulation, or written policy regarding working conditions, which have been violated;

2. the action grieved, including names, dates, places, and times and how it violated a specific term(s) of this document, City Rule, Regulation, or policy regarding working conditions;

3. the remedy sought;

4. the name and classification of the grievant and the employee's signature;

5. the name of the representative, if any; and

6. the date of submission.

B. The Department Head will hold a meeting with the grievant and employee's representative, if any, at a mutually acceptable time and location no later than 10 working days after the receipt of the grievance. The Department Head will respond in writing to the grievant within 10 working days after the Level II meeting. The response will be accompanied by the original grievance and accompanying documentation.

## Section 8.04 Level III

A. In the event the grievance is not settled at Level II, the grievant may file the Level III grievance with the Agency Head no later than 10 working days after the Level II response. The grievant will include in the grievance a written statement indicating the reason that the proposed settlement at Level II was unsatisfactory. The Agency Head may hold a meeting with the grievant and the employee's representative, if any, at a mutually acceptable time and location. The Agency Head will respond to the grievant no later than 10 working days after receipt of the Level III grievance.

B. The grievant will present at Level III all issues and written evidence known or which could have been reasonably known. No additional issues may be presented by the grievant after Level III.

C. Amendments and/or modifications to the grievance will not be made by the grievant after the Level III filing date, except by mutual agreement. This provision does not preclude either party from presenting new evidence should either party discover it at a later date. Each party will make an effort to share evidence with each other upon discovery.

## Section 8.05 Level IV

A. In the event the grievance is not settled at Level III, the grievant may file a Level IV grievance with the City Manager no later than 10 working days after the receipt of the Level III response.

B. The City Manager or the City Manager's designee (acting with the full authority of the City Manager) may meet with the grievant at a mutually acceptable time and location within 10 working days of receipt of the written grievance. The City Manager or the City Manager's designee shall respond to the grievant no later than 10 working days after the meeting or 20 working days after receipt of the grievance at Level IV. The response will be accompanied by the original grievance and accompanying documentation.

C. If the grievance has not been settled at Level IV, then within 10 working days after receipt of the Level IV written decision or the expiration of the time limits for making such decision, the grievant may request arbitration by giving notice to that effect, by certified mail, return receipt requested, directed to the Executive Director Human Resources / Risk Management.

## Section 8.06 Level V – Arbitration

A. The arbitration procedure will be conducted in accordance with the rules of the American Arbitration Association or other procedures agreed upon by the parties.

B. The arbitrator will be selected using an alternate striking procedure [by mutual agreement of both parties] and a list of arbitrators submitted by the American Arbitration Association or any other mutually acceptable source, or the arbitrator may be selected by mutual agreement.

C. The cost of any arbitration proceeding will be divided equally between the City and the grievant.

D. Failure on the part of the City representative or grievant to appear in any case before an arbitrator, without good cause, will result in the forfeiture of the case and responsibility for payment of all costs of arbitration. "Good Cause" will be defined as a circumstance(s) beyond control of the party failing to appear. Any cancellation or postponement fee will be borne by the responsible party.

E. A final decision of award of the arbitrator will be made within 30 calendar days after the close of the hearing. Such decision or award will be subject to the review and approval of the City Council.

F. The cost of the arbitration services shall be shared equally by the parties. Any expenses for witnesses, however, shall be borne by the party who calls them.

G. The standard of review for the arbitrator is whether the City violated a specific term(s) of this document, City Rule, Regulation, or policy regarding working conditions.

H. If an arbitrability question exists, the arbitrator will determine the arbitrability question prior to hearing the formal presentations of the parties on the merits of the grievance.

## Section 8.07 General Provisions

A. Failure of the grievant to comply with the time limitations of this Article will render the grievance untimely and the grievance will not continue be processed at any Level. Failure by the City representative to timely respond under this Article will permit the grievance to be filed at the next level.

B. Time limits set forth in this Article may be extended by mutual agreement.

C. No punitive action or retaliation will be assessed against an employee for utilizing the grievance procedure.

D. Employees will be granted release time not to exceed one hour for the purpose of discussing a potential grievance with their representative or preparing for a grievance which has been filed at Level II. Such release time for pre-grievance consultation or grievance preparation is applicable per grievance and its scheduling will not interfere with departmental operations.

E. The parties may consolidate at any level grievances on similar issues.

F. Grievance records will be filed separately from an employee's personnel file and will be

considered confidential.

G. A grievant may withdraw a grievance at any time. The grievant will not file any subsequent grievance on the same alleged incident.

H. A decision by the grievant to submit a grievance to arbitration will automatically be a waiver of all other remedies except as provided otherwise by statute.

I. No individual City Council member may be approached concerning the grievance at any time the grievance is being processed.

J. Organizational channels will be utilized at all times and participation in the grievance and the discussion of information related thereto will be limited to the parties to the grievance except when such other persons are identified and/or called as witnesses.

K. A group of employees may file one grievance rather than individual grievances as long as the following conditions are met:

1. Each employee in the "group" grievance is individually named.

2. The grievable matter is exactly the same for each employee cited in the grievance.

3. The City is not obligated to conduct grievance hearings or provide grievance responses to each individual, but only to one of the employees involved who represents the Group filing the grievance.

L. The review of a proposed disciplinary action shall not be subject to these grievance procedures.

### Section 8.08 Authority of Third Party

Each issue decided by arbitration will stand on its own merits and will not be used as a precedent in deciding any future issue.

## Article IX. GENERAL PROVISIONS

### Section 9.01 Personnel Files

A. The official personnel files shall be located in and/or maintained by the Human Resources / Risk Management Department. The official personnel file shall consist of a physical file as well as a digital file within the City's Human Resources Information System. Personnel actions (i.e. discipline, promotions) will be based on documentation within such file.

B. Employees have the right to have access to, and obtain copies of, any document in the physical version of their official personnel file. Employees may be charged for cost of excessive duplication of any materials in the personnel file for which they request copies.

C. The City shall provide employees with secured online access to the digital version of their personnel file, which includes the ability to view and print records within the file. The ability to access the digital version of the personnel file is subject to internet availability and may



DRAFT

be restricted by the software provider during reasonable periods for maintenance and/or required updates.

D. An employee will be provided with an initial copy of any document, which will be placed in the official personnel file. An employee shall have the right to respond in writing or personal interview to any information contained in the employee's personnel file. Such a reply will remain in the personnel file so long as the referenced document is in the file.

## Section 9.02 Overpayments, Recovery and Underpayments

A. In situations involving overpayment to an employee by the City, the employee shall be obliged to repay by payroll deduction the amount of overpayment. The repayment shall occur within the same time frame the overpayment was received by the employee or sooner at the employee's discretion.

B. Either Human Resources / Risk Management, or the Payroll Department shall provide written documentation showing the calculations of the overpayment to the employee. A meeting may be requested by the employee with the Payroll Department to review the documentation and to discuss the recovery schedule. The repayment schedule, biweekly repayment amount, or alternative repayment method (including repayment from personal funds) will be documented in writing.

C. Extensions to the period for repayment of the overage or an alternative repayment method may be requested by the employee and are subject to the approval of the Executive Director of Finance or their designee. Extensions will be approved only in the case of extreme hardship, and the extended period for repayment will not be longer than one and one-half times as long as the overpayment period.

D. If the employee leaves employment prior to repayment of overage, the City shall recover the amount owed from the employee's final pay. If the amount owed is greater than the employee's final pay, the City shall initiate a collections process against the employee.

E. In situations involving underpayment to an employee by the City, the employee shall receive the balance due within the next pay period for which the adjustment can be made, following timely submission of appropriate documentation and necessary approval of the compensation change.

## Section 9.03 Direct Deposit and Electronic Pay Advice

A. Employees must make and maintain arrangements for direct deposit of their net paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements shall be made within one (1) month.

B. In an extraordinary circumstance/event that an employee is unable to make arrangements for electronic fund transfer, the employee shall submit a request in writing to the Human Resources / Risk Management Department to be considered for an exception. Human Resources / Risk Management shall review the request for the Direct Deposit Special Exemption and may request supporting documentation; and the employee will be notified of the determination.

C. Any Direct Deposit Special Exemption granted may be reviewed periodically for



DRAFT

continuation, subject to the approval of the Human Resources / Risk Management Department.

D. The electronic pay advice will be available for employees to view, save and print in the City's Human Resources Information System on the employee's pay day.

### Section 9.04 Severability

If any article or section of this Profile shall be found to be in conflict with any statute or regulation of the United States or the State of California by a court of competent jurisdiction, such article or section shall be deemed null and void and of no further effect. However, such articles and sections shall be severable from the remainder of this Profile, and all other provisions hereof shall continue in full force and effect.

### Section 9.05 Peaceful Performance of City Services

A. Employees shall not cause, condone, or participate in any strike, walk out, work stoppage, job action, slow down, speed up, sick out, refusal, or failure to faithfully perform assigned duties and responsibilities, withholding of services or other interference with City operations, including compliance with the request of any labor organizations to engage in any or all of the preceding activities.

B. In addition to any other lawful remedies for the disciplinary action available to the City, the City may invoke any and all remedies available to it under its Employer-Employee Relations Section of the Personnel Rules and Regulations.

## Article X. FINAL SIGNATURE

All terms and conditions set forth in this Profile are hereby effective the 1st day of July 2026. This Compensation and Benefits Profile supersedes all previous versions of this document.

_____ _____

Scott Ochoa Date
City Manager

DRAFT

# APPENDIX A - SALARY GRADE TABLE

**CONFIDENTIAL**

| Classification | Step | July 12, 2026 | |
|---|---|---|---|
| | | Hourly Rate | Monthly Rate |
| **Accountant I** | Step 1 | $42.10 | $7,297.33 |
| | Step 2 | $44.21 | $7,663.07 |
| | Step 3 | $46.44 | $8,049.60 |
| | Step 4 | $48.76 | $8,451.73 |
| | Step 5 | $51.16 | $8,867.73 |
| **Accounting Technician** | Step 1 | $35.31 | $6,120.40 |
| | Step 2 | $37.05 | $6,422.00 |
| | Step 3 | $38.91 | $6,744.40 |
| | Step 4 | $40.84 | $7,078.93 |
| | Step 5 | $42.90 | $7,436.00 |
| **Accounts Payable Technician** | Step 1 | $35.31 | $6,120.40 |
| | Step 2 | $37.05 | $6,422.00 |
| | Step 3 | $38.91 | $6,744.40 |
| | Step 4 | $40.84 | $7,078.93 |
| | Step 5 | $42.90 | $7,436.00 |
| **Administrative Assistant** | Step 1 | $35.67 | $6,182.80 |
| | Step 2 | $37.47 | $6,494.80 |
| | Step 3 | $39.31 | $6,813.73 |
| | Step 4 | $41.28 | $7,155.20 |
| | Step 5 | $43.34 | $7,512.27 |
| **Administrative Assistant to the City Council** | Step 1 | $47.36 | $8,209.07 |
| | Step 2 | $49.74 | $8,621.60 |
| | Step 3 | $52.20 | $9,048.00 |
| | Step 4 | $54.82 | $9,502.13 |
| | Step 5 | $57.52 | $9,970.13 |
| **Administrative Specialist - Confidential** | Step 1 | $39.22 | $6,798.13 |
| | Step 2 | $41.16 | $7,134.40 |
| | Step 3 | $43.24 | $7,494.93 |
| | Step 4 | $45.39 | $7,867.60 |
| | Step 5 | $47.67 | $8,262.80 |
| **Community Information Specialist** | Step 1 | $36.36 | $6,302.40 |
| | Step 2 | $38.14 | $6,610.93 |
| | Step 3 | $40.08 | $6,947.20 |
| | Step 4 | $42.07 | $7,292.13 |
| | Step 5 | $44.18 | $7,657.87 |
| **Database Administrator** | Step 1 | $65.01 | $11,268.40 |
| | Step 2 | $68.27 | $11,833.47 |
| | Step 3 | $71.69 | $12,426.27 |
| | Step 4 | $75.25 | $13,043.33 |
| | Step 5 | $78.99 | $13,691.60 |
| **Economic Development Analyst** | Step 1 | $47.86 | $8,295.73 |
| | Step 2 | $50.24 | $8,708.27 |
| | Step 3 | $52.76 | $9,145.07 |
| | Step 4 | $55.40 | $9,602.67 |
| | Step 5 | $58.17 | $10,082.80 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Economic Development Specialist** | Step 1 | $41.01 | $7,108.40 |
| | Step 2 | $43.07 | $7,465.47 |
| | Step 3 | $45.20 | $7,834.67 |
| | Step 4 | $47.47 | $8,228.13 |
| | Step 5 | $49.84 | $8,638.93 |
| **Financial Analyst** | Step 1 | $57.46 | $9,959.73 |
| | Step 2 | $60.32 | $10,455.47 |
| | Step 3 | $63.34 | $10,978.93 |
| | Step 4 | $66.53 | $11,531.87 |
| | Step 5 | $69.80 | $12,098.67 |
| **Human Resources Coordinator** | Step 1 | $42.99 | $7,451.60 |
| | Step 2 | $45.13 | $7,822.53 |
| | Step 3 | $47.37 | $8,210.80 |
| | Step 4 | $49.75 | $8,623.33 |
| | Step 5 | $52.23 | $9,053.20 |
| **Human Resources Specialist** | Step 1 | $36.36 | $6,302.40 |
| | Step 2 | $38.14 | $6,610.93 |
| | Step 3 | $40.08 | $6,947.20 |
| | Step 4 | $42.07 | $7,292.13 |
| | Step 5 | $44.18 | $7,657.87 |
| **Human Resources Technician** | Step 1 | $38.97 | $6,754.80 |
| | Step 2 | $40.92 | $7,092.80 |
| | Step 3 | $42.96 | $7,446.40 |
| | Step 4 | $45.11 | $7,819.07 |
| | Step 5 | $47.37 | $8,210.80 |
| **IT Specialist** | Step 1 | $41.01 | $7,108.40 |
| | Step 2 | $43.07 | $7,465.47 |
| | Step 3 | $45.20 | $7,834.67 |
| | Step 4 | $47.47 | $8,228.13 |
| | Step 5 | $49.84 | $8,638.93 |
| **IT Technician** | Step 1 | $36.91 | $6,397.73 |
| | Step 2 | $38.75 | $6,716.67 |
| | Step 3 | $40.67 | $7,049.47 |
| | Step 4 | $42.70 | $7,401.33 |
| | Step 5 | $44.84 | $7,772.27 |
| **Management Analyst - Confidential** | Step 1 | $47.86 | $8,295.73 |
| | Step 2 | $50.24 | $8,708.27 |
| | Step 3 | $52.76 | $9,145.07 |
| | Step 4 | $55.40 | $9,602.67 |
| | Step 5 | $58.17 | $10,082.80 |
| **Office Assistant - Confidential** | Step 1 | $24.82 | $4,302.13 |
| | Step 2 | $26.06 | $4,517.07 |
| | Step 3 | $27.37 | $4,744.13 |
| | Step 4 | $28.72 | $4,978.13 |
| | Step 5 | $30.16 | $5,227.73 |
| **Office Specialist - Confidential** | Step 1 | $29.97 | $5,194.80 |
| | Step 2 | $31.49 | $5,458.27 |
| | Step 3 | $33.06 | $5,730.40 |
| | Step 4 | $34.68 | $6,011.20 |
| | Step 5 | $36.41 | $6,311.07 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Payroll Coordinator** | Step 1 | $45.24 | $7,841.60 |
| | Step 2 | $47.51 | $8,235.07 |
| | Step 3 | $49.88 | $8,645.87 |
| | Step 4 | $52.38 | $9,079.20 |
| | Step 5 | $54.97 | $9,528.13 |
| **Payroll Technician** | Step 1 | $38.97 | $6,754.80 |
| | Step 2 | $40.92 | $7,092.80 |
| | Step 3 | $42.96 | $7,446.40 |
| | Step 4 | $45.11 | $7,819.07 |
| | Step 5 | $47.37 | $8,210.80 |
| **Personnel and Training Coordinator** | Step 1 | $38.97 | $6,754.80 |
| | Step 2 | $40.92 | $7,092.80 |
| | Step 3 | $42.96 | $7,446.40 |
| | Step 4 | $45.11 | $7,819.07 |
| | Step 5 | $47.37 | $8,210.80 |
| **Records Coordinator** | Step 1 | $38.83 | $6,730.53 |
| | Step 2 | $40.77 | $7,066.80 |
| | Step 3 | $42.80 | $7,418.67 |
| | Step 4 | $44.95 | $7,791.33 |
| | Step 5 | $47.18 | $8,177.87 |
| **Records Specialist** | Step 1 | $29.97 | $5,194.80 |
| | Step 2 | $31.47 | $5,454.80 |
| | Step 3 | $33.02 | $5,723.47 |
| | Step 4 | $34.66 | $6,007.73 |
| | Step 5 | $36.41 | $6,311.07 |
| **Risk Management Specialist** | Step 1 | $36.36 | $6,302.40 |
| | Step 2 | $38.14 | $6,610.93 |
| | Step 3 | $40.08 | $6,947.20 |
| | Step 4 | $42.07 | $7,292.13 |
| | Step 5 | $44.18 | $7,657.87 |
| **Senior Accountant** | Step 1 | $48.88 | $8,472.53 |
| | Step 2 | $51.33 | $8,897.20 |
| | Step 3 | $53.90 | $9,342.67 |
| | Step 4 | $56.58 | $9,807.20 |
| | Step 5 | $59.40 | $10,296.00 |
| **Senior Accounts Payable Technician** | Step 1 | $37.23 | $6,453.20 |
| | Step 2 | $39.09 | $6,775.60 |
| | Step 3 | $41.20 | $7,141.33 |
| | Step 4 | $43.11 | $7,472.40 |
| | Step 5 | $45.24 | $7,841.60 |
| **Senior Administrative Assistant** | Step 1 | $39.25 | $6,803.33 |
| | Step 2 | $41.20 | $7,141.33 |
| | Step 3 | $43.24 | $7,494.93 |
| | Step 4 | $45.42 | $7,872.80 |
| | Step 5 | $47.67 | $8,262.80 |
| **Senior Information Technology Specialist** | Step 1 | $51.40 | $8,909.33 |
| | Step 2 | $53.98 | $9,356.53 |
| | Step 3 | $56.66 | $9,821.07 |
| | Step 4 | $59.50 | $10,313.33 |
| | Step 5 | $62.46 | $10,826.40 |

Actual rates will be calcualted by the City's payroll system.

| | | | |
|---|---|---|---|
| **Senior Performance and Optimization Analyst** | Step 1 | $60.74 | $10,528.27 |
| | Step 2 | $63.81 | $11,060.40 |
| | Step 3 | $66.96 | $11,606.40 |
| | Step 4 | $70.33 | $12,190.53 |
| | Step 5 | $73.83 | $12,797.20 |
| **Senior Records Specialist** | Step 1 | $35.33 | $6,123.87 |
| | Step 2 | $37.08 | $6,427.20 |
| | Step 3 | $38.93 | $6,747.87 |
| | Step 4 | $40.88 | $7,085.87 |
| | Step 5 | $42.91 | $7,437.73 |
| **Senior Systems Analyst** | Step 1 | $60.76 | $10,531.73 |
| | Step 2 | $63.82 | $11,062.13 |
| | Step 3 | $67.00 | $11,613.33 |
| | Step 4 | $70.34 | $12,192.27 |
| | Step 5 | $73.84 | $12,798.93 |
| **Systems Analyst** | Step 1 | $51.40 | $8,909.33 |
| | Step 2 | $53.98 | $9,356.53 |
| | Step 3 | $56.66 | $9,821.07 |
| | Step 4 | $59.50 | $10,313.33 |
| | Step 5 | $62.46 | $10,826.40 |
| **Systems Specialist** | Step 1 | $41.01 | $7,108.40 |
| | Step 2 | $43.07 | $7,465.47 |
| | Step 3 | $45.20 | $7,834.67 |
| | Step 4 | $47.47 | $8,228.13 |
| | Step 5 | $49.84 | $8,638.93 |

**CONFIDENTIAL MANAGEMENT**

| | | July 12, 2026 | |
|---|---|---|---|
| **Classification** | **Step** | **Hourly Rate** | **Monthly Rate** |
| **Administrative Officer - Confidential** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.12 | $12,154.13 |
| | Step 3 | $73.61 | $12,759.07 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.16 | $14,067.73 |
| **Payroll Supervisor** | Step 1 | $56.95 | $9,871.33 |
| | Step 2 | $59.79 | $10,363.60 |
| | Step 3 | $62.78 | $10,881.87 |
| | Step 4 | $65.90 | $11,422.67 |
| | Step 5 | $69.19 | $11,992.93 |
| **Principal Human Resources Agency Partner** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.12 | $12,154.13 |
| | Step 3 | $73.61 | $12,759.07 |
| | Step 4 | $77.31 | $13,400.40 |
| | Step 5 | $81.16 | $14,067.73 |
| **Risk Manager** | Step 1 | $66.75 | $11,570.00 |
| | Step 2 | $70.36 | $12,195.73 |
| | Step 3 | $73.95 | $12,818.00 |
| | Step 4 | $77.57 | $13,445.47 |
| | Step 5 | $81.16 | $14,067.73 |

Actual rates will be calcualted by the City's payroll system.

| | | | |
|---|---|---|---|
| **Safety Officer** | Step 1 | $59.39 | $10,294.27 |
| | Step 2 | $62.59 | $10,848.93 |
| | Step 3 | $65.78 | $11,401.87 |
| | Step 4 | $68.97 | $11,954.80 |
| | Step 5 | $72.16 | $12,507.73 |
| **Senior Financial Analyst - Confidential** | Step 1 | $61.64 | $10,684.27 |
| | Step 2 | $64.71 | $11,216.40 |
| | Step 3 | $67.96 | $11,779.73 |
| | Step 4 | $71.34 | $12,365.60 |
| | Step 5 | $74.92 | $12,986.13 |
| **Senior Human Resources Analyst** | Step 1 | $59.39 | $10,294.27 |
| | Step 2 | $62.37 | $10,810.80 |
| | Step 3 | $65.48 | $11,349.87 |
| | Step 4 | $68.75 | $11,916.67 |
| | Step 5 | $72.16 | $12,507.73 |
| **Senior Management Analyst - Confidential** | Step 1 | $55.06 | $9,543.73 |
| | Step 2 | $57.82 | $10,022.13 |
| | Step 3 | $60.70 | $10,521.33 |
| | Step 4 | $63.74 | $11,048.27 |
| | Step 5 | $66.89 | $11,594.27 |

**SPECIALIZED CONFIDENTIAL**

| | | **July 12, 2026** | |
|---|---|---|---|
| **Classification** | **Step** | **Hourly Rate** | **Monthly Rate** |
| **Executive Assistant to the City Manager** | Step 1 | $70.23 | $12,173.20 |
| | Step 2 | $73.73 | $12,779.87 |
| | Step 3 | $77.42 | $13,419.47 |
| | Step 4 | $81.28 | $14,088.53 |
| | Step 5 | $85.33 | $14,790.53 |
| **Human Resources Analyst** | Step 1 | $56.57 | $9,805.47 |
| | Step 2 | $59.40 | $10,296.00 |
| | Step 3 | $62.37 | $10,810.80 |
| | Step 4 | $65.45 | $11,344.67 |
| | Step 5 | $68.72 | $11,911.47 |
| **Internal Auditor** | Step 1 | $49.25 | $8,536.67 |
| | Step 2 | $51.72 | $8,964.80 |
| | Step 3 | $54.28 | $9,408.53 |
| | Step 4 | $57.00 | $9,880.00 |
| | Step 5 | $59.85 | $10,374.00 |
| **Legislative Analyst** | Step 1 | $47.85 | $8,294.00 |
| | Step 2 | $50.23 | $8,706.53 |
| | Step 3 | $52.75 | $9,143.33 |
| | Step 4 | $55.38 | $9,599.20 |
| | Step 5 | $58.15 | $10,079.33 |
| **Risk Management Adjuster** | Step 1 | $53.89 | $9,340.93 |
| | Step 2 | $56.57 | $9,805.47 |
| | Step 3 | $59.40 | $10,296.00 |
| | Step 4 | $62.37 | $10,810.80 |
| | Step 5 | $65.48 | $11,349.87 |

Actual rates will be calcualted by the City's payroll system.

# APPENDIX A - SALARY GRADE TABLE

| | | | |
|---|---|---|---|
| **Senior Community Information Specialist** | Step 1 | $45.24 | $7,841.60 |
| | Step 2 | $47.51 | $8,235.07 |
| | Step 3 | $49.88 | $8,645.87 |
| | Step 4 | $52.38 | $9,079.20 |
| | Step 5 | $54.97 | $9,528.13 |
| **Senior Internal Auditor** | Step 1 | $55.53 | $9,625.20 |
| | Step 2 | $58.30 | $10,105.33 |
| | Step 3 | $61.22 | $10,611.47 |
| | Step 4 | $64.30 | $11,145.33 |
| | Step 5 | $67.46 | $11,693.07 |

Actual rates will be calcualted by the City's payroll system.

**CITY OF ONTARIO**
**EMPLOYEE GRIEVANCE FORM**
**CONFIDENTIAL UNIT**

Name(s):_____

Classification(s):_____

Phone: (w)_____ (h)_____ Dept:_____

Home Address:_____

Employee: Signature:_____

---

Check Filing Level

II - *Must be filed within 10 working days from Level I response. Date filed:_____

III - *Must be filed within 10 working days from Level II response. Date filed:_____

IV - *Must be filed within 10 working days from Level III response. Date filed:_____

*Timelines may be extended by mutual agreement.

Each filing must be accompanied by a written statement indicating the reason why the proposed settlement at the prior level was not satisfactory.

---

Provide clear and concise statements.

Cite specific term(s) of MOU, City Rule, Regulation or policy, regarding working conditions alleged to have been violated:

Nature of the Problem: (The action grieved including pertinent names, dates, places and times and how it violated a specific term(s) of this MOU, City Rule, Regulation or policy regarding working conditions):

Proposed Solution:

Date of Level I Response:

## FORMAL LEVEL RESPONSES

Level II Response: Department Head (Assistant Department Head if no Agency Level) - *Respond within 10 working days from Level II meeting date.

Name and Title:_____

Signature:_____ Date:_____

Level III Response: Agency Head (Department Head if no Agency Level) - *Respond within 10 working days from receipt of grievance.

Name and Title:_____

Signature:_____ Date:_____

Level IV Response: City Manager - [1]Respond within 10 working days after the Level III meeting or within 20 working days from receipt of grievance.

Name and Title:_____

Signature:_____ Date:_____

[1] Response time may be extended by mutual agreement.

# Compensation and Benefits Profile

For

# City of Ontario

# Department Head

# Employees

**July 1, 2026**

DRAFT

# Table of Contents

**ARTICLE I. ADMINISTRATION ..... 4**

SECTION 1.01 COVERED EMPLOYEE CLASSIFICATIONS ..... 4
SECTION 1.02 TERMS AND CONDITIONS OF EMPLOYMENT ..... 4

**ARTICLE II. COMPENSATION ..... 5**

SECTION 2.01 PAY PLAN AND BENEFITS REVIEW ..... 5
SECTION 2.02 COMPENSATION ADJUSTMENTS ..... 5
SECTION 2.03 PAY FOR PERFORMANCE BONUS ..... 5
SECTION 2.04 MANAGEMENT INCENTIVE PAY ..... 6

**ARTICLE III. LEAVES – PAID AND UNPAID ..... 6**

SECTION 3.01 HOLIDAYS ..... 6
SECTION 3.02 ANNUAL LEAVE ..... 7
SECTION 3.03 USE OF RETAINED SICK LEAVE ..... 10
SECTION 3.04 MANAGEMENT LEAVE ..... 10
SECTION 3.05 PERSONAL LEAVE ..... 10
SECTION 3.06 BEREAVEMENT LEAVE ..... 11
SECTION 3.07 COMPENSATORY LEAVE ..... 11
SECTION 3.08 FAMILY MEDICAL CARE LEAVES ..... 11
SECTION 3.09 CATASTROPHIC LEAVE PROGRAM ..... 12
SECTION 3.10 JURY DUTY ..... 13
SECTION 3.11 PAID FAMILY CARE LEAVE ..... 13
SECTION 3.12 REPRODUCTIVE LOSS LEAVE ..... 14
SECTION 3.13 LEADERSHIP ENRICHMENT & ADVANCEMENT PROGRAM (LEAP) ..... 14

**ARTICLE IV. BENEFITS ..... 15**

SECTION 4.01 HEALTH INSURANCE CONTRIBUTION ..... 15
SECTION 4.02 INSURANCE ..... 15
SECTION 4.03 FLEXIBLE SPENDING ACCOUNTS ..... 18
SECTION 4.04 DEFERRED COMPENSATION ..... 18
SECTION 4.05 EMPLOYEE ASSISTANCE PROGRAM ..... 19
SECTION 4.06 TUITION REIMBURSEMENT ..... 19
SECTION 4.07 AUTO ALLOWANCE ..... 20
SECTION 4.08 MEAL REIMBURSEMENT ..... 20
SECTION 4.09 HEALTH AND WELLNESS REIMBURSEMENT ..... 20

**ARTICLE V. RETIREMENT – END OF SERVICE ..... 21**

SECTION 5.01 CALPERS CONTRIBUTION ..... 21
SECTION 5.02 EMPLOYEE SEVERANCE COMPENSATION ..... 22

**ARTICLE VI. GENERAL PROVISIONS ..... 22**

SECTION 6.01 OVERPAYMENTS, RECOVERY AND UNDERPAYMENTS ..... 22
SECTION 6.02 DIRECT DEPOSIT AND ELECTRONIC PAY ADVICE ..... 23

**ARTICLE VII. FINAL SIGNATURE ..... 23**

DRAFT

DRAFT

# Article I. Administration

## Section 1.01 Covered Employee Classifications

This profile covers employees in the following Department Head classifications:

| CLASSIFICATION LISTING | |
|---|---|
| Assistant City Clerk / Records Management Director | Assistant Finance Director |
| Assistant General Manager - Administration and Customer Service | Assistant General Manager - Utilities Engineering and Operations |
| Assistant Human Resources Risk Management Director | Assistant Information Technology Director |
| Broadband General Manager | Building Official |
| Chief Deputy | Chief Investment Officer |
| City Engineer | Community Development Assistant Director |
| Community Improvement Director | Departmental Administrator |
| Deputy City Manager | Deputy Director Housing Services |
| Deputy Director Innovation, Performance and Audit | Deputy Finance Director |
| Deputy Police Chief | Design and Construction Director |
| Economic Development Director | Emergency Medical Services Director |
| Fire Administrative Director | Fire Marshal |
| Housing Services Director | Information Security Officer |
| Innovation Performance and Audit Director | Integrated Waste Director |
| Library Director | Municipal Services Director |
| Museum, Arts and Culture Director | Parks and Streets Maintenance Director |
| Planning Director | Police Administrative Director |
| Public Works Assistant Director | Real Estate Administrative Director |
| Real Estate and Development Assistant Director | Recreation/Community Services Director |
| Utilities Customer Services Director | Utilities Director |

## Section 1.02 Terms and Conditions of Employment

A. The Department Head Compensation and Benefits Profile is a summary of benefits and compensation practices approved by the City Council to be applied on an ongoing basis. The provisions of this document apply to all employees appointed to the Department Head classifications listed in Section 1.01 (hereinafter known as Employee).

B. This document sets forth policies and procedures to follow in implementing and administering this Department Head Compensation and Benefit program. The various sections and provisions of the Government Code, Municipal Code, Personnel Rules and Regulations, and “Employment Policies” in the City’s Online Policy Center in effect and applicable to the above-mentioned classifications will remain in effect unless expressly superseded by provisions within this document.

C. The terms and conditions of employment for employees may also be addressed in individual employment contracts. Such contracts are considered supplemental to this document to address terms and conditions of employment that may not be covered in this document. However, if an individual’s employment contract is in conflict with this document, then the provisions of the contract will supersede the provisions of this document.

DRAFT

D. Employees in Department Head classifications are considered to serve at the will and pleasure of the City Manager. The appointment of a person to a Department Head position will be made by the City Manager with the recommendation of the appropriate Executive Agency Head.

E. Employees in Department Head classifications are not represented by an employee organization. The terms and conditions of employment for these employees are provided in this Profile and/or employment contracts between the City and Department Head employees.

F. The various forms of compensation and benefits described in this comprehensive document recognize that individuals in Department Head classifications should be compensated appropriately for exhibiting accountability, cost effectiveness, application of new technologies and maximizing the utilization of human, physical and fiscal resources to enhance the mission and future of the City; and for stimulating the development of people and methods which will facilitate the meeting of program goals and objectives.

G. The Profile may be amended on a periodic basis by the City Manager. The impacts of amendments to the Profile shall not exceed the budget authorizations provided by the City Council.

# Article II. COMPENSATION

## Section 2.01 Pay Plan and Benefits Review

Salary and benefit levels will be reviewed on a periodic basis. Such a review will contain comparisons with other similar agencies within the appropriate job market. Such comparisons will be one of the factors utilized to recommend competitive salary and benefit levels. Salary and benefit levels for individual positions may be adjusted periodically, within the budget appropriation levels authorized by the City Council.

## Section 2.02 Compensation Adjustments

A. Progression in the salary range for employees shall be based on the employee's performance. The employee's Agency Head shall be responsible for evaluating the employee's work performance and recommending any salary increases based on the employee's performance. Employees will be evaluated annually.

B. The City has adopted a compensation grade table for Department Head classifications. This table includes a subsection for Department Head – Safety (Deputy Police Chief and Chief Deputy) classifications. This compensation grade table represents the complete range of base compensation for Department Head and Department Head – Safety classifications. Each classification is associated with a specific compensation grade as identified in Appendix A.

C. The City Manager shall assign each Department Head / Department Head - Safety classification to a compensation grade consistent with Section 2.01.

D. The compensation ranges adopted on July 13, 2025, will remain in effect.

## Section 2.03 Pay for Performance Bonus



DRAFT

Employees in the Department Head Group shall be eligible for Pay for Performance Bonus designed, as part of the annual evaluation process, to reward either singular achievement during the course of the evaluation year or superlative overall achievement. Examples include but are not limited to the completion of a major assigned project on time or under budget; enabling significant cost savings to the City; or making significant improvements to the efficiency of established practices.

Employees whose base salary compensation is below the maximum of their classification's assigned compensation range will be eligible for a combination of a merit increase (up to the range's maximum) and one-time non-PERSable bonuses that do not exceed an amount that is five (5) percent above the annual maximum base compensation for their classification. Employees whose base salary compensation is at the maximum of their classification's assigned compensation range will be eligible for one-time non-PERSable bonuses that do not exceed an amount that is five (5) percent above the annual maximum base compensation for their classification. Additionally, a one-time non-PERSable bonus of one (1) to five (5) percent can be awarded in lieu of a merit increase.

Any bonus granted under this program shall be requested in writing by the employee's Agency Head and approved at the sole discretion of the City Manager. Any bonus awarded under this program is one-time and is not considered part of base salary, nor is there any intention that any bonus serve as the basis for any future compensation.

### Section 2.04 Management Incentive Pay

Employees in the Deputy Police Chief classification shall receive Police Management Incentive credit at the rate of 8.08 hours per pay period, for a total of 210 hours each calendar year, in recognition of full-time duties performed during normal working hours that pertain to the unique nature of the job. Such credit shall not be available for use as time off and shall be paid as salary compensation at the employee's regular rate of pay.

Employees in the Chief Deputy classification shall receive management incentive pay at the rate of five (5) hours per pay period, for a total of 130 hours per calendar year, in recognition of full-time duties performed during normal working hours that pertain to the unique nature of the job. Such hours shall not be used as time off and shall be paid as salary compensation at the employee's regular rate of pay.

## Article III. LEAVES – PAID AND UNPAID

It is understood that there exists a variety of different circumstances and situations, which require the employee's absence from work. The following is a compilation of leaves for employees:

### Section 3.01 Holidays

A. The following paid holidays will be observed on the day specified.

| | |
|---|---|
| New Year's Day | January 1st |
| Martin Luther King's Birthday | 3rd Monday in January |
| Presidents' Day | 3rd Monday in February |
| Memorial Day | Last Monday in May |
| Independence Day | July 4th |
| Labor Day | 1st Monday in September |

| | |
|---|---|
| Columbus Day | 2nd Monday in October |
| Veteran's Day | November 11th |
| Thanksgiving Day | 4th Thursday in November |
| Day After Thanksgiving Day | Day After 4th Thursday in November |
| Christmas Eve | December 24th |
| Christmas Day | December 25th |
| New Year's Eve | December 31st |

B. Any holiday listed in provision 3.01 that falls on a Sunday will be observed on the following Monday.

C. Any holiday which falls on an employee's regular day off shall be accrued as annual leave. The employee shall receive annual leave equal to their scheduled workday, not to exceed 10 hours per holiday, as follows:

1. Employees on an 8-hour per day work schedule shall receive eight (8) hours of annual leave.

2. Employees on a 4/10 work schedule shall receive ten (10) hours of annual leave.

3. Employees on a 9/80 work schedule shall receive compensation in accordance with their scheduled work day, as follows:

   a. Employees shall receive the number of hours they were scheduled to work the day the holiday is observed (e.g. 9 or 8 hours).

   b. If the holiday falls on the employee's regularly scheduled or "flex" day off, the employee shall receive nine (9) hours of annual leave.

D. At the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use accrued annual leave or management leave to cover this period of closure.

## Section 3.02 Annual Leave

A. The purpose of annual leave is to provide employees in the Department Head Group the ability to accrue time for use in vacation, sick leave and personal leave situations. Employees do not accrue separate vacation or sick leave hours. Annual leave shall not be used:

1. To extend retirement or separation date; or

2. for illness or injury arising from outside employment, for which the employee is receiving workers' compensation or disability payments from another employer.

B. Employees, exclusive of the Deputy Police Chief and Chief Deputy classifications, accumulate the following annual leave hours in accordance with City service time. Employees accrue annual leave evenly over 26 pay periods each year as follows:

| Years of Service | Annual Leave Hours Earned Per Year |
|---|---|
| 1 – 3 | 192 |

| Years of Service | Annual Leave Hours Earned Per Year |
|---|---|
| 4 | 200 |
| 5 – 8 | 216 |
| 9 – 10 | 224 |
| 11 | 232 |
| 12 | 240 |
| 13 | 248 |
| 14 | 256 |
| 15 | 264 |
| 16+ | 272 |

1. Annual leave shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, holiday, annual, management, bereavement, sick, personal, paid family care leave, catastrophic, jury duty, military, and disciplinary leaves. It excludes amounts paid by any disability benefits, including short-term disability and workers' compensation.

2. The maximum annual leave balance shall be 800 hours. Employees shall not accrue annual leave above 800 hours.

3. Upon initial hire with the City, the City Manager may authorize a higher leave accrual rate.

4. Employees in the Deputy Police Chief classification shall accrue annual leave as provided for the Police Captain classification in the Memorandum of Understanding for the Ontario Police Management Group.

5. Employees in the Chief Deputy classification shall accrue annual leave as provided for the Deputy Fire Chief classification in the Memorandum of Understanding for the Ontario Fire Management Group.

C. Conversion of Accumulated Vacation and Sick Leave to Annual Leave

1. If an employee with accumulated vacation leave hours is promoted to a Department Head classification, all accumulated vacation leave hours shall be converted to annual leave hours.

2. If an employee with accumulated sick leave hours is promoted to a Department Head classification, the employee may, at the employee's option, convert up to 100 hours of sick leave to annual leave hours. Remaining accumulated sick leave hours will be retained only for use as leave for purposes described in Section 3.03.

3. Employees cannot convert "retained sick leave" to annual leave at any other time.

4. Upon promotion into the Department Head Group, if the combination of converted sick and vacation leave hours results in an annual leave balance of more than 750 hours, any leave hours over 750 hours will be converted to compensation at the rate prior to promotion.

D. Conversion of Annual Leave to Compensation

1. Unit employees wishing to participate in the voluntary leave conversion process must



DRAFT

submit an irrevocable election form by no later than December 15th of the preceding calendar year to convert the following hours to cash:

a) Accrued Annual Leave - An amount which may not exceed the number of annual leave hours the individual employee may accrue in the following calendar year.

2. The cash-out election is for hours to be accrued or received in the calendar year following submission of the irrevocable election form.

3. The total combined number of annual leave hours converted per calendar year shall not exceed 300 hours.

4. The payment shall be made via payroll, and employees may elect to receive the cash out on the first payday in June and/or the first payday in December, but the request must be submitted by December 15th of the year prior.

5. Employees who do not submit an irrevocable election form by December 15th will be deemed to have declined participation in the optional annual leave and/or compensatory time conversion salary program for the following calendar year.

6. Any conversion of annual leave hours to cash shall not cause the employee's total amount of accrued annual leave in their annual leave bank to fall below a forty (40) hour minimum balance. Cash-out of accumulated time shall be at the employee's option. Requests for cash-out are to be submitted in a manner prescribed by the City.

7. In the event an employee has fewer hours in their annual leave and compensatory bank at the time the cash-out is to be paid than they had previously elected to cash-out, the employee shall only be paid for up to the amount remaining in their annual leave and compensatory bank at the time of the actual cash-out.

8. If an employee makes an irrevocable election to cash-out annual leave and/or compensatory time in the following calendar year and uses such leave in that subsequent calendar year, the annual and compensatory leave used will come from the annual or compensatory leave the employee had earned (if any) prior to January 1st of the calendar year the employee has elected to cash-out. The employee's use of earned, but unused annual and/or compensatory leave accumulated from previous calendar years shall not result in a reduction in the number of annual and/or compensatory hours the employee is eligible to cash-out.

9. An employee who experiences an unforeseen emergency may be permitted to make a new irrevocable election and/or to increase the amount of a previous election, subject to the same value that was permitted at the time the annual irrevocable election forms were due.

   For these purposes, an "unforeseen emergency" means a financial hardship to the employee resulting from any of the following:

   a. Accident, illness, injury or death of the employee or an immediate family member. For this purpose, an "immediate family member" is restricted to a spouse, registered domestic partner, child/legal dependent, or parent; or

DRAFT

b. Loss or extensive damage to the employee's property due to casualty; or

c. Other similar extraordinary and unforeseeable circumstances arising as a result of events beyond the control of the employee.

Whether an occurrence is an unforeseeable emergency shall be solely determined by the Executive Director Human Resources / Risk Management or designee.

## Section 3.03 Use of Retained Sick Leave

A. Employees may utilize any retained sick leave balance as paid leave for the diagnosis, care, or treatment of an existing health condition for, or the preventive care of, an employee or an employee's immediate family member. "Family member" for purposes of this policy includes spouses, registered domestic partners, children (regardless of age), parents (including step-parents and parents-in-law), grandparents, grandchildren, siblings, or a designated person. Employees may also use retained sick leave under this policy if they or a family member is a victim of a crime, including domestic violence, sexual assault, stalking, or for any other reason consistent with California law.

B. In addition, employees may utilize any retained sick leave balance for use as paid leave for:

1. Death of an immediate family member as defined in Section 3.06; or
2. conversion to CalPERS Service Credit.

C. A City employee is not entitled to use retained sick leave for illness or injury arising out of employment, other than employment for the City, for monetary gain or other compensation, or by reason of engaging in business or activity for monetary gain or other compensation.

D. Employees are not eligible to use retained sick leave for donations to catastrophic leave programs.

E. All determinations of retained sick leave usage will be made by the Agency Head concerned, subject to the approval of the Executive Director Human Resources/Risk Management.

## Section 3.04 Management Leave

Effective July 12, 2026, the annual management leave accrual shall increase from fifty (50) hours to sixty (60) hours. Hours will be credited to each employee the first full pay period ending in January. Employees hired or promoted after that date shall receive a prorated amount of such leave. Such leave may be used only as time off during the calendar year. Any remaining hours will not carry over to the succeeding calendar year. Such leave will not convert to compensation upon separation from employment. Employees may not use management leave to extend their retirement or separation date. Effective July 12, 2026, employees will be credited with (10) additional hours of management leave for use during the remainder of the 2026 calendar year.

## Section 3.05 Personal Leave

An employee may use up to three (3) working days of retained sick leave per calendar year as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at



DRAFT

the time the request is made. Additional leave may be authorized by the City Manager from any leave accrued, or without pay.

## Section 3.06 Bereavement Leave

A. In the event of a death in the employee's immediate family, the employee shall be granted three (3) working days of paid bereavement leave. Such bereavement leave shall not be charged against any accrued annual leave or management leave. Employees shall be granted an additional two (2) working days of unpaid bereavement leave in the event of a death in the employee's immediate family. The employee may elect to use accrued time off, including annual leave, management leave, or Paid Family Care Leave, to cover the unpaid portion of their bereavement leave.

B. A total of five (5) working days of paid bereavement leave shall be granted if there is a death in the immediate family outside the State boundaries or in excess of 250 miles from the employee's home. Such bereavement leave shall not be charged against the employee's annual leave or management leave.

C. Bereavement leave shall be completed within three (3) months of the date of death of the immediate family member. The days of bereavement leave need not be consecutive.

D. Immediate family for this provision is defined as the following relationships relative to the employee: child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling; or any other relationship included in the definition of "family member" in California Labor Code section 245.5 (4)(c) or successor legislation.

## Section 3.07 Compensatory Leave

Employees are not eligible to accrue compensatory time. Any employee who is promoted to the Department Head Group will be required to convert any accrued balance of compensatory time to compensation at the rate of pay prior to the promotion.

## Section 3.08 Family Medical Care Leaves

A. Family Leave shall be granted in accordance with the California Family Rights Act and the Family and Medical Leave Act, and any modified provisions and interpreted regulations for those respective statutes.

B. Employees may utilize up to six (6) weeks of retained sick leave for leaves of absence for care of family members that fall under the provisions of the FMLA and CFRA. This sick leave may be in addition to any other paid or unpaid leave, which may be granted under the provisions of FMLA and CFRA. This sick leave shall be used prior to the unpaid leave provisions of FMLA and CFRA. Both paid and unpaid time during an approved FMLA/CFRA leave or Pregnancy Disability Leave (PDL) of absence shall run concurrently with FMLA/CFRA leave.

C. Employees on any type of leave are required to use all eligible leave accruals, or the number of hours for full integration if integrating with disability programs, up to 80 hours per



DRAFT

pay period. Employees are not permitted to take time off without pay if eligible leave accruals are available. Eligible leave accruals include, but are not limited to, annual leave and management leave for any purpose, and retained sick leave accruals if used for qualified medical, bereavement, or personal reasons as defined in this Article.

## Section 3.09 Catastrophic Leave Program

A. The City agrees to permit employees within the Department Head Group to contribute a portion of their accrued annual leave to another employee when such employee is on an approved leave of absence due to verifiable injury or illness, caused by either physical or mental impairment. A statement from the employee's treating physician is required.

B. The City also agrees to permit employees to contribute a portion of their accrued annual leave to another employee when such an employee is on an approved leave of absence due to the verifiable illness or injury of the employee's spouse, domestic partner, parent or child. Retained sick leave may not be donated.

C. All Catastrophic Leave transfers are subject to the following conditions:

1. The Human Resources / Risk Management Agency shall review all requests from the receiving employee to determine eligibility for catastrophic leave prior to the receiving employee or the employee's Department requesting donations.

2. Catastrophic injury or illness, as used in this provision, is defined as an unforeseen or sudden unexpected illness or injury requiring immediate attention. Pregnancy is excluded from this provision; however, injuries and illnesses resulting from pregnancy may be covered under this provision, with a statement from a treating physician as the final authority.

3. The receiving employee shall be on an approved continuous leave of absence over 40 hours due to injury or illness. A statement from the employee's or family member's treating physician is required.

4. The receiving employee has exhausted all accrued leave time and is therefore facing financial hardship.

5. The receiving employee must participate in any City disability benefits for which the employee is eligible (e.g. short-term disability, long-term disability, or workers' compensation).

6. The total number of hours that can be donated to the receiving employee from all contributing employees combined shall not exceed 520 hours within 26 consecutive pay periods.

7. The contributing employee must have at least 96 hours of annual leave remaining after such contribution. The leave application rate shall be based on the contributing employee's dollar value, which shall be adjusted proportionally to the receiving employee's rate.

8. The transfers must be in whole-hour increments. The amount of the donation credited each pay period shall be in accordance with the receiving employee's needs. The donations are irrevocable and shall be indistinguishable from other leave credits belonging to the receiving employee. Donations shall be subject to all taxes required



DRAFT

by law.

9. Requests and transfers shall be made on a form prescribed by the Human Resources / Risk Management Agency.

## Section 3.10 Jury Duty

A. In the event an employee is duly summoned to any court during their scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant; the employee shall be released from the employee's regular duties with pay. Any fees for the performance of such service, excepting mileage or sustenance allowances, shall be remitted to the City.

B. Any employee called for jury duty in Rancho Cucamonga must return to work if dismissed before 3:00 p.m. If the employee is called to San Bernardino, he or she must return to work if dismissed by 2:00 p.m. Upon return from jury duty, the employee shall present a certificate of service to the employee's Agency Head.

C. This section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

## Section 3.11 Paid Family Care Leave

A. Each employee shall be granted paid time off not to exceed a total of forty (40) hours per calendar year, which may be used for parental leave, reproductive loss leave, and/or bereavement leave. Such Paid Family Care Leave shall not be charged against the employee's annual leave, management leave, retained sick leave, or accrued compensatory time.

B. Paid Family Care Leave time may be used upon the birth or adoption of the employee's child or children. Any such leave must be taken within six (6) weeks before or after the estimated birth or adoption date and is subject to the department's established time off or leave of absence approval procedures. Such paid leave shall not exceed the employee's total available paid Family Care Leave.

C. Paid Family Care Leave time may be used for a reproductive loss event. "Reproductive loss event" means the day of or, for a multiple-day event, the final day of a failed adoption, failed surrogacy, miscarriage, stillbirth, or an unsuccessful assisted reproduction. An employee may use time off following their own reproductive loss event or that of another person, such as a spouse or partner, if the employee would have been the parent of the child born or adopted. Paid leave days are not required to be used consecutively. Leave must be completed within three (3) months of the reproductive loss event. Such paid leave shall not exceed the employee's total available Paid Family Care Leave. Employees may utilize unpaid reproductive loss leave as described in Section 3.12

D. An employee requesting to use Paid Family Care Leave may be required to furnish evidence satisfactory to the City of the birth or adoption of the employee's child or children, the employee's relationship to the child or children, and/or the occurrence of a qualifying



DRAFT

reproductive loss event.

E. Paid Family Care Leave time may be used for bereavement leave consistent with Section 3.06 (A).

F. Leave under Section 3.11 (B) shall be considered as qualifying leave under the California Family Rights Act (CFRA) and the Family Medical Leave Act (FMLA) and shall run concurrently with an entitled unpaid Family Leave (provided that the employee is deemed eligible for CFRA and/or FMLA). Unpaid Family Leave shall be granted in accordance with CFRA and FMLA and the interpreted regulations for those respective statutes.

## Section 3.12 Reproductive Loss Leave

A. In accordance with Section 12945.6 of the California Government Code, the City will grant employees up to five (5) days of unpaid leave following a "reproductive loss event" as defined in Section 3.11 (C), provided that the leave is taken within three (3) months of the event. If an employee experiences more than one reproductive loss event in a year, they are entitled to no more than twenty (20) days of reproductive loss leave in that one-year period. The days off are not required to be consecutive.

B. An employee may elect to be unpaid or to use Paid Family Care Leave, or accrued time off, including annual leave, management leave, retained sick time, and accrued compensatory time, to cover all or a portion of the unpaid portion of their reproductive loss leave.

## Section 3.13 Leadership Enrichment & Advancement Program (LEAP)

A. The City is committed to developing high-performing leaders and sustaining a future-ready organization. The Leadership Enrichment & Advancement Program (LEAP) is designed to provide long-serving Senior Leadership employees with the opportunity to temporarily step away from their day-to-day responsibilities to pursue meaningful professional and personal growth experiences that benefit both the organization and the individual. This program also supports succession planning by placing Department Heads and/or Management Employees into acting leadership roles during a sabbatical.

LEAP intends to foster growth, creativity, and productivity; promote innovation; support succession planning; and reward long-term commitment by providing leaders with dedicated time for learning, exploration, and/or professional development that strengthens both the participant and the City.

B. Employees are eligible for a sabbatical based on their years of continuous Senior Leadership service with the City as follows:

| Years of Senior Leadership Service | Maximum Leave Duration | Frequency |
|---|---|---|
| 7-9 years | Up to 3 months | Every 3 years |
| 10-11 years | Up to 4 months | Every 4 years |
| 12+ years | Up to 5 months | Every 5 years |

Participants are eligible for a subsequent sabbatical after the stated number of years from their return date. For example, if a participant takes a sabbatical in year eight (8) and returns at year 8.5, the participant will be eligible again in year 11.5 (3 years later)

C. Applicants must submit a Sabbatical Request, conforming to the program requirements, at least three (3) months prior to the requested leave.

D. The Sabbatical Request will be reviewed by the City Manager (or designee) and may include consultation with Human Resources or relevant leadership. Approval of the request, whether in entirety or in part, is at the sole discretion of the City Manager and is not guaranteed.

E. Program participants are expected to adhere to program requirements, including but not limited to the full list of Participant Responsibilities as well as return expectations and requirements.

# Article IV. BENEFITS

## Section 4.01 Health Insurance Contribution

The City will contribute up to a maximum of $300 per month toward health insurance premiums for active and retired employees. This amount is inclusive of the minimum statutory employer contribution under CalPERS medical (PEMHCA) for active employees who choose to enroll in the City's medical plan.

## Section 4.02 Insurance

A. City Contributions to Cafeteria Plan Benefits

1. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees to pay for pre-tax medical, dental, and vision benefits.

2. **Enrollment:** An Eligible Employee must enroll in the City medical insurance plan unless the employee satisfies the conditions to be eligible for the opt-out provision below. The City's lowest cost employee-only plan satisfies the Federal Poverty Line Safe Harbor under the Patient Protection and Affordable Care Act.

3. **City Contribution:** For eligible active employees, excluding those in the Deputy Police Chief and Chief Deputy classifications, who enroll in coverage, the City Contribution, inclusive of the Health Insurance Contribution set forth in Section 4.01(A), shall be tiered. Employees who enroll in the City's medical plan shall receive a Health Flex Contribution depending on the level of coverage selected by the employee as follows:

| Coverage Level | Monthly Contribution |
|---|---|
| Single Coverage | $765 |
| Two-Party Coverage | $1,090 |
| Family Coverage | $1,380 |

4. Eligible active employees who enroll in coverage, the monthly City Contribution,



DRAFT

inclusive of the Health Insurance Contribution set forth in Section 4.01(A), shall be based on the level of coverage selected by the employee, and equal to the corresponding Kaiser premium for the region in which the employee is enrolled and as reflected on the CalPERS monthly billing statement. Employees hired on or before December 31, 2017, selecting single party coverage, shall receive a contribution of no less than $765 per month, or the applicable Kaiser premium for single party coverage, whichever is greater. Employees hired on or after January 1, 2018, selecting single party coverage, shall receive a monthly contribution up to the Kaiser premium for single party coverage for the region in which the employee is enrolled.

5. For purposes of the Affordable Care Act's employer mandate, the amount of the lowest cost plan offered to the Eligible Employees is considered a Health Flex Contribution. A Health Flex Contribution cannot be cashed out or applied to other benefits.

6. After enrolling in the selected coverage, an Eligible Employee may take the remainder of the City's Contribution in cash. Only those Eligible Employees hired on or before December 31, 2017, and enrolled in single level coverage, may take the remainder of the City's contribution in cash as taxable compensation.

7. For employees in the Deputy Police Chief classification, the health insurance contributions rate shall not be less than the contribution provided for Police Captains in the Ontario Police Management Group Memorandum of Understanding.

8. For employees in the Chief Deputy classification, the health insurance contributions rate shall not be less than the contribution provided for Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.

9. **Cash-in-Lieu Option:** An employee will be eligible to receive cash-in-lieu instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied:

    a. The employee signs a form attesting that the employee and the employee's Tax Family have Alternative Required Coverage for the Opt-Out Period meeting the following definitions:

        1) Tax Family - all individuals for whom the employee intends to claim a personal exemption deduction for the taxable year or years that begin or end in or with the City's plan year to which the opt-out applies.

        2) Alternative Required Coverage - minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

        3) Opt-Out Period - the plan year to which the opt-out arrangement applies.

    b. An employee must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee would like to receive cash in lieu.

    c. The cash in lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee or a Tax Family member does not have such alternative coverage, or if the conditions in this Section are not otherwise satisfied.

d. If the above conditions are satisfied:

a. Eligible Employees hired on or after September 1, 2004, are eligible to receive $420 per month cash-in-lieu.

b. Eligible Employees hired on or before September 1, 2004, are eligible to receive $485 per month cash-in-lieu.

10. **Dental Insurance:** Employees who enroll in the City's dental plan shall receive an employer contribution up to the DPO basic plan premium for employee and dependents (in addition to the City Contribution described in Section 4.02). Employees who do not enroll in the City dental plan will not receive employer contribution for dental premiums.

For employees in the Deputy Police Chief classification, the dental insurance contributions rate shall not be less than the contribution provided for Police Captains in the Ontario Police Management Group Memorandum of Understanding.

For employees in the Chief Deputy classification, the dental insurance contributions rate shall not be less than the contribution provided for Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.

11. **Vision Insurance:** Employees who enroll in the City's vision plan shall receive an employer contribution up to the basic vision plan premium for employee and dependent coverage (in addition to the City Contribution described in this Section 4.02). Employees who do not enroll in the City vision plan will not receive employer contribution for vision premiums.

For employees in the Deputy Police Chief classification, the vision insurance contributions rate shall not be less than the contribution provided for Police Captains in the Ontario Police Management Group Memorandum of Understanding.

For employees in the Chief Deputy classification, the vision insurance contributions rate shall not be less than the contribution provided for Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.

B. Eligible Employee Requirements

1. Employees must be full-time (i.e. scheduled for a minimum of 40 hours per week) and be in a paid status for a minimum of 15 hours per pay period to be eligible for the benefits of Section 4.02, unless the employee is receiving disability benefits. Paid status includes hours paid for: regular work time, annual leave, management leave, bereavement leave, retained sick leave, jury duty leave, personal leave, catastrophic leave, paid parental leave, paid military leave, disciplinary leave and paid holidays.

2. The City Manager may authorize, at their sole discretion, continuation of benefits for employees who do not have 15 hours of pay for a limited period of time. As defined under the Family Medical Leave Act of 1993 (FMLA), the City may determine that some unit employees may fall under the criteria of a "key" employee. If not a key employee, health benefits shall be continued as required by law for leave taken pursuant to FMLA.

3. Employees who have leave balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability and workers' compensation payments.



DRAFT

C. Disability

The City assumes the full premium cost for the employee in the City-designated short and long-term disability programs.

D. Life and Accidental Death & Dismemberment Insurance

Except for employees in the Deputy Police Chief and Chief Deputy classifications, employees shall be covered by the City's group term life insurance and accidental death and dismemberment (AD&D) insurance plan. The City will pay the premiums for life insurance coverage amounts of $75,000 for basic life and $75,000 for AD&D.

For employees in the Deputy Police Chief classification, the City will pay a monthly life and AD&D insurance premium providing $300,000 basic life insurance or $300,000 AD&D insurance and not less than that of the Police Captains in the Ontario Police Management Group Memorandum of Understanding.

For employees in the Chief Deputy classification, the City will pay a monthly life and AD&D insurance premium providing $300,000 basic life insurance or $300,000 AD&D insurance and not less than that of the Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.

E. Retiree Health, Medicare, and Dental Contributions

For employees in the Deputy Police Chief classification, the retiree health, Medicare and dental insurance contributions shall be no less than the same contribution provided for Police Captains in the Ontario Police Management Group Memorandum of Understanding.

For employees in the Chief Deputy classification, the health, Medicare and dental insurance contributions shall be no less than the contribution provided for Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.

## Section 4.03 Flexible Spending Accounts

The City will offer Flexible Spending Accounts (FSA) to all unit employees. An FSA allows an employee to make pre-tax deductions for qualifying medical, dental, vision expenses, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service Code.

## Section 4.04 Deferred Compensation

A. The City has established a Section 401(a) money purchase plan for employer deferred compensation contributions. The City will contribute 3% of the employee's base salary each pay period to the Section 401(a) plan up to the maximum amount established by the relevant sections of the tax codes for each eligible employee.

B. For employees in the Deputy Police Chief classification, the deferred compensation contribution shall not be less than the contribution provided for Police Captains in the Ontario Police Management Group Memorandum of Understanding.

C. For employees in the Chief Deputy classification, the deferred compensation contribution shall not be less than the contribution provided for Deputy Fire Chiefs in the Ontario Fire Management Group Memorandum of Understanding.



DRAFT

D. Employees are eligible to voluntarily participate in a Section 457(b) deferred compensation plan as provided for in State and Federal Tax codes. Employees may contribute additional deferred compensation to the plan in accordance with plan provisions and subject to plan maximums.

## Section 4.05 Employee Assistance Program

The City offers an employee assistance program for all members of this group. Confidentiality regarding employee use of this program will be maintained in full compliance with State and Federal Regulations.

## Section 4.06 Tuition Reimbursement

A. To provide encouragement for all unit employees to continue educational development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic and continuing education courses that are determined to be job-related and subject to the following conditions:

1. Full-time employees are eligible.

2. The determination that the course is job-related shall be made by the employees' Agency Head.

3. The course shall provide college-level or professional continuing education credit from an accredited educational institution.

4. The employee is not eligible for assistance from any other source.

5. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

6. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

7. Classes shall not interfere with the employee's normal work hours. Any exceptions must be approved by the employee's Agency Head.

8. Certification of completion of the course with a passing grade must be obtained and submitted within 60 calendar days after completion of the course.

9. The maximum reimbursement amount paid to an eligible employee shall not exceed $5,000 (five thousand) per calendar year.

B. Tuition reimbursement requests shall be submitted through the City's human resources information system to the employee's Agency Head for a determination that the course is job-related. After such a determination is made, the Agency Head shall approve the request, and it will be routed to Human Resources / Risk Management for processing. The Human Resources / Risk Management Agency shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to Human Resources/Risk Management. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

DRAFT

C. Acceptance of the tuition reimbursement acknowledges an obligation to repay the full amount if the employee's employment is voluntarily terminated (excluding death), within one (1) year of the reimbursement date. Employees may elect to deduct all or a portion of the repayment from their final compensation. Any remaining amount due must be remitted to the City by check within thirty (30) days of the employee's termination effective date.

## Section 4.07 Auto Allowance

The City may assign a City-owned vehicle to an employee for use on City business, or the City may provide a monthly allowance of up to a maximum of $350 for an employee who is regularly required to use the employee's private vehicle on City business. The City Manager may adjust such stipend in accordance with levels of activity and operational necessity.

If assigned, a City-owned vehicle may be used by the employee for City business and for commuting to and from the employee's residence. Such assignment of a vehicle would be in lieu of an auto allowance. Due to the nature of the employee's duties, the vehicle may be garaged at the employee's residence. The City shall be responsible for the purchase, fueling, maintenance, repair, and regular replacement, if warranted, of the assigned vehicle during and as a result of their scope and performance of duties. The employee must be licensed to operate a Class C vehicle in the state of California and possess automobile liability insurance as required by the State of California law. Consistent with California law, as the vehicle operator, the employee assumes responsibility for the safe operation of the vehicle. The City may be required to report all, or a portion, of the value of the provided vehicle as income consistent with applicable Internal Revenue Service regulations.

## Section 4.08 Meal Reimbursement

An employee may request reimbursement for meals consumed after regular work hours when such employee is required by the Agency Head to attend City Council meetings and City Commission meetings that are in addition to those regularly scheduled. The limit for reimbursement shall be $12 and only actual expenses will be reimbursed. Requests will be submitted on the City's reimbursement form through established channels and must include receipts verifying the expense.

## Section 4.09 Health and Wellness Reimbursement

Employees shall be reimbursed up to $1,000 each fiscal year for eligible health and wellness-related expenses incurred for themselves and their eligible dependents that are not otherwise covered by the City's group plans. Such expenses may include: out-of-pocket health plan premiums; health plan deductibles; gym/fitness club membership fees; sports activities or fees; sports clothing (footwear, equipment, training and wearable fitness devices); outdoor/indoor equipment fees and rentals; subscriptions and fees for virtual/online home fitness classes or fitness / health related applications; medical testing (biometric testing, fitness, BMI assessment); holistic healing and acupuncture; massage therapy; lessons or personal training; state or national park passes; art supplies; musical instruments; hobby and craft supplies; learning tools (applications, software or online subscriptions), or any other health and wellness related expense as determined by the Executive Director Human Resources / Risk Management. Reimbursements shall be made at designated times twice each year pursuant to the program provisions. Upon hire or promotion, employees will be eligible for a prorated reimbursement for the current fiscal year.

# Article V. RETIREMENT – END OF SERVICE

## Section 5.01 CalPERS Contribution

A. Classic Member

1. A classic member is defined as an employee who meets the definition of a "classic" member for purposes of retirement pension benefits in accordance with the Public Employees' Pension Reform Act of 2013. Generally, this includes employees that were hired before January 1, 2013, in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six (6) months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic CalPERS members shall be eligible for the 2.5% @ 55 Full and Modified Formula for Local Miscellaneous Members, including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. Classic members, except those in the Deputy Police Chief and Chief Deputy classifications, shall pay the employee's contribution of 8% percent as a pre-tax deduction to CalPERS. Employees in the Deputy Police Chief classification shall pay the same CalPERS contributions as employees in the Ontario Police Management Group. Employees in the Chief Deputy classification shall pay the same CalPERS contributions as employees in the Ontario Fire Management Group.

B. New Member

1. A new member is defined as an employee who meets the definition of a "new" member for purposes of retirement pension benefits pursuant to the Public Employees' Pension Reform Act of 2013. Generally, this includes employees that were hired into a regular position on or after January 1, 2013, or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New Members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members, including integration with Social Security.

3. The employee contribution for new members shall be one-half the normal cost, as determined by CalPERS. The current required employee contribution for new members is 6.25%, except for those in the Deputy Police Chief and Chief Deputy classifications. This amount will be adjusted periodically by CalPERS. Employees in the Deputy Police Chief classification shall pay the same CalPERS contributions as employees in the Ontario Police Management Group. Employees in the Chief Deputy classification shall pay the same CalPERS contributions as employees in the Ontario Fire Management Group.

C. Optional Benefits for Classic and New Members

DRAFT

The City's contract with the Public Employees Retirement System includes the following optional benefits for both classic and new members:

1. Section 20965 – Sick Leave Credit
2. Section 21024 – Military Service Credit
3. Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Disability
4. Section 21548 – Pre-Retirement Optional Settlement Death Benefit

### Section 5.02 Employee Severance Compensation

In recognition that employees serve at the will and pleasure of the City Manager, the City Manager may offer employment severance pay to terminating employees. The period of such severance compensation shall be determined by the City Manager and may be included in the terms of a contractual agreement between the employee and the City made at the time the individual is hired or promoted.

## Article VI. GENERAL PROVISIONS

### Section 6.01 Overpayments, Recovery and Underpayments

A. In situations involving overpayment to an employee by the City, the employee shall be obliged to repay by payroll deduction the amount of overpayment. The repayment shall ideally occur within the same time frame as the overpayment was received by the employee or sooner at the employee's discretion. For overpayments exceeding $100.00, the minimum repayment amount is $50.00 per pay period.

B. Either Human Resources / Risk Management or the Payroll Department shall provide written documentation showing the calculations of the overpayment to the employee. An employee may request a meeting with the Payroll Department to review documentation and discuss the recovery schedule. The repayment schedule, biweekly repayment amount or alternative repayment method (including repayment from personal funds) will be documented in writing.

C. Extensions to the period for repayment of the overage or an alternative repayment method may be requested by the employee and are subject to the approval of the Executive Director Human Resources / Risk Management or their designee.

D. If the employee leaves employment prior to repayment of overage, the City shall recover the amount owed from the employee's final pay. If the amount owed is greater than the employee's final pay, the City shall initiate a collections process against the employee.

E. In situations involving underpayment to an employee by the City, the employee shall receive the balance due within the next pay period for which the adjustment can be made, following timely submission of appropriate documentation and necessary approval of the compensation change.

DRAFT

### Section 6.02 Direct Deposit and Electronic Pay Advice

A. Employees must make and maintain arrangements for direct deposit of their net paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements shall be made within one (1) month.

B. In an extraordinary circumstance/event that an employee is unable to make arrangements for electronic fund transfer, the employee shall submit a request in writing to Human Resources/ Risk Management to be considered for an exception. Human Resources shall review the request for the Direct Deposit Special Exemption and may request supporting documentation; and the employee will be notified of the determination.

C. Any Direct Deposit Special Exemption granted may be reviewed periodically for continuation, subject to the approval of the Executive Director Human Resources / Risk Management.

D. The electronic pay advice will be available for employees to view, save, and print in the City's human resources information system on the employee's pay day.

## ARTICLE VII. FINAL SIGNATURE

All provisions set forth in this Profile are hereby effective the 1st day of July 2026. This Compensation and Benefits Profile supersedes previous Compensation and Benefits Profiles.

| City of Ontario | |
|---|---|
| | |
| **Scott Ochoa, City of Ontario** | **Date** |

DRAFT

# APPENDIX A

## DEPARTMENT HEAD COMPENSATION RANGES
## EFFECTIVE JULY 13, 2025

| RANGE | MINIMUM | MEDIAN | MAXIMUM |
|---|---|---|---|
| DH1 | $12,298.00 | $14,331.20 | $16,364.40 |
| DH2 | $12,913.33 | $15,047.07 | $17,180.80 |
| DH3 | $13,558.13 | $15,799.33 | $18,040.53 |
| DH4 | $14,237.60 | $16,590.60 | $18,943.60 |
| DH5 | $14,950.00 | $17,420.00 | $19,890.00 |
| DH6 | $15,691.87 | $18,287.53 | $20,883.20 |
| DH7 | $16,480.53 | $19,204.47 | $21,928.40 |
| DH8 | $17,303.87 | $20,163.87 | $23,023.87 |
| DH9 | $18,170.53 | $21,172.67 | $24,174.80 |
| DH10 | $19,078.80 | $22,231.73 | $25,384.67 |
| DH11 | $20,032.13 | $23,342.80 | $26,653.47 |

| | | | |
|---|---|---|---|
| PS1 | $21,800.13 | $25,396.80 | $28,993.47 |
| PS2 | $23,107.07 | $26,919.53 | $30,732.00 |
| PS3 | $23,869.73 | $27,807.87 | $31,746.00 |
| PS4 | $25,303.20 | $29,477.93 | $33,652.67 |

## DEPARTMENT HEAD CLASSIFICATIONS – RANGE ASSIGNMENTS
## EFFECTIVE JULY 13, 2025

| CLASSIFICATION | RANGE |
|---|---|
| Assistant City Clerk / Records Management Director | DH 5 |
| Assistant Finance Director | DH 5 |
| Assistant General Manager - Administration and Customer Service | DH 6 |
| Assistant General Manager - Utilities Engineering and Operations | DH 8 |
| Assistant Human Resources Risk Management Director | DH 4 |
| Assistant Information Technology Director | DH 5 |
| Broadband General Manager | DH 6 |
| Building Official | DH 5 |
| Chief Investment Officer | DH 1 |
| City Engineer | DH 8 |
| Communications and Community Relations Director | DH 5 |
| Community Development Assistant Director | DH 8 |

DRAFT

| | |
|---|---|
| Community Improvement Director | DH 2 |
| Departmental Administrator | DH 1 |
| Deputy City Manager | DH 6 |
| Deputy Director Housing Services | DH 1 |
| Deputy Director Innovation, Performance and Audit | DH 1 |
| Deputy General Manager | DH 6 |
| Design and Construction Director | DH 2 |
| Economic Development Director | DH 6 |
| Emergency Medical Services Director | DH 2 |
| Fire Administrative Director | DH 2 |
| Fire Marshal | DH 3 |
| Housing Services Director | DH 2 |
| Information Security Officer | DH 2 |
| Innovation Performance and Audit IPA Director | DH 5 |
| Integrated Waste Director | DH 6 |
| IT Applications Director | DH 2 |
| IT Operations Director | DH 2 |
| IT Systems Director | DH 2 |
| Library Director | DH 2 |
| Management Services Director | DH 5 |
| Municipal Services Director | DH 1 |
| Museum, Arts and Culture Director | DH 1 |
| Parks and Streets Maintenance Director | DH 1 |
| Planning Director | DH 6 |
| Police Administrative Director | DH 2 |
| Public Works Assistant Director | DH 8 |
| Real Estate Administrative Director | DH 2 |
| Real Estate and Development Assistant Director | DH 2 |
| Recreation/Community Services Director | DH 2 |
| Utilities Customer Services Director | DH 1 |
| Water Resources and Regulatory Affairs Director | DH 5 |
| | |
| Chief Deputy | PS3 |

DRAFT

| | |
|---|---|
| **Deputy Police Chief** | PS3 |

DRAFT

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Economic Development<br>Prepared By: Karla Tavera<br>Department:<br>Prepared By: Karla Tavera<br>Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 23 |

**SUBJECT: A PROFESSIONAL SERVICES AGREEMENT WITH CBRE, INC. FOR REAL ESTATE BROKERAGE SERVICES RELATED TO THE DISPOSITION OF 73.19 ACRES**

**RECOMMENDATION:** That the City Council authorize the City Manager or his designee to negotiate and execute a Professional Services Agreement in the amount of $300,000 with CBRE, Inc. for real estate brokerage and advisory services related to the disposition of approximately 73.19 acres of property located at the southwest corner of Eucalyptus Avenue and Bon View Avenue.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** The Fiscal Year 2026-27 Adopted Budget includes appropriations in the General Fund for these services. The agreement is for a term of one-year with a not-to-exceed amount of $300,000.

**BACKGROUND & ANALYSIS:** The City of Ontario is in the process of acquiring approximately 73.19 acres of property located at the southwest corner of Eucalyptus Avenue and Bon View Avenue from the County of San Bernardino ("County"). The property was originally acquired pursuant to the Wildlife, Coastal and Park Land Conservation Bond Act of 1988 (Proposition 70), which restricted its use to public park, recreational, or open space purposes. Through the City's partnership with the County and the California State Parks Office of Grants and Local Services, a process has been established to transfer the Proposition 70 restrictions to replacement parkland within the future Grand Park, allowing the property to be sold for private development.

Upon completion of the City's acquisition of the property, the City intends to facilitate its timely disposition in a manner that maximizes the value of the property and supports the advancement of the Grand Park. Pursuant to the City's agreement with the County, proceeds from the future sale will be shared between the City and County, with 60 percent allocated to the City and 40 percent

allocated to the County.

To support the disposition process, staff recommends retaining CBRE, Inc. to provide specialized real estate brokerage and advisory services. CBRE, Inc. will assist the City with transaction strategy, valuation, development and entitlement analysis, preparation of marketing materials, buyer outreach and a competitive or targeted marketing process, as directed by the City. CBRE, Inc. will also provide support through purchase agreement negotiations, due diligence, escrow, and closing. This will ensure the City receives the best return on its investment.

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

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA PORADA
DAISY MACIAS
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
CITY TREASURER

SCOTT OCHOA
CITY MANAGER

# CITY OF ONTARIO
# PROFESSIONAL SERVICES AGREEMENT

## 1. PARTIES AND DATE.

This Agreement is made and entered as of _____, by and between the City of Ontario, a municipal corporation organized under the laws of the State of California with its principal place of business at 303 East “B” Street, Ontario, California 91764-4196, County of San Bernardino, State of California ("City") and CBRE, Inc. a Delaware Corporation, with its principal place of business at P.O. Box 740935, Location Code 2119, Los Angeles, CA, 90074 (Consultant"). City and Consultant are sometimes individually referred to herein as "Party" and collectively as "Parties."

## 2. RECITALS.

### 2.1 Consultant.

Consultant desires to perform and assume responsibility for the provision of certain professional services required by the City on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing professional brokerage services to public clients, is licensed in the State of California, and is familiar with the plans of City.

### 2.2 Project.

City desires to engage Consultant to render such professional services for brokerage of a 73.19 acres land sale transaction ("Project") as set forth in this Agreement.

## 3. TERMS.

### 3.1 Scope of Services and Term.

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

3.1.2 Term. The term of this Agreement shall be from July 21, 2026 to July 21, 2027 unless earlier terminated as provided herein. The City shall have the unilateral option, at its sole discretion, to renew this Agreement automatically for no more than one additional one-year terms. Consultant shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Services.

**3.2 Compensation.**

3.2.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit "A" attached hereto and incorporated herein by reference. The total compensation shall not exceed **three-hundred thousand dollars ($300,000)** without written approval of the City Council or City Manager, as applicable. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.2.2 Payment of Compensation. Consultant shall submit to City a monthly invoice which indicates work completed and hours of Services rendered by Consultant. The invoice shall describe the amount of Services provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the invoice. City shall, within 30 days of receiving such invoice, review the invoice and pay all non-disputed and approved charges. If the City disputes any of Consultant's fees, the City shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth therein. Payment shall not constitute acceptance of any Services completed by Consultant. The making of final payment shall not constitute a waiver of any claims by the City for any reason whatsoever.

3.2.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by City, or included in Exhibit "A" of this Agreement.

3.2.4 Extra Work. At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from the City.

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

### 3.3 Responsibilities of Consultant.

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

3.3.2 Schedule of Services. Consultant shall perform the Services in a prompt and timely manner and in accordance with the Schedule of Services set forth in Exhibit "B" attached hereto and incorporated herein by reference. Consultant represents that it has the professional and technical personnel required to perform the Services expeditiously. Upon request of City, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

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

3.3.4 Substitution of Key Personnel. Consultant has represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of City. In the event that City and Consultant cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. The key personnel for performance of this Agreement are as follows: Darla Longo, Vice Chair, Managing Director and Jennifer Hiramoto, Executive Director of Economic Development.

3.3.5 City's Representative. The City hereby designates Jennifer Hiramoto, Executive Director of Economic Development, or his/her designee, to act as its representative in all matters pertaining to the administration and performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of the City for review and approval of all products submitted by Consultant but not the authority to enlarge the Scope of Services or change the total compensation due to Consultant under this Agreement. The City Manager shall be authorized to act on City's behalf and to execute all necessary documents which enlarge the Scope of Services or change the Consultant's total compensation subject to the provisions contained in this Agreement. Consultant shall not accept direction or orders from any person other than the City Manager, City's Representative or his/her designee.

3.3.6 Consultant's Representative. Consultant hereby designates Darla Longo, Vice Chair, Managing Director, or his/her designee, to act as its representative for the performance of this Agreement ("Consultant's Representative"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his/her best skill and attention, and shall be responsible for all means, methods, techniques, sequences, and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

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

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

3.3.9 Period of Performance.

3.3.9.1 Consultant shall perform and complete all Services under this Agreement within the term set forth in Section 3.1.2 above ("Performance Time"). Consultant shall also perform the Services in strict accordance with any completion schedule or Project milestones described in Exhibits "A" or "B" attached hereto, or which may be separately agreed upon in writing by the City and Consultant ("Performance Milestones"). Consultant agrees that if the Services are not completed within the aforementioned Performance Time and/or pursuant to any such Performance Milestones developed pursuant to provisions of this Agreement, it is understood, acknowledged and agreed that the City will suffer damage.

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

3.3.9.3 Should a Force Majeure Event occur, the non-performing Party shall, within a reasonable time of being prevented from performing, give written notice to the other Party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement. Force Majeure Events and/or delays, regardless of the Party responsible

for the delay, shall not entitle Consultant to any additional compensation. Notwithstanding the foregoing in this section, the City may still terminate this Agreement in accordance with the termination provisions of this Agreement.

3.3.10 Laws and Regulations; Employee/Labor Certification.

3.3.10.1 Compliance with Laws. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with the Services and this Agreement. All violations of such laws and regulations shall be grounds for the City to terminate the Agreement for cause.

3.3.10.2 Employment Eligibility; Consultant. Consultant certifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time and shall require all subconsultants and sub-subconsultants to comply with the same. Consultant certifies that it has not committed a violation of any such law within the five (5) years immediately preceding the date of execution of this Agreement, and shall not violate any such law at any time during the term of the Agreement.

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

3.3.10.4 Air Quality. To the extent applicable, Consultant must fully comply with all applicable laws, rules and regulations in furnishing or using equipment and/or providing services, including, but not limited to, emissions limits and permitting requirements imposed by the South Coast Air Quality Management District (SCAQMD) and/or California Air Resources Board (CARB). Consultant shall indemnify City against any fines or penalties imposed by SCAQMD, CARB, or any other governmental or regulatory agency for violations of applicable laws, rules and/or regulations by Consultant, its subconsultants, or others for whom Consultant is responsible under its indemnity obligations provided for in this Agreement.

3.3.10.5 Water Quality Management and Compliance. Consultant shall keep itself and all subcontractors, staff, and employees fully informed of and in compliance with all local, state and federal laws, rules and regulations that may impact, or be implicated by the performance of the Services including, without limitation, all applicable provisions of the City's ordinances regulating water quality and storm water; the Federal Water Pollution Control Act (33 U.S.C. § 1251, *et seq.*); the California Porter-Cologne Water Quality Control Act (Water Code § 13000 *et seq.*); and any and all regulations, policies, or permits issued pursuant to any such authority. Consultant must additionally comply with the lawful requirements of the City, and any other municipality, drainage district, or other local agency with jurisdiction over the location where the Services are to be conducted, regulating water quality and storm water discharges. City may seek damages from Consultant for delay in completing the Services caused by Consultant's failure to comply with the laws, regulations and policies described in this Section, or any other relevant water quality law, regulation, or policy.

3.3.10.6 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed.

3.3.11 Insurance.

3.3.11.1 Time for Compliance. Consultant shall not commence work under this Agreement until it has provided evidence satisfactory to the City that it has secured all insurance required under this section. In addition, Consultant shall not allow any subconsultant to commence work on any subcontract until it has provided evidence satisfactory to the City that the subconsultant has secured all insurance required under this section. Failure to provide and maintain all required insurance shall be grounds for the City to terminate this Agreement for cause.

3.3.11.2 Types of Insurance Required. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder, and without limiting the indemnity provisions of the Agreement, the Consultant, in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement the following policies of insurance. If the existing policies do not meet the insurance requirements set forth herein, Consultant agrees to amend, supplement or endorse the policies to do so.

(A) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as Insurance Services Office "occurrence" form CG 00 01, or the exact equivalent, with limits of not less than $2,000,000 per occurrence and no less than $4,000,000 in the general aggregate. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions (1) limiting coverage for contractual liability; (2) excluding coverage for claims or suits by one insured against another (cross-liability); (3) products/completed operations liability; or (4) containing any other exclusion(s) contrary to the terms or purposes of this Agreement.

(B) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as Insurance Services Office Form CA 00 01 covering "Any Auto" (Symbol 1), or the exact equivalent, covering bodily injury and property damage for all activities with limits of not less than $2,000,000 combined limit for each occurrence.

(C) Workers' Compensation: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(D) If umbrella or excess liability coverage is used to meet any required limit(s) specified herein, the Contractor shall provide a “follow form” endorsement satisfactory to the City indicating that such coverage is subject to the same terms and conditions as the underlying liability policy.

3.3.11.3 Insurance Endorsements. Required insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms approved by the City to add the following provisions to the insurance policies:

(A) Commercial General Liability: (1) Additional Insured: The City, its officials, officers, employees, agents, and volunteers shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Additional Insured

Endorsements shall not (1) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Consultant; or (4) contain any other exclusions contrary to the terms or purposes of this Agreement. For all policies of Commercial General Liability insurance, Consultant shall provide endorsements in the form of ISO CG 20 10 10 01 and 20 37 10 01 (or endorsements providing the exact same coverage) to effectuate this requirement. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(B) Automobile Liability: (1) Additional Insured: The City, its directors, officials, officers, employees, agents, and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Vendor or for which the Vendor is responsible. (2) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium.

(C) Workers' Compensation: (1) Cancellation: Required insurance policies shall not be canceled or the coverage reduced until a thirty (30) day written notice of cancellation has been served upon the City except ten (10) days shall be allowed for non-payment of premium. (2) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees, agents, and volunteers.

3.3.11.4 Primary and Non-Contributing Insurance. All policies of Commercial General Liability and Automobile Liability insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees, agents, or volunteers shall not contribute with this primary insurance. Policies shall contain or be endorsed to contain such provisions.

3.3.11.5 Waiver of Subrogation. All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

3.3.11.6 Deductibles and Self-Insured Retentions. Any deductible or self-insured retention must be approved in writing by the City and shall protect the City, its officials, officers, employees, agents, and volunteers in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

3.3.11.7 Evidence of Insurance. The Consultant, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates on forms approved by the City, together with all endorsements affecting each policy. Required insurance policies shall not be in compliance if they include any limiting provision or endorsement that has not been submitted to the City for approval. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15 days) prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with the City. If such coverage is cancelled or reduced and not replaced immediately so as to avoid a lapse in the required coverage, Consultant shall, within ten (10) days after receipt of written notice of such cancellation or reduction of coverage, file with the City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

3.3.11.8 Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and authorized to transact business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

3.3.11.9 Enforcement of Agreement Provisions (non estoppel). Consultant acknowledges and agrees that actual or alleged failure on the part of the City to inform Consultant of non-compliance with any requirement imposes no additional obligation on the City nor does it waive any rights hereunder.

3.3.11.10 Requirements Not Limiting. Requirement of specific coverage or minimum limits contained in this Section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance.

3.3.11.11 Additional Insurance Provisions

(A) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(B) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(C) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(D) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

(E) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant’s indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

(F) Consultant shall report to the City, in addition to Consultant’s insurer, any and all insurance claims submitted by Consultant in connection with the Services under this Agreement.

3.3.11.12 Insurance for Subconsultants. Consultant shall include all subconsultants engaged in any work for Consultant relating to this Agreement as additional insureds under the Consultant's policies, or the Consultant shall be responsible for causing subconsultants to purchase the appropriate insurance in compliance with the terms of these Insurance Requirements, including adding the City, its officials, officers, employees, agents, and volunteers as additional insureds to the subconsultant's policies. All policies of Commercial General Liability insurance provided by

Consultant's subconsultants performing work relating to this Agreement shall be endorsed to name the City, its officials, officers, employees, agents and volunteers as additional insureds using endorsement form ISO CG 20 38 04 13 or an endorsement providing equivalent coverage. Consultant shall not allow any subconsultant to commence work on any subcontract relating to this Agreement until it has received satisfactory evidence of subconsultant's compliance with all insurance requirements under this Agreement, to the extent applicable. The Consultant shall provide satisfactory evidence of compliance with this section upon request of the City.

**3.4 Labor Code Requirements.**

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

3.4.2 Registration/DIR Compliance. If the Services are being performed on a public works project of over $25,000 when the project is for construction, alteration, demolition, installation, or repair work, or a public works project of over $15,000 when the project is for maintenance work, in addition to the foregoing, then pursuant to Labor Code sections 1725.5 and 1771.1, the Consultant and all subconsultants must be registered with the Department of Industrial Relations ("DIR"). Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants.

3.4.3 Compliance Monitoring. This Project may also be subject to compliance monitoring and enforcement by the DIR. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements, including the submission of payroll records directly to the DIR. Any stop orders issued by the DIR against Consultant or any subconsultant that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the DIR against Consultant or any subconsultant.

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

### 3.5 Termination of Agreement.

3.5.1.1 Grounds for Termination. City may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those Services which have been adequately rendered to City, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause. The rights and remedies of the City provided in this section shall not be exclusive and are in addition to any other rights and remedies provided by law, equity or under this Agreement.

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

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

### 3.6 Indemnification.

3.6.1 To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's Services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses except such loss or damage caused by the sole negligence or willful misconduct of the City. Consultant's obligation to indemnify shall survive expiration or termination of this Agreement and shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

3.6.2 If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance as a "design professional" (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

### 3.7 General Provisions.

3.7.1 Accounting Records. Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities

related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.7.2 Independent Contractors and Subcontracting.

3.7.2.1 Use of Consultants. Consultant is aware of statutory and case law regarding classification of workers as independent contractors, including California Labor Code Section 2750.3 and Dynamex Operations West, Inc. v. Superior Court, 4 Cal. 5th 903 (2018). To ensure that Consultant is in compliance with the California Labor Code, Consultant shall only utilize its employees to provide the Services. Consultant may not provide the services through any independent contractor, subcontractor or subconsultant ("Subcontractor(s)") unless approved by the City as set forth in Section 3.7.2.2 below. Consultant represents and warrants that all personnel who perform the Services on Consultant's behalf are Consultant's employees, and that Consultant complies with all applicable laws, rules and regulations governing its employees, including, but not limited to, the California Labor Code, Unemployment Insurance Code and all applicable Industrial Welfare Commission Wage Orders.

3.7.2.2 Prior Approval Required. Consultant shall not use any Subcontractor to provide the Services, or any portion of the work required by this Agreement, without prior written approval of City. In the event that City authorizes Consultant to use a Subcontractor, Consultant shall enter into a written agreement with the Subcontractor, which must include all provisions of the Agreement, including a restriction on the Subcontractor's use of further independent contractors, subcontractors or subconsultants without the City's prior written consent.

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

Consultant: CBRE, Inc.
4141 Inland Empire Blvd. Suite 100
Ontario, CA 91764
ATTN: Darla Longo

City: City of Ontario
303 East "B" Street
Ontario, CA 91764
ATTN: Jennifer Hiramoto

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

3.7.4 Ownership of Materials and Confidentiality.

3.7.4.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on

computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement ("Documents & Data"). All Documents & Data shall be and remain the property of City, and shall not be used in whole or in substantial part by Consultant on other projects without the City's express written permission. Within thirty (30) days following the completion, suspension, abandonment or termination of this Agreement, Consultant shall provide to City reproducible copies of all Documents & Data, in a form and amount required by City. City reserves the right to select the method of document reproduction and to establish where the reproduction will be accomplished. The reproduction expense shall be borne by City at the actual cost of duplication. In the event of a dispute regarding the amount of compensation to which the Consultant is entitled under the termination provisions of this Agreement, Consultant shall provide all Documents & Data to City upon payment of the undisputed amount. Consultant shall have no right to retain or fail to provide to City any such documents pending resolution of the dispute. In addition, Consultant shall retain copies of all Documents & Data on file for a minimum of fifteen (15) years following completion of the Project, and shall make copies available to City upon the payment of actual reasonable duplication costs. Before destroying the Documents & Data following this retention period, Consultant shall make a reasonable effort to notify City and provide City with the opportunity to obtain the documents.

3.7.4.2 Subconsultants. Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or its subconsultants, or those provided to Consultant by the City.

3.7.4.3 Right to Use. City shall not be limited in any way in its use or reuse of the Documents and Data or any part of them at any time for purposes of this Project or another project, provided that any such use not within the purposes intended by this Agreement or on a project other than this Project without employing the services of Consultant shall be at City's sole risk. If City uses or reuses the Documents & Data on any project other than this Project, it shall remove the Consultant's seal from the Documents & Data and indemnify and hold harmless Consultant and its officers, directors, agents and employees from claims arising out of the negligent use or re-use of the Documents & Data on such other project. Consultant shall be responsible and liable for its Documents & Data, pursuant to the terms of this Agreement, only with respect to the condition of the Documents & Data at the time they are provided to the City upon completion, suspension, abandonment or termination. Consultant shall not be responsible or liable for any revisions to the Documents & Data made by any party other than Consultant, a party for whom the Consultant is legally responsible or liable, or anyone approved by the Consultant.

3.7.4.4 Indemnification. Consultant shall defend, indemnify and hold the City, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity in consequence of the use on the Project by City of the Documents & Data, including any method, process, product, or concept specified or depicted.

3.7.4.5 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known

to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of City.

3.7.4.6 Confidential Information. The City shall refrain from releasing Consultant's proprietary information ("Proprietary Information") unless the City's legal counsel determines that the release of the Proprietary Information is required by the California Public Records Act or other applicable state or federal law, or order of a court of competent jurisdiction, in which case the City shall notify Consultant of its intention to release Proprietary Information. Consultant shall have five (5) working days after receipt of the release notice to give City written notice of Consultant's objection to the City's release of Proprietary Information. Consultant shall indemnify, defend and hold harmless the City, and its officers, directors, employees, and agents from and against all liability, loss, cost or expense (including attorney's fees) arising out of a legal action brought to compel the release of Proprietary Information. City shall not release the Proprietary Information after receipt of an objection notice unless either: (1) Consultant fails to fully indemnify, defend (with City's choice of legal counsel), and hold City harmless from any legal action brought to compel such release; and/or (2) a final and non-appealable order by a court of competent jurisdiction requires that City release such information.

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

3.7.6 Entire Agreement. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements.

3.7.7 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

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

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

3.7.10 City's Right to Employ Other Consultants. City reserves right to employ other consultants in connection with this Project.

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

3.7.12 Assignment or Transfer. Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Consultant shall not subcontract any portion of the Services required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

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

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

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

3.7.16 No Third-Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

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

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

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

3.7.20 Counterparts. This Agreement may be signed in counterparts, each of which shall

constitute an original.

3.7.21 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification obligations, shall survive any such expiration or termination.

**SIGNATURES ON NEXT PAGE**

**SIGNATURE PAGE TO PROFESSIONAL SERVICES AGREEMENT**

**BETWEEN THE CITY OF ONTARIO AND**

**CBRE, INC.**

IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed on the day and year first above written.

**CITY OF ONTARIO**

*Approved By:*

_____
Scott Ochoa
City Manager

*Approved as to Form:*

_____
Best Best & Krieger LLP

City Attorney

*Attested By:*

_____
City Clerk

**CBRE, INC.**

By: _____

Its: _____

Printed Name: _____

By: _____

Its: _____

Printed Name: _____

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

**EXHIBIT "A"**
**SCOPE OF SERVICES**

**See CBRE proposal attached for scope and compensation**

COMMERCIAL REAL ESTATE SERVICES

CBRE

Walt Arrington, SIOR
Executive Vice President
Lic. 00859109

CBRE, Inc.
Industrial Specialty
Broker Lic. 00409987

4141 Inland Empire Blvd.
Suite 100
Ontario, CA 91764

909 418 2154 Tel
909 418 2100 Fax

Walt.Arrington@cbre.com
www.cbre.com

January 15, 2026

Mr Scott Ochoa
City Manager
City of Ontario
303 East B Street
Ontario, CA 91764

***Sent via email***

RE: Proposal for Real Estate Brokerage Services
SWC of Eucalyptus Ave and Bon View Ave
Ontario, CA

Dear Scott,

Following our recent discussions with you and your team, CBRE is pleased to present this proposal for brokerage services related to the disposition of the "Prop 70" property, totaling approximately 73 gross acres located at the southwest corner of Bon View Avenue and Eucalyptus Avenue.

This vacant industrial land represents one of the most compelling long-term development opportunities in the Western United States today. Bringing the site to market in 2026 is exceptionally well-timed, supported by continued industrial market strength in the Greater Ontario region, limited availability of future large-scale entitlement opportunities, improving economic conditions, and the City's proven commitment to high-quality industrial development. These factors together create a highly competitive environment among developers and institutional capital.

The proposal below outlines our team's qualifications, scope of services, and the fee structure for this assignment.

**Marketing Team and Qualifications**
CBRE is the global leader in commercial real estate services provider, with over 140,000 employees in more than 100 countries. Our platform leads the industry in transaction volume both globally and in the Inland Empire, data intelligence, research, and client service. All of these resources are available to the City as needed throughout this engagement.

Locally, the designated CBRE team has unparalleled experience representing thousands of acres of industrial land throughout the Inland Empire — including over 85% of all industrial land in the City of Ontario. Our longstanding relationship with City staff and extensive transactional history uniquely position us to execute this assignment with precision, transparency, and maximum value creation.

To deliver the highest possible outcome for the City, we have assembled a unified team combining Capital Markets, Debt & Structured Finance expertise, and deep Local Market knowledge:

**Darla Longo – Vice Chair, Managing Director**
**Capital Markets & Land Sales | 47 years of experience**
Darla is nationally recognized as one of the most successful producing brokers in the country and specializes in the Inland Empire. Over her 47-year career, she has completed more than $91.5 billion in real estate transactions and maintains trusted relationships with the most prominent institutional investors and industrial developers. Darla Longo Resume Link

**Barbara Perrier – Vice Chair**
**Capital Markets & Land Sales | 37 years of experience**
Barbara is a leading investment broker in Southern California and co-leads CBRE National Partners alongside Darla Longo specializing in land and investment sales. Her execution track record and relationships with major capital sources and developers nationwide are unmatched. Barbara Perrier Resume Link

**Val Achtemeier – Vice Chair**
**Capital Markets – Debt & Structured Finance | 35 years of experience**
Val Achtemeier leads CBRE's institutional Debt & Structured Finance platform and specializes in structuring and placing capital for large-scale institutional transactions. Her expertise will be critical in evaluating and positioning the property to maximize its appeal across capital sources. Val Achtemeier Resume Link

**Walt Arrington – Executive Vice President**
**Industrial & Logistics – Ontario/Inland Empire | 40 years of experience**
Walt has spent his entire career focused on industrial development and leasing in the Inland Empire. With more than 20 completed projects in the City of Ontario alone, he maintains strong working relationships with City staff and brings deep insight into entitlements, land valuation, development costs, and tenant demand. Walt Arrington Resume Link

**Scope of Services**
Upon selection, the CBRE team will work closely with the City as their fiduciary to fully understand all objectives and deliver a best-in-class marketing and disposition process. Our services will include, but are not limited to:

- Conduct initial strategy meetings with City leadership to confirm transaction structure, timing, objectives, and required deliverables.

- Coordinate with Department Heads across Planning, Development, Engineering, and Public Works to define entitlement pathways, development requirements, and potential infrastructure considerations.
- Prepare a comprehensive **Opinion of Value** incorporating current market conditions, future capital markets outlook, and development feasibility.
- Establish a detailed timeline and disposition plan aligned with the City's broader objectives.
- Engage outside consultants (architects, engineers, and contractors) as needed to refine conceptual site plans, cost estimates, and development scenarios that strengthen buyer underwriting.
- Utilize CBRE's unmatched research, analytics, and national investor platform to support pricing, positioning, and marketing strategy.
- Prepare a complete **Offering Memorandum** for the property.
- Execute a multi-phased bid-style marketing process — or a highly targeted campaign, should the City prefer — designed to maximize proceeds, competition, and transparency.
- Provide regular and structured communication updates to the City, both written and verbal, from initiation through closing.
- Assist the City with review and response to comments related to legal documentation, purchase agreement negotiations, due diligence, and escrow processes.

**Brokerage Services Fee**
CBRE proposes a brokerage fee of **$300,000.00**. This structure ensures that the City receives the full negotiated purchase price without fee deductions.

Whether the City opts for a broad, competitive marketing process or a more focused approach targeting the most logical buyers, our team is fully prepared to bring its collective experience, national reach, and extensive local knowledge to achieve the highest value and most successful outcome.

We would welcome the opportunity to meet in person to review this proposal and discuss next steps.

We look forward to working with you.

Sincerely,

Darlal Longo
Vice Chairman,
Managing Director
+ 1 818 512 9225

Barbara Perrier
Vice Chairman
+1 818 481 2374

Val Achtemeier
Vice Chairman
+1 213 400 7187

Walt Arrington
Executive Vice
President
+1 714 747 6016

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Financial Services<br>Prepared By: Cruz Torres<br>Staff Member Presenting: Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Claudia Hernandez, Matthew Hernandez<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 24 |

**SUBJECT: ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NOS. 1, 2, 3 AND 4 FOR FISCAL YEAR 2026-27**

**RECOMMENDATION:** That the City Council conduct a combined public hearing for the districts and take the following actions pertaining to the levy of assessments within Ontario Parkway Maintenance Assessment Districts (OPMAD) Nos. 1, 2, 3 and 4 and:

A. Adopt a Resolution approving the Engineer's Reports relating to the levy of assessments for each district;
B. Adopt a Resolution confirming the diagrams and assessments and providing for the assessment levy within Ontario Parkway Maintenance Assessment Districts Nos. 1, 2, & 3; and
C. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Ontario Parkway Maintenance Assessment District No. 4.

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

**FISCAL IMPACT:** The adopted Fiscal Year 2026-27 total special assessment revenue will be $690,838 from OPMAD Nos. 1, 2 and 3, and 4. For OPMAD Nos. 1, 2, and 3 (Zone 2000-1) the total estimated cost of $665,062 for administrative, operation, and maintenance will exceed assessment revenues of $264,555 (maximum assessment) by $400,507. If approved, appropriations from the General Fund will be included in future budget updates as needed for the City Contribution to Parkway Maintenance. OPMAD No. 3 (Zone 2000-2) assessment revenues combined with $18,046 from the reserve fund and OPMAD No. 4 assessment revenues are sufficient to pay all expenses within the respective districts.

**BACKGROUND & ANALYSIS:** The districts were formed pursuant to the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code (the 1972 Act). Additional territories are annexed to the districts from time to time as development proceeds. The

districts were formed to help minimize the continually increasing cost of maintaining and operating the landscaping along public streets where the property owners do not have direct access to the landscaping. A special assessment is levied annually on benefiting properties for the cost of operation and maintenance of certain parkway landscaping facilities within the districts. The City's Public Works Agency establishes the annual operation, and maintenance costs and administers the maintenance of the landscaping. Annually, an Engineer's Report for each district must be prepared which apportions these costs to each parcel within the districts. The locations of the districts are shown on the maps included in the Engineer's Reports.

OPMAD Nos. 1, 2, and 3 are comprised of single-family residential developments. Due to varying characteristics, the districts are organized into benefit zones and/or maintenance areas. Each zone or maintenance area is assessed for only the operation and maintenance of the facilities from which it receives special direct benefit. The total assessment for each maintenance area is then apportioned to its constituent parcels. Special assessment revenue will be generated in the combined amount of $289,488 from OPMAD Nos. 1, 2 and 3. The assessed tax rates for Fiscal Year 2025-26, and the proposed and maximum tax rates for Fiscal Year 2026-27, are shown in Exhibit A.

OPMAD No. 4 is comprised of single-family residential tracts and the Ontario Mills development area. The district is organized into 6 maintenance areas. Each maintenance area is assessed for only the operation and maintenance of the facilities from which it receives direct special benefit. The total assessment for each maintenance area is then apportioned to its constituent parcels. The assessments for OPMAD No. 4 will generate a total of $401,350. The assessed tax rates for Fiscal Year 2025-26, and the maximum and proposed tax rates for Fiscal Year 2026-27, are shown in Exhibit A.

On June 16, 2026, the City Council adopted Resolutions which ordered the preparation of Engineer's Reports for the annual levy of assessments within each district, preliminarily approved the Engineer's Reports, declared Council's intention to levy and collect assessments within the districts for the referenced fiscal year, and set July 21, 2026, as the date for the public hearing for each district. Notices of the public hearings have been published, and proof of publication is on file in the Records Management Department.

The Engineer's Reports, which have been prepared for each district pursuant to the 1972 Act, are on file in the Records Management Department. Each report includes plans and specifications for the improvements and maintenance, an estimate of costs, a diagram of the area proposed to be assessed, and an assessment of the costs to the various parcels within each District.

**Exhibit A**

**Ontario Parkway Maintenance Assessment Districts 1, 2 & 3**

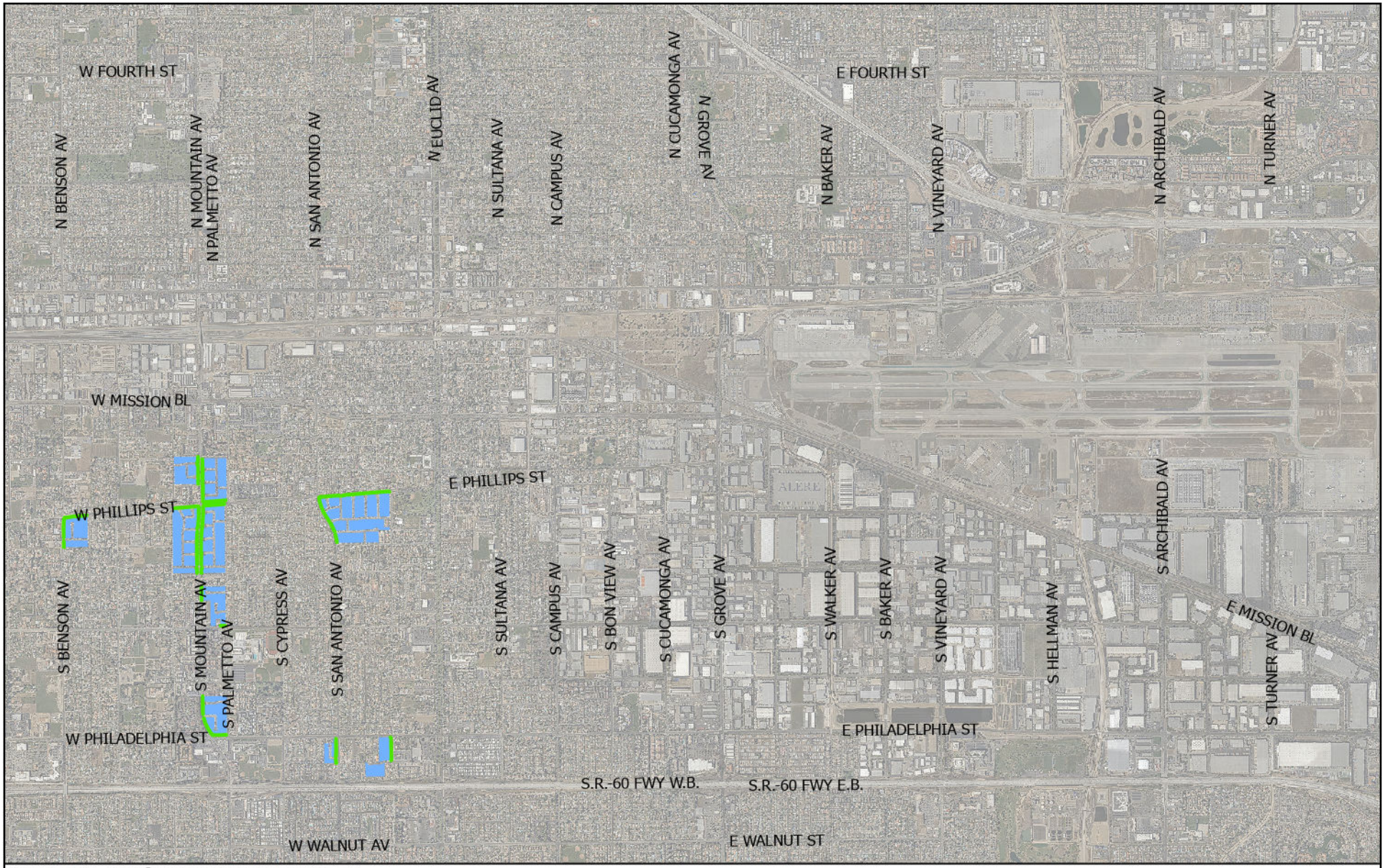
**Proposed Levy Rates FY 2026-27**

| | Prior Year 2025-26 | Maximum 2026-27 | Proposed 2026-27 |
|---|---|---|---|
| OPMAD No. 1 | $ 66.32 per Lot | $ 66.32 per Lot | $ 66.32 per Lot |
| OPMAD No. 2 | $ 34.04 per Lot | $ 34.04 per Lot | $ 34.04 per Lot |
| OPMAD No. 3, Zone 2000-1 | $ 41.29 per Lot | $ 41.29 per Lot | $ 41.29 per Lot |
| OPMAD No. 3, Zone 2000-2 | $ 213.72 per Lot | $ 312.85 per Lot | $ 220.65 per Lot |

**Ontario Parkway Maintenance Assessment District 4**

**Proposed Levy Rates FY 2026-27**

| | Prior Year 2025-26 | Maximum 2026-27 | Proposed 2026-27 |
|---|---|---|---|
| MA#99-1 | $ 63.81 per Lot | $ 76.12 per Lot | $ 65.88 per Lot |
| MA#99-2 | $ 415.76 per Lot | $ 480.18 per Lot | $ 429.23 per Lot |
| MA#99-3 | $ 1,291.87 per Acre | $ 1,724.18 per Acre | $ 1,333.72 per Acre |
| MA#00-1 | $ 303.69 per Lot | $ 472.91 per Lot | $ 313.53 per Lot |
| MA#04-1 | $ 1,221.60 per Lot | $ 3,012.37 per Lot | $ 1,261.18 per Lot |
| MA#05-1 | $ 1,678.31 per Lot | $ 3,733.99 per Lot | $ 1,732.69 per Lot |




**Ontario Parkway Maintenance District No. 1 Vicinity Map**

**Legend**

- Areas Maintained
- MA - # Boundary and Maintenance Area #

N
W E
S

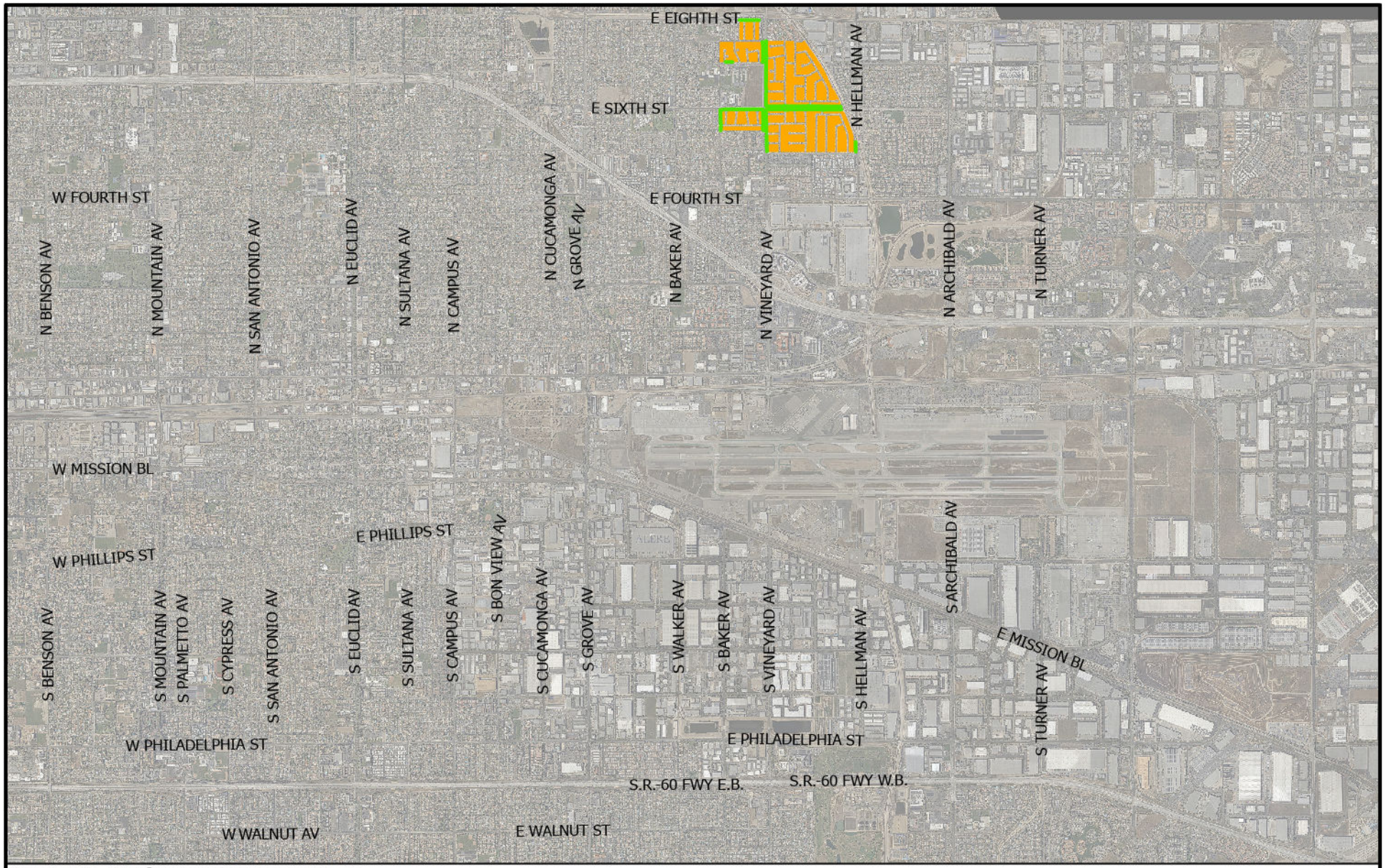
0 0.38 0.75 Miles

Note: Reference is hereby made to the Maps of the Assessor of the County of San Bernardino, California.

Date: 4/15/2026

CITY OF ONTARIO

2010




# Ontario Parkway Maintenance District No. 2 Vicinity Map

**Legend**

- Areas Maintained
- MA - # Boundary and Maintenance Area #

N
W E
S

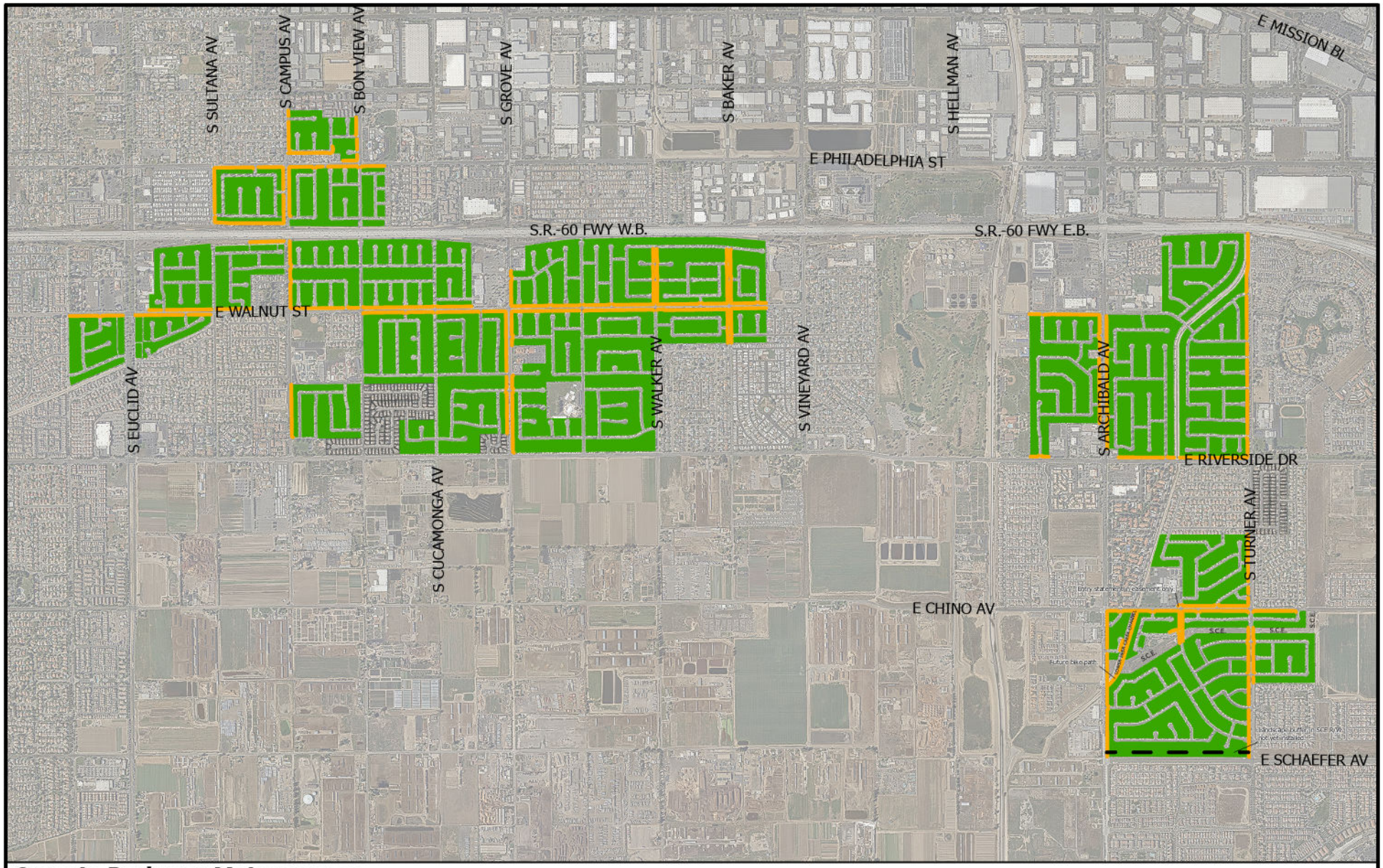
0 0.47 0.95 Miles

Note: Reference is hereby made to the Maps of the Assessor of the County of San Bernardino, California.

Date: 4/15/2026

CITY OF ONTARIO

2011




**Ontario Parkway Maintenance District No. 3 Vicinity Map**

**Legend**

- Areas Maintained
- MA - # Boundary and Maintenance Area #

N W E S

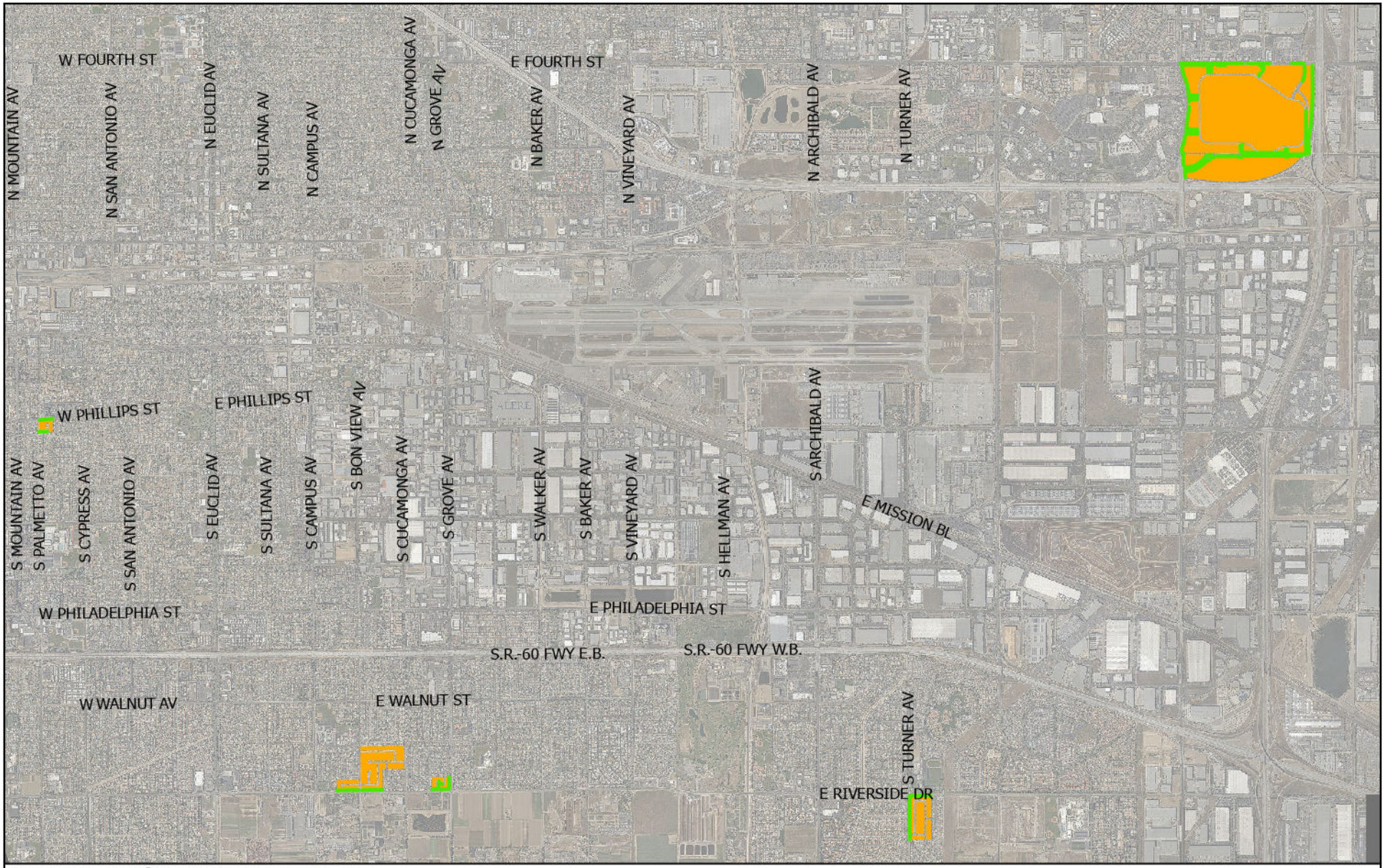
0 0.28 0.55 Miles

Note: Reference is hereby made to the Maps of the Assessor of the County of San Bernardino, California.

Date: 4/15/2026

CITY OF ONTARIO

2012




**Ontario Parkway Maintenance District No. 4 Vicinity Map**

**Legend**

- Areas Maintained
- MA - # Boundary and Maintenance Area #

N
W E
S

0 0.42 0.85 Miles

Note: Reference is hereby made to the Maps of the Assessor of the County of San Bernardino, California.

Date: 4/15/2026

CITY OF ONTARIO

2013

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3 AND 4 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, pursuant to the provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2, of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of Engineer's Reports for the annual levy of assessments, consisting of plans and specifications, cost estimates, diagrams of the districts, and the assessment relating to what are now known and designated as

CITY OF ONTARIO
PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3 and 4

(hereinafter referred to as the Districts); and

WHEREAS, there have now been presented to this City Council the Reports as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has approved on a preliminary basis the Reports by a previous Resolution, and ordered the Reports to be filed in the Records Management Department to be open to public inspection; and

WHEREAS, this City Council has now examined and reviewed the Reports as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said Reports.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the Reports as presented, consisting of the following:

A. Plans and Specifications,
B. Estimates of cost,
C. Diagrams of the Districts, and
D. Assessment of the estimated cost

Are hereby approved and are ordered to be filed in the Records Management Department, as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Reports.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAMS AND ASSESSMENTS, AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2 AND 3 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings for the annual levy of assessments in special maintenance districts pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2, of the Streets and Highways Code of the State of California in what is known and designated as

CITY OF ONTARIO
PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(hereinafter referred to as the Districts); and

WHEREAS, the City Council has ordered the preparation of the Engineer's Reports, and the Engineer's Reports have been prepared and filed with this City Council pursuant to law for its consideration, and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the referenced fiscal year relating to the above referenced Districts, and further did proceed to give notice of the time and place for a Public Hearing on all matters relating to said annual levy of the proposed assessments; and

WHEREAS, at this time this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed and not withdrawn are hereby overruled and denied.

SECTION 3. That the estimates of costs, the assessment diagrams, the assessments and all other matters, as set forth in the Engineer's Reports pursuant to said "Landscaping and Lighting Act of 1972," as submitted, are hereby approved, adopted by this City Council, and hereby confirmed.

SECTION 4. That this City Council hereby confirms and orders the annual levy of the assessments for the referenced fiscal year in the amounts as set forth in the Engineer's Reports, and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessments for the referenced fiscal year.

SECTION 6. That the maintenance work of improvements contemplated by the Resolution of Intention shall be performed pursuant to law.

SECTION 7. That the County Auditor shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of the Resolution and the law, and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Manager is hereby ordered and directed to file, or cause to be filed, the assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessments and diagrams shall be filed in the Office of the City Manager, with a duplicate copy on file in the Records Management Department and open for public inspection.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NO. 4 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings for the levy of the annual assessment in a special maintenance district created pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Landscaping Act"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the Landscaping Act, Article XIIID and the Implementation Act may be referred to collectively herein as the "Assessment Law"), in a special maintenance district known and designated as

CITY OF ONTARIO
PARKWAY MAINTENANCE ASSESSMENT DISTRICT NO. 4
(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of an Engineer's Report, and such a report (the "Assessment Engineer's Report") has been prepared and filed with this City Council for its consideration pursuant to Assessment Law, and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the referenced fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for the Public Hearing on all matters relating to said annual levy of the proposed assessment; and

WHEREAS, at this time this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed and not withdrawn are hereby overruled and denied.

SECTION 3. That based upon the Assessment Engineer's Report and the testimony and other evidence presented at the public hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed for the referenced Fiscal Year:

A. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entirety of the cost of the operations and maintenance expenses.

B. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.

C. Only the special benefits have been assessed.

D. There are no publicly owned parcels within the District.

E. The assessments do not exceed the maximum annual assessments previously authorized to be levied pursuant to the Assessment Law.

The estimates of costs, the assessment diagram, the assessments and all other matters, as set forth in the Assessment Engineer's Report pursuant to the Assessment Law as submitted, are hereby approved, adopted by this City Council, and hereby confirmed.

SECTION 4. That this City Council hereby confirms and orders the annual levy of the assessments for the referenced fiscal year in the amounts as set forth in the Assessment Engineer's Report, and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessments for the fiscal year.

SECTION 6. That the maintenance work of improvements contemplated by the Resolution of Intention shall be performed pursuant to law.

SECTION 7. That the County Auditor shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of the Resolution and the law, and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Manager is hereby ordered and directed to file, or cause to be filed, the assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the Office of the City Manager, with a duplicate copy on file in the Records Management Department and open for public inspection.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Financial Services<br>Prepared By: Cruz Torres<br>Staff Member Presenting: Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Claudia Hernandez, Matthew Hernandez<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 25 |

**SUBJECT: ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICT NOS. 1 AND 2 FOR FISCAL YEAR 2026-27**

**RECOMMENDATION:** That the City Council conduct a combined public hearing for the districts and take the following actions pertaining to the levy of assessments within Street Lighting Maintenance Districts (SLMD) Nos. 1 and 2, and:

A. Adopt a Resolution approving the Engineer's Reports relating to the levy of assessments for each district;
B. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Street Lighting Maintenance District 1; and
C. Adopt a Resolution confirming the diagram and assessment and providing for the assessment levy within Street Lighting Maintenance District 2.

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

**FISCAL IMPACT:** The adopted Fiscal Year 2026-27 total special assessment revenue is $380,046 from the SLMD No. 1 and $108,174 from SLMD No. 2. A portion of the facilities within SLMD No. 1 provides a general benefit to the public at large and cannot be funded with the assessment. The amount of the general benefit is $40,538. The Fiscal Year 2026-27 Adopted Budget includes a City Contribution of $12,000 from the General Fund. If approved, additional appropriations in the General Fund will be included in future quarterly budget updates to City Council for approval as needed for the City Contribution to the Streetlight Maintenance Fund. SLMD No. 1 assessment revenues combined with $462,786 from the reserve fund and SLMD No. 2 assessment revenues are sufficient to cover expenses within the respective districts.

**BACKGROUND & ANALYSIS:** Street Lighting Maintenance District No. 1 was formed in 1984, and Street Lighting Maintenance District No. 2 was formed in 1999, pursuant to the Landscaping and

Lighting Act of 1972 (the 1972 Act), to help minimize the continually increasing cost for maintaining and operating the City's street lighting system. A special assessment is levied annually on benefiting properties for the cost of maintenance and operation of certain street lighting facilities within the districts. The locations of the districts are shown on the maps included in the Engineer's Reports.

The City's Public Works Agency establishes the annual maintenance costs and maintains the street lighting system. As required by the 1972 Act, an Engineer's Report for each district is prepared annually apportioning the costs to each parcel within the districts. The districts are comprised of commercial, industrial and some multi-family residential properties. Due to varying characteristics, the districts are organized into benefit zones and/or maintenance areas. Each zone/maintenance area is assessed for only the operation and maintenance of the facilities from which it receives direct special benefit. The total assessment for each zone/maintenance area is then apportioned to its constituent parcels. Therefore, the assessments are unique and specific to each individual parcel of property.

The City's adopted Fiscal Year 2026-27 levy for the two street light maintenance districts is based on the Fiscal Year 2026-27 budget. The total assessments for tax year 2026-27 are $380,046 in SLMD No. 1, and $108,174 in SLMD No. 2. A portion of the facilities within SLMD No. 1 provide a general benefit to the public at large and cannot be funded with the assessment. A City Contribution for the general benefit of $40,538 will be funded by the General Fund and included in future quarterly budget updates as needed. The assessed tax rates for Fiscal Year 2025-26, and the maximum and proposed tax rates for Fiscal Year 2026-27, are shown in Exhibit A.

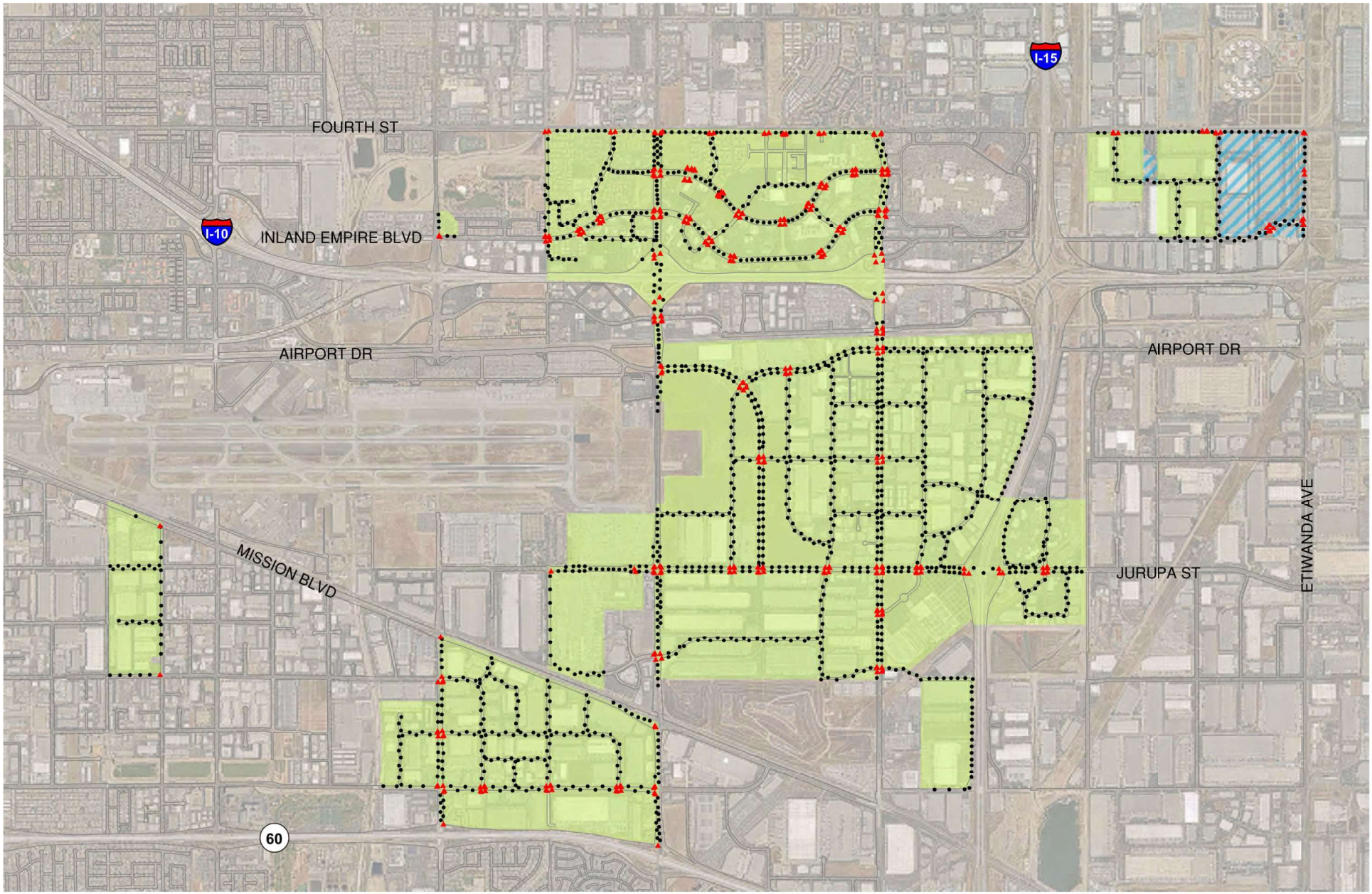
On June 16, 2026, the City Council adopted Resolutions which ordered the preparation of Engineer's Reports for the annual levy of assessments within each district, preliminarily approved the Engineer's Reports, declared City Council's intention to levy and collect assessments within the districts for the referenced fiscal year, and set July 21, 2026, as the date for the public hearing for each district. Notices of the public hearings have been published, and proof of publication is on file in the Records Management Department.

The Engineer's Reports, which have been prepared for each district pursuant to the 1972 Act, are on file in the Records Management Department. Each district's report is on file in the Records Management Department. Each report includes plans and specifications for the improvements being operated and maintained, an estimate of costs, a diagram of the area proposed to be assessed, and an assessment of the costs to the various parcels within the districts.

**EXHIBIT A**

**Street Light Maintenance Districts Proposed Levy Rates FY 2026-27**

| | | Prior Year 2025-26 | Maximum 2026-27 | Proposed 2026-27 |
|---|---|---|---|---|
| SLMD No. 1, Zone 2000-1 | per AU | $ 122.67 | $ 202.23 | $ 126.64 |
| SLMD No. 1, Zone 2000-2 | per AU | $ 71.35 | $ 165.74 | $ 73.66 |
| SLMD No. 2, MA# 99-1 | | $ 4,883.00 | $ 14,423.00 | $ 5,698.00 |
| SLMD No. 2, MA# 99-2 | | $ 2,347.00 | $ 7,171.00 | $ 2,322.00 |
| SLMD No. 2, MA# 99-3 | | $ 3,912.00 | $ 11,952.00 | $ 3,870.00 |
| SLMD No. 2, MA# 99-4 | | $ 1,565.00 | $ 4,787.00 | $ 1,548.00 |
| SLMD No. 2, MA# 99-5 | | $ 2,723.00 | $ 4,487.00 | $ 2,856.00 |
| SLMD No. 2, MA# 99-6 | | $ 14,201.00 | $ 41,883.00 | $ 14,941.00 |
| SLMD No. 2, MA# 99-7 | | $ 1,062.00 | $ 1,295.00 | $ 1,050.00 |
| SLMD No. 2, MA# 99-8 | | $ 3,912.00 | $ 9,562.00 | $ 3,870.00 |
| SLMD No. 2, MA# 00-1 | | $ 3,912.00 | $ 4,400.00 | $ 3,870.00 |
| SLMD No. 2, MA# 00-2 | | $ 1,565.00 | $ 2,935.00 | $ 1,548.00 |
| SLMD No. 2, MA# 00-3 | | $ 8,607.00 | $ 16,134.00 | $ 8,512.00 |
| SLMD No. 2, MA# 00-4 | | $ 56,088.00 | $ 92,384.00 | $ 58,090.00 |




# Street Light Maintenance District No.1
# Vicinity Map

CITY OF ONTARIO

**Legend**

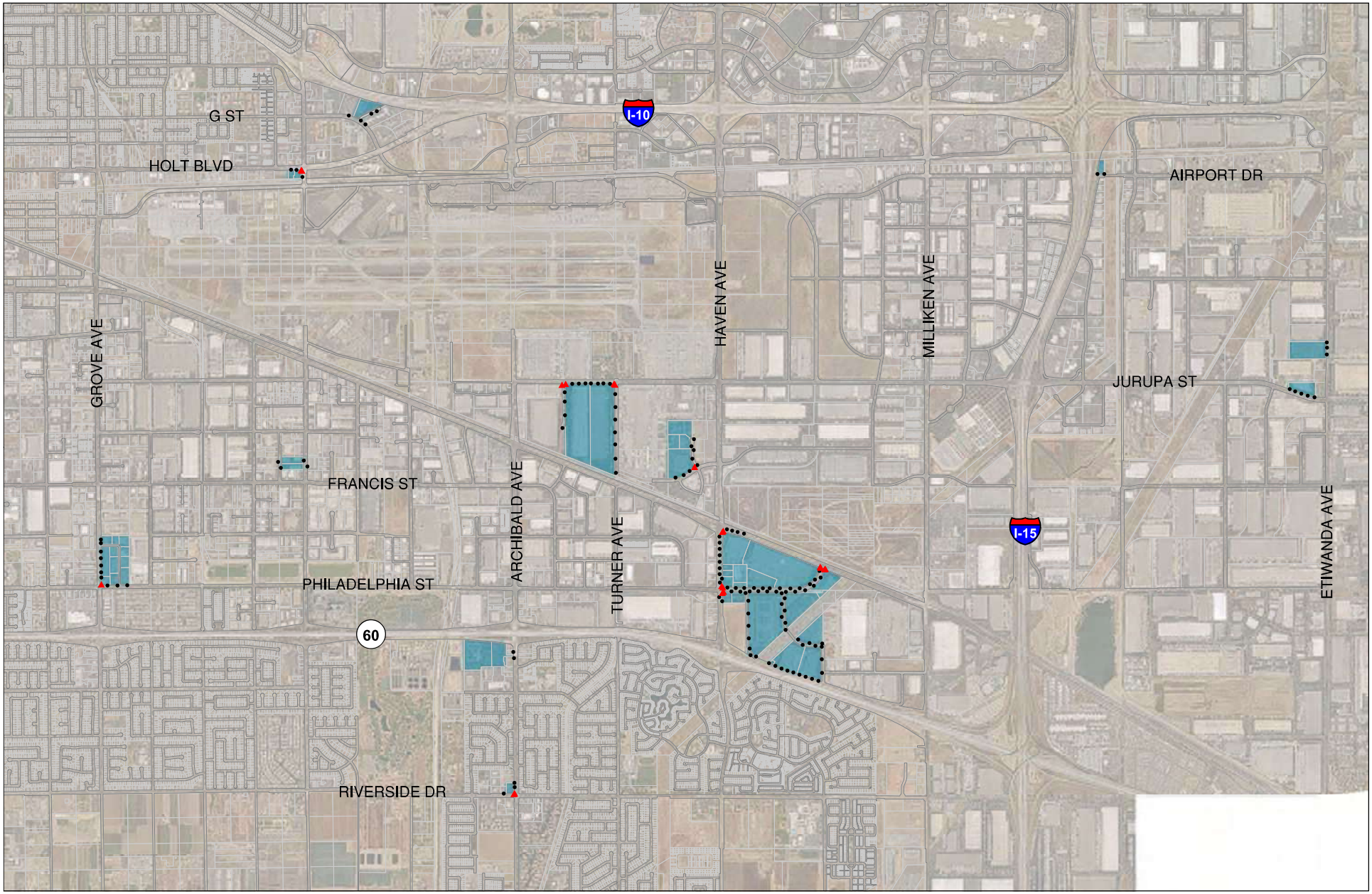
- Safety Light (348)
- Conventional (1,518)
- Zone 2000-1
- Zone 2000-2

N
W E
S

Note: Reference is hereby made to the Maps of The Assessor of the County of San Berndardino, California, for a detailed description of the lines and dimensions of the parcels shown hereon.

Date: 3/12/2026

**2028**




# Street Light Maintenance District No. 2
# Vicinity Map

**Legend**

- Safety Light (20)
- Conventional (144)
- Maintenance District 2

N
W E
S

Note: Reference is hereby made to the Maps of The Assessor of the County of San Berndardino, California, for a detailed description of the lines and dimensions of the parcels shown hereon.

Date: 3/12/2026

**2029**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND 2 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, pursuant to the provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2, of the Streets and Highways Code of the State of California, did, by previous Resolution, order the preparation of Engineer's Reports for the annual levy of assessments, consisting of plans and specifications, cost estimates, diagrams of the districts, and the assessments relating to what are now known and designated as

CITY OF ONTARIO
STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND 2

(hereinafter referred to as the Districts); and

WHEREAS, there have now been presented to this City Council the Reports as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

WHEREAS, this City Council has approved on a preliminary basis the Reports by a previous Resolution, and ordered the Reports to be filed in the Records Management Department to be open to public inspection; and

WHEREAS, this City Council has now examined and reviewed the Reports as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments have been spread in accordance with the benefits received from the maintenance to be performed as set forth in said Reports.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That the Reports as presented, consisting of the following:

A. Plans and Specifications,
B. Estimates of cost,
C. Diagrams of the Districts, and
D. Assessment of the estimated costs

are hereby approved, and are ordered to be filed in the Records Management Department, as a permanent record and to remain open to public inspection.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Reports.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN STREET LIGHTING MAINTENANCE DISTRICT NO. 1 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings for the levy of the annual assessment in a street lighting maintenance district created pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Lighting Act"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the Lighting Act, Article XIIID and the Implementation Act may be referred to collectively herein as the "Assessment Law"), in a special maintenance district known and designated as

CITY OF ONTARIO
STREET LIGHTING MAINTENANCE DISTRICT NO. 1

(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of an Engineer's Report, and such report (the "Assessment Engineer's Report") has been prepared pursuant to the Assessment Law and filed with this City Council for its consideration, and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the referenced fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for the Public Hearing on all matters relating to said annual levy of the proposed assessment; and

WHEREAS, at this time this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed and not withdrawn are hereby overruled and denied.

SECTION 3. That based upon the Assessment Engineer's Report and the testimony and other evidence presented at the public hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed for the referenced fiscal year:

A. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entirety of the cost of the operations and maintenance expenses.

B. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.

C. Only the special benefits have been assessed.

D. All parcels within the District that are owned or used either by a local government, the State of California or the United States and which specially benefit from the improvements to be maintained are being assessed.

E. The assessments do not exceed the maximum annual assessments previously authorized to be levied pursuant to the Assessment Law.

The estimate of costs, the assessment diagram, the assessments and all other matters, as set forth in the Assessment Engineer's Report pursuant to the Assessment Law as submitted, are hereby approved, adopted by this City Council, and hereby confirmed.

SECTION 4. That this City Council hereby confirms and orders the annual levy of the assessments for the referenced fiscal year in the amounts as set forth in the Assessment Engineer's Report, and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessments for the fiscal year.

SECTION 6. That the maintenance work of improvements contemplated by the Resolution of Intention shall be performed pursuant to law.

SECTION 7. That the County Auditor shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of the Resolution and the law, and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Manager is hereby ordered and directed to file, or cause to be filed, the assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the Office of the City Manager, with a duplicate copy on file in the Records Management Department and open for public inspection.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE ANNUAL ASSESSMENT LEVY WITHIN STREET LIGHTING MAINTENANCE DISTRICT NO. 2 FOR FISCAL YEAR 2026-27.

WHEREAS, the City Council of the City of Ontario, California, has initiated proceedings for the levy of the annual assessment in a street lighting maintenance district created pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Lighting Act"), Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following) (the "Implementation Act") (the Lighting Act, Article XIIID and the Implementation Act may be referred to collectively herein as the "Assessment Law"), in a special maintenance district known and designated as

CITY OF ONTARIO
STREET LIGHTING MAINTENANCE DISTRICT NO. 2

(hereinafter referred to as the "District"); and

WHEREAS, the City Council has ordered the preparation of an Engineer's Report, and such report (the "Assessment Engineer's Report") has been prepared pursuant to the Assessment Law and filed with this City Council for its consideration, and subsequently thereto this City Council did adopt its Resolution of Intention to levy and collect assessments for the referenced fiscal year relating to the above-referenced District, and further did proceed to give notice of the time and place for the Public Hearing on all matters relating to said annual levy of the proposed assessment; and

WHEREAS, at this time this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments.

NOW, THEREFORE, IT IS HEREBY RESOLVED AS FOLLOWS:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That upon the conclusion of the Public Hearing, written protests filed and not withdrawn are hereby overruled and denied.

SECTION 3. That based upon the Assessment Engineer's Report and the testimony and other evidence presented at the public hearing, the City Council hereby makes the following determinations regarding the assessments proposed to be imposed for the referenced fiscal year:

A. The proportionate special benefit derived by each individual parcel assessed has been determined in relationship to the entirety of the cost of the operations and maintenance expenses.

B. The assessments do not exceed the reasonable cost of the proportional special benefit conferred on each parcel.

C. Only the special benefits have been assessed.

D. All parcels within the District that are owned or used either by a local government, the State of California or the United States and which specially benefit from the improvements to be maintained are being assessed.

E. The assessments do not exceed the maximum annual assessments previously authorized to be levied pursuant to the Assessment Law.

The estimate of costs, the assessment diagram, the assessments and all other matters, as set forth in the Assessment Engineer's Report pursuant to the Assessment Law as submitted, are hereby approved, adopted by this City Council, and hereby confirmed.

SECTION 4. That this City Council hereby confirms and orders the annual levy of the assessments for the referenced fiscal year in the amounts as set forth in the Assessment Engineer's Report, and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 5. That the adoption of this Resolution constitutes the levy of the assessments for the fiscal year.

SECTION 6. That the maintenance work of improvements contemplated by the Resolution of Intention shall be performed pursuant to law.

SECTION 7. That the County Auditor shall enter on the County Assessment Roll the amount of the Assessment and said Assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by said County, the net amount of the assessment shall be paid to the City Treasurer of said City.

SECTION 8. That the City Treasurer has previously established a special fund into which the City Treasurer shall place all monies collected by the Tax Collector pursuant to the provisions of the Resolution and the law, and said transfer shall be made and accomplished as soon as said monies have been made available to said City Treasurer.

SECTION 9. That the City Manager is hereby ordered and directed to file, or cause to be filed, the assessment roll with the County Auditor, together with a certified copy of this Resolution upon its adoption.

SECTION 10. That a certified copy of the assessment and diagram shall be filed in the Office of the City Manager, with a duplicate copy on file in the Records Management Department and open for public inspection.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Planning<br>Prepared By: Alexis Vaughn<br>Staff Member Presenting: Rudy Zeledon, Executive Director Community Development<br>Reviewed By: Thomas Grahn<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 26 |

**SUBJECT:** **A PUBLIC HEARING TO CONSIDER A DEVELOPMENT CODE AMENDMENT FILE NO. PDCA26-002 REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE PURSUANT TO AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**RECOMMENDATION:** That the City Council introduce and waive further reading of an Ordinance approving File No. PDCA26-002, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and 8.0 (Sign Regulations) of the City of Ontario Development Code.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**

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

**BACKGROUND & ANALYSIS: PROJECT SETTING:** The proposed Development Code Amendment is of citywide impact, affecting approximately 50 square miles (32,022 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south. The City of Ontario is substantially built-out with a mix of residential, commercial, industrial, agricultural, airport, recreational, and institutional/public land uses. According to the latest US Census forecast, the City of Ontario's 2022 estimated population is 179,516 persons and in terms of population, is ranked the 26th largest city in the State and the 146th largest in the nation. Ontario's population has increased by 3.46 percent since the most recent census, which recorded a population of 175,265 in 2020.

**PROJECT ANALYSIS:** The proposed Development Code Amendment is comprised of certain clarifications and revisions to the City of Ontario Development Code, as follows:

(1) Revise Chapter 2.0 (Administration and Procedures), Section 2.03.010.C.1.b (2) – Public Hearing Notification, such that discretionary and legislative projects have the same 600-foot public noticing boundary; and, Table 2.02-1: Review Matrix, to clarify the Approval Authority for Electric Truck Vehicle Charging Facilities (for equipment and for ancillary construction), and for Semi-Trailer Storage Yard Facilities.

(2) Revise Chapter 4.0 (Permits, Actions, and Decisions), Section 4.02.025.B.2 – Development Plans, to provide clarification regarding the development of an Electric Vehicle Charging Facility or a Semi-Trailer Storage Yard Facility.

(3) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to: 1) include bowling centers and simulated racing facilities (limited to go-carts, radio-controlled vehicles, and other similar facilities) as conditionally-permitted land uses within the Open Space – Recreation (OS-R) zoning district when privately operated on publicly-owned land; and 2) prohibit massage services ancillary to day spas and wellness centers within the MU-1 Zoning District.

(4) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce electric truck vehicle charging facilities as a conditionally-permitted land use; and introduce Section 5.03.163: Electric Truck Vehicle Charging Facilities to the Development Code to establish regulations for the land use.

(5) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce semi-trailer storage yard facilities as a conditionally-permitted land use; and introduce Section 5.03.357: Semi-Trailer Storage Yard Facilities to the Development Code to establish regulations for the land use.

(6) Revise Chapter 5.0 (Zoning and Land Use), Section 5.03.025.H.3 - Alcoholic Beverage Sales, to: 1) update the name of the Ontario Toyota Arena Entertainment Zone (OTAEZ) to the Capital City Entertainment Zone; and, 2) add a new subsection to support the Ontario Sports Empire Entertainment Zone, including new standards and Figure 5.03-2: Ontario Sports Empire Entertainment Zone.

(7) Revise Chapter 6.0 (Development and Subdivision Regulations), Table 6.01-8: Commercial Zoning District Development Standards, to increase the maximum height within the Light Office (OL) zoning district from 35 feet to 55 feet.

(8) Revise Chapter 6.0 (Development and Subdivision Regulations), Section 6.02.025.A.3 – Design Standards for Nonresidential Zoning Districts, to include standards for the screening of Semi-Trailer Storage Yard Facilities and Electric Truck Vehicle Charging Facilities.

(9) Revise Chapter 8.0 (Sign Regulations), Section 8.01.020 – Sign Standards, Table 8.01-1: Sign Regulation Matrix to clarify the maximum height of freeway signs.

The proposed provisions of the Development Code Amendment are shown in Attachment A (Development Code Amendment) of the appended Resolution. Any provisions proposed for deletion are shown in red strikeout text (Abcdefg) and all additions are shown in blue underlined

text (Abcdefg).

**AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670, et seq.) requires that an Airport Land Use Compatibility Plan (ALUCP) be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted ALUCP.

(1) Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) — On April 19, 2011, the City Council of the City of Ontario approved and adopted the ONT ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, Planning Commission has concluded that the proposed Development Code Amendment is consistent with the policies and criteria set forth within the ONT ALUCP.

(2) Chino Airport Land Use Compatibility Plan (CNO ALUCP) — On August 2, 2022, the City Council of the City of Ontario approved and adopted a Development Code Amendment to establish the Chino Airport (CNO) Overlay Zoning District (OZD) and Reference I, CNO ALUCP. The CNO OZD and CNO ALUCP established the Airport Influence Area for Chino Airport, solely within the City of Ontario, and limits future land uses and development within the Airport Influence Area, as they relate to safety, airspace protection, and overflight impacts of current and future airport activity. The CNO ALUCP is consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The proposed Development Code Amendment may affect certain land development criteria on certain properties located within the Airport Influence Area of Chino Airport, which have been evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the CNO ALUCP. As a result, the Planning Commission has concluded that the proposed Development Code Amendment is consistent with the policies and criteria set forth within the CNO ALUCP.

**HOUSING ELEMENT COMPLIANCE:** The Project is consistent with the Housing Element of the Policy Plan (general plan) component of The Ontario Plan, as the project furthers the purposes, principals, goals, and policies of the Housing Element.

**PLANNING COMMISSION REVIEW:** On June 23, 2026, the Planning Commission held a public hearing on the proposed amendments to the City of Ontario Development Code and voted (6-0) recommending that City Council adopt an Ordinance approving File No. PDCA26-002, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), and 8.0 (Sign Regulations) of the City of Ontario

Development Code pursuant to an exemption under the California Environmental Quality Act.

**ENVIRONMENTAL REVIEW:** The proposed Development Code Amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) and the Guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the commonsense exemption (general rule) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. (Muzzy Ranch Co. v. Solano County Airport Land Use Comm'n (2007) 41 Cal.4th 372, 380.) Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Per the Supreme Court's ruling in Muzzy Ranch, the application of the commonsense exemption is decided based on whether record evidence supports the exemption, and no further evaluation by the City is required. The City need not engage in detailed or extensive fact-finding to make this determination as long as there is substantial evidence "appropriate to the CEQA stage in issue." (Muzzy Ranch, 41 Cal.4th at 388.) Specifically:

(1) The proposed amendments to Chapter 2.0 (Administration and Procedures), Section 2.03.010.C.1.b (2) - Public Hearing Notification, such that discretionary and legislative projects have the same 600-foot public noticing boundary, and providing additional clarity regarding the Approving Authority and Appeal Authority for Table 2.01-2: Review Matrix are procedural in nature and are intended to establish consistency in noticing requirements across application types and provide clarification for public hearing pathways. The modifications have no potential for resulting in a significant effect on the environment.

(2) The proposed amendment to Chapter 4.0 (Permits, Actions, and Decisions), Section 4.02.025.B.2 – Development Plans, to provide clarification regarding the development of an Electric Vehicle Charging Facility or a Semi-Trailer Storage Yard Facility is procedural in nature and has no potential, by itself, to result in a significant effect on the environment.

(3) The proposed amendments to Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to: 1) include bowling centers and simulated racing facilities (limited to go-carts, radio-controlled vehicles, and other similar facilities) as conditionally-permitted land uses within the Open Space – Recreation (OS-R) zoning district when privately operated on publicly-owned land; and 2) prohibit massage services ancillary to day spas and wellness centers within the MU-1 Zoning District are procedural in nature. The modification establishes the requirement for Conditional Use Permit review for recreational facilities. Any future development projects would be subject to environmental review prior to approval, as part of a Development Plan application, and would be appealable. The modification also provides clarification regarding the prohibition of ancillary massage services in the MU-1 Zoning District. As such, the proposed amendments have no potential, by themselves, to result in a significant effect on the environment.

(4) The proposed amendment to Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce electric truck vehicle charging facilities as a conditionally-permitted land use; and introduce Section 5.03.163: Electric Truck Vehicle Charging Facilities to the Development Code to establish regulations for the land use is procedural in nature. The modification brings this Development Code into compliance with Government Code 65850.7, which stipulates that EV charging equipment shall be

reviewed administratively. Further, it establishes the requirement for Conditional Use Permit review for all applicable site improvements and establishes development and operational regulations. Any future development projects would be subject to environmental review prior to approval, as part of a Development Plan application, and would be appealable. As such, this amendment has no potential, by itself, to result in a significant effect on the environment.

(5) The proposed amendments to Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce semi-trailer storage yard facilities as a conditionally-permitted land use; and introduce Section 5.03.357: Semi-Trailer Storage Yard Facilities to the Development Code to establish regulations for the land use is procedural in nature, as the modification establishes the requirement for Conditional Use Permit review and establishes development and operational regulations. Any future development projects would be subject to environmental review prior to approval, as part of a Development Plan application, and would be appealable. As such, this amendment has no potential, by itself, to result in a significant effect on the environment.

(6) The proposed amendments to Chapter 5.0 (Zoning and Land Use), Section 5.03.025.H.3 - Alcoholic Beverage Sales, to: 1) update the name of the Ontario Toyota Arena Entertainment Zone (OTAEZ) to the Capital City Entertainment Zone; and, 2) add a new subsection to support the Ontario Sports Empire Entertainment Zone, including new standards and Figure 5.03-2: Ontario Sports Empire Entertainment Zone, are administrative and procedural in nature. Updating the name of the Entertainment Zone is administrative in nature and has no potential for causing a significant effect on the environment. Introduction of a new subsection to support the Ontario Sports Empire Entertainment Zone is similarly administrative and procedural, as it clarifies further the regulations previously established within the Development Code regarding sales and service of alcoholic beverages within Entertainment Zones. Further, the amendment would not in and of itself permit development of any kind nor reduce any existing limitations on development. Therefore, this amendment has no potential for causing a significant effect on the environment.

(7) The proposed amendment to Chapter 6.0 (Development and Subdivision Regulations), Table 6.01-8 – Commercial Zoning District Development Standards, to increase the maximum height within the Light Office (OL) zoning district from 35 feet to 55 feet is procedural in nature, as it allows a higher height for buildings within the affected zone. It does not propose to increase the development intensity, and any future development projects would be subject to environmental review prior to approval, as part of a Development Plan application, and would be appealable. As such, this amendment has no potential, by itself, to result in a significant effect on the environment.

(8) The proposed amendment to Chapter 6.0 (Development and Subdivision Regulations), Section 6.02.025.A.3 – Design Standards for Nonresidential Zoning Districts, to include standards for the screening of Semi-Trailer Storage Yard Facilities and Electric Truck Vehicle Charging Facilities, is procedural in nature and introduces requirements intended to reduce potential nuisances associated with the land uses. As such, this amendment has no potential for causing a significant effect on the environment.

(9) The proposed amendment to Chapter 8.0 (Sign Regulations), Section 8.01.020 – Sign Standards, Table 8.01-1: Sign Regulation Matrix to clarify the maximum height of freeway signs, is

administrative in nature, as it clarifies the existing height provision for consistency with the built environment, when the adjacent freeway grade is different than that of the project site. Therefore, this amendment has no potential for causing a significant effect on the environment.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA26-002, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 4.0 (PERMITS, ACTIONS, AND DECISIONS), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), AND 8.0 (SIGN REGULATIONS) OF THE CITY OF ONTARIO DEVELOPMENT CODE PURSUANT TO AN EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, THE CITY OF ONTARIO (Applicant) has initiated an Application for the approval of a Development Code Amendment, File No. PDCA26-002 as described title of this Ordinance (hereinafter referred to as Application or Project); and

WHEREAS, the City of Ontario Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which establishes long term principals, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, the Development Code Amendment is of citywide impact, affecting approximately 50 square miles (32,022 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south; and

WHEREAS, pursuant to the police powers delegated to it by the California Constitution, the City has the authority to enact laws which promote the public health, safety, and general welfare of its citizens; and

WHEREAS, the Ontario Development Code implements federal and state planning, zoning, subdivision, and environmental laws to guide orderly development of the City in a manner that promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its residents; and

WHEREAS, certain clarifications and revisions to the City of Ontario Development Code are proposed, generally described as follows:

(1) Revise Chapter 2.0 (Administration and Procedures), Section 2.03.010.C.1.b (2) – Public Hearing Notification, such that discretionary and legislative projects have the same 600-foot public noticing boundary; and, Table 2.02-1: Review Matrix, to clarify the Approval Authority for Electric Truck Vehicle Charging Facilities (for equipment and for ancillary construction), and for Semi-Trailer Storage Yard Facilities.

(2) Revise Chapter 4.0 (Permits, Actions, and Decisions), Section 4.02.025.B.2 – Development Plans, to provide clarification regarding the development of an Electric Vehicle Charging Facility or a Semi-Trailer Storage Yard Facility.

(3) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to: 1) include bowling centers and simulated racing facilities (limited to go-carts, radio-controlled vehicles, and other similar facilities) as conditionally-permitted land uses within the Open Space – Recreation (OS-R) zoning district when privately operated on publicly-owned land; and 2) prohibit massage services ancillary to day spas and wellness centers within the MU-1 Zoning District.

(4) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce electric truck vehicle charging facilities as a conditionally-permitted land use; and introduce Section 5.03.163: Electric Truck Vehicle Charging Facilities to the Development Code to establish regulations for the land use.

(5) Revise Chapter 5.0 (Zoning and Land Use), Section 5.02.010 – Allowed Land Uses, Activities and Facilities, to modify Table 5.02-1: Land Use Matrix to introduce semi-trailer storage yard facilities as a conditionally-permitted land use; and introduce Section 5.03.357: Semi-Trailer Storage Yard Facilities to the Development Code to establish regulations for the land use.

(6) Revise Chapter 5.0 (Zoning and Land Use), Section 5.03.025.H.3 - Alcoholic Beverage Sales, to: 1) update the name of the Ontario Toyota Arena Entertainment Zone (OTAEZ) to the Capital City Entertainment Zone; and, 2) add a new subsection to support the Ontario Sports Empire Entertainment Zone, including new standards and Figure 5.03-2: Ontario Sports Empire Entertainment Zone.

(7) Revise Chapter 6.0 (Development and Subdivision Regulations), Table 6.01-8: Commercial Zoning District Development Standards, to increase the maximum height within the Light Office (OL) zoning district from 35 feet to 55 feet.

(8) Revise Chapter 6.0 (Development and Subdivision Regulations), Section 6.02.025.A.3 – Design Standards for Nonresidential Zoning Districts, to include standards for the screening of Semi-Trailer Storage Yard Facilities and Electric Truck Vehicle Charging Facilities.

(9) Revise Chapter 8.0 (Sign Regulations), Section 8.01.020 – Sign Standards, Table 8.01-1: Sign Regulation Matrix to clarify the maximum height of freeway signs.

WHEREAS, pursuant to the provisions of Government Code Title 1, Division 1, Chapter 3 (commencing with Government Code Section 65100) Ontario Development Code Table 2.02-1 (Review Matrix) assigns the City Council the responsibility and authority to review and act on the Development Code Amendment following review and recommendation on the matter by the Planning Commission; and

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

WHEREAS, on June 23, 2026, the Planning Commission of the City of Ontario conducted a hearing to consider the Development Code Amendment and concluded said hearing on that date, voting to issue Resolution No. PC26-030, recommending the City Council approve the Development Code Amendment; and

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

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

SECTION 1: As the decision-making body for the Development Code Amendment, the City Council has reviewed and considered the information contained in the administrative record for the Development Code Amendment. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

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

(2) The Development Code Amendment, as documented in the Agenda Report, is exempt from the requirements of the California Environmental Quality Act (CEQA) and the guidelines promulgated thereunder, pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the activity is covered by the "common sense exemption" (also known as the "general rule exemption") that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The determination that the Development Code Amendment is not subject to CEQA reflects the independent judgment of the City Council.

SECTION 2: Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Development Code Amendment, the City Council finds that based on the facts and information contained in the Application and supporting documentation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan.

SECTION 3: The California State Aeronautics Act (Public Utilities Code Section 21670, et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Development Code Amendment, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ONT ALUCP compatibility factors, including [1] Safety Criteria (ONT ALUCP Table 2-2) and Safety Zones (ONT ALUCP Map 2-2), [2] Noise Criteria (ONT ALUCP Table 2-3) and Noise Impact Zones (ONT ALUCP Map 2-3), [3] Airspace protection Zones (ONT ALUCP Map 2-4), and [4] Overflight Notification Zones (ONT ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project is consistent with the policies and criteria set forth within the ONT ALUCP; and

(2) On August 2, 2022, the City Council of the City of Ontario approved and adopted a Development Code Amendment to establish the Chino Airport (CNO) Overlay Zoning District (OZD) and Reference I, Chino Airport Land Use Compatibility Plan (CNO ALUCP). The CNO OZD and CNO ALUCP established the Airport Influence Area for Chino Airport, solely within the City of Ontario, and limits future land uses and development within the Airport Influence Area, as they relate to safety, airspace protection, and overflight impacts of current and future airport activity. The CNO ALUCP is consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the CNO ALUCP. As the decision-making body for the Development Code Amendment, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the CNO ALUCP compatibility factors, including Safety, Airspace Protection, Overflight. As a result, the City Council, therefore, finds and determines that the Project is consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the CNO ALUCP.

SECTION 4: Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Goals components of The Ontario Plan (TOP). The Development Code Amendment will: (a) serve to promote a community that is consistently seeking—and thoughtfully applying—new ways of doing things better, as encouraged by TOP's Vision; (b) provides for a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, have a wide spectrum of choices of where they can live and recreate, as promoted by Land Use Element Policy LU-1.6, Complete Community; and (c) promotes the City Council Goals through the establishment of Development Code provisions that encourages investment in the growth and evolution of the City's economy and focuses City resources in commercial and residential neighborhoods.

(2) The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Development Code Amendment incorporates safeguards intended to ensure that the purposes of the Development Code are preserved; the project will not be contrary to or damage the public health, safety, convenience, or general welfare; the project will not result in any significant environmental impacts; and the project will be in full conformity with the Vision, City Council Priorities, and Policy Plan components of The Ontario Plan.

SECTION 5: Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described changes that comprise the Development Code Amendment, and which are attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 8: This Ordinance shall become effective 30 days following its adoption.

SECTION 9: The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following adoption. The City Clerk shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ___ day of ____ 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHELIA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held on July 21, 2026, and adopted at the regular meeting held on ____, 2026, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

_____
SHELIA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the following is the original of Ordinance No. ___ duly passed and adopted by the Ontario City Council at their regular meeting held on ____, 2026, and that Summaries of the Ordinance were published on ____, and ____, in the Inland Valley Daily Bulletin newspaper.

_____
SHELIA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

## File No. PDCA26-002
## 2026 Development Code Amendment No. 2

*(Document to follow this page)*

## Chapter 2.0:
# Administration and Procedures

Division 2.01—Planning Agency
Division 2.02—Application Filing and Processing
Division 2.03—Public Hearings
Division 2.04—Appeals
Division 2.05—City Initiated Modification or Revocation
Division 2.06—Performance Guarantees

*This page intentionally left blank*

# Division 2.01—Planning Agency

Sections:


2.01.000: Purpose
2.01.005: Applicability
2.01.010: City Council
2.01.015: Planning Commission
2.01.020: Historic Preservation Commission
2.01.025: Historic Preservation Subcommittee
2.01.030: Development Advisory Board
2.01.035: Zoning Administrator


## 2.01.000: Purpose

GC Section 65100 provides that each city and county establish a planning agency with the powers necessary to carry out the planning and zoning functions of the jurisdiction. The purpose of this Division is to identify and establish bodies, commissions, committees, positions, boards, and departments responsible for carrying out the powers and duties of the planning agency.

## 2.01.005: Applicability

The functions of the planning agency are hereby assigned to the following bodies, commissions, committees, positions, boards, and departments:

**A.** City Council;

**B.** Planning Commission;

**C.** Historic Preservation Commission;

**D.** Historic Preservation Subcommittee;

**E.** Development Advisory Board;

**F.** Zoning Administrator;

**G.** Planning Department.

## 2.01.010: City Council

**A.** **Established.** The City Council's establishment, membership, and operation are recognized by OMC Title 2 (Administration), Chapter 1 (City Council), commencing with Article 1, Section 2-1.101.

**B.** **Powers and Duties.** The City Council shall have the authority to hear and decide on those application types established by Table 2.02-1 (Review Matrix) of this Development Code and shall

have review and final authority on all appeals of Planning Commission or Historic Preservation Commission actions.

## 2.01.015: Planning Commission

**A. Established.** The Planning Commission's establishment, membership and operation are recognized by OMC Title 2 (Administration), Chapter 2 (Commissions and Boards), Article 3 (Planning Commission), commencing with OMC Section 2-2.301.

**B. Powers and Duties.** The Planning Commission shall have the authority to hear, recommend, and decide on those application types identified in Table 2.02-1 (Review Matrix) of this Development Code. In addition, the Planning Commission shall have the authority to act upon an appeal of any order, requirement, permit, decision or determination concerning zoning, land use or development, made by an administrative or appointed official or body, such as the Planning Director, Zoning Administrator, or Development Advisory Board, pursuant to the provisions of this Development Code.

**C. Meetings.** The Planning Commission shall adopt rules as necessary to the conduct of its affairs and in keeping with the provisions of this Development Code. Meetings shall be held on a regular basis and open to the public. The Planning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, and shall keep records of its own examinations and other official actions, which shall be filed with the Planning Department.

## 2.01.020: Historic Preservation Commission

**A. Established.** Pursuant to the authority granted to municipalities by State Planning and Zoning Law, as established by GC Title 1, Division 1, Chapter 3 (commencing with GC Section 65100), there is hereby created and established in the City of Ontario, an Historic Preservation Commission.

**B. Membership.** The Historic Preservation Commission shall consist of the 7 standing members of the Planning Commission.

**C. Powers and Duties.** The Historic Preservation Commission shall have the following powers and duties:

**1.** Establish criteria for and conduct or cause to be conducted a comprehensive survey in conformance with state survey standards and guidelines of Historical Resources within the boundaries of the City, and publicize and periodically update the survey results;

**2.** The authority to hear make recommendations and/or decide on those application types established by Table 2.02-1 (Review Matrix) of this Development Code;

**3.** Authority to act upon an appeal of any order, requirement, permit, decisions, or determination concerning Historic Resources under this Development Code, made by the Historic Preservation Subcommittee;

**4.** Maintain a local register of Designated Historic Landmarks and Districts consistent with the National Register of Historic Places criteria, including all information required for each designation; and

**5.** Undertake any other action or activity necessary or appropriate to implement its powers or duties to fulfill the objectives of the Historic Preservation program.

**D. Meetings.** The Historic Preservation Commission shall adopt rules and procedures governing meeting business, conduct, and actions within the Historic Preservation Commission's jurisdiction and setting timeframes for such meetings.

## 2.01.025: Historic Preservation Subcommittee

**A. Established.** In accordance with the authority granted to municipalities by State Planning and Zoning Law, pursuant to GC Division 1, Chapter 3 (commencing with GC Section 65100), there is hereby created and established in the City of Ontario, an Historic Preservation Subcommittee.

**B. Membership.** The Historic Preservation Subcommittee shall consist of 3 members of the Historic Preservation Commission, to be appointed pursuant to the Historic Preservation Commission rules and procedures.

**C. Powers and Duties.** The Historic Preservation Subcommittee shall have the following powers and duties:

**1.** The authority to hear make recommendations and/or decide on those application types established by Table 2.02-1 (Review Matrix) of this Development Code;

**2.** The authority to review historic preservation work program, assist staff in any survey or historic research being conducted, and review of the City's list of Historical Resources; and

**3.** The authority to act upon appeals of administrative permits, decisions and actions concerning Historical Resources under this Development Code, made by any City Department.

**D. Meetings.** The Historic Preservation Commission shall adopt rules and procedures governing meeting business, conduct, and actions within the Historic Preservation Subcommittee's jurisdiction and setting timeframes for such meetings.

## 2.01.030: Development Advisory Board

**A. Established.** In accordance with the authority granted to municipalities by State Planning and Zoning Law, pursuant to GC Division 1, Chapter 3 (commencing with GC Section 65100), there is hereby created and established in the City of Ontario, a Development Advisory Board.

**B. Membership.** The Development Advisory Board shall include those representatives of certain City departments and/or agencies as established by resolution of the City Council.

**C. Powers and Duties.** The Development Advisory Board shall have the authority to hear, recommend and decide on those application types identified in Table 2.02-1 (Review Matrix) of this Development Code.

**D.** **Meetings.** The Development Advisory Board shall adopt rules and regulations to govern the procedures at meetings within the Board's jurisdiction and to set a time for such meetings.

## 2.01.035: Zoning Administrator

**A.** **Established.** In accordance with the authority granted to municipalities by State Planning and Zoning Law, pursuant to GC Division 1, Chapter 3 (commencing with GC Section 65100), there is hereby created and established in the City, the position of Zoning Administrator.

**B.** **Membership.** The Zoning Administrator position shall be filled by the Planning Director or the Zoning Administrator's designee, who shall fill the position of Deputy Zoning Administrator.

**C.** **Powers and Duties.** The Zoning Administrator shall have the power and duty to review and make decisions on those application types identified in Table 2.02-1 (Review Matrix) of this Development Code.

**D.** **Meetings.** The Zoning Administrator shall adopt rules and procedures governing meeting business, conduct, and actions within the Zoning Administrator's jurisdiction and setting timeframes for such meetings.

# Division 2.02—Application Filing and Processing

Sections:


2.02.000: Purpose
2.02.005: Applicability
2.02.010: Applications and Fees
2.02.015: Application Processing Procedures
2.02.020: Environmental Review
2.02.025: Time Limits and Extensions
2.02.030: Failure by Applicant to Complete Application Processing
2.02.035: Limitations on Application Refiling
2.02.040: Indemnification


## 2.02.000: Purpose

The purpose of this Division is to establish procedures and requirements for the preparation, filing and processing of applications for permits, amendments, and approvals stipulated by this Development Code.

## 2.02.005: Applicability

Table 2.02-1 (Review Matrix), below, establishes the recommending, approving, and appeal authorities for all permits, amendments, and approvals stipulated by this Development Code. The symbols used within the Table have the following meanings:

R = Advisory (Recommending) Authority
X = Approving Authority
A = Appeal Authority

*Table 2.02-1: Review Matrix*

| *Applications, Actions, Decisions and Processes* | *Reviewing Authorities [4]* | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | *Planning Director* | *City Engineer* | *Fire Marshal* | *Building Official* | *Zoning Administrator [2]* | *Development Advisory Board* | *Historic Preservation Subcommittee [2] [11]* | *Historic Preservation Commission [11]* | *Planning Commission [11]* | *City Council [11]* | *Ontario International Airport Authority* |
| **A. LEGISLATIVE ACTIONS** | | | | | | | | | | | |
| **1.** Airport Land Use Compatibility Plan and Amendments **[1]** (Ref: ODC Section 4.01.010) | | | | | | | | | **R** | **X** | |
| **2.** Development Agreements **[1]** (Ref: ODC Section 4.01.015) | | | | | | | | | **R** | **X** | |
| **3.** Development Code Amendments **[1]** (Ref: ODC Section 4.01.020) | | | | | | | | | **R** | **X** | |
| **4.** Amendment to the Policy Plan (General Plan) Component of The Ontario Plan **[1]** (Ref: ODC Section 4.01.025) | | | | | | | | | **R** | **X** | |
| **5.** Planned Unit Developments and Amendments **[1]** (Ref: ODC Section 4.01.030) | | | | | | | | | **R** | **X** | |
| **6.** Specific Plans and Amendments **[1][12]** (Ref: ODC Section 4.01.035) | | | | | | | | | **R** | **X** | |
| **7.** Williamson Act Contract Cancellations **[1]** (Ref: GC Section 51200, et seq.) | | | | | | | | | **R** | **X** | |
| **8.** Zone Changes **[1]** (Ref: ODC Section 4.01.040) | | | | | | | | | **R** | **X** | |
| **B. DISCRETIONARY PERMITS AND ACTIONS** | | | | | | | | | | | |
| **1.** Billboard Relocation Agreements **[1]** (Ref: ODC Section 4.02.010) | | | | | | | | | **R** | **X** | |
| **2.** Conditional Use Permits (Ref: ODC Section 4.02.015) | | | | | | | | | | | |
| **a.** Hotels, Motels and Residence Inns **[1]** | | | | | | | | | **R** | **X** | |
| **b.** Use established in conjunction with a Development Plan **[1]** | | | | | | **R** | | | **X** | **A** | |
| **c.** Use established within an existing structure **[1]** | | | | | **X** | | | | **A** | **A** | |

*Table 2.02-1: Review Matrix*

| Applications, Actions, Decisions and Processes | Reviewing Authorities [4] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Planning Director | City Engineer | Fire Marshal | Building Official | Zoning Administrator [2] | Development Advisory Board | Historic Preservation Subcommittee [2] [11] | Historic Preservation Commission [11] | Planning Commission [11] | City Council [11] | Ontario International Airport Authority |
| **d.** Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | | | | | | | | X | A | |
| **e.** Revocation due to abandonment of use per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | | | | X | | | | A | A | |
| **3.** Density Bonus and Other Incentives **[1]** (Ref: ODC Section 6.01.010.H) | | | | | | | | | R | X | |
| **4.** Development Plans, except within the ONT zoning district (Ref: ODC Section 4.02.025) | | | | | | | | | | | |
| **a.** Residential developments totaling 5 or more dwelling units or the development of 3 or more dwelling units on a single lot or parcel | | | | | | R | | | X | A | |
| **b.** Commercial developments, and developments in the CIV, OS-R, OS-C and UC zoning districts, greater than 500 SF in area | | | | | | X | | | A | A | |
| **c.** Industrial developments equal to or less than 0.45 FAR **[14]** | | | | | | X | | | A | A | |
| **d.** Industrial developments exceeding 0.45 FAR | | | | | | R | | | X | A | |
| **e.** Wireless telecommunications facilities pursuant to Section 5.03.415 (Wireless Telecommunications Facilities) of this Development Code | | | | | | | | | | | |
| **(1)** Tier 2 facilities | | | | | | X | | | A | A | |
| **(2)** Tier 3 facilities **[2]** | | | | | | X | | | A | A | |
| **f.** All others | | | | | | X | | | A | A | |
| **5.** Extensions of Legal Nonconforming Status **[1]** (Ref: ODC Section 4.02.030) | | | | | X | | | | A | A | |
| **6.** Historic Preservation | | | | | | | | | | | |
| **a.** Certificates of Appropriateness (Ref: ODC Section 4.02.050) | | | | | | | | | | | |
| **(1)** Designated Historic Landmarks and Contributors, and Architectural Conservation Areas; and Demolition of an Historic Resource **[1]** | | | | | | | R | X | | A | |
| **(2)** Deferral of Replacement Structure **[1]** | | | | | | | R | X | | A | |
| **(3)** Eligible Historic Resources **[1]** | | | | | | | X | A | | A | |

*Table 2.02-1: Review Matrix*

| Applications, Actions, Decisions and Processes | Reviewing Authorities [4] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Planning Director | City Engineer | Fire Marshal | Building Official | Zoning Administrator [2] | Development Advisory Board | Historic Preservation Subcommittee [2] [11] | Historic Preservation Commission [11] | Planning Commission [11] | City Council [11] | Ontario International Airport Authority |
| **(4)** Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | | | | | | R | X | | A | |
| **(5)** Waivers for Minor Improvements | X | | | | | | A[6] | A[6] | | | |
| **b.** Certificates of Economic Hardship **[1]** (Ref: ODC Section 4.02.055) | | | | | | | R | X | | A | |
| **c.** Certificates of Economic Hardship—Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | | | | | | R | X | | A | |
| **d.** Conservation Plans (Ref: ODC Section 4.02.060) | | | | | | | X | A | | A | |
| **e.** Historic Resource Tiering (Ref: ODC Section 4.02.040), including Rescinding or Amending Status (Ref: ODC Section 4.02.045) | | | | | | | X | A | | A | |
| **f.** Local Historic Landmark and Local District Designations, and Architectural Conservation Areas (Ref: ODC Section 4.02.040), including Rescinding or Amending Status (Ref: ODC Section 4.02.045) | | | | | | | R | R | | X | |
| **g.** Mills Act Contracts (Ref: ODC Section 4.02.065) | | | | | | | R | R | | X | |
| **h.** Mills Act Cancellations **[1]** (Ref: ODC Section 4.02.065) | | | | | | | R | R | | X | |
| **i.** Addition/Removal of Resources to/from the Ontario Register (Ref: ODC Section 4.02.045) | | | | | | | | | | | |
| **(1)** At the request of the property owner, or upon City initiation if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. | | | | | | | X | A | | A | |
| **(2)** Loss of all historic and/or cultural significance due to a catastrophe causing a loss of integrity, or due to extensive legally performed alterations performed after the property was initially surveyed. | X | | | | | | | A | | A | |
| **7.** Master Plans and Amendments **[1]** (Ref: ODC Section 4.02.070) | | | | | | | | | R | X | |
| **8.** Minor Adjustments/Alterations (Ref: ODC Section 4.02.020.C) | | | | | X | | | | A | A | |

*Table 2.02-1: Review Matrix*

| Applications, Actions, Decisions and Processes | Reviewing Authorities [4] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Planning Director | City Engineer | Fire Marshal | Building Official | Zoning Administrator [2] | Development Advisory Board | Historic Preservation Subcommittee [2] [11] | Historic Preservation Commission [11] | Planning Commission [11] | City Council [11] | Ontario International Airport Authority |
| 9. Nonconforming Structure Reconstruction **[1]** (Ref: ODC Section 3.01.020) | | | | | | | | | X | A | |
| 10. Parking Reduction (Ref: ODC Section 6.03.025) | | | | | | | | | X | A | |
| 11. Sign Programs (Ref: ODC Section 4.02.075) | X | | | | | | | | A | A | |
| 12. Specific Plan Minor Adjustments/Alterations **[12]** (Ref: ODC Section 4.02.080) | X | | | | | | | | A | A | |
| 13. Minor Adjustments/Alterations in the CCS zoning district (Ref: ODC 4.02.020.C.2.d) | X | | | | | | | | A | A | |
| 14. Stays of Permit Approval Time Limit (Ref: ODC Section 2.02.025.A.8) | | | | | X[5] | X[5] | X[5] | X[5] | X[5] | X[5] | |
| 15. Subdivisions | | | | | | | | | | | |
| a. Reversions to Acreage **[1]** (Ref: ODC Section 4.02.090) | | | | | | R | | | X | A | |
| b. Tentative Tract and Parcel Maps, and Vesting Maps **[1]** (Ref: ODC Section 4.02.095) | | | | | | R | | | X | A | |
| c. Tentative Tract and Parcel Map Time Extensions (Ref: ODC Section 2.02.025.A.3 & 4) | | | | | | R | | | X | A | |
| 16. Time Extensions, excepting tentative subdivision maps (Ref: ODC Section 2.02.025) | X | | | | | | | | A | A | |
| 17. Variances (Ref: ODC Section 4.02.020.D) | | | | | | | | | | | |
| a. Homeowner **[1]** | | | | | X | | | | A | A | |
| b. Other **[1]** | | | | | | R | | | X | A | |
| **C. MINISTERIAL (ADMINISTRATIVE) PERMITS AND DECISIONS** | | | | | | | | | | | |
| 1. Historic Preservation – Adaptive Reuse Plans (Ref: ODC Section 4.03.010) | X | | X | X | | | | | | | |
| 2. Administrative Exceptions (Ref: ODC Section 4.03.050) | | | | | X | | | | A | A | |
| 3. Administrative Use Permits (Ref: ODC Section 4.03.015) | X | | | | | | | | | | |
| 4. Business License - Zoning/Land Use Compliance (Ref: OMC 3-1.129 Zoning Compliance) | X | | | | | | | | A | A | |
| 5. Development Plans within the ONT zoning district (Ref: ODC Section 4.02.025) | X | | | | | | | | A | A | |

*Table 2.02-1: Review Matrix*

| Applications, Actions, Decisions and Processes | Reviewing Authorities [4] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Planning Director | City Engineer | Fire Marshal | Building Official | Zoning Administrator [2] | Development Advisory Board | Historic Preservation Subcommittee [2] [11] | Historic Preservation Commission [11] | Planning Commission [11] | City Council [11] | Ontario International Airport Authority |
| 6. Density Bonus **[10][13]** (Ref: ODC Section 6.01.010.H.3.b) | X | | | | | | | | A | A | |
| 7. Electric Truck Vehicle Charging Facilities (Equipment Only) | | | | X | | | | | | | |
| 8. Fair Housing and Reasonable Accommodation (Fair Housing Exemption) (Ref: ODC Section 4.03.060) | | | | | X | | | | A | A | |
| 9. Fair Housing and Reasonable Accommodation (RLUIPA) (Ref: ODC Section 4.03.060) | X | | | | | | | | A | A | |
| 10. Interpretations and Land Use Determinations (Ref: ODC Section 1.02.010) | | | | | X | | | | A | A | |
| 11. Landscape and Irrigation Plans (Ref: ODC Section 6.05.005) | X | | | | | | | | A | A | |
| 12. Off-Site (Public) Improvement Plans (Ref: ODC Section 6.08.040) | | X | | | | | | | A | A | |
| 13. ONT ALUCP Interagency Review **[7]** (Ref: ONT ALUCP) | X | | | | | | | | | A[8] | |
| 14. Other Plan Checks and actions required by this Development Code | X | | | | | | | | A | A | |
| 15. Shopping Cart Retention Plans (Ref: ODC Section 6.11.020) | X | | | | | | | | A | A | |
| 16. Sign Plans (Ref: ODC Section 4.03.020) | X | | | | | | | | A | A | |
| 17. Single-Family Two-Unit Developments (Ref: ODC Section 5.03.403) | X | | | | | | | | A | A | |
| 18. Subdivisions | | | | | | | | | | | |
| a. Certificates of Compliance (Ref: ODC Section 4.03.025) | | X | | | | | | | A | A | |
| b. Final Tract and Parcel Maps, and Vesting Maps (Ref: ODC Section 4.03.030) | | | | | | | | | | X | |
| c. Lot Line Adjustments (Ref: ODC Section 4.03.035) | | X | | | | | | | A | A | |
| d. Map Corrections and Amendments (Ref: ODC Section 4.03.040) | | X | | | | | | | A | A | |
| e. Street Address Numbering (Ref: ODC Section 6.06.010) | | | | X | | | | | A | A | |
| f. Street Name Assignment (Ref: ODC Section 6.06.010) | X | | | | | | | | A | A | |

*Table 2.02-1: Review Matrix*

| Applications, Actions, Decisions and Processes | Reviewing Authorities [4] | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Planning Director | City Engineer | Fire Marshal | Building Official | Zoning Administrator [2] | Development Advisory Board | Historic Preservation Subcommittee [2] [11] | Historic Preservation Commission [11] | Planning Commission [11] | City Council [11] | Ontario International Airport Authority |
| **g.** Subdivision Improvement Agreement (Ref: ODC Section 6.08.040.G) | | X | | | | | | | A | A | |
| **h.** Urban Lot Split (Ref: ODC Section 6.08.060) | | X | | | | | | | A | A | |
| **i.** Lot Merger (Merger of Contiguous Parcels) **[1]** (Ref: ODC Section 4.02.085) | | X | | | | | | | A | A | |
| **19.** Tier 1 wireless telecommunications facility pursuant to ODC Section 5.03.420 (Wireless Telecommunications Facilities) | | | | | X | | | | A | A | |
| **20.** Wall, Fence, and Obstructions Plans not associated with a Development Plan (Ref: ODC Section 6.02.005) | X | | | | | | | | A | A | |
| **D. ENVIRONMENTAL DETERMINATIONS AND ACTIONS** | | | | | | | | | | | |
| **1.** Environmental Impact Reports (EIRs) (Ref: CCR Section 15080, et seq.) | | | | | | | | | X[3] | X[3] | |
| **2.** Exempt Projects (Ref: CCR Section 15300, et seq.) | X[3] | | | | X[3] | X[3] | X[3] | X[3] | A | A | |
| **3.** Ministerial Projects (Ref: CCR Section 15268) | | **Ministerial projects are exempt from the requirements of CEQA [10]** | | | | | | | | | |
| **4.** Negative Declarations (NDs) and Mitigated Negative Declarations (MNDs) (Ref: CCR Section 15070, et seq.) | | | | | X[3] | X[3] | X[3] | X[3] | X[3] | X[3] | |
| **5.** Addendums to previously certified EIRs and previously adopted NDs and MNDs (Ref: CCR Section 15164) | | | | | X[3] | X[3] | X[3] | X[3] | X[3] | X[3] | |
| **6.** Environmental review for projects located within the ONT zoning district **[9]** | | | | | | | | | | | X |

*Notes:*

*[1] A public hearing is required pursuant to the procedures set forth in Division 2.03 (Public Hearings) of this Development Code; however, public notification shall not be required for Development Advisory Board or Historic Preservation Subcommittee hearings when acting in the capacity of an Advisory Authority.*

*[2] The Approving Authority may refer any application subject to their review to the next higher authority (Appeal Authority).*

*[3] The Approving Authority for environmental determinations/actions shall be the same as the related legislative or discretionary actions. NDs and MNDs, and Addendums to previously certified EIRs, and previously adopted NDs or MNDs, which are not associated with, or are independent of, legislative or discretionary actions, shall be subject to Development Advisory Board review and adoption. EIRs that are not associated with, or are independent of, legislative or discretionary actions shall be subject to Planning Commission review and certification.*

*[4] An application submitted for concurrent review and action with another application, action or decision requiring review and action by a higher Reviewing Authority may be subject to concurrent review and action by that higher Reviewing Authority upon their request.*

*[5] The Approving Authority responsible for issuing a "Stay of Permit Approval Time Limit" pursuant to Section 2.02.025 (Projects Involving Pending Litigation) of the Development Code, shall be the same as for the related application, action, or decision.*

*[6] An appeal of an Historic Preservation—Certificate of Appropriateness—Waiver shall be considered by the Historic Preservation Subcommittee, except that an Historic Preservation—Waiver for an Historic Landmark shall be considered by the Historic Preservation Commission.*

*[7] Refer to the ONT ALUCP for procedures for application processing and administration, and appeals processing.*

*[8] Appeal shall be subject to review by the Mediation Board established pursuant to ALUCP Section 4.*

*[9] Pursuant to the Joint Powers Authority agreement between the City of Ontario and the County of San Bernardino, the Ontario International Airport Authority shall be the lead agency.*

*[10] Ministerial projects are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15268 of the CEQA Guidelines. The following projects or actions shall be deemed ministerial:*

- *Administrative Exceptions;*
- *Administrative Use Permit issuance;*
- *ALUCP inter agency reviews;*
- *Building permit issuance;*
- *Business license issuance;*
- *Density Bonus, without related discretionary applications;*
- *Encroachment permit issuance;*
- *Final subdivision map approval;*
- *Individual utility service connection and disconnection approval;*
- *Landscape and irrigation plan approval;*
- *Lot Line Adjustment approval;*
- *Public improvement plan approval;*
- *Shopping cart retention plan approval;*
- *Sign Plan approval;*
- *Single-Family Two-Unit Developments;*
- *Street address number issuance;*
- *Subdivision Improvement Agreement approval;*
- *Subdivision map corrections and amendments approval;*
- *Temporary Use Permit issuance;*
- *Tier 1 wireless telecommunications facility approval;*
- *Urban Lot Splits; and*
- *Wall and/or fence plan approval.*

*[11] Applications that do not require a public Hearing pursuant to Note 1, above, may be reviewed and acted upon under the "Consent Calendar" portion of the Approving Authority meeting agenda.*

*[12] Unless otherwise specified in a respective Specific Plan, a Specific Plan Amendment or Specific Plan Minor Adjustment/Minor Alterations application shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing), and Division 4.01 (Legislative Actions) or Division 4.02 (Discretionary Permits and Actions).*

*[13] A request for a density bonus, in and of itself, shall not require a General Plan Amendment, Zone Change, Development Agreement, or other discretionary approval (Ref: ODC 6.01.010.H.3.b.).*

*[14] Electric Vehicle Truck Charging Facilities (exclusive of charging equipment), and Semi-Trailer Storage Yard Facilities as a primary use shall be subject to Planning Commission Approval Authority and City Council Appeal Authority.*

## 2.02.010: Applications and Fees

### A. Application filing.

**1.** An application for a permit, permit modification, amendment, or any other matters pertaining to this Development Code shall be filed with the City, on a City application form, together with any required fees, plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the City to process the application.

**2.** An application may be initiated by the City, owner(s) or lessee(s) of property, or their agent(s), or person(s) who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Development Code, or their agent(s).

**3.** A project requiring the filing of more than one land use or entitlement permit application shall, to the extent possible, be filed with all related applications for concurrent review and action by the highest required Reviewing Authority, except that an Administrative Exception application filed in conjunction with a Development Plan shall require separate review and action by the appropriate Reviewing Authority.

**B. Filing Fees.**

**1.** The City Council may establish by resolution, a schedule of fees for permits, amendments, inspections, licenses, services, and other matters pertaining to this Development Code. The schedule of fees may be changed or modified only by resolution of the City Council.

**2.** Application review and action shall not commence until such time that all applicable filing fees and/or deposits have been paid in full. An application received without all applicable filing fees and/or deposits shall be deemed incomplete for filing and further processing and shall be deemed just cause for denial of the application. In the case of time and materials projects, the payment of additional deposits may be required to fully cover all City processing costs.

**C. Refunds and Withdrawals.**

**1.** The refund of filing fees in response to the denial of an application shall be prohibited, recognizing that filing fees are utilized to cover City costs related to public hearings, mailings, postings, transcripts, and staff time involved in processing applications.

**2.** An applicant wishing to withdraw their application may do so by written request to the Planning Director at any time prior to action by the Approving Authority.

**3.** Upon receipt of a request for application withdrawal, the Planning Director may order the refund of all or part of the filing fees, based upon the prorated costs to date and determination of the status of the application at the time of withdrawal.

## 2.02.015: Application Processing Procedures

This section is intended to provide general procedures for the processing of applications for legislative actions, discretionary permits and actions, and ministerial permits and decisions filed pursuant Table 2.02-1 (Review Matrix) of this Division.

**A. Legislative Actions.** The Advisory and Approving Authorities for legislative actions are established by Table 2.02-1 (Review Matrix) of this Division. Unless otherwise stipulated by Division 4.01 (Legislative Actions) of this Development Code, the procedure for reviewing and acting upon an application resulting in a legislative action is as follows:

**1.** Initial Review for Application Completeness. Legislative actions shall be initially reviewed for application completeness and acceptance, as follows:

**a.** *Review for Application Completeness.*

**(1)** Following receipt of an application filed in compliance with this Division, the Planning Department shall determine, in writing, whether the application is complete for processing and shall transmit the determination to the applicant.

**(2)** If an application is determined to be incomplete for processing, the Planning Department shall specify those parts of the application that are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the City in response to the list and description, which shall be reviewed pursuant to Subparagraph A.1.a(1), above.

**(3)** If the application, together with the submitted materials, is determined to be incomplete for processing, the applicant may appeal that decision to the Planning Commission pursuant to the provisions of Division 2.04 (Appeals) of this Development Code.

**(4)** Failure of an applicant to submit complete or adequate information pursuant to the provisions of Subparagraphs A.1.a(1) and (2), above, shall constitute grounds for denial of the application.

**b.** *Application Acceptance.*

**(1)** Following acceptance of an application as complete for processing, no new or additional information may be requested of the applicant; however, in the course of processing the application, the Planning Department may request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. This provision shall not be so construed as to require an applicant to submit with the initial application, the entirety of the information that the Planning Department may require in order to take final action on the application.

**(2)** Prior to accepting an application as complete for processing, the Planning Department shall inform the applicant of any information included in the list prepared pursuant to Subparagraph A.1.b(1), above, which will subsequently be required from the applicant in order to complete final action on the application.

**(3)** The provisions of this Section shall not be construed as limiting the ability of the Planning Department to request and obtain information that may be needed in order to comply with the provisions of PRC Division 13 (commencing with Section 21000).

**2.** Investigation and Report.

**a.** Following acceptance of an application as complete for processing pursuant to Subparagraph B.1 (Initial Review for Application Completeness), above, the Planning Department shall investigate the facts bearing on the application and shall prepare a written report, which shall be transmitted to the appropriate Reviewing Authority.

**b.** The Planning Department's report shall provide the information necessary for action on the application, consistent with the provisions of this Development Code and The Ontario Plan, and shall report all findings to the appropriate Reviewing Authority.

**c.** During the investigation of the facts bearing on the application, the Planning Department may consult with other City departments and public agencies.

**3.** Public Hearings.

**a.** The Advisory and Approving Authorities established by Table 2.02-1 (Review Matrix), shall each conduct at least one public hearing, which shall be duly noticed, heard, and acted upon pursuant to Division 2.03 (Public Hearings) of this Development Code.

**b.** The Planning Department's written report, prepared pursuant to Subparagraphs A.2.a through c, above, shall be made available to the property owner and applicant, if different from the property owner, at least 72 hours prior to the public hearing.

**4.** Advisory Authority Review and Recommendation. The procedure for review and recommendation on a legislative action by an Advisory Authority is as follows:

**a.** The Advisory Authority shall make recommendation to the Approving Authority whether to approve, approve in modified form, or deny an application, which shall be transmitted to the Approving Authority in such manner and form as specified by the Approving Authority.

**b.** The Advisory Authority shall forward its recommendation to the Approving Authority within 60 days following the date its decision was rendered.

**5.** Approving Authority Review and Action. The procedure for review and action on a legislative action by the Approving Authority is as follows:

**a.** Upon receipt of the Advisory Authority's recommendation, the Approving Authority shall approve, approve in modified form, or deny an application.

**b.** The action of the Approving Authority shall be by written decision, setting forth the basis for the action, and shall include any applicable findings prescribed by Division 4.01 (Legislative Actions) of this Development Code. There shall be no time limit within which the Approving Authority must act on a legislative action.

**c.** The Approving Authority's action shall be final and conclusive.

**6.** Effective Date of Approving Authority Action. A legislative approval granted by resolution is effective immediately upon adoption of the numbered resolution by the City Council. A legislative approval granted by ordinance is effective 30 days following the date of adoption of the ordinance by the Approving Authority.

**B. Discretionary Permits and Actions.** The Advisory, Approving, and Appeal Authorities for discretionary permits and actions are established by Table 2.02-1 (Review Matrix) of this Division. Unless otherwise stipulated by Division 4.02 (Discretionary Permits and Actions) of this Development Code, the procedure for reviewing and acting upon an application resulting in a discretionary permit or action is as follows:

**1.** Initial Review for Application Completeness. Applications requesting discretionary permits and/or actions shall be initially reviewed for application completeness and acceptance, as follows:

**a.** *Review for Application Completeness.*

**(1)** Within 30 days following receipt of an application filed in compliance with this Division, the Planning Department shall determine, in writing, whether the application is complete for processing and shall transmit the determination to the applicant. If the written determination is not made within the required period, the application shall be automatically deemed complete for processing. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which time completeness of the resubmitted application shall be determined.

**(2)** If an application is determined to be incomplete for processing, the Planning Department shall specify those parts of the application that are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the Planning Department in response to the list and description, which shall be reviewed pursuant to Subparagraph B.1.a(1), above.

**(3)** If the application, together with the submitted materials, is determined to be incomplete for processing, the applicant may appeal that decision to the Planning Commission pursuant to the provisions of Division 2.04 (Appeals) of this Development Code.

**(4)** Failure of an applicant to submit complete or adequate information pursuant to the provisions of Subparagraphs B.1.a(1) and (2), above, shall constitute grounds for denial of the application.

**b.** *Application Acceptance.*

**(1)** Following acceptance of an application as complete for processing, no new or additional information may be requested of the applicant; however, in the course of processing the application, the Planning Department may request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. This provision shall not be so construed as to require an applicant to submit with the initial application, the entirety of the information that the City may require in order to facilitate final action on the application.

**(2)** Prior to accepting an application as complete for processing, the Planning Department shall inform the applicant of any information included in the list prepared pursuant to Subparagraph B.1.b(1), above, which will subsequently be required from the applicant in order to complete final action on the application.

**(3)** The provisions of this Subsection shall not be construed as limiting the ability of the Planning Department to request and obtain information that may be needed in order to comply with the provisions of PRC Division 13 (commencing with Section 21000).

**2.** Investigation and Report.

**a.** Following acceptance of an application as complete for processing pursuant to Subparagraph B.1 (Initial Review for Application Completeness), above, the Planning Department shall investigate the facts bearing on the application and shall prepare a written report, which shall be transmitted to the appropriate Reviewing Authority.

**b.** The Planning Department's report shall provide the information necessary for action on the application, consistent with the provisions of this Development Code and The Ontario Plan, and shall report all findings to the appropriate Reviewing Authority.

**c.** During the investigation of the facts bearing on the application, the Planning Department may consult with other City departments and public agencies.

**3.** Public Hearings.

**a.** The Advisory, Approving and Appeal Authorities established by Table 2.02-1 (Review Matrix), and which require a public hearing pursuant to the Review Matrix, shall each conduct at least one public hearing, which shall be duly noticed, heard, and acted upon pursuant to Division 2.03 (Public Hearings) of this Development Code.

**b.** The Planning Department's written report, prepared pursuant to Subparagraphs B.2.a through c, above, shall be made available to the property owner and applicant, if different from the property owner, at least 72 hours prior to the public hearing.

**4.** Advisory Authority Review and Recommendation. If required pursuant to Table 2.02-1 (Review Matrix), the procedure for review and recommendation on a discretionary permit or action by an Advisory Authority is as follows:

**a.** The Advisory Authority shall make recommendation to the Approving Authority whether to approve, approve in modified form, or deny an application, which shall be transmitted to the Approving Authority in such manner and form as specified by the Approving Authority.

**b.** The Advisory Authority shall forward its recommendation to the Approving Authority within 60 days following the date its decision was rendered.

**c.** In instances where review and recommendation by more than one Advisory Authority is required, the initial Advisory Authority shall forward its recommendation whether to approve, approve in modified form, or deny an application to the subsequent Advisory Authority within 30 days following the date its decision was rendered. The 30-day time limit may be extended by mutual agreement of the applicant and City.

**5.** Approving Authority Review and Action. The procedure for review and action on a discretionary permit or action by an Approving Authority is as follows:

**a.** Upon receipt of the Advisory Authority's recommendation, the Approving Authority shall approve, approve in modified form, or deny an application, and may impose reasonable conditions to the approval of an application.

**b.** The action of the Approving Authority shall be by written decision, setting forth the basis for the action, and shall include any applicable findings prescribed by Division 4.02 (Discretionary Permits and Actions) of this Development Code. A discretionary permit or action shall be acted upon within the timeframes specified by GC Section 65950, 65950.1, 65951, and 65952, except that Tentative Subdivision Maps shall be acted upon within the timeframes specified by GC Section 66452.1.

**c.** The decision of the Approving Authority shall be final and conclusive in the absence of an appeal filed pursuant to Division 2.04 (Appeals) of this Development Code.

**6.** Effective Date of Approving Authority Action. A discretionary permit or action shall become effective on the City business day following Approving Authority action, unless the discretionary permit is being processed concurrently with and dependent upon any legislative action; in which case, the effective date of the discretionary permit or action shall be governed by Paragraph A.6 (Effective Date of Approving Authority Action) of this Section. The Approving Authority's action to approve, approve in modified form, or deny a discretionary permit or action shall be immediately suspended upon the filing of an appeal pursuant to Division 2.04 (Appeals) of this Development Code.

**C. Ministerial Permits and Decisions.** The Advisory, Approving and Appeal Authorities for ministerial permits and decisions are established by Table 2.02-1 (Review Matrix) of this Division. Unless otherwise stipulated by Division 4.03 (Ministerial Permits and Decisions) of this Development Code, the procedure for reviewing and acting upon an application requiring a ministerial permit or decision is as follows:

**1.** Initial Review for Application Completeness. Applications requesting ministerial permits and/or decisions shall be initially reviewed for completeness and acceptance, as follows:

**a.** *Review for Application Completeness.*

**(1)** Within 30 days following receipt of an application filed in compliance with this Division, the City shall review the application and determine, in writing, whether the application is complete for further processing, and shall transmit the determination to the applicant. If the written determination is not made within the required period, the application shall automatically be deemed complete for further processing. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which time completeness of the resubmitted application shall be determined.

**(2)** If an application is determined to be incomplete for processing, the City shall specify those parts of the application that are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the responsible City department in response to the list and description, which shall be reviewed pursuant to Subparagraph C.1.a(1), above.

**(3)** If an application, together with the submitted materials, is determined to be incomplete for processing, the applicant may appeal that decision to the Planning Commission pursuant to the provisions of Division 2.04 (Appeals) of this Development Code.

**(4)** Failure of an applicant to submit complete or adequate information pursuant to the provisions of Subparagraphs C.1.a(1) and (2), above, shall constitute grounds for denial of the application.

**b.** *Application Acceptance.*

**(1)** Following acceptance of an application as complete for processing, no new or additional information may be requested of the applicant; however, in the course of processing the application, the responsible City department may request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application. This provision shall not be so construed as to require an applicant to submit with the initial

application, the entirety of the information that the responsible City department may require in order to facilitate final action on the application.

**(2)** Prior to accepting an application as complete for processing, the responsible City department shall inform the applicant of any information included in the list prepared pursuant to Subparagraph C.1.b(1), above, which will subsequently be required from the applicant in order to complete final action on the application.

**(3)** The provisions of this Subsection shall not be construed as limiting the ability of the responsible City department to request and obtain information that may be needed in order to comply with the provisions of PRC Division 13 (commencing with Section 21000).

**2.** Investigation. Following acceptance of an application as complete for processing, the responsible City department shall investigate the facts bearing on the application and provide the information necessary for action or determination, consistent with this Development Code and The Ontario Plan, which shall be reported to the Approving Authority.

**3.** Review and Action.

**a.** The Approving Authority shall review the application and shall then approve, approve in modified form, or deny the application. The decision of the Approving Authority shall be final and conclusive in the absence of an appeal filed pursuant to the provisions of Division 2.04 (Appeals) of this Development Code.

**b.** The Approving Authority shall act on a ministerial approval request within 60 days following acceptance of an application as complete for processing pursuant to Paragraph C.1 (Initial Review for Application Completeness), above. The 60-day time limit may be extended by mutual agreement of the applicant and City.

**4.** Effective Date of Approving Authority Action. A ministerial permit or action shall become effective immediately upon Approving Authority action. An Approving Authority action to approve or deny a ministerial permit or decision shall be immediately suspended upon the filing of an appeal pursuant to Division 2.04 (Appeals) of this Development Code.

## 2.02.020: Environmental Review

**A. Purpose.** The purpose of this Section is to assist the City in accomplishing the basic objectives of CEQA, as follows:

**1.** Enhance and provide long-term protection for the environment, while providing a decent home and satisfying living environment for every Californian;

**2.** Provide information to governmental decision-makers and the public regarding the potential significant environmental effects of the proposed project;

**3.** Provide an analysis of the environmental effects of future actions associated with a project in order to adequately apprise all interested parties of the true scope of the project for intelligent weighing of the environmental consequences of the project;

**4.** Identify ways that environmental damage can be avoided or significantly reduced;

**5.** Prevent significant avoidable environmental damage through utilization of feasible project alternatives or mitigation measures; and

**6.** Provide full public disclosure of the City's basis for project approval in the manner chosen. Public participation is an essential part of the CEQA process. Each public agency should encourage wide public involvement, formal and informal, in order to receive and evaluate public reactions to environmental issues related to a public agency's activities. The involvement should include, whenever possible, making environmental information available in electronic format on the Internet, on a web site maintained or utilized by the public agency.

**B.** **Applicability.** The provisions of this division shall apply to any activity of the City that is determined to be a "project" pursuant CEQA (PRC Section 21000 through Section 21178) and the CEQA Guidelines (CCR Section 15000 through Section 15387).

**C.** **CEQA Implementation.** Local guidelines for the implementation of CEQA shall be adopted by Resolution of the City Council. The guidelines may be changed or modified only by resolution of the City Council.

**D.** **Environmental Review.** The City of Ontario shall conduct an environmental review of any activity within the City that constitutes a "project" pursuant CEQA, the CEQA Guidelines and the City's local guidelines for the implementation of CEQA. Depending upon the nature and scope of a "project," it may be found to be exempt from further environmental review, or a negative declaration, mitigated negative declaration or environmental impact report may be required to be completed. Negative declarations, mitigated negative declarations, and environmental impact reports shall be prepared pursuant to the requirements of CEQA and the implementing guidelines, and the City's local guidelines for the implementation of CEQA.

## 2.02.025: Time Limits and Extensions

**A.** **Time Limits.** Discretionary permits/actions granted pursuant to this Division shall become invalid if not exercised within the below-listed timeframes:

**1.** Generally. Unless otherwise stipulated by the conditions of approval, a discretionary permit/action shall become invalid if not exercised within 12 months following the effective date of application approval, except as specified in Paragraphs A.2 through A.6, below, unless extended by time extension pursuant to Subsection B (Time Extensions) of this Section.

**2.** Development Plan. Unless otherwise stipulated by the conditions of approval, a Development Plan shall become invalid if not exercised within 24 months following the effective date of application approval, unless extended by time extension pursuant to Subsection B (Time Extensions) of this Section.

**3.** Tentative Subdivision Map. A Tentative Tract or Parcel Map shall become invalid if not exercised within the time limits specified by GC Section 66452.6.

**4.** Vesting Tentative Maps.

**a.** A vesting tentative map shall become invalid if not exercised within the time limits specified by Paragraph A.3 (Tentative Subdivision Map), above.

**b.** If a final tract map is approved prior to the expiration of the vesting tentative map, the tentative map vesting rights for the final tract map area shall last for the periods listed below:

**(1)** An initial period of 12 months following recordation of the final tract map. Where several final tract maps are recorded on phases of a project covered by a single vesting tentative map, the 12-month period for each final tract map shall begin on the date of recordation of that final tract map;

**(2)** The initial period set forth in Subparagraph A.4.b.(1), above, shall be automatically extended by any time used by the City for processing a complete application for a grading permit or for design or architectural review, if such processing exceeds 30 days; provided, that the extension shall only be for the number of days in excess of 30 days; and

**(3)** If during the 24-month period following approval of a final tract map or parcel map, the City receives a complete application for a building permit and the subdivider has satisfied all requirements for the issuance of a building permit, the right to proceed with development in accordance with the tentative map shall continue until the expiration of the building permit.

**5.** Expiration of Vesting Development Rights. Vesting development rights shall expire if a final map is not filed for approval prior to the expiration of the vesting tentative map, as provided in Paragraph A.6 (Vesting Tentative Maps) of this Section. If the final map is approved, these rights shall last for the following time periods, extending beyond the recording of the final map:

**a.** An initial period of 12 months, except that where several final maps are recorded for various project phases of a single vesting tentative tract map, this initial time period shall begin with each phase, when the final map for that phase is recorded;

**b.** The initial time period set forth in Subparagraph A.6.b(1) of this Section shall be automatically extended by any time used for processing a complete application for a grading permit or for design or architectural review, if the processing exceeds 30 days from the date a complete application is filed;

**c.** A subdivider may apply for a 12-month extension at any time before the initial expiration date for map approval; and

**d.** If the subdivider submits a complete application for a building permit during the time periods specified in Subparagraphs A.5.a through A.5.c, above, the rights referred to herein shall continue until the expiration of that permit, or any extension of that permit.

**6.** Certificate of Appropriateness. A Certificate of Appropriateness granted pursuant to this Division shall become invalid if not exercised within the time limit specified by the conditions of approval, or within 24 months if no time limit has been specified.

**7.** Phased Projects.

**a.** Wherein a project involves the construction of multiple phases over an extended period, and the conditions of approval do not specify a time limit differing from Paragraphs A.2 through A.5, above, the portion of entitlement applicable to a particular phase shall be deemed exercised through the issuance of a building permit for that phase. The remainder of the entitlement related to further construction shall expire 12 months following building permit expiration, final building inspection, or Certificate of Occupancy issuance for the previous construction phase, unless extended pursuant to Subsection B, below.

**b.** A building permit may be issued for a subsequent phase if no more than 12 months have lapsed since a Certificate of Occupancy was issued for the previous phase and the applicant is diligently pursuing the project toward completion. However, if more than 12 months have lapsed since Certificate of Occupancy issuance or final inspection has occurred for the previous phase, and the entitlement was not extended pursuant to Subsection B, below, the entitlement granting the construction of any subsequent phases shall be deemed invalid and no further building permits shall not be issued, unless a time extension is granted pursuant to Section 2.02.025 (Time Limits and Extensions) of this Division.

**8.** Projects Involving Pending Litigation. The time limits specified in Paragraphs A.1 through A.5, above, including any time extension granted pursuant to Subsection B, below, shall not include the period of time during which a lawsuit involving the approval or conditional approval of a discretionary permit is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the Approving Authority pursuant to this Division. After service of the initial petition or complaint in the lawsuit upon the City, the applicant, or property owner if different from the applicant, may apply to the local agency for a Stay of Permit Approval Time Limit. Within 40 days after receiving the application, the Review Authority may stay the time limit for up to 5 years.

**9.** Definition. For the purposes of this Section, the term "exercised" shall mean the following:

**a.** The applicant, or property owner if different from the applicant, has completed or fulfilled all conditions of approval imposed upon the permit or action by the Approving Authority; and

**b.** In the case of permits or actions pertaining to a development project approval, a Building Permit shall have been issued and construction shall have been diligently pursued toward project completion. In the case of permits or actions pertaining to a land use approval, the approved use shall have commenced. In the case of a Merger of Contiguous Parcels, Reversion to Acreage, or Tentative Subdivision Map, the Merger, Reversion, or Final Subdivision Map shall have been recorded at the office of the San Bernardino County Recorder.

**B. Time Extensions.** The time limits within which a discretionary permit or action must be exercised, may be extended as follows:

**1.** Project Applicant or Property Owner Requested Time Extension.

**a.** The project applicant, or property owner if different from the applicant, may file a Time Extension request, together with any required filing fees, with the City (Planning Department or Engineering Department, as applicable) prior to the expiration date of an approved discretionary permit or action.

**b.** Upon the submittal of a Time Extension request, the affected discretionary permit or action shall be granted an automatic 90-day time extension to allow sufficient time for application processing.

**2.** An extension of the expiration date for an approved discretionary permit or action shall be acted upon as follows:

**a.** The Approving Authority may grant a Time Extension upon determination of the following:

**(1)** Each of the findings and conditions of the original approval are still applicable to the project and there are no changed circumstances;

**(2)** The Time Extension will not adversely affect the public health, safety, or welfare; and

**(3)** There has been diligent pursuit to exercise the permit or action for which an extension is being requested.

**b.** The burden of proof shall lie with the permittee to establish with substantial evidence that the approval for which the Time Extension is requested should not be allowed to expire. If the Approving Authority determines that the permittee has good-faith intent to commence with the proposed project, the Approving Authority may grant a Time Extension.

**c.** A discretionary permit or action may be granted Time Extensions in one-year increments, not to exceed a total of three, one-year time extensions, excepting tentative subdivision maps, which shall be subject to the provisions of GC Section 66452.6.

**3.** Blanket Time Extensions Granted by the City Council.

**a.** In addition to the Time Extensions allowed pursuant to Paragraph B.1 of this Section, the City Council may, by resolution, grant time extensions for discretionary permits and actions, as identified in Table 2.02-1 (Review Matrix) of this Division, to benefit homeowners, developers, landowners, and business owners within the City that may be negatively affected by economic slowdown/downturn or recession.

**b.** A blanket time extension shall be applicable only to those permits and actions that have not expired prior to the date that the Time Extension is granted.

## 2.02.030: Failure by Applicant to Complete Application Processing

**A.** Within 180 days following a written request by the City for plan changes, corrections, revisions, or the submittal of additional information, an application shall be deemed withdrawn if the Planning Director determines that the applicant has not made reasonable progress toward providing necessary plan changes or corrections, or additional information. Application processing shall not resume thereafter until a new application is filed, including fees, plans, exhibits, and other materials required for any project on the same site.

**B.** Upon written request of the applicant, the Planning Director may order the refund of all or a portion of filing fees pursuant to Section 2.02.010.C (Refunds and Withdrawals) of this Division.

## 2.02.035: Limitations on Application Refiling

A final action denying an application shall prohibit the further filing of the same or a substantially similar application for a period of not less than 12 months following the date of application denial, except that an application denied without prejudice may be resubmitted within the 12-month period following application denial.

## 2.02.040: Indemnification

It shall be a condition of any application approved pursuant to this Division, or any approval or certification required pursuant to CEQA or the CEQA Guidelines, that a property owner or applicant, if different from the property owner, shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees:

**A.** From any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul the City's decision to approve any development, land use permit, and/or approvals and certifications under CEQA, but excluding any subdivision approval governed by GC Section 66474.9. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against the City, if any, and the cost of any suit, attorney's fees, and/or other costs, liabilities, and expenses incurred in connection with a lawsuit, whether incurred by the applicant, the City, and/or the parties initiating or bringing a lawsuit;

**B.** For all costs incurred in additional investigation and/or study of, or for supplementing, preparing, redrafting, revising, or amending any document (such as, but not limited to, a negative declaration, mitigated negative declaration, environmental impact report, general plan amendment, specific plan, or specific plan amendment), if made necessary by a lawsuit and if the applicant desires to pursue securing approvals that are condition of application approval, after initiation of a lawsuit; and

**C.** For all costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in Subsections A and B of this Section.

# Division 2.03—Public Hearings

Sections:


2.03.000: Purpose
2.03.005: Applicability
2.03.010: Public Hearing Notices
2.03.015: Public Hearing Procedures
2.03.020: Request for Notification
2.03.025: Failure to Receive a Public Notice
2.03.030: Cemeteries


## 2.03.000: Purpose

The purpose of this Division is to implement GC Division 1, Chapter 2.7 (commencing with GC Section 65090), which governs public hearing and notification procedures for consideration of legislative actions, discretionary land use and development entitlements, and discretionary administrative actions. Public hearings are not required for nondiscretionary administrative permits, decisions, and actions; however, public notice may be required pursuant to this Division.

## 2.03.005: Applicability

**A.** A public hearing for a legislative action, land use or development entitlement, or any other matters pertaining to this Development Code requiring a public hearing pursuant to GC Division 1, Chapter 2.7 (commencing with GC Section 65090), shall be scheduled and heard in accordance with the provisions of this Division.

**B.** Public hearing notification for legislative actions, land use or development entitlements, or administrative permits, decisions, or actions shall be provided in the manner prescribed by Table 2.03-1 (Notification Matrix), below.

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **A. LEGISLATIVE ACTIONS** | | | | |
| 1. Airport Land Use Compatibility Plan and Amendments **[1]** (Ref: ODC Section 4.01.010) | | X | X | X |
| 2. Development Agreements **[1]** (Ref: ODC Section 4.01.015) | | X | X | X |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **3.** Development Code Amendments **[1]** (Ref: ODC Section 4.01.020) | | | | X |
| **4.** Amendment to the Policy Plan (General Plan) Component of The Ontario Plan **[1]** (Ref: ODC Section 4.01.025) | | X | X | X |
| **5.** Planned Unit Developments and Amendments **[1]** (Ref: ODC Section 4.01.030) | | X | X | X |
| **6.** Specific Plans and Amendments **[1]** (Ref: ODC Section 4.01.035) | | X | X | X |
| **7.** Williamson Act Contract Cancellations **[1]** (Ref: GC Section 51200, et seq.) | | X | X | X |
| **8.** Zone Changes **[1]** (Ref: ODC Section 4.01.040) | | X | X | X |
| **B. DISCRETIONARY PERMITS AND ACTIONS** | | | | |
| **1.** Billboard Relocation Agreements **[1]** (Ref: ODC Section 4.02.010) | X | | | |
| **2.** Conditional Use Permits (Ref: ODC Section 4.02.015) | | | | |
| **a.** Hotels, Motels and Residence Inns **[1]** | | X | X | |
| **b.** Use established in conjunction with a Development Plan **[1]** | | X | X | |
| **c.** Use established within an existing structure **[1]** | | X | X | |
| **d.** Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | X | X | |
| **e.** Revocation due to abandonment of use per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | X | X | |
| **3.** Density Bonus and Other Incentives (Ref: ODC Section 6.01.010.H) **[1]** | | X | X | |
| **4.** Development Plans, except within the ONT zoning district (Ref: ODC Section 4.02.025) | | | | |
| **a.** Residential developments totaling 5 or more dwelling units or the development of 3 or more dwelling units on a single lot or parcel | | X | | |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **b.** Commercial developments, and developments in the CIV, OS-R, OS-C and UC zoning districts, greater than 500 SF in area | | X | | |
| **c.** Industrial developments equal to or less than 0.45 FAR | | X | | |
| **d.** Industrial developments exceeding 0.45 FAR | | X | | |
| **e.** Wireless telecommunications facilities pursuant to Section 5.03.420 (Wireless Telecommunications Facilities) of this Development Code | | | | |
| **(1)** Tier 2 facilities | | X | | |
| **(2)** Tier 3 facilities | | X | | |
| **f.** All others | | X | | |
| **5.** Extensions of Legal Nonconforming Status **[1]** (Ref: ODC Section 4.02.030) | | X | X | |
| **6.** Historic Preservation | | | | |
| **a.** Certificates of Appropriateness (Ref: ODC Section 4.02.050) | | | | |
| **(1)** Designated Historic Landmarks and Contributors, and Architectural Conservation Areas; and Demolition of an Historic Resource **[1]** | | X | X | |
| **(2)** Deferral of Replacement Structure **[1]** | | X | X | |
| **(3)** Eligible Historic Resources **[1]** | | X | X | |
| **(4)** Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | X | X | |
| **(5)** Waivers and Minor Improvements | X | | | |
| **b.** Certificates of Economic Hardship **[1]** (Ref: ODC Section 4.02.055) | | X | X | |
| **c.** Certificates of Economic Hardship—Modification or revocation per ODC Division 2.05 (City Initiated Modification or Revocation) **[1]** | | X | X | |
| **d.** Conservation Plans (Ref: ODC Section 4.02.060) | | X | | |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **e.** Historic Resource Tiering (Ref: ODC Section 4.02.040), including Rescinding or Amending Status (Ref: ODC Section 4.02.045) | X | | | |
| **f.** Local Historic Landmark and Local District Designations, and Architectural Conservation Areas (Ref: ODC Section 4.02.040), including Rescinding or Amending Status (Ref: ODC Section 4.02.045) | | X | | |
| **g.** Mills Act Contracts (Ref: ODC Section 4.02.065) | | X | | |
| **h.** Mills Act Cancellations **[1]** | | X | X | |
| **i.** Addition/Removal of Resources to/from the Ontario Register (Ref: ODC Section 4.02.045) | | | | |
| **(1)** At the request of the property owner, or upon City initiation if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old. | X | | | |
| **(2)** Loss of all historic and/or cultural significance due to a catastrophe causing a loss of integrity, or due to extensive legally performed alterations performed after the property was initially surveyed. | X | | | |
| **7.** Interpretations and Land Use Determinations (Ref: ODC Section 1.02.010) | X | | | |
| **8.** Master Plans and Amendments **[1]** (Ref: ODC Section 4.02.070) | | X | X | X |
| **9.** Minor Adjustments/Alterations **[4]** (Ref: ODC Section 4.02.020.C) | | X**[5]** | X | |
| **10.** Nonconforming Structure Reconstruction **[1]** (Ref: ODC Section 3.01.020) | | X | X | |
| **11.** Parking Reduction (Ref: ODC Section 6.03.025) | X | | | |
| **12.** Sign Programs (Ref: ODC Section 4.02.075) | X | | | |
| **13.** Specific Plan Minor Amendments (Ref: ODC Section 4.02.080) | X | | | |
| **14.** Stays of Permit Approval Time Limit (Ref: ODC Section 2.02.025.A.8) | X | | | |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **15.** Subdivisions | | | | |
| **a.** Lot Merger (Merger of Contiguous Parcels) **[1]** (Ref: ODC Section 4.02.085) | | X | X | |
| **b.** Reversions to Acreage **[1]** (Ref: ODC Section 4.02.090) | | X | X | |
| **c.** Tentative Tract and Parcel Maps, and Vesting Maps **[1]** (Ref: ODC Section 4.02.095) | | X | X | |
| **d.** Tentative Tract and Parcel Map Time Extensions (Ref: ODC Section 2.02.025.A.3 & 4) | | X | | |
| **16.** Time Extensions, excepting tentative subdivision maps (Ref: ODC Section 2.02.025) | X | | | |
| **17.** Variances (Ref: ODC Section 4.02.020.E) | | | | |
| **a.** Homeowner **[1]** | | X | X | |
| **b.** Other **[1]** | | X | X | |
| **C. MINISTERIAL (ADMINISTRATIVE) PERMITS AND DECISIONS** | | | | |
| **1.** Administrative Exceptions (Ref: ODC Section 4.03.050.C) | X | | | |
| **2.** Administrative Use Permit (Ref: ODC Section 4.02.015) | X | | | |
| **3.** Business License - Zoning/Land Use Compliance (Ref: OMC 3-1.129 Zoning Compliance) | X | | | |
| **4.** Development Plans within the ONT zoning district (Ref: ODC Section 4.02.025) | X | | | |
| **5.** Fair Housing and Reasonable Accommodation (Ref: ODC Section 4.02.035) | X | | | |
| **6.** Landscape and Irrigation Documentation Plans (Ref: ODC Section 6.05.015) | X | | | |
| **7.** Off-Site (Public) Improvement Plans (Ref: ODC Section 6.08.040) | X | | | |
| **8.** ONT ALUCP Interagency Reviews **[3]** (Ref: ONT ALUCP) | X | | | |
| **9.** Other Plan Checks and actions required by this Development Code | X | | | |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **10.** Shopping Cart Retention Plans (Ref: ODC Section 6.11.020) | X | | | |
| **11.** Sign Plans (Ref: ODC Section 4.03.020) | X | | | |
| **12.** Single-Family Two-Unit Developments (Ref: ODC Section 5.03.403) | X | | | |
| **13.** Subdivisions | | | | |
| **a.** Certificates of Compliance (Ref: ODC Section 4.03.025) | X | | | |
| **b.** Final Tract and Parcel Maps, and Vesting Maps (Ref: ODC Section 4.03.030) | X | | | |
| **c.** Lot Line Adjustments (Ref: ODC Section 4.03.035) | X | | | |
| **d.** Map Corrections and Amendments (Ref: ODC Section 4.03.040) | X | | | |
| **e.** Street Address Numbering (Ref: ODC Section6.06.010) | X | | | |
| **f.** Street Name Assignment (Ref: ODC Section 6.06.010) | X | | | |
| **g.** Subdivision Improvement Agreement (Ref: ODC Section 6.08.040.G) | X | | | |
| **h.** Urban Lot Splits (Ref: ODC Section 8.08.060) | X | | | |
| **14.** Tier 1 wireless telecommunications facility pursuant to ODC Section 5.03.415 (Wireless Telecommunications Facilities) | X | | | |
| **15.** Walls, Fences, and Other Obstructions Plans not associated with a Development Plan (Ref: ODC Section 6.02.005) | X | | | |
| **D. ENVIRONMENTAL DETERMINATIONS AND ACTIONS** | | | | |
| **1.** Environmental Impact Reports (EIRs) (Ref: CCR Section 15080, et seq.) | | X | X | X |
| **2.** Exempt Projects (Ref: CCR Section 15300, et seq.) | X | | | |
| **3.** Ministerial Projects (Ref: CCR Section 15268) | X | | | |

**Table 2.03-1: Notification Matrix**

| *Applications, Actions, Decisions And Processes* | *Required Method of Public Notification* | | | |
|---|---|---|---|---|
| | *Not Required* | *Newspaper or Posting [2]* | *First Class Mail or Delivery [2]* | *Newspaper—1/8 page advertisement if the number of property owners to whom notices would be mailed or delivered is greater than 1,000* |
| **4.** Negative Declarations (NDs) and Mitigated Negative Declarations (MNDs) (Ref: CCR Section 15070, et seq.) | | X | | |
| **5.** Addendums to previously certified EIRs and previously adopted NDs and MNDs (Ref: CCR Section 15164) | X | | | |

*Notes:*

*[1] Public hearing notification is required pursuant to Section 2.03.010 (Public Hearing Notification) of this Division.*

*[2] Public notification shall not be required for Development Advisory Board or Historic Preservation Subcommittee hearings when acting in the capacity of an Advisory Authority.*

*[3] Refer to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for procedures for application processing and administration, and appeals processing.*

*[4] A Minor Adjustment/Alteration shall require notification pursuant to Paragraph 4.02.020.C.3 (Application Filing, Processing and Hearing) of this Development Code.*

*[5] Publication or posting of a legal notice is required only if a public hearing is requested by the applicant, an abutting property owner, or other affected person or entity.*

## 2.03.010: Public Hearing Notification

**A. Public Hearing Notice Minimum Information.** Public hearing notices shall contain the following minimum information:

**1.** A general description, in text or by diagram, of the location of the real property that is the subject of the hearing;

**2.** Time, place, and location of the public hearing;

**3.** A general description of the matter to be considered;

**4.** A statement indicating that additional application materials and documentation are on file with the City of Ontario and where such additional project information may be viewed or obtained;

**5.** A statement that any interested person may appear at the hearing or submit written material prior to the commencement of the hearing; and

**6.** The identity of the hearing body or officer.

**B.** **Notices for Public Hearings Conducted by the City Council.** A notice for a public hearing conducted by the City Council shall not be published, mailed, delivered, or posted in advance of a public hearing conducted by the Planning Commission pursuant to Table 2.02-1 (Review Matrix) of this Development Code, as the public hearing notice shall include the recommendation of the Planning Commission.

**C.** **Public Notification Required 10 Days in Advance of any Public Hearing.** Public hearing notification shall be provided a minimum of 10 days in advance of any public hearing (20 days if a proposed ordinance or amendment to a zoning ordinance affects the permitted uses of real property) and shall be provided by one or more of the following methods, as necessary:

**1.** First Class Mail or Delivery. First Class Mail or delivery shall be provided to:

**a.** Any person filing a request to the Planning Department to receive such notices; and

**b.** All owners of real property located within the specified minimum exterior boundaries of the property that is the subject of the hearing, as shown on the last equalized assessment roll, or records of the county assessor or tax collector if those records contain more recent information than the information contained on the assessment roll, except that:

**(1)** For Minor Variances, the area of notification shall include all properties having a property line common with the affected property;

**(2)** For discretionary applications, the area of notification shall be within 600 FT of the exterior boundaries of the property that is the subject of the hearing;

**(3)** For wireless telecommunications facilities located 500 FT or less from residentially zoned property, the area of notification shall be within 500 FT of the exterior boundaries of the property that is the subject of the hearing; and

**(4)** For legislative applications, the area of notification shall be within 600 FT of the exterior boundaries of the property that is the subject of the hearing.

**c.** The owner's duly authorized agent, if any; and

**d.** The project applicant; and

**e.** Any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to CC Section 883.230; and

**f.** Each local agency expected to provide water, sewage, streets, roads, schools or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

**2.** Number of Owners Requiring Public Hearing Notification Is Greater Than 1,000. If the number of owners to whom notice would be mailed or delivered pursuant to Subparagraph C.1.b of this Section, is greater than 1,000, in lieu of mailed or delivered notice, a display advertisement of at least 1/8 page may be placed in at least one newspaper of general circulation within the City of Ontario.

**3.** Public Hearing Notice Publication. If notice is mailed or delivered pursuant to Subparagraph C.1.b of this Section, notice shall also be published in at least one newspaper of general circulation in the City or, if there is no such newspaper of general circulation, the notice shall be posted in at least 3 public places within the boundaries of the City, including the subject site.

**4.** Supplemental Public Noticing Requirements — Posting.

**a.** In addition to the requirements of paragraphs C.1 through C.3, above, supplemental public notice shall be provided, which consists of one or more large public notification signs consisting of a 6-foot-tall freestanding sign, having a sign face measuring 4 feet tall by 8 feet wide, which shall be posted on the project site for development related projects meeting any of the following criteria:

**(1)** The proposed project is planned to be developed at a higher density or intensity than the existing surrounding neighborhood; and/or

**(2)** The proposed project requires a General Plan Amendment, Specific Plan Amendment, or Zone Change; and/or

**(3)** The proposed project requires the preparation of an environmental impact report; and/or

**(4)** The Planning Director has determined that supplemental public notice is necessary and desirable based on the nature of the proposed project. For large projects, the planning director may determine that more than one sign is necessary.

**b.** A cash deposit is required in an amount adopted by resolution of the City Council, to ensure compliance with the supplemental notification requirements, including maintenance and removal of the large notification sign.

**c.** In order to implement the large public notification signs as an effective form of public notification, the following rules and standards shall apply:

**(1)** Large public notification signs shall be constructed and installed pursuant to the specifications established and published by the Planning Director.

**(2)** Large public notification signs shall be posted at each of the project site's street-facing corners and a logical midpoint of each street frontage, unless otherwise directed by the Planning Director. Sign locations shall be approved by the Planning Director in conjunction with a Sign Plan for a temporary sign issued pursuant to the requirements of Division 8.01 (Sign Regulations) of this Development Code.

**(3)** The fabrication and installation of a large public notification sign shall be the responsibility of the project applicant. Once the project application is deemed complete and all notification signs installed per city standards, the proposed project will be scheduled for all required public hearings.

**(4)** Large public notification signs shall be maintained in good condition and shall remain in place until the final decision on the proposed project has been made or the application is withdrawn.

**(5)** Large public notification signs shall be removed by the applicant within 14 days following the final decision on the project or the date of application withdrawal. Failure to remove the sign within the prescribed period shall result in forfeiture of the cash deposit and removal of the sign by the City.

**5.** Other Acceptable Methods of Public Noticing. In addition to the public noticing required by Paragraphs C.1 through C.4 of this Section, the City may give notice of a hearing by any other method deemed necessary or desirable by the Planning Director.

**D. Public Notices Required Pursuant to CEQA.** Public notification required pursuant to CEQA shall be prepared and advertised consistent with the requirements of the "City of Ontario Guidelines for the implementation of the California Environmental Quality Act," latest edition.

## 2.03.015: Public Hearing Procedures

**A.** At any public hearing held pursuant to the provisions of this Division, the Advisory, Approving or Appeal Authority shall hear the applicant, appellant, and any interested persons. The Advisory, Approving or Appeal Authority may restrict the oral presentation by any person to a time period established in the rules and procedures of the Authority, and may preclude the introduction of any evidence determined to be irrelevant to the public hearing. However, an Advisory, Approving or Appeal Authority shall receive any person's written statement.

**B.** In the event that an Advisory, Approving or Appeal Authority has obtained evidence outside of the hearing, the information shall be placed into the record. Thereafter, the applicant, appellant or any interested person may rebut the information and shall be entitled to a continuance for that purpose; however, no person may examine an Advisory, Approving or Appeal Authority.

**C.** Any action or decision of an Advisory, Approving or Appeal Authority shall require a majority vote of its attending members. An abstention by any member who is present at the hearing, and has heard all presented evidence, shall constitute an affirmative vote on any motion regarding the application.

**D.** When an action or decision of an Approving Authority is anticipated to be contested, the City shall insure that a verbatim record of the hearing is made and duly preserved, provided that a written request is submitted to the City, along with a deposit equal to the total anticipated cost of preparing the record, at least 5 days prior to the date of the hearing. If the actual cost to prepare the record is greater than the provided deposit, the difference (amount owed) shall be paid to the City prior to the record being made available. The City shall return any unused portion of the deposit following completion of the record.

**E.** Any public hearing conducted pursuant to this Section may be continued from time-to-time. If a hearing is continued at the request of an applicant or appellant, the continuance shall constitute a waiver of any applicable time period in which to act or render a decision.

**F.** Any action or decision of the Approving Authority shall be final and conclusive, unless appealed pursuant to the provisions of Division 2.04 (Appeals) of this Development Code.

## 2.03.020: Request for Notification

Wherein notice of a public hearing is required pursuant to Section 2.03.010 (Public Hearing Notices) of this Division, the notice shall also be mailed or delivered at least 10 days prior to the hearing to any person who has filed a written request for such notice with either the city clerk or the Planning Department.

## 2.03.025: Failure to Receive a Public Notice

Pursuant to GC Section 65093, the failure of any person or entity to receive notice given pursuant to this Division shall not constitute grounds for any court to invalidate the actions of the Approving Authority for which the notice was given.

## 2.03.030: Cemeteries

Wherein an application is submitted for a Development Code Amendment, General Plan Amendment, Specific Plan Amendment, Variance, Conditional Use Permit, Development Plan, or any entitlement for use which would permit all or any part of a cemetery, as defined in HSC Section 8100, to be used for other than cemetery purposes, the City shall give notice pursuant to Section 2.03.010 (Public Hearing Notices) of this Division. Those persons requesting notice shall be notified by the City at the address provided at the time of the request.

*This page intentionally left blank*

# Division 2.04—Appeals

Sections:


2.04.000: Purpose
2.04.005: Applicability
2.04.010: Appeals
2.04.015: Planning Commission Right to Direct that a Decision or Action of the Zoning Administrator or Development Advisory Board be Further Considered
2.04.020: City Council Right to Direct that a Decision or Action of the Planning Commission, Zoning Administrator, or Development Advisory Board be Further Considered


## 2.04.000: Purpose

The purpose of this Division is to implement GC Section 65903, which governs the establishment of procedures for the filing, processing and hearing of appeals on actions or decisions of a City department, agency, or Approving Authority.

## 2.04.005: Applicability

Any person having legal standing, including but not limited to an applicant, resident, business owner, or any person owning real property within the City, that is aggrieved by an interpretation, action or decision made pursuant to this Development Code by any City agency or department, or by an Approving Authority, may appeal such action to the Appeal Authority in accordance with the provisions of this Division.

## 2.04.010: Appeals

**A. Appeal Authority.**

**1.** The Appeal Authority for all legislative actions, discretionary permits and actions, and ministerial permits and decisions, is hereby established pursuant to Table 2.02-1 (Review Matrix) of this Development Code.

**2.** The Appeal Authority for an administrative interpretation, action, or decision made by any City agency or department head regarding any matter prescribed or governed by this Development Code may be appealed to the Planning Commission, except as otherwise prescribed by this Development Code.

**B. Appeal Procedure.**

**1.** An appeal request shall be filed with the Planning Department on a City application form, along with any appropriate fees established by resolution of the City Council, within 10 days following the action or decision being appealed. The appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority.

**2.** An appeal of an action or decision by the Approving Authority shall be limited to those matters raised during the hearing and contained in the appeal statement. The Appeal Authority shall not consider any matter that was not raised during the hearing before the Approving Authority and contained in the appeal statement.

**3.** Upon receipt of an appeal request, copies of the request and supporting information shall be conveyed to the Appeal Authority within 45 days (30 days for a tentative subdivision map) following the filing of the appeal request. The Appeal Authority shall set the matter for hearing, which shall be noticed and conducted pursuant to Division 2.03 (Public Hearings) of this Development Code.

**4.** Upon receipt of an appeal request, the Planning Director shall prepare the record on the subject matter of the appeal, including any staff reports and meeting minutes, and transmit the record to the Appeal Authority. The Planning Director shall also prepare a written report responding to the appeal statement, containing a recommendation on the appeal and appropriate findings supporting the recommendation, along with any appropriate conditions of approval. The report shall be made available to the Appellant at least 72 hours prior to the hearing before the Appeal Authority.

**5.** Within 30 days (10 days for a tentative subdivision map) following the conclusion of the hearing, the Appeal Authority shall render its decision on the appeal. The Appeal Authority may deny the appeal or may grant the appeal in whole or in part, along with any conditions it deems necessary to protect the public health, safety and general welfare. The decision shall include all required findings.

## 2.04.015: Planning Commission Right to Direct Further Consideration of a Zoning Administrator or Development Advisory Board Action

**A.** Agendas of Zoning Administrator and Development Advisory Board hearings shall be provided to the Planning Commission at least 72 hours prior to the date of the hearing.

**B.** Within 10 days following any decision or action of the Zoning Administrator or Development Advisory Board, the Planning Commission may call-up such decision or action for further consideration.

**C.** Upon calling-up a decision or action pursuant to Subsection B, above, the Planning Commission shall set the matter for hearing, which shall be noticed and conducted pursuant Division 2.03 (Public Hearings) of this Development Code. The hearing shall proceed pursuant to Subsection 2.04.010.B (Appeal Procedure) of this Division.

**D.** The Planning Commission may affirm, reverse, or modify the decision or action being reconsidered. The Planning Commission's decision shall be final and conclusive in the absence of an appeal filed pursuant to this Division.

## 2.04.020: City Council Right to Direct Further Consideration of a Planning Commission, Zoning Administrator, or Development Advisory Board Action

**A.** All agendas for Zoning Administrator, Development Advisory Board and Planning Commission hearings shall be provided to the City Council at least 72 hours prior to the date of the hearing.

**B.** Within 10 days following any decision or action of the Planning Commission, Zoning Administrator, or Development Advisory Board, the City Council may direct that such decision or action be sent to the Planning Commission for further consideration.

**C.** Within 10 days following any decision or action of the Planning Commission, the City Council may call-up such decision for further consideration.

**D.** Upon sending or calling-up a decision or action pursuant to Subsections B and C of this Section, the applicable hearing body shall set the matter for hearing, which shall be noticed and conducted pursuant to Division 2.03 (Public Hearings) of this Development Code. The hearing shall proceed pursuant to Section 2.04.010.B (Appeal Procedure) of this Division.

**E.** The Planning Commission or City Council may affirm, reverse, or modify the decision or action being reconsidered. The Planning Commission's decision shall be final and conclusive, unless appealed to the City Council pursuant to Section 2.04.010 (Appeals) of this Division. The City Council's decision shall be final and conclusive.

*This page intentionally left blank*

# Division 2.05—City Initiated Modification or Revocation

Sections:


2.05.000: Purpose
2.05.005: Applicability
2.05.010: Procedures for Disciplinary or Punitive Modification or Revocation
2.05.015: Procedures for Conditional Use Permit Revocation Due to Abandonment of Use


## 2.05.000: Purpose

The purpose of this Division is to:

**A.** Establish procedures for securing disciplinary or punitive modification or revocation of a previously granted Conditional Use Permit, or Historic Preservation—Certificate of Appropriateness or Certificate of Economic Hardship; and

**B.** Establish procedures for the revocation of Conditional Use Permits, for which the land use granted has been abandoned.

## 2.05.005: Applicability

**A. Conditional Use Permit.**

**1.** Disciplinary or Punitive Modification.

**a.** The Approving Authority shall have authority to add, delete, or modify conditions of approval imposed upon a previously granted Conditional Use Permit, based upon one or more of the following causes of action:

**(1)** The Conditional Use Permit granted is being, or has recently been exercised contrary to the terms and/or conditions of application approval;

**(2)** The Conditional Use Permit granted is being, or has recently been exercised in violation of a federal, State or City statute, ordinance, law, or regulation; and/or

**(3)** The Conditional Use Permit granted was exercised in a way that is detrimental to the public peace, health, safety, or welfare, or constitutes a nuisance.

**b.** The action to modify a Conditional Use Permit shall have the effect of changing the physical and/or operational aspects of the Conditional Use Permit. The changes may include the physical and/or operational aspects related to noise, buffers, duration of the permit, hours of operation, landscaping and maintenance, lighting, parking, performance guarantees, property maintenance, signs, surfacing, traffic circulation, or any other aspect or condition determined to be reasonable and necessary to ensure that the Conditional Use Permit is implemented in a manner consistent with the original findings for approval, and all conditions of project approval.

**2.** Disciplinary or Punitive Revocation.

**a.** The Approving Authority shall have authority to revoke a Conditional Use Permit, based upon one or more of the following causes of action:

**(1)** The Conditional Use Permit approval was obtained by fraud;

**(2)** The Conditional Use Permit granted is not being exercised, has ceased to exist, or has been suspended for more than 180 consecutive days;

**(3)** The Conditional Use Permit granted is being, or has recently been exercised contrary to the terms and/or conditions of application approval;

**(4)** The Conditional Use Permit granted is being or has been exercised in violation of a federal, State or City statute, ordinance, law, or regulation; and/or

**(5)** The Conditional Use Permit granted was exercised in a way that is detrimental to the public peace, health, safety, or welfare, or constitutes a nuisance.

**b.** The Approving Authority's action to revoke a Conditional Use Permit shall have the effect of terminating the permit and denying the privileges granted by the original approval and any subsequent modifications.

**3.** Revocation of Due to Abandonment of Use. A Conditional Use Permit granting a land use that is not being exercised, has ceased to exist, or has been suspended for more than 180 consecutive days, may be deemed to be abandoned (cause of action) and may be revoked solely on the basis of its abandonment.

**B. Historic Preservation—Certificate of Appropriateness or Certificate of Economic Hardship.**

**1.** Disciplinary or Punitive Modification.

**a.** The Approving Authority shall have authority to add, delete, or modify conditions of approval imposed upon a previously granted Certificate of Appropriateness or Certificate of Economic Hardship, based upon one or more of the following causes of action:

**(1)** The Certificate of Appropriateness or Certificate of Economic Hardship granted is being, or has recently been exercised contrary to the terms and/or conditions of certificate approval;

**(2)** The Certificate of Appropriateness or Certificate of Economic Hardship granted is being, or has recently been exercised in violation of a federal, State or City statute, ordinance, law, or regulation; and/or

**(3)** The Certificate of Appropriateness or Certificate of Economic Hardship granted was exercised in a way that is detrimental to the public peace, health, safety, or welfare, or constitutes a nuisance.

**b.** The action to modify a Certificate of Appropriateness or Certificate of Economic Hardship shall have the effect of changing the physical aspects of the certificate, such as landscaping and irrigation, lighting, parking, performance guarantees, property maintenance, signs, paving, or any other aspect or condition determined to be reasonable and necessary to

ensure that the certificate is implemented in a manner consistent with the original findings for approval, and all conditions of project approval.

**2.** Disciplinary or Punitive Revocation.

**a.** The Approving Authority shall have authority to revoke a Certificate of Appropriateness or Certificate of Economic Hardship, based upon one or more of the following causes of action:

**(1)** The Certificate of Appropriateness or Certificate of Economic Hardship approval was obtained by fraud;

**(2)** The Certificate of Appropriateness or Certificate of Economic Hardship granted is not being exercised;

**(3)** The Certificate of Appropriateness or Certificate of Economic Hardship granted is being, or has recently been exercised contrary to the terms and/or conditions of application approval;

**(4)** The Certificate of Appropriateness or Certificate of Economic Hardship granted is being or has been exercised in violation of a federal, State or City statute, ordinance, law, or regulation; and/or

**(5)** The Certificate of Appropriateness or Certificate of Economic Hardship granted was exercised in a way that is detrimental to the public peace, health, safety, or welfare, or constitutes a nuisance.

**b.** The Approving Authority's action to revoke a Certificate of Appropriateness or Certificate of Economic Hardship shall have the effect of terminating the certificate and denying the privileges granted by the original approval and any subsequent modifications.

## 2.05.010: Procedures for Disciplinary or Punitive Modification or Revocation

**A. Initiation of Modification or Revocation.**

**1.** Conditional Use Permit. It shall be the responsibility of the Zoning Administrator to determine whether reasonable grounds exist to initiate a Conditional Use Permit modification or revocation.

**2.** Certificate of Appropriateness or Certificate of Economic Hardship. It shall be the responsibility of the Historic Preservation Subcommittee to determine whether reasonable grounds exist to initiate a Certificate of Appropriateness or Certificate of Economic Hardship modification or revocation.

**B. Hearing Notification.** Upon determination that reasonable grounds exist to initiate a permit or certificate modification or revocation, the City shall:

**1.** Schedule a hearing before the Approving Authority, which shall be noticed pursuant to Division 2.03 (Public Hearings) of this Development Code, based upon the type of application being considered (Note: If Division 2.03 (Public Hearings) does not require public

notification for the application type being considered, no public notice shall be required for the modification/revocation hearing); and

**2.** Serve the affected applicant(s) and property occupant(s), and property owner if different from the applicant(s) or property occupant(s), with a *Notice of Commencement of Modification/Revocation Proceedings*. The notice shall be sent by certified mail at least 10 days prior to the public hearing date, and shall contain the following minimum information:

**a.** A description of the subject property, including street address, Assessor Parcel Number(s) or legal description;

**b.** The name(s) of the owner, and name(s) of occupants if different from the owner;

**c.** The project file number and date of issuance;

**d.** A description of the authorized land use or development entitlement, or discretionary administrative permit;

**e.** Statements supporting one or more of the causes of action contained in Section 2.05.005 (Applicability) of this Division;

**f.** A statement that the Approving Authority will hold a public hearing within 60 days following the date of the Notice, to determine whether sufficient cause exists and that the Approving Authority, at the conclusion of the hearing, may either revoke the entitlement or permit, or take other action as deemed appropriate to ensure entitlement or permit compliance;

**g.** A statement that the applicant, owner, and/or occupant may appear in person and/or be represented by legal counsel, may present oral and documentary evidence, and may call witnesses and may ask questions of witnesses called on behalf of the City; and

**h.** The date, time, and place of the public hearing.

**C. Hearing.**

**1.** The modification or revocation shall be heard and acted upon pursuant to the procedures for public hearings contained in Division 2.03 (Public Hearings) of this Development Code.

**2.** At the conclusion of the hearing, the Approving Authority may take appropriate action to ensure permit or certificate compliance, including the addition, deletion, or modification of conditions of approval, or revocation of the permit or certificate.

**D. Decision and Notice to Property Owner.**

**1.** Within 45 days following the conclusion of the modification or revocation hearing, the Approving Authority shall render a decision and shall mail notice of the decision, including facts and reasons supporting the causes of action, to the property owner and property occupant, if different from the property owner, and any other interested persons that have filed a written request for the notice.

**2.** The decision of the Approving Authority to modify or revoke an approved discretionary permit or action shall be final and conclusive in the absence of an appeal filed pursuant to Division 2.04 (Appeals) of this Development Code.

## 2.05.015: Procedures for Conditional Use Permit Revocation Due to Abandonment of Use

**A. Revocation Initiation.** The Approving Authority may initiate the revocation of a Conditional Use Permit when sufficient grounds exist, which clearly demonstrate abandonment of the use granted.

**B. Hearing Notification.** Upon determination by the Approving Authority that reasonable grounds exist to initiate Conditional Use Permit revocation, the Approving Authority shall conduct a hearing, setting the date and time upon which the request will be considered. Notice of the hearing shall be given, and the hearing shall be conducted, pursuant to Division 2.03 (Public Hearings) of this Development Code.

**C. Decision and Notice to Property Owner.**

**1.** The Approving Authority shall not revoke a Conditional Use Permit if there is a compelling government interest in maintaining the subject permit.

**2.** The Approving Authority's action to revoke a Conditional Use Permit shall have the effect of terminating the land use permit, along with any privileges granted by the original approval and any subsequent modifications that may have been granted.

**3.** Following the conclusion of the revocation hearing, the Approving Authority shall render a decision and shall mail notice of the decision, including facts and reasons supporting the cause of action, to the property owner and property occupant, if different from the property owner, and any other interested persons that have filed a written request for the notice.

**4.** The decision of the Approving Authority shall be final and conclusive in the absence of an appeal filed pursuant to Division 2.04 (Appeals) of this Development Code.

*This page intentionally left blank*

# Division 2.06—Performance Guarantees

Sections:


2.06.000: Purpose
2.06.005: Applicability
2.06.010: Surety Form and Amount
2.06.015: Surety for Maintenance
2.06.020: Duration of Surety
2.06.025: Release or Forfeiture of Surety


## 2.06.000: Purpose

The purpose of this Division is to establish a procedure by which a discretionary permit or action, or ministerial permit or decision may require, by conditions of approval or by action of the Approving Authority, to provide surety guaranteeing the faithful performance and proper completion of any approved work and compliance with conditions of approval.

## 2.06.005: Applicability

The provisions of this Division shall apply to performance guarantees for projects authorized by any a discretionary permit or action, or ministerial permit or decision required by this Development Code.

## 2.06.010: Surety Form and Amount

The required surety shall be in a form (e.g., cash deposit, certificate of deposit, surety bond, etc.) approved by the Planning Director or City Engineer, upon recommendation of the City Attorney. The amount of surety shall be as determined by the Planning Director and/or City Engineer to be necessary to ensure proper completion of the work and compliance with conditions of approval.

## 2.06.015: Surety for Maintenance

In addition to any improvement surety required to guarantee proper completion of work, the Planning Director or City Engineer may require surety for maintenance of the work in an amount determined by the Planning Director and/or City Engineer to be sufficient to ensure the proper maintenance and functioning of improvements.

## 2.06.020: Duration of Surety

Required improvement surety shall remain in effect until final inspections have been made and all work has been accepted by the Planning Director and/or City Engineer, or until any warranty period required by the Planning Director and/or City Engineer has lapsed. Maintenance surety shall remain in effect for the one-year period following the date of final inspection.

## 2.06.025: Release or Forfeiture of Surety

**A.** Upon satisfactory completion of work and the approval of a final inspection at the end of the required time for maintenance surety, the improvement and/or maintenance deposits or bonds shall be released.

**B.** Upon failure to complete all required work, failure to comply with all of the terms of any applicable permit or failure of the completed improvements to function properly, the City may perform the required work or cause it to be completed, and collect from the permittee or surety, all the costs incurred by the City, including the all costs for the work and all related administrative, inspection and legal costs.

**C.** Any unused portion of the surety shall be refunded to the funding source after deduction of all costs for the work and all related administrative, inspection and legal costs.

## Chapter 4.0:
# Permits, Actions, and Decisions

Division 4.01—Legislative Actions
Division 4.02—Discretionary Permits and Actions
Division 4.03—Ministerial (Administrative) Permits and Decisions

*This page intentionally left blank*

# Division 4.01—Legislative Actions

Sections:


4.01.000: Purpose
4.01.005: Applicability
4.01.010: Airport Land Use Compatibility Plan (ALUCP) and Amendments
4.01.015: Development Agreements
4.01.020: Development Code Amendments
4.01.025: Amendments to the Policy Plan Component of The Ontario Plan (General Plan Amendments)
4.01.030: Planned Unit Developments (PUD) and Amendments
4.01.035: Specific Plans and Amendments
4.01.040: Zone Changes


## 4.01.000: Purpose

The purpose of this Division is to prescribe procedures for the consideration of legislative actions by the appropriate Reviewing Authorities. Generally, legislative actions entail the establishment of rules, policies, or standards of general applicability, which involve the exercise of discretion and preside over considerations of public health, safety, and welfare.

## 4.01.005: Applicability

Whenever the public necessity, convenience, general welfare, or good planning practice so requires, the appropriate Reviewing Authorities, as prescribed by Table 2.02-1 (Review Matrix) of this Development Code, may consider the adoption of a legislative action pursuant to the general provisions prescribed by Division 2.02 (Application Filing and Processing) of this Development Code, and the provisions of this Division that are appropriate to the legislative action being considered.

## 4.01.010: Airport Land Use Compatibility Plan (ALUCP) and Amendments

**A. Purpose.** The purpose of this Section is to establish procedures for adopting, amending, supplementing, or changing the Los Angeles/Ontario International Airport Land Use Compatibility Plan pursuant to the provisions of PUC Section 21670 et seq., whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B. Authority.**

**1.** PUC Section 21675 requires the preparation of an Airport Land Use Compatibility Plan (ALUCP) that will provide for the orderly growth of Los Angeles/Ontario International Airport and the area surrounding the airport and will safeguard the inhabitants within the vicinity of the airport and the public in general. The City Council may, by ordinance and upon written recommendation of the Planning Commission, further amended, supplement or change the ALUCP, whenever the public necessity, convenience, general welfare, and good planning practice so requires.

**2.** The Los Angeles/Ontario International Airport Land Use Compatibility Plan and any amendments thereto, shall be enforceable in the same manner and to the same extent as any other provision of this Development Code.

**C. Application Filing, Processing and Hearing.** An application for ALUCP adoption or an amendment there to, shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D. Findings and Decision.** An ALUCP, or any amendment thereto, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed ALUCP, or amendment thereto, will protect the public health, safety, and welfare by ensuring the orderly expansion of airports;

**2.** The proposed ALUCP, or amendment thereto, will minimize the public's exposure to excessive noise and safety hazards within areas around the airport to the extent that these areas are not already devoted to incompatible uses;

**3.** The proposed ALUCP, or amendment thereto, is consistent with the goals and policies of the general plan; and

**4.** The proposed ALUCP, or amendment thereto, is reasonable and beneficial, and in the interest of good planning practice.

## 4.01.015: Development Agreements

**A. Purpose.** The purpose of this Section is to establish procedures for adopting, amending, supplementing, or changing Development Agreements by and between the City and persons having a legal or equitable interest in a property proposed to be the subject of an agreement, whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B. Authority.** Pursuant to GC Section 65864, et seq., the City Council may, by ordinance and upon written recommendation of the Planning Commission as to the consistency of a proposed Development Agreement with the Policy Plan (General Plan) component of The Ontario Plan, enter into a development agreement with any person having a legal or equitable interest in real property for the development of the property. It is intended that the provisions of this division shall be fully consistent and compliant with the provisions of GC Section 65864, et seq., and shall be so construed.

**C. Agreement Contents.**

**1.** A Development Agreement entered into pursuant to the provisions of this Division shall, at a minimum, include the following information:

**a.** Duration of the agreement;

**b.** The permitted use(s) of the property;

**c.** The density or intensity of use;

**d.** The maximum height and size of proposed buildings; and

**e.** Provisions for reservation or dedication of land for public purposes.

**2.** In addition to the minimum information required by Paragraph C.1., above, the development agreement may include the following:

**a.** Conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided such conditions, terms, restrictions and requirements for subsequent discretionary actions shall not prevent development of the land for the use(s) and to the density or intensity of development set forth in the agreement;

**b.** Provide that construction shall be commenced within a specified time period and that the project, or any phase thereof, be completed within a specified time;

**c.** Terms and conditions relating to applicant financing of necessary public facilities and subsequent reimbursement over time; and

**d.** Any other such terms, conditions, and requirements as deemed necessary and proper by the City Council, including, but not limited to, a requirement for assuring to the satisfaction of the City, performance of all provisions of the development agreement in a timely fashion by the agreement holder.

**D. Application Filing, Processing and Hearing.** An application for Development Agreement consideration shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**E. Findings.** A Development Agreement shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing that the provisions of the Agreement are consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and any applicable specific plans, and giving supporting reasons for each finding. A Development Agreement shall be denied if one or more of the required findings cannot be clearly established.

**F. Recordation of Agreement.** Within 10 days following the City entering into a Development Agreement, the City Clerk shall record with the county recorder, a copy of the Agreement, which shall prescribe the land subject to the agreement. From and after the time of recordation, the Agreement shall impart notice thereof to all persons as is afforded by the recording laws of this State. The burdens of the Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors in interest to the parties to the agreement.

**G. Amendments.** A Development Agreement may be amended, or cancelled in whole or in part, by mutual consent of the parties to the Agreement, or their successors in interest. Any action to amend or cancel any portion of the Agreement shall be carried out pursuant to the procedures specified in Subsection D (Application Filing, Processing and Hearing), above.

**H. Annual Review.**

**1.** Every Development Agreement approved and executed pursuant to this Division shall be annually reviewed during the term of the Agreement, following the date of its execution. The purpose of the review is to determine whether the holder of the Agreement has complied in good faith with the terms of the Agreement. The burden shall be placed on the holder of the Agreement to demonstrate compliance to the full satisfaction of and in a manner prescribed by the City.

**2.** If as a result of annual review pursuant to this Subsection the City Council finds and determines, on the basis of substantial evidence, that the holder of the Development Agreement has not complied in good faith with the terms or conditions of the Agreement, the City Council may either amend or terminate the Agreement.

**I. Modification/Suspension in Compliance with State or Federal Regulations.** In the event that State or Federal laws or regulations, enacted after a Development Agreement has been entered into, prevent or preclude compliance with one or more provisions of the Development Agreement, the affected provisions of the Agreement shall be modified or suspended as may be necessary to comply with State or Federal laws or regulations.

## 4.01.020: Development Code Amendments

**A. Purpose.** The purpose of this Section is to establish procedures for amending, supplementing, or changing this Development Code whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B. Authority.** Pursuant to GC Section 65853 through Section 65859, the City Council may, by ordinance and upon written recommendation of the Planning Commission, amend, supplement, or change the ordinances codified in this Development Code whenever the public necessity, convenience, general welfare, or good zoning practice so requires.

**C. Application Filing, Processing and Hearing.** An application for a Development Code Amendment shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D. Findings and Decision.** A Development Code Amendment shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

**2.** The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

**E. Urgency Measure: Interim Ordinance.** Without following the procedures otherwise required prior to the adoption of a Development Code Amendment, to protect the public safety, health,

and welfare, the City Council may adopt as an urgency measure, an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, Planning Commission, or the Planning Department is considering or studying, or intends to study within a reasonable period. An urgency measure shall be completed pursuant to the provisions of GC Section 65858.

## 4.01.025: Amendments to the Policy Plan Component of The Ontario Plan (General Plan Amendments)

**A. Purpose.** The Policy Plan component of The Ontario Plan serves as the City's General Plan, which is mandated by State law pursuant to GC Section 65300, et seq. The purpose of this Section is to establish procedures for amending, supplementing, or changing the Policy Plan whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B. Authority.**

**1.** Pursuant to GC Section 65358, the City Council may, by resolution and upon written recommendation of the Planning Commission, amend, supplement, or change the Policy Plan (General Plan) component of The Ontario Plan.

**2.** A mandatory element of the Policy Plan shall not be amended more than 4 times during any calendar year; except that this limitation shall not apply to amendments necessary for the development of residential units where at least 25 percent of the proposed units will be occupied by, or available to, persons and families of low or moderate income, as defined by HSC Section 50093.

**C. Application Filing, Processing and Hearing.** An application for a General Plan (Policy Plan) Amendment shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D. Findings and Decision.** A General Plan (Policy Plan) Amendment shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** Technical Amendment Findings. The first finding (Subparagraph D.1.a, below) and any one or more of the subsequent findings (Subparagraphs D.1.b through e, below) shall justify a technical amendment:

**a.** The proposed amendment will not change any policy direction or intent of the Policy Plan (General Plan) component of The Ontario Plan.

**b.** An error or omission is in need of correction.

**c.** A land use designation was based on inaccurate or misleading information and, therefore, should be changed to properly reflect the policy intent of the Policy Plan (General Plan) component of The Ontario Plan.

**d.** A point of clarification is needed to more accurately express the meaning of the Policy Plan (General Plan) component of The Ontario Plan, or eliminate a source of confusion.

**e.** A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

**2.** Entitlement/Policy Amendment Findings. The first two findings (of the Policy Plan (General Plan) component of The Ontario Plan, below), and any one or more of the subsequent findings (Subparagraphs D.2.c through f, below), shall justify an entitlement/policy amendment:

**a.** The proposed change does not involve a change in, or conflict with:

**(1)** The Ontario Plan Vision;

**(2)** Any principle of the Policy Plan (General Plan) component of The Ontario Plan; or

**(3)** Any basic/foundational component of The Ontario Plan.

**b.** The proposed amendment would contribute to the achievement of the purposes of the Policy Plan (General Plan) component of The Ontario Plan, or, at a minimum, would not be detrimental to them.

**c.** Special circumstances or conditions have emerged that were unknown or unanticipated at the time the Policy Plan (General Plan) component of The Ontario Plan was adopted.

**d.** A change in policy is required to conform to changes in state or federal law, or applicable findings of a court of law.

**e.** An amendment is required to comply with an update of the Housing Element or change in State Housing Element law (commencing with GC Section 65580).

**f.** An amendment is required to address changes in public ownership of land.

**3.** Land Use Amendment Findings. The first four findings (Subparagraphs D.3.a through d, below), and any one or more of the subsequent findings (Subparagraphs D.3.e through h, below), shall justify an entitlement/policy amendment:

**a.** The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan.

**b.** The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

**c.** The Land Use Element is a mandatory element of the Policy Plan (General Plan) component of The Ontario Plan, which, pursuant to GC Section 65358, may be amended up to four times per calendar year, and the proposed General Plan Amendment is the first, second, third, or fourth (insert applicable amendment cycle) amendment to the Land Use Element within the current calendar year.

**d.** During the amendment of the Policy Plan (General Plan) component of The Ontario Plan, opportunities for the involvement of citizens, California Native American Indian tribes (pursuant to GC Section 65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means, were implemented consistent with GC Section 65351.

**e.** The proposed project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties listed in the Housing Element Sites Inventory. Furthermore, changing the land use designation of the subject property from the existing Policy Plan (General Plan) land use designation (including density, if applicable) to the proposed Policy Plan (General Plan) land use designation (including density, if applicable) will not impact the City's Regional Housing Needs Assessment (RHNA) obligations, or the City's ability to satisfy its share of the region's future housing need.

**f.** The proposed project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is listed in the Housing Element Sites Inventory, and the proposed project is consistent with the number of dwelling units and density specified in the Housing Element Sites Inventory.

**g.** The project site is listed in the Housing Element Sites Inventory of the Policy Plan (General Plan) component of The Ontario Plan, and the proposed project is not consistent with the number of dwelling units or density specified in the Housing Element Sites Inventory; therefore, a General Plan Amendment to remove the subject property from the Housing Element Sites Inventory is required. Removal of the subject property from the inventory will not impact the City's RHNA obligations since there are an adequate number of sites in the inventory to meet the City's RHNA obligations.

**h.** The proposed project is not consistent with the adopted Housing Element. The project site is listed in the Housing Element Sites Inventory of the Policy Plan (General Plan) component of The Ontario Plan, and the proposed project is not consistent with the number of dwelling units or density specified in the Housing Element Sites Inventory; therefore, a General Plan Amendment to remove the subject property from the Housing Element Sites Inventory is required. Removal of the subject property from the inventory will impact the City's RHNA obligations since there are not an adequate number of sites in the inventory to meet the City's RHNA obligations; therefore, the following property(ies) will be added to the Housing Element Sites Inventory:

| ***Assessor Parcel Numbers (APN)*** | ***Lot Area*** |
|---|---|
| [insert APN] | [insert lot area] |
| | |

| | ***Housing Element Sites Inventory*** | |
|---|---|---|
| | ***Existing*** | ***Proposed*** |
| Number of Units: | [insert existing number of units] | [insert proposed number of units] |
| Assumed Density: | [insert existing density] | [insert proposed density] |

## 4.01.030: Planned Unit Developments (PUD) and Amendments

**A. Purpose.**

**1.** The purpose of this Section is to establish procedures for adopting, amending, supplementing, or changing PUDs whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**2.** The PUD is intended to:

**a.** Secure a fuller realization of the Policy Plan component of The Ontario Plan than would result from the strict application of present zoning district regulations;

**b.** Promote high standards in urban design;

**c.** Encourage the development of exceptionally high quality, mixed-use, high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and

**d.** Ensure harmonious relationships with surrounding land uses.

**B. Authority.**

**1.** Pursuant to GC Section 65850, the City Council may, by ordinance and upon written recommendation of the Planning Commission, adopt, amend, supplement or change regulations pertaining to the use of buildings, structures, and land; and establish development standards governing: building location, height, bulk, number of stories, and size; the size and use of lots, yards, courts, and other open spaces; lot coverage; the intensity of land use; off-street parking and loading; and signage, whenever the public necessity, convenience, general welfare and good planning practice so requires.

**2.** A PUD shall be required for those properly identified areas shown on Exhibit LU-05 (Additional Plans Required Map) of The Ontario Plan, and may be allowed on those properties located within the growth areas described on Exhibit LU-04 (Generalized and Growth Areas) of The Ontario Plan and in conjunction with mixed-use developments.

**3.** A PUD, and any amendments thereto, adopted pursuant to this Division shall be enforceable in the same manner and to the same extent as any other provision of this Development Code.

**C. Application Filing, Processing and Hearing.** An application for Planned Unit Development adoption or amendment thereto, shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D. Findings and Decision.** A PUD, or amendment thereto, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

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

**4.** In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

**5.** The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.

## 4.01.035: Specific Plans and Amendments

**A.** **Purpose.** The purpose of this Section is to establish procedures for adopting, amending, supplementing, or changing Specific Plans whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B.** **Authority.**

**1.** Pursuant to GC Section 65450, et seq., the City Council may, by ordinance or resolution, and upon written recommendation of the Planning Commission, adopt, amend, supplement or change a specific plan.

**2.** A Specific Plan and any amendments thereto, adopted pursuant to this Division, shall be enforceable in the same manner and to the same extent as any other provision of this Development Code.

**C.** **Application Filing, Processing and Hearing.** Unless otherwise specified in a respective Specific Plan, an application for Specific Plan adoption or amendment shall be filed, processed and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D.** **Findings and Decision.** A Specific Plan, or amendment thereto, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed Specific Plan, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

**3.** In the case of an application affecting specific property(ies), the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses; and

**4.** In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

## 4.01.040: Zone Changes

**A.** **Purpose.** The purpose of this Section is to establish procedures for amending or changing the zoning boundaries or zoning classification (Zone Change) of any property within the City whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B.** **Authority.** Pursuant to GC Section 65853 through Section 65859, the City Council may, by ordinance, and upon written recommendation of the Planning Commission, change the zoning boundaries or classification of any property within the City, whenever the public necessity, convenience, general welfare, or good zoning practice so requires.

**C.** **Application Filing, Processing and Hearing.** An application for Zone Change shall be filed, processed, and heard pursuant to Section 2.02.015.A (Legislative Actions) of this Development Code.

**D.** **Findings and Decision.** A Zone Change, or amendment thereto, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

**3.** The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses; and

**4.** The subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

**E.** **Prezoning of Unincorporated Territory.** The prezoning of unincorporated territory within the sphere of influence of the City may be initiated by the Planning Commission on its own motion, or by the City Council in the form of a request to the Planning Commission that it consider the prezoning, or by a petition of the owner or owners of land in the unincorporated territory proposed to be prezoned. A Prezone shall be completed pursuant to GC Section 65859 and this Section and shall become effective at the same time annexation of territory to the City becomes effective.

# Division 4.02—Discretionary Permits and Actions

Sections:


4.02.000: Purpose
4.02.005: Applicability
4.02.010: Billboard Relocation Agreements
4.02.015: Conditional Use Permits
4.02.020: Departures from Development Standards (Minor Adjustments/Alterations and Variances)
4.02.025: Development Plans
4.02.030: Extensions of Legal Nonconforming Status
4.02.040: Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas
4.02.045: Historic Preservation—Rescind or Amend the Status of a Historic Resource
4.02.050: Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources
4.02.055: Historic Preservation—Certificates of Economic Hardship
4.02.060: Historic Preservation—Conservation Plans
4.02.065: Historic Preservation—Mills Act Contracts
4.02.070: Master Plans and Amendments
4.02.075: Sign Programs
4.02.080: Specific Plan Minor Amendments/Alterations
4.02.090: Subdivisions—Reversions to Acreage
4.02.095: Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps


## 4.02.000: Purpose

The purpose of this Division is to prescribe procedures for the consideration of discretionary permits or actions. A discretionary permit or action, as established by Table 2.02-1 (Review Matrix) of this Development Code, includes projects that require the exercise of judgment or deliberation when making a decision to approve, conditionally approve, or deny a particular activity.

## 4.02.005: Applicability

The Reviewing Authorities prescribed by Table 2.02-1 (Review Matrix) of this Development Code, shall consider a discretionary permit or action pursuant to the general provisions prescribed by Division 2.02 (Application Filing and Processing) of this Development Code, and the provisions of this Division that are appropriate to the discretionary permit or action being considered.

## 4.02.010: Billboard Relocation Agreements

**A. Purpose.** The purpose of this Section is to establish a procedure to reduce the overall number of legally established nonconforming billboards within the City, allowing billboards to be relocated to locations within the City that are more suitable, and provide for more attractive, aesthetically pleasing billboard designs. In addition, Billboard Relocation Agreements are intended to reduce or eliminate the City's obligation to pay compensation for the removal of legal

nonconforming billboards. Billboard Relocation Agreements are part of the City's demonstrated commitment to improve its overall aesthetic appearance.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority, upon written recommendation of the Advisory Authority, is hereby empowered to approve, approve in modified form, or deny a Billboard Relocation Agreement for the relocation of legally established nonconforming billboards within the City, to a relocation site established pursuant to this Section, provided a minimum of two existing legal nonconforming billboards are removed.

**2.** Existing legally established nonconforming billboards may be relocated only as part of a Billboard Relocation Agreement.

**3.** A relocated billboard proposed pursuant to this Section shall require the concurrent filing of a Sign Plan application pursuant to Section 4.03.020 (Sign Plans) of this Development Code.

**C. Definitions.** For the purposes of this Section, the following definitions shall apply:

**1.** "Major Gateway" means an entry into the City through a major transportation corridor or node (e.g., airport, arterial, and rail lines).

**2.** "Regionally Significant" means a use that supports activities or economies at a scale greater than that of a single jurisdiction, drawing predominately from a market area that extends at least 20 miles beyond the City limits.

**3.** "Underdeveloped" means a lot that is not developed to its highest and best use.

**4.** "Visual Clutter" means disorganized, distracting, and/or competing graphics within public view, which contribute to visual blight.

**D. Relocation Sites and Billboard Design Criteria.** Generally, relocation sites are restricted to areas that are recognized as major gateways into the City, within or adjacent to a regionally significant project. The following considerations shall serve as guidelines for the placement and design of relocated billboards:

**1.** Site Criteria. The below-listed considerations shall serve as general guidelines for use by applicants and the City in the identification of potential suitable billboard relocation sites. Specific sites within suitable areas will be negotiated through the Billboard Relocation Agreement process.

**a.** The area is developed with a legally established allowed use that is regionally significant;

**b.** The area does not have excessive visual clutter;

**c.** The proposed relocated billboard would be compatible with uses and structures on the site, and in the surrounding area;

**d.** The proposed billboard would not create a traffic or safety problem with regard to on-site access, circulation, or visibility; and

**e.** The proposed billboard would not interfere with on-site parking or landscaping required by City ordinance or permit.

**2.** Prohibited Sites. No Billboard shall be relocated to a site if it meets any of the following criteria:

**a.** The site is adjacent to any freeway (Interstate 10, Interstate 15, or State Route 60) or Euclid Avenue;

**b.** The site is located within the AG (Interim Agricultural Overlay) zoning district;

**c.** The site is undeveloped or underdeveloped;

**d.** The site is within 3,000 FT of property located within a residential land use district shown on the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) component of The Ontario Plan; and

**e.** The site is within 3,000 FT of an existing billboard or electronic message center.

**f.** *Interagency Relocation Exception.* Notwithstanding the foregoing, a billboard may be relocated from a location outside the City, to any location within the City, pursuant to an agreement approved at the discretion of the City Council, between the City and another public agency, so long as the following findings can be clearly established:

**(1)** A minimum of 6 existing, legal nonconforming billboards shall be removed, at least 5 of which must be currently located within the City;

**(2)** The billboard's relocation is necessitated by work being performed on the same freeway as the planned new site for the billboard; and

**(3)** The public health safety and welfare are not impaired by the relocation.

**3.** Design Criteria. Typical billboard design with a large sign area mounted on a pole is not permitted. Pylon-type signs, which are structural elements with architectural treatment, are required. Suitable design shall be based on the following considerations:

**a.** The design should be integrated into the design scheme of the surrounding area and/or buildings;

**b.** The design shall provide architectural interest for the structure; and

**c.** The design shall incorporate a top and base treatment to the billboard structure;

**E. Candidate Billboards for Relocation.** The following considerations shall serve as general guidelines in identifying candidate billboards for relocation:

**1.** Areas of general priority for removal and relocation include redevelopment project areas, areas along major thoroughfares leading into commercial districts, areas visible to freeways and highways, and streets upon which billboards are heavily concentrated and contribute to existing visual clutter.

**2.** Candidate billboards must be legally established non-conforming billboards. Illegally placed billboards shall not be candidates for Billboard Relocation Agreements.

**F. Application Filing, Processing and Hearing.** A Billboard Relocation Agreement application shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**G. Findings.** A Billboard Relocation Agreement shall be acted on based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The Agreement shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The Billboard Relocation Agreement is consistent with the goals, policies, plans and exhibits of The Ontario Plan, the requirements of the Development Code, and any applicable specific plans, area plans, or planned unit developments;

**2.** The proposed relocation site is compatible with uses and structures on the site and in the surrounding area;

**3.** The Billboard Relocation Agreement contributes to the reduction of visual clutter in the City;

**4.** The proposed site complies with the relocation criteria established by this Section; and

**5.** The proposed billboard will not create a traffic or safety problem with regard to on-site access, circulation, or visibility.

## 4.02.015: Conditional Use Permits

**A. Purpose.** The purpose of this Section is to establish a procedure to ensure that a degree of compatibility is maintained with respect to certain uses on certain properties, due to their nature, intensity or size, or to compensate for variations and degrees of technological processes and equipment as related to the generation of noise, smoke, dust, fumes, vibration, odors and other practical hazards.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority, as applicable, is hereby empowered to approve, approve in modified form, or deny a Conditional Use Permit, and to impose reasonable conditions upon the approval of the application.

**2.** Conditional Use Permit approval shall be required prior to: **[i]** the establishment of those land uses, activities and facilities so identified in Table 5.02-1 (Land Use Matrix) of this Development Code; **[ii]** the conversion of any existing residential development project for sale, transfer, or conveyance as a common interest project pursuant to Section 6.08.045 (Conversion to a Residential Common Interest Project); **[iii]** the conversion of any existing commercial or industrial development project for sale, transfer, or conveyance, as a common interest project pursuant to Section 6.08.050 (Conversion to a Commercial or Industrial Common Interest Project); and **[iv]** the alteration/expansion of a nonconforming nonresidential land use or structure pursuant to Subsection 3.01.020.J (Alteration and/or Expansion of a Nonconforming Nonresidential Structure) of this Development Code.

**C. Application Filing, Processing and Hearing.** A Conditional Use Permit application shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Findings and Decision.** A Conditional Use Permit shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The scale and intensity of the proposed land use would be consistent with the scale and intensity of land uses intended for the particular zoning or land use district.

**2.** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

**3.** The proposed use at the proposed location, and the manner in which it will be operated and maintained, is consistent with the objectives and requirements of this Development Code and any applicable specific plan or planned unit development.

**4.** The proposed use at the proposed location would be consistent with the provisions of the Airport Land Use Compatibility Plan.

**5.** The establishment, maintenance, and operation of the proposed use at the proposed location would not be detrimental or injurious to property and improvements within the vicinity, nor would it be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding neighborhood.

**E. Conditions of Approval.**

**1.** In approving a Conditional Use Permit, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** The conditions imposed on Conditional Use Permits may include provisions concerning use, height, area, yards, open spaces, setbacks, parking, loading, signs, improvements (public and private), site design, operational characteristics, land use compatibility, general character, appearance, environmental impact, time limits for commencement or termination of the construction or use authorized, revocation and use termination dates, and other conditions the Approving Authority may deem appropriate and necessary to carry out the purposes of the Development Code.

**3.** A copy of the approving decision or resolution, and related conditions of approval (if any) issued by the Approving Authority shall be maintained on site and shall be made available for inspection upon demand by a City representative.

**4.** A Conditional Use Permit shall only apply to the approved particular use on a particular property, which may be transferred from one owner of the property to another successive owner of the same property.

**5.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**F. Conditional Use Permit Modification/Revision.**

**1.** Conditional Use Permits and/or their conditions of approval may be modified/revised upon application by a project proponent or property owner if different from the proponent. The request shall be submitted to the Planning Department on a City application form pursuant to Division 2.02 (Application Filing and Processing).

**2.** Modifications/revisions that are minor in nature may be processed administratively, without notice or public hearing, provided the proposed changes are consistent with the intent of the original approval and there are no resulting inconsistencies with this Development Code. Modifications/revisions are considered minor in nature if in the opinion of the Planning Director, they do not involve substantial changes to the approved plans or the conditions of approval and would in no way affect surrounding properties.

**3.** Modifications/revisions to an approved plan or conditions of approval that, in the opinion of the Planning Director, are not minor in nature, shall be processed as a revised Conditional Use Permit, following the procedures set forth in this Section for Conditional Use Permit approval, except that modification/revision approval shall not alter the expiration date established by the original application approval.

**G. Voluntary Surrender of a Conditional Use Permit.** A Conditional Use Permit approved pursuant to this Development Code may be voluntarily surrendered, in writing, by the affected property owner. The procedure for Conditional Use Permit surrender shall be as follows:

**1.** The Reviewing Authority originally approving the subject Conditional Use Permit shall set a date and time on which the request will be considered. Notice of the hearing shall be given pursuant to Division 2.03 (Public Hearings) of this Development Code.

**2.** The notice shall indicate that any interested person may make a written request at any time prior to the advertised public hearing, or may request in person at the time of the advertised hearing, that a public hearing be held at the advertised date and time. If no hearing is requested, the Reviewing Authority may decide on the matter without a public hearing. If a

public hearing is requested, the Reviewing Authority shall conduct the public hearing pursuant to Division 2.03 (Public Hearings) of this Development Code.

**3.** The Reviewing Authority shall deny the surrender of the Conditional Use Permit only if it can be clearly shown that there is a compelling government interest in maintaining the Conditional Use Permit.

**4.** The decision of the Reviewing Authority shall be final and conclusive in the absence of an appeal filed pursuant to Division 2.04 (Appeals) of this Development Code.

## 4.02.020: Departures from Development Standards (Minor Adjustments/Alterations and Variances)

**A.** **Purpose.** The purpose of this Section is to establish procedures by which departures from certain development standards may be permitted by this Development Code when certain specified circumstances exist.

**B.** **Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny certain departures from certain development standards established by this Development Code, and to impose reasonable conditions upon the approval of such request.

**2.** The City's authority to grant departures from the development regulations contained in this Development Code is authorized by GC Section 65906, which provides that in cases where special circumstances applicable to a property exist, and the strict application of the development regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, the City may allow deviation from the strict application of the development regulations.

**C.** **Minor Adjustments/Alterations.**

**1.** Purpose. Minor Adjustments/Alterations, like Variances, are intended to allow for departures from the strict application of the numerical development standards established by this Development Code, when their strict application would result in practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of the development regulations. Minor Adjustments/Alterations, however, are determined to have a lesser (minor) measure of impact than Variances, due to the limited measure of adjustment allowed; therefore, requiring a modified review process.

**2.** Applicability.

**a.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Minor Adjustment/Alteration, and to impose reasonable conditions upon the approval of the application.

**b.** Minor Adjustments/Alterations may be approved for:

**(1)** A reduction of up to 25 percent from minimum setback and separation requirements, excepting nonresidential setback requirements from property lines that are common with any residentially zoned property; or

**(2)** A 10 percent increase in the maximum height of structures.

**c.** A Minor Adjustment/Alteration shall not be approved for reductions in minimum lot size, lot coverage, lot dimension, landscape coverage, parking requirements, or for an increase in maximum density or floor area ratio.

**d.** Notwithstanding the above, a Minor Adjustment/Alternation may be approved in the CCS (Convention Center Support Commercial) zoning district within the Ontario Sports Empire for **[i]** a reduction up to 50 percent of the minimum setback and separation requirements, except for nonresidential setback requirements along property lines that are common with any residentially zoned property, and **[ii]** the encroachment of balconies into a required street-facing property line setback up to a maximum of 66 percent of the required setback, and not to exceed 10 FT.

**3.** Application Filing, Processing and Hearing.

**a.** A Minor Adjustment/Alteration shall be filed and processed pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**b.** The applicant and the owners of all properties having a property line common with the affected property shall be notified of the proposed Minor Adjustment/Alteration pursuant to Section 2.03.010 (Public Hearing Notification) of this Development Code. Furthermore, the notice shall state that a public hearing shall not be required unless requested by the applicant, an abutting property owner, or other affected person or entity.

**c.** A public hearing, if requested, shall be conducted pursuant to Division 2.03 (Public Hearings) of this Development Code.

**d.** If no public hearing is requested, the Zoning Administrator shall approve, approve in modified form, or deny a Minor Adjustment/Alteration no less than 10 days following distribution of the notice required by Subparagraph D.3.b, above.

**4.** Findings and Decision. A Minor Adjustment/Alteration shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**a.** The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code;

**b.** There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district;

**c.** The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district;

**d.** The granting of the Minor Adjustment/Alteration will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity; and

**e.** The proposed Minor Adjustment/Alteration is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.

**5.** Conditions of Approval.

**a.** In approving a Minor Adjustment/Alteration, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**b.** All conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## D. Variance.

**1.** Purpose. The City's authority to grant a Variance from the development regulations contained in this Development Code is authorized by GC Section 65906, which provides that in cases where special circumstances applicable to a property exist, and the strict application of the development regulations deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification, the City may allow deviation from the strict application of the development regulations.

**2.** Applicability.

**a.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority, is hereby empowered to approve, approve in modified form, or deny a Variance application, and to impose reasonable conditions upon the approval of the application.

**b.** A Variance may be approved to allow deviation from any numerical development standard established by this Development Code with respect to minimum and/or maximum dimension, area, mass, and quantity, except that a Variance shall not be granted for increases in maximum density or floor area ratio.

**c.** A variance shall not be approved on a lot that authorizes a use or activity that is not otherwise expressly authorized by the zoning district governing the affected lot, nor shall the power to approve a Variance extend to any public health or safety standard, as this authority has been precluded by state laws.

**3.** Application Filing, Processing and Hearing. A Variance application shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**4.** Findings and Decision. A Variance shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**a.** The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the development regulations contained in this Development Code;

**b.** There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to other properties in the vicinity and in the same zoning district;

**c.** The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zoning district;

**d.** The granting of the Variance will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity; and

**e.** The proposed Variance is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable specific plan or planned unit development, and the purposes of this Development Code.

**5.** Conditions of Approval.

**a.** In approving a Variance, the Approving Authority, as applicable, may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**b.** All conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 4.02.025: Development Plans

**A.** **Purpose.** The purpose of this Section is to:

**1.** Establish a review process whereby the integrity and character of the physical fabric of the City will be protected in a manner consistent with the goals and policies of The Ontario Plan. This is ensured through the review of:

**a.** The suitability of building location;

**b.** Location and design of off-street parking and loading facilities;

**c.** Location, design and dedication of streets and alleys (public and private facilities);

**d.** Location and design of pedestrian and vehicular entrances and exits;

**e.** Location, design, materials and colors of walls and fences;

**f.** Location, design, size, and type of landscaping (public and private facilities);

**g.** Location, design, and materials of hardscape areas, such as patios, sidewalks and walkways (public and private facilities);

**h.** Drainage and off-site improvements (public and private facilities);

**i.** Compatibility with the surrounding area;

**j.** Exterior building architectural design, materials and colors;

**k.** Quality of proposed design and construction;

**l.** Location, type, design, colors, and materials of signs; and

**m.** Any conditions affecting the public health, safety, welfare, and general aesthetic of the community.

**2.** Protect and preserve the value of properties and to encourage high quality development throughout the City, whereas adverse effects would otherwise result from excessive uniformity, dissimilarity, poor exterior quality and appearance of buildings and structures; inadequate and poorly planned landscaping; and failure to preserve, where feasible, natural landscape features, and open spaces.

**3.** Recognize the interdependence of land values and aesthetics, and to provide a method to implement this interdependence in order to maintain the values of surrounding properties and improvements consistent with The Ontario Plan, with due regard to the public and private interests involved.

**4.** Ensure that the public benefits derived from expenditures of public funds for improvement and beautification of streets and public facilities are protected by the exercise of reasonable controls over the character and design of private buildings, structures, parking and loading facilities, landscaped areas, recreation amenities and open spaces.

**5.** Ensure the design of landscaping and irrigation that shades parking facilities and other paved areas, buffers or screens undesirable views and compliments building architecture and overall site design.

**6.** Ensure reasonable controls over the character, design and location of signs, and the appropriate use of well-designed signs that complement the architecture of surrounding buildings, while considering the public and private interests involved and the exercise of control over the undesirable use of excessive signage.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Development Plan application, and to impose reasonable conditions upon a Development Plan approval.

**2.** Development Plan approval shall be required for the physical alteration of a lot, the construction of a building, or the addition or significant alteration of an existing building, as follows:

**a.** The development of 3 or more dwelling units on a single lot;

**b.** The development of 5 or more lots within a residential subdivision;

**c.** The development of 5 or more dwelling units, regardless of the number of lots involved;

**d.** The development of a nonresidential building within a residential zoning district, or an addition thereto, which is in excess of 25 percent of the original structure GFA or 500 SF (cumulative), whichever is less;

**e.** The development of a vacant lot within a nonresidential zoning district;

**f.** The conversion of a commercial structure to a residential structure, or conversion of a residential structure to a commercial structure;

**g.** The remodel of, or addition to, an existing nonresidential building, which results in an overall change in the architectural/aesthetic integrity, as determined by the Planning Director;

**h.** The remodel of, or addition to, a nonresidential building, which would result in the demolition and replacement/reconstruction of more than 50 percent of the existing building;

**i.** The conversion of a gasoline or fueling station to facilitate another allowed land use (see standards contained in Subsection 5.03.040,C (Conversion of Gasoline and Fueling Stations) of this Development Code);

**j.** An addition to an institutional facility (including religious assembly and places of worship, government services, healthcare services, and educational services), when such addition would exceed 25 percent of the original structure GFA or 500 SF (cumulative), whichever is less;

**k.** Commercial developments and the development of a permanent building within the CIV, OS-R, OS-C, or UC zoning district, when such development would exceed 500 SF of GFA (cumulative), or an addition thereto, when such addition would exceed 25 percent of the original structure GFA or 500 SF (cumulative), whichever is less;

**l.** The development of a permanent building within the AG zoning district, when such development would exceed 5,000 SF of GFA (cumulative), or an addition thereto, when such addition would exceed 25 percent of the original structure GFA or 5,000 SF (cumulative), whichever is less;

**m.** The development of an Electric Vehicle Charging Facility (except for charging equipment) or a Semi-Trailer Storage Yard Facility as a primary use;

**n.** The relocation (move-on) of a building within any zoning district;

**o.** The addition of dwelling units to a multiple-family residential development project, when such addition would result in 3 or more dwelling units on a single lot after the addition;

**p.** An addition to a previously developed site within a commercial zoning district, when such addition would exceed 25 percent of the original structure GFA or 2,000 SF (cumulative), whichever is less;

**q.** An addition to a previously developed site within an industrial zoning district, when such addition would exceed 25 percent of the original structure GFA or 10,000 SF (cumulative), whichever is less;

**r.** A Tier 2 or Tier 3 wireless telecommunications facility pursuant to Section 5.03.420 (Wireless Telecommunications Facilities) of this Development Code; and

**s.** Other projects, which, in the opinion of the Planning Director, require such level of review prior to issuance of a building permit, due to the size, nature and/or complexity of the project, or because the project could cause significant environmental impacts or generate significant neighborhood opposition or controversy.

**3.** A Development Plan shall remain in effect for the life of the affected development project, which shall be developed and maintained in substantial conformance with the plans as approved by the Approving Authority and shall be maintained on file with the City.

**C. Application Filing, Processing and Hearing.** A Development Plan application, except for wireless telecommunications facilities in the public right-of-way and facilities qualifying as Eligible Facilities Requests (EFRs), shall be filed, processed and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section. Applications to install wireless telecommunications facilities in the public right-of-way and for facilities qualifying as EFRs shall be filed and processed pursuant to the following:

**1.** Scope. There shall be a type of permit entitled a "Wireless Permit," which shall be subject to all of the requirements of this Section. Unless exempted, every person who desires to place a wireless telecommunications facility in the public right-of-way, modify an existing wireless telecommunications facility in the public right-of-way, or perform work as part of an EFR must obtain a Wireless Permit authorizing the placement or modification in accordance with this Section. Except for small cell facilities, facilities qualifying as EFRs, or any other type of facility

expressly allowed in the public right-of-way by state or federal law, no other wireless telecommunications facilities shall be permitted pursuant to this Section.

**2.** Approving Authority. The Zoning Administrator is the approving authority for wireless telecommunications facilities in the public right-of-way and facilities qualifying as EFRs.

**3.** Application Submittal. Applications shall be submitted on a City application form issued and amended, from time-to-time, by the Zoning Administrator.

**4.** Review and Action.

**a.** The Zoning Administrator shall review the application and then approve, approve in modified form, or deny the application. The decision of the Approving Authority shall be final and conclusive in the absence of an appeal filed pursuant to Paragraph C.5 (Appeals), below.

**b.** The wireless regulations and decisions on applications for placement of wireless telecommunications facilities in the public right-of-way and facilities qualifying as EFRs shall, at a minimum, ensure that the requirements of this Section are satisfied, unless it is determined that Applicant has established that denial of an application would, within the meaning of federal law, prohibit or effectively prohibit the provision of personal wireless services, or otherwise violate applicable laws or regulations. If that determination is made, the requirements of this Development Code may be waived by the Zoning Administrator, but only to the minimum extent required to avoid the prohibition or violation.

**c.** There will be no public hearings.

**5.** Appeals. The Applicant may appeal the decision to the Planning Commission, which may decide the issue *de novo*, and whose written decision will be the final decision of the City. An appeal by a wireless infrastructure provider must be taken jointly with the wireless service provider that intends to use the wireless telecommunications facility. Where the Zoning Administrator grants an application based on a finding that denial would result in a prohibition or effective prohibition under applicable federal law, the decision shall be automatically appealed to the Planning Commission. All appeals must be filed within 2 business days of the written decision of the Zoning Administrator, unless the Zoning Administrator extends the time therefore. An extension may not be granted where extension would result in approval of the application by operation of law. Any appeal shall be conducted so that a timely written decision may be issued in accordance with applicable law.

**D.** **Findings and Decision.** A Development Plan shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established. Findings 1-4 do not apply to applications for wireless telecommunications facilities in the public right-of-way or facilities qualifying as EFRs, which are subject to the findings set forth by Paragraph 5, below.

**1.** The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

**3.** The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project;

**4.** The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.

**5.** Required findings for wireless telecommunications facilities in the public right-of-way and facilities qualifying as EFRs are as follows:

**a.** Except for EFRs, the Zoning Administrator or Planning Commission, as the case may be, shall approve an application if, on the basis of the application and other materials or evidence provided in review thereof, it finds the following:

**(1)** The facility is not detrimental to the public health, safety, and welfare;

**(2)** The facility complies with this Development Code and all applicable design and development standards; and

**(3)** The facility meets applicable requirements and standards of state and federal law.

**b.** For EFRs, the Zoning Administrator or Planning Commission, as the case may be, shall approve an application if, on the basis of the application and other materials or evidence provided in review thereof, it finds the following:

**(1)** That the application qualifies as an eligible facilities request; and

**(2)** That the proposed facility will comply with all generally applicable laws.

**E. Conditions of Approval.**

**1.** In approving a Development Plan application, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** Conditions of approval imposed upon a Development Plan approval may include, but is not limited to, provisions concerning building height, bulk or mass; setbacks; lot coverage; lighting; private and common open space, and/or recreation amenities; screening, including garages, trash receptacles, mechanical and roof-mounted equipment and appurtenances;

landscaping; walls and fences; vehicular parking, access and circulation; pedestrian circulation; on-site security; grading; street dedication and improvements (public and private); on and off-site public improvements (public and private) necessary to service the proposed development; project timing/phasing; loading and outdoor storage; architectural treatment; signage; vehicular trip reduction; graffiti removal; sound attenuation; reparation and recordation of covenants, conditions and restrictions, mutual access agreements, maintenance agreements and other similar agreements; property disclosure pursuant to BPC Section 11000, et seq.; and other conditions the Approving Authority may deem appropriate and necessary to carry out the purposes of the Development Code.

**3.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**F. Development Plan Modifications/Revisions.**

**1.** Development Plans and/or their conditions of approval may be modified/revised upon application by a project applicant or property owner if different from the applicant. The request shall be submitted to the Planning Department on a City application form pursuant to Division 2.02 (Application Filing and Processing) of this Development Code.

**2.** Modifications/revisions that are minor in nature may be processed administratively, without notice or public hearing, provided the proposed changes are consistent with the intent of the original approval and there are no resulting inconsistencies with this Development Code. Modifications/revisions are considered minor in nature if in the opinion of the Planning Director, they do not involve substantial changes to the approved plans or the conditions of approval and would in no way affect surrounding properties.

**3.** Modifications/revisions to an approved plan or conditions of approval that, in the opinion of the Planning Director, are not minor in nature, shall be processed as a revised Development Plan, following the procedures set forth in this Section for Development Plan approval, except that modification/revision approval shall not alter the expiration date established by the original application approval.

## 4.02.030: Extensions of Legal Nonconforming Status

**A. Purpose.** The purpose of this Section is to establish a process whereby the date that a legal nonconforming use would lose its legal nonconforming status pursuant to Section 3.01.015 (Nonconforming Land Use) of this Development Code, may be extended to allow additional time to complete the sale of the affected property or structure, secure tenants for the affected property or structure, and/or obtain necessary permits or the completion of necessary improvements.

**B. Applicability.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny an Extension of Legal Nonconforming Status application, and to impose reasonable conditions upon the approval of the application.

**1.** The submittal of an application requesting an Extension of Legal Nonconforming Status shall automatically extend the legal nonconforming status of a land use or structure for an initial period of 60 days to allow for the processing of the request pursuant to the procedures

prescribed by this Section. The Zoning Administrator may then approve an additional 120-day extension, for a total of 180 days.

**2.** If due to unforeseen circumstances, a property/structure owner is unable to complete the sale of the affected property, secure necessary tenants for the property or structure, and/or obtain necessary permits and complete all necessary tenant improvements to allow for occupancy of the affected property or structure within the period established by Subsection B.2, above, (180 days), the Approving Authority may grant additional extensions, not to exceed a total of one-year.

**C. Application Filing, Processing and Hearing.** An Extension of Legal Nonconforming Status application shall be filed, processed and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Findings and Decision.** An Extension of Legal Nonconforming Status shall be acted on based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and comments and testimony provided by the public, only after considering and clearly establishing all of the below-listed findings, and giving reasons in support of each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The applicant has made a good faith effort to keep the nonconforming status;

**2.** A physical and/or economic hardship has prevented the nonconforming use from being reestablished prior to the expiration date;

**3.** Approving the extension will not adversely affect the character, integrity, or value of surrounding properties;

**4.** Approving the extension will not adversely affect the character, integrity, or general welfare of the neighborhood; and

**5.** The extension will not adversely impact the public health, safety, or welfare of the City's residents.

**E. Conditions of Approval.**

**1.** In approving an Extension of Legal Nonconforming Status, the Approving Authority, may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 4.02.040: Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas

**A. Purpose.** The purpose of this Section is to establish procedures by which Local Historic Landmarks and Districts, Historic Resource Tiering, and Architectural Conservation Areas may be designated

**B. Applicability.**

**1.** Designation of Historic Landmarks and Districts, Historic Resource Tiering and Architectural Conservation Areas. The Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code is hereby empowered to approve, approve in modified form, or deny a Historic Preservation—Historic Landmark and District Designations, Historic Resource Tiering and Architectural Conservation Areas application.

**2.** Local Landmark Designation. A historic resource may be designated an "historic landmark" by the City if it meets the criteria for listing in the National Register of Historic Places or the California Register of Historic Resources, or it meets one or more of the following criteria:

**a.** The historic resource exemplifies or reflects special elements of the City's history;

**b.** The historic resource is identified with persons or events significant in local, state, or national history;

**c.** The historic resource is representative of the work of a notable builder, designer, architect, or artist;

**d.** The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction;

**e.** The historic resource is a noteworthy example of the use of indigenous materials or craftsmanship;

**f.** The historic resource embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

**g.** The historic resource has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community, or the City;

**h.** The historic resource is one of the few remaining examples in the City, region, state or nation, possessing distinguishing characteristics of an architectural or historical type or specimen: or

**i.** The historic resource has yielded, or is likely to yield, information important to the City's history or prehistory.

**3.** Local Historic District Designation. A neighborhood or area listed as a historic resource may be designated a "Local Historic District" by the City if the neighborhood meets the criteria for listing in the National Register of Historic Places or the California Register of Historic Resources, or it meets one or more of the following criteria:

**a.** The historic resource is a geographically definable area possessing a concentration of historic resources or a thematically related grouping of structures that contribute to each other and are unified by plan, style, or physical development, and embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values;

**b.** The historic resource reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design, or community planning;

**c.** The historic resource is associated with, or the contributing resources are unified by, events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

**d.** The historic resource is, or the contributing resources are, associated with the lives of persons important to the City, State or National history.

**4.** Additional Historic Resource Evaluation Criteria. In addition to the "significance," criteria established in Paragraph B.2 (Local Landmark Designation) and Paragraph B.3 (Local Historic District Designation) of this Section, historic resources must have "integrity" for the time in which they are "significant." The period of "significance" is the date or span of time within which significant events transpired or significant individuals made their important contributions. The term "integrity" means the authenticity of a historical resource's physical identity, as evidenced by the survival of characteristics or historic or prehistoric fabric that existed during the resource's period of significance. Only after significance has been established, should the issue of integrity be addressed. The following criteria should be considered when evaluating properties for integrity:

**a.** *Design.* Any alterations to the property should not have adversely affected the character defining features of the property. Alterations to a resource or changes in its use over time may have historic, cultural or architectural significance.

**b.** *Setting.* Changes in the immediate surroundings of the property (e.g., buildings, land use and topography) should not have adversely affected the character of the property.

**c.** *Materials and Workmanship.* Any original materials should be retained, or if they have been removed or altered, replacements have been made that are compatible with the original materials.

**d.** *Location.* The relationship between a property and its location is an important component in determining integrity. The place where the property was built and where historic events occurred is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in a few cases, the relationship between a property and its historic associations is destroyed if the property is moved.

**e.** *Feeling.* The term "feeling" means a property's expression of the aesthetic or historic sense of a particular period. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district, such as the

Guasti Winery, retaining original design, materials, workmanship and setting, will relate the feeling of agricultural life in the 19th century.

**f.** *Association.* The term "association" means the direct link between an important historic event or person, and a historic property. A property retains its association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like "feeling," association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield, whose natural and manmade elements have remained intact since the 18th century, will retain its quality of "association" with the battle.

Because "feeling" and "association" depend upon individual perceptions, their retention alone is never sufficient to support eligibility. Historic resources must retain enough of their historic or prehistoric character or appearance to be recognizable as historic resources, and to convey the reasons for their significance.

**C. Application Filing, Processing, and Hearing.** Historic Preservation—Historic Landmark and Historic District Designation applications shall be filed and processed pursuant to Division 2.02 (Application Filing and Processing) of this Development Code, and the provisions of this Section. All eligible historic resources nominated for designation as a Landmark or a Historic District shall be evaluated, processed, and designated a Tier pursuant to Subsection G (Historic Resource Tiering System) of this Section, concurrently with the application for landmark or historic district designation.

**D. Local Historic Landmark and District Designation Application Findings and Decision.**

**1.** Within the 30-day period following acceptance of a Historic Preservation—Historic Landmark and District Designations application as complete pursuant to the applicable provisions contained in Section 2.02.015.B (Discretionary Permits and Actions) of this Development Code, the Advisory Authority shall make a preliminary determination as to whether the requested Local Historic Landmark or Local Historic District designation is appropriate, based upon the designation criteria set forth in Paragraphs B.2 (Local Landmark Designation), B.3 (Local Historic District Designation), and B.4 (Additional Historic Resource Evaluation Criteria) of this Section. If it is determined that the proposed resource merits further consideration, the application shall be forwarded to the subsequent Advisory Authority. If the proposed resource does not merit further consideration due to failure of the property to meet the applicable designation criteria, the application shall be denied.

**2.** Upon receipt of the Advisory Authority's recommendation, the subsequent Advisory Authority shall make a recommendation to the Approving Authority to grant or deny a Historic Preservation—Landmark or District Designation application on the basis of the application and the evidence presented in the Planning Department's written report, after considering and clearly establishing the designation criteria set forth in Paragraphs B.2 (Local Landmark Designation), B.3 (Local Historic District Designation), and B.4 (Additional Historic Resource Evaluation Criteria) of this Section, and giving specific reasons in support of each applicable criterion.

**3.** The Approving Authority may grant or deny a Historic Preservation—Landmark or District Designation application on the basis of the application and the evidence presented in the Planning Department's written report, after considering and clearly establishing the applicable designation criteria set forth in Paragraphs B.2 (Local Landmark Designation), B.3 (Local Historic District Designation), and B.4 (Additional Historic Resource Evaluation Criteria) of this Section, and giving specific reasons in support of each applicable criterion.

**E.** **Permits.** No building, alteration, demolition, or removal permits for any proposed Local Landmark or Local Historic District shall be issued after a Historic Preservation—Landmark or District Designation application has been filed with the Planning Department, until such time that any public hearing or appeal proceedings regarding the application have been completed.

**F.** **Automatic Designations.**

**1.** Any property listed in the National Register of Historic Places or the California Register of Historic Resources shall automatically be designated as a local Historic Landmark.

**2.** Any neighborhood or area listed in the National Register of Historic Places or the California Register of Historic Resources shall automatically be designated as a local Historic District.

**3.** Any property identified as a contributing structure to a historic district listed on the National Register of Historic Places or the California Register of Historic Resources shall be considered a contributing structure within the historic district.

**G.** **Historic Resource Tiering System.** The Historic Preservation Commission shall be responsible for the adoption of the Historic Resource Tier Designation List, which shall be maintained by the Historic Preservation Subcommittee. A historic resource may be designated "Tier I, Tier II, or Tier III" by the Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code, to establish a ranking of historic resources within the City, based upon the determined significance of each resource, as specified below. For the purpose of this Section, upon determining the appropriate tier designation for a historic district, the Approving Authority may rank all contributing structures within that district into the same tier designation. Tier I, II and III historic resources shall be judged based upon their determined degree of significance, pursuant to the criteria contained in Subsection H (Historic Resource Tiering Criteria) of this Section.

**1.** Tier I. Tier I consists of historic resources that should not be demolished or significantly altered under any circumstances, regardless of their designation status. Resources within this tier are determined to be the City's most significant historical or cultural resources. Tier I resources shall meet one or more of the following:

**a.** A resource listed on the Ontario Register that meets at least one of the criteria within the Architecture/Form category, and 3 criteria within the History category, listed in Subsection H (Historic Resource Tiering Criteria) of this Section; or

**b.** A contributing resource within a district that meets at least one of the criteria within the Architecture/Form Category and 3 criteria within the History Category as listed below.

**2.** Tier II. Tier II consists of historic resources wherein demolition of these properties should be avoided. Tier II resources shall meet one or more of the following:

**a.** Any historic resource listed or determined eligible for listing in the National Register of Historic Places;

**b.** Any historic resource listed or determined eligible for listing in the California Register of Historic Resources;

**c.** A historic resource listed on the Ontario Register and meets at least 2 criteria within the Architecture/Form or History categories, listed in Subsection H (Historic Resource Tiering Criteria) of this Section; or

**d.** A contributing resource within an eligible historic district wherein the district meets at least 2 of the criteria in either the Architecture/Form or History categories as listed in Subsection H (Historic Resource Tiering Criteria) of this Section.

**3.** Tier III. Tier III consists of historic resources that are Designated Local Historic Landmarks, are contributing properties within Designated Local Historic Districts, or are eligible historic resources. Demolition of these resources should be avoided where possible but may be appropriate under certain circumstances.

**H. Historic Resource Tiering Criteria.** The following listing contains criteria to be used in determining the Tier designation of a historic resource:

**1.** Local Historic Landmark.

**a.** *Architecture/Form.*

**(1)** The resource is prototypical, or one of the finest examples, of a period, style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or

**(2)** The resource is the first, last, only, or one of the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

**b.** *History.*

**(1)** The resource is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;

**(2)** The resource is associated with a business, company, or individual that has made a significant cultural, social, or scientific contribution to the City, State, or Nation;

**(3)** The resource is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;

**(4)** The resource embodies the ideals or principles of the "Model Colony" or furthers the ideals or principals established by the Chaffey Brothers;

**(5)** The resource has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry;

**(6)** The resource is related with a business, company, or individual significant in the agricultural history of the City; or

**(7)** The resource is related to the archeological past of the region.

**2.** Local Historic Districts.

**a.** *Architecture/Form*.

**(1)** The district contains resources that are a prototype of, or one of the finest examples of, or the first, last, only, or few remaining groupings of a period, style, architectural movement, or construction in the City of a particular style of architecture, building type, or historical or archeological object. Only preeminent examples should be considered. Good representative examples of a style, period or method of construction are not appropriate; or

**(2)** The district contains resources that are the first, last, only, or the finest examples, notable works, or the best surviving work by an architect or designer of major importance to the City, State or Nation.

**b.** *History*.

**(1)** The district is the location of a historic event(s) that has significantly contributed to the history of the City, State, or Nation;

**(2)** The district is associated with a business, company, or individual that has made a significant, cultural, social, or scientific contribution to the City, State, or Nation;

**(3)** The district is identified with a person(s) who has exerted a major influence on the heritage or history of the City, State, or Nation;

**(4)** The district embodies the ideals or principles of the "Model Colony," or furthers the ideals or principals established by the Chaffey Brothers;

**(5)** The district has a direct relationship to one of the principal historic contexts in the City's history, including the "Model Colony," (includes the Chaffey Brothers, the Ontario Land and Improvement Company, or the citrus industry), the Guasti Winery or the wine industry, or the Dairy Preserve or the dairy industry, or the citrus industry; or

**(6)** The district is related with a business, company, or individual significant in the agricultural history of the City.

**I. Architectural Conservation Area.** An area may be designated an "Architectural Conservation Area" by the Approving Authority if the area meets any one of the below-listed criteria; however, these criteria do not evaluate for historic significance. As a result, properties within Architectural Conservation Areas are not qualified for historic landmark or historic district consideration. The criteria for establishing an Architectural Conservation Area are as follows:

**1.** The area is geographically definable and conveys a sense of architectural cohesiveness through its design, setting, materials, workmanship, or association; or

**2.** The area reflects significant geographical patterns, including those associated with different areas of settlement and growth, particular transportation modes, or distinctive examples of a park landscape, site design or community planning, or represents established and familiar visual features in the community.

**3.** Alternately, an area may be designated an Architectural Conservation Area by the City if a conservation plan has been prepared pursuant to Section 4.02.055 (Historic Preservation—Conservation Plans), outlining the character defining features of the neighborhood and appropriate design guidelines that will maintain the character of the neighborhood.

## 4.02.045: Historic Preservation—Rescind or Amend the Status of a Historic Resource

**A.** **Purpose.** The purpose of this Section is to establish a process by which a historic resource may rescind or amend its assigned status, including a Local Landmark or Local District Designation, a Tier Designation, an Eligibility Determination, or an Architectural Conservation Area.

**B.** **Applicability.** The Approving Authority for the original application type, pursuant to Table 2.02-1 (Review Matrix) of this Development Code, is hereby empowered to approve, approve in modified form, or deny a request to rescind or amend the assigned status of a Local Historic Landmark or Local Historic District Designation, Tier Designation, Eligibility Determination, or Architectural Conservation Area.

**C.** **Addition to the Ontario Register.** Any property or grouping of properties surveyed at the intensive level pursuant to standards established by the California Office of Historic Preservation, and determined to meet the designation criteria for local historic landmarks or local historic districts set forth in Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of this Development Code, shall be determined by the Approving Authority to be an "eligible" historic resource.

**D.** **Removal of Eligible or Nominated Historic Resources from the Ontario Register.** An eligible historic resource or a nominated historic resource may be removed from the Ontario Register, as follows:

**1.** Any historic resource listed on the Ontario Register may be removed by the Approving Authority if the resource has lost all historic and/or cultural significance due to a catastrophe causing a loss of integrity, or the resource has lost all historical and/or cultural significance due to extensive legally performed alteration(s), which has caused a loss of integrity after the property was initially surveyed.

**2.** Any historic resource listed on the Ontario Register may be removed by the Approving Authority upon reevaluation of the resource at the request of the property owner, or upon initiation by the City, if the most recently prepared Historic Resource Survey evaluating the resource is more than 5 years old.

**3.** The Historic Preservation Subcommittee shall evaluate a historic resource utilizing the designation criteria set forth in Paragraph 4.02.040.B.2 (Local Landmark Designation) of this Division. Furthermore, when a historic resource is located within an eligible local historic district, the area or neighborhood shall also be evaluated using the designation criteria set forth in Paragraph 4.02.040.B.3 (Local Historic District Designation) of this Division, and shall be evaluated to determine if it contributes to the significance of the district. The Approving Authority may retain a noncontributing property within a proposed or potential historic district.

**4.** Any reevaluation of a property shall be valid for a 5-year period.

**E. Amending or Rescinding a Local Landmark, Local Historic District, or a Tier Designation from the Ontario Register.** A local landmark, local historic district, or a tier designation may be amended or rescinded from the Ontario Register, if:

**1.** It is discovered that the information relied upon by the Advisory Authority and/or Approving Authority in making the original designation, was erroneous or false;

**2.** New information compromises the significance of a historic resource;

**3.** The historic resource has been demolished, relocated, or removed; or

**4.** The historic resource has been rendered ineligible for designation due to a catastrophic event, beyond the owner's control, which has destroyed the resource to the point where it is considered a hazard to the public health and safety, and the restoration of the resource is not feasible.

## 4.02.050: Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources

**A. Purpose.** The purpose of this Section is to establish a process to ensure that any alteration to, or demolition of, an eligible or designated historic resource within the City is in keeping with the historic character of the resource.

**B. Applicability.**

**1.** The Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code is hereby empowered to approve, approve in modified form, or deny a Historic Preservation—Certificate of Appropriateness application, and to impose reasonable conditions upon the approval of the application.

**2.** A Certificate of Appropriateness shall be required for any:

**a.** Alteration, addition, restoration, rehabilitation, remodeling, relocation, repainting, and/or resurfacing of an historic resource. Certificate of Appropriateness approval shall be required even if the City requires no other permits;

**b.** For any work to the exterior of any noncontributing resource in a Historic District or on a historic property. A reasonable effort shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility;

**c.** Infill development within a historic district or on a historic property; and

**d.** Any demolition, whether in whole or in part, of a historic resource or a noncontributor within a designated historic district in conjunction with a demolition application.

**3.** No permit shall be issued for work on a historic resource until a Certificate of Appropriateness or Waiver has been issued in accordance with the provisions of this Division.

**4.** Once a Certificate of Appropriateness has been issued, the Planning Department, from time to time, shall inspect the work to ensure that it is being carried-out in compliance with the approved Certificate of Appropriateness and shall issue a Certificate of Completion prior to

any final inspection or occupancy by any City Department to ensure the work has been satisfactorily completed.

**C. Application Filing, Processing and Hearing.** A Historic Preservation—Certificate of Appropriateness application shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section, except as follows:

**1.** Determination of Significance.

**a.** Upon acceptance of a Historic Preservation—Certificate of Appropriateness application as complete for processing pursuant to Subsection 2.02.015.B (Discretionary Permits and Actions) of this Development Code, the Historic Preservation Subcommittee shall evaluate the affected historic resource for significance, which shall include a review conducted by the Planning Department consisting of an evaluation of the resource's eligibility for listing on the National Register of Historic Places, the California Register of Historic Resources, or the Ontario Register. The review may also include the preparation of a Historic Resource Survey, at the intensive level, pursuant to the standards set forth by the California Office of Historic Preservation.

**b.** A historic resource that does not meet the criteria for designation set forth in Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of this Division, and not located within a designated, proposed, or potential district, shall be removed from the Ontario Register and the Certificate of Appropriateness shall be deemed approved. A resource that meets the designation criteria set forth in Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of this Division, shall be further processed pursuant to this Section.

**2.** Environmental Review.

**a.** Upon determination that a historic resource is "significant," an environmental review shall be conducted pursuant to Section 2.02.020 (Environmental Review) of this Development Code; however, in determining the appropriate level of review for the demolition of a historic resource, the tiering system established pursuant to Subsection 4.02.040.G (Historic Resource Tiering System) of this Division shall be utilized.

**b.** Any historic resource proposed for demolition, which is determined to be within Tier III pursuant to Subsection 4.02.040.G (Historic Resource Tiering System) of this Division, shall require preparation of an Addendum to The Ontario Plan Environmental Impact Report pursuant to the requirements of CEQA and the implementing guidelines, and City's Local Guidelines For Implementing the California Environmental Quality Act, in conjunction with the approval of Certificate of Appropriateness and Demolition applications.

**c.** Any historic resource proposed for demolition, which is determined to be within Tier I or Tier II pursuant to Subsection 4.02.040.G (Historic Resource Tiering System) of this Division, shall require preparation and certification of an Environmental Impact Report pursuant to the requirements of CEQA and the implementing guidelines, and City's Local Guidelines For Implementing the California Environmental Quality Act, in conjunction with the approval of Certificate of Appropriateness and Demolition applications.

**3.** Hearing. Each Advisory or Approving Authority shall hold at least one hearing on the application, which shall be duly noticed, heard, and acted upon pursuant to Division 2.03 (Public Hearings) of this Development Code.

**4.** Advisory Authority Review and Recommendation. Following completion of all required environmental review pursuant to Paragraph C.2 (Environmental Review) of this Subsection, the Advisory Authority shall make recommendation to the Approving Authority whether to approve, approve in modified form or deny the application. The Advisory Authority's recommendation shall be transmitted to the Approving Authority in such manner and form as specified by the Approving Authority, within 60 days following the date the decision was rendered. The 60-day time limit may be extended by mutual agreement of the applicant and City.

**5.** Approving Authority Review and Action.

**a.** Upon receipt of the Advisory Authority's recommendation, the Approving Authority shall approve, conditionally approve, or deny the application, either in whole or in part. The action of the Approving Authority shall be by written decision, setting forth the basis for the action and shall include all applicable findings prescribed by Subsection D (Findings and Decision), below.

**b.** The decision of the Approving Authority shall be final and conclusive in the absence of an appeal filed pursuant to Division 2.04 (Appeals) of this Development Code.

**D. Findings and Decision.**

**1.** Designated Historic Landmarks, Contributors, and Non-Contributors and Eligible Historic Resources.

**a.** A Historic Preservation—Certificate of Appropriateness application for Designated Historic Landmarks and Contributors, or Eligible Historic Resources, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**(1)** The proposed alteration, restoration, relocation, or construction will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource;

**(2)** The proposed alteration, restoration, relocation, or construction will not detrimentally change, destroy or adversely affect the historic character or value of the resource;

**(3)** The proposed alteration, restoration, relocation, or construction will be compatible with the exterior character-defining features of the historic resource; and

**(4)** The proposed alteration, restoration, relocation, or construction will not adversely affect or detract from the character of the historic district.

**2.** Demolition of Historic Resources.

**a.** A Historic Preservation—Certificate of Appropriateness and Demolition application for the Demolition Of Historic Resources shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**(1)** The proposed demolition is necessary because all efforts to restore, rehabilitate, and/or relocate the resource have been exhausted;

**(2)** The proposed demolition is necessary because restoration/rehabilitation is not practical because the extensive alterations required would render the resource not worthy of preservation;

**(3)** The proposed demolition is necessary because failure to demolish the resource would adversely affect or detract from the character of the District; and

**(4)** The resource proposed to be demolished has been assigned a Tier III designation.

**3.** Instances Wherein Findings Are Not Required. The Approving Authority may act upon Historic Preservation—Certificate of Appropriateness and/or Demolition applications for Tier I and Tier II historic resources that are designated historic landmark contributors and noncontributors to historic districts, or eligible historic resources , without making the findings contained in Paragraph D.1 (Designated Historic Landmarks, Contributors, and Non-Contributors and Eligible Historic Resources) or Paragraph D.2 (Demolition of Historic Resources) of this Subsection, if a Historic Preservation—Certificate of Economic Hardship has been granted pursuant to Section 4.02.055 (Historic Preservation—Certificates of Economic Hardship) of this Division.

**E. Conditions of Approval.**

**1.** In approving Historic Preservation—Certificate of Appropriateness and/or Demolition applications, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner, and to the same extent, as any other applicable requirement of this Development Code.

**3.** In approving Historic Preservation—Certificate of Appropriateness and/or Demolition applications, the following conditions of approval shall be imposed, and shall be completed prior to commencing any demolition work:

**a.** Each historic resource shall be fully documented and cataloged pursuant to Historic American Building Survey/Historic American Engineering Record (HABS/HAER) standards, to provide a record of the resource, including, but not limited to: **[i]** the preparation of

site plans, floor plans, exterior and interior elevations, and detail drawings of character defining features (such as moldings, stairs, etc.); and **[ii]** photographs of the resource, including the exterior, interior, and interior and exterior character defining features (such as moldings, light fixtures, trim patterns, etc.).

**b.** A mitigation fee established pursuant to Section 7.01.025 (Historic Preservation Mitigation Fee) shall be paid to the City prior to the issuance of a demolition permit for Tier III historic resources. Fees for Tier I and II historic resources shall be determined during the Environmental Impact Report process. The fees established for Tier III will be used as a reference point for establishing fees for Tier I and II historic resources.

**c.** A Certificate of Appropriateness shall not be issued for the demolition of an historic resource, either in whole or in part, until such time that a demolition permit application and a replacement structure has been approved by the City, and appropriate permits have been issued for its construction, unless: **[i]** a waiver is granted pursuant to Subsection H (Replacement Structure Waiver for Historic Resources Located within Industrial Zoning Districts) of this Section; **[ii]** a deferral of the replacement structure requirement is granted pursuant to Subsection G (Replacement Structure Deferral) of this Section; or **[iii]** demolition is required pursuant to Section 7.01.050 (Unsafe or Dangerous Conditions) of this Development Code.

**d.** In an effort to preserve features and artifacts from historic resources, a determination whether items within or on the resource should be salvaged must be made by the Planning Department and may include the local historical society prior to the issuance of the demolition permit. The applicant shall be responsible for the removal, relocation, storage, and donation of such items selected for salvaging. The applicant shall provide an inventory of salvaged items to the Planning Department, and shall include a list of each item name, description and dimension (as necessary), and the location of each item on a floor plan.

**F. Certificate of Appropriateness Waivers.** The Approving Authority may waive the requirement for Certificate of Appropriateness approval for certain alterations, restorations, rehabilitations, remodeling, repainting, resurfacing, and additions to historic resources, as follows:

**1.** A waiver may be issued for work that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the guidelines set forth in Division 7.01 (Historic Preservation) of this Development Code.

**2.** A waiver may be issued for minor alterations to historic resources, provided no change in appearance occurs or the proposed change restores period features, including but not limited to, chimneys; fences and walls, including construction, demolition, or alteration of side, rear and front yard fences and walls; foundations; landscaping, unless the Landmark designation specifically identifies the landscape, layout, features or elements as having particular historical, architectural or cultural merit; roofing, provided a 30 year dimensional shingle, or an aesthetically equivalent dimensional shingle is used, and the replacement shingle must maintain the architectural character of the historic resource in terms of scale, pattern, texture, and coloration; and signage, including directional, monument, wall and window signs.

**3.** A waiver may be issued for the construction of residential accessory structures and additions less than 650 SF in area or 50 percent of the existing original historic building area, whichever is less, to historic resources that are not visible from a public right-of-way, excluding public alleys.

**G. Replacement Structure Deferral.** The Approving Authority may defer the obligation to construct replacement structures as a requirement for approval of the demolition of a historic resource, if the ultimate project proposed for the site of the demolition provides an exceptional benefit to the community.

**1.** Findings. A Replacement Structure Deferral shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and any public testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**a.** The demolition is necessary to allow the acquisition and assembly of land for a future redevelopment or housing project within a redevelopment project area;

**b.** The future project will provide exceptional benefits to the City with respect to employment, fiscal, social, housing and economic needs of the community, or will provide new public facilities that are needed by the City (such as off-site improvements, parks, open space, recreation, or other community facilities, not including parking lots); and

**c.** Failure to demolish the historic structures could hinder the ability of the City to revitalize or redevelop a blighted lot or area of the City or meet housing production requirements.

**2.** Condition of Approval. In granting a deferral of the replacement structure requirement, the Approving Authority shall impose a condition of approval requiring any new project on the subject site to be designed pursuant to the infill development guidelines listed in Subsection I (Infill Development Guidelines) of this Section, to insure compatibility with the surrounding area or neighborhood. The Historic Preservation Subcommittee shall make a recommendation to the Approving Authority for the replacement structure regarding compliance with the infill development guidelines.

**H. Replacement Structure Waiver for Historic Resources Located within Industrial Zoning Districts.** The Approving Authority may waive the obligation to construct replacement structures as a requirement for approval of the demolition of a Tier III Historic Resource, if the site is located in an Industrial Zone. The waiver shall be acted on based upon the information provided in the submitted application, after considering and clearly establishing all of the below-listed findings and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The Tier III Historic Resource is a residential building located in an Industrial Zoning District;

**2.** Approving the deferral will not adversely affect the character, integrity, general welfare of the surrounding neighborhood, residents, and adjacent properties;

**3.** Conversion and/or rehabilitation of the residential home is not economically feasible, demonstrated through market analysis, construction costs, structural reports, property and building conditions assessments, and/or any other study/report deemed necessary by the Planning Director;

**I. Infill Development Guidelines.** The following infill development guidelines shall be incorporated into the design of all new structures proposed within a designated, proposed, or potential Historic District, or on a historic property, pursuant to this Division:

**1.** New buildings, structures, or improvements constructed within a historic district shall be designed to be compatible with the architectural style, features, and historic character of the district.

**2.** New buildings shall be compatible with the original style of the contributing buildings within a historic district. The design of the new building shall incorporate the following considerations:

**a.** The design shall incorporate the design features and details of contributing structures;

**b.** The height, width, and length of the new building shall be consistent with the original characteristic of the contributing structures; and

**c.** The exterior materials and treatment shall be similar to the contributing structures.

**3.** New buildings, structures, and/or improvements constructed on a historic property shall be designed to be compatible with the architectural style and features of contributing historic buildings located on the historic property.

**4.** New buildings shall be compatible with the original architectural style of the contributing historic buildings on the historic property. The design of the new building shall incorporate the following considerations:

**a.** The design shall incorporate the design features and details of the historic structure;

**b.** The height, width, and length of the new building shall be consistent with the original characteristic of the historic building; and

**c.** The exterior materials and treatment shall be similar to the historic building.

**J. Certificate of Appropriateness Modification/Revision.**

**1.** Historic Preservation—Certificates of Appropriateness and/or their conditions of approval may be modified/revised upon application by a project proponent or property owner if different from the proponent. The request shall be submitted to the Planning Department on a City application form pursuant to Division 2.02 (Application Filing and Processing).

**2.** Modifications/revisions that are minor in nature may be processed administratively, without notice or public hearing, provided the proposed changes are consistent with the intent of the original approval and there are no resulting inconsistencies with this Development Code. Modifications/revisions are considered minor in nature if in the opinion of the Planning Director, they do not involve substantial changes to the approved plans or the conditions of approval and would in no way affect surrounding properties.

**3.** Modifications/revisions to an approved plan or conditions of approval that are not minor in nature shall be processed as a revised Historic Preservation—Certificate of Appropriateness, following the procedures set forth in this Section for Historic Preservation—Certificate of Appropriateness approval, except that modification/revision approval shall not alter the expiration date established by the original application approval.

## 4.02.055: Historic Preservation—Certificates of Economic Hardship

**A.** **Purpose.** The purpose of this Section is to establish a process to ensure that denial of a Certificate of Appropriateness and/or a Demolition Application does not create any undue hardship upon the owner of a Tier I or Tier II historic resource.

**B.** **Applicability.**

**1.** The Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code is hereby empowered to approve, approve in modified form, or deny a Historic Preservation—Certificate of Economic Hardship application.

**2.** A Certificate of Economic Hardship may be filed concurrently with a Certificate of Appropriateness and/or Demolition Application in cases where the alteration, restoration, rehabilitation, remodel, addition to a historic resource, or demolition, partially or in whole, in compliance with the Certificate of Appropriateness and/or Demolition Application, would cause an immediate and substantial financial hardship. Furthermore, the denial of the Certificate of Appropriateness and/or Demolition Application would deny the property owner all reasonable beneficial use of, or return on, the property.

**3.** No action shall be taken to demolish or otherwise alter the historic resource for a period of 14 days following the issuance of a Certificate of Economic Hardship.

**C.** **Application Filing, Processing and Hearing.** A Historic Preservation—Certificate of Economic Hardship application shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D.** **Findings and Decision.** A Historic Preservation—Certificate of Economic Hardship application shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** Denial of the application will diminish the value of the subject property so as to leave substantially no value;

**2.** Sale or rental of the property is impractical, when compared to the cost of holding the property for uses permitted in the underlying zoning district;

**3.** An adaptive reuse study has been conducted and found that utilization of the property for lawful purposes is prohibited or impractical;

**4.** Rental at a reasonable rate of return is not feasible;

**5.** Denial of the Certificate of Appropriateness would damage the owner of the property unreasonably in comparison to the benefit conferred on the community, and

**6.** All means involving City sponsored incentives, such as a transfer of development rights, tax abatements, financial assistance, building code modifications, changes in the zoning ordinance, loans, grants, and reimbursements, have been explored to relieve possible economic disincentives.

## 4.02.060: Historic Preservation—Conservation Plans

**A.** **Purpose.** The purpose of this Section is to establish a process to expedite the review process for project areas in which numerous historic resources within a single project area would require the issuance of multiple Certificates of Appropriateness for proposed work to those Historic Resources.

**B.** **Applicability.** The Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code is hereby empowered to approve, approve in modified form, or deny a Historic Preservation—Conservation Plan application and to impose reasonable conditions upon the approval of the application.

**C.** **Application Filing, Processing and Hearing.** A Historic Preservation—Conservation Plan application shall be filed, processed, and acted upon pursuant to the requirements for Historic Preservation—Certificates of Appropriateness, contained in Section 4.02.050 (Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources) of this Development Code, and the provisions of this Section.

**D.** **Findings and Decision.** A Historic Preservation—Conservation Plan shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed alterations, restorations, relocations, or construction, in whole or in part, within the plan area will not detrimentally change, destroy or adversely affect any significant architectural feature of Historic Resources;

**2.** The proposed alterations, restorations, relocations, or construction, in whole or in part, within the plan area will not detrimentally change, destroy or adversely affect the historic character or value of Historic Resources;

**3.** The proposed alterations, restorations, relocations, or construction, in whole or in part, within the plan area will be compatible with the exterior features of other improvements within the plan area; and

**4.** The proposed alterations, restorations, relocations, or construction, in whole or in part, within the plan area will not adversely affect or detract from the character of the plan area.

**E.** **Conditions of Approval.**

**1.** In approving a Historic Preservation—Conservation Plan application, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner, and to the same extent, as any other applicable requirement of this Development Code.

**F. Conservation Plan Modification/Revision.**

**1.** Historic Preservation—Conservation Plans and/or their conditions of approval may be modified/revised upon application by a project proponent or property owner if different from the proponent. The request shall be submitted to the Planning Department on a City application form pursuant to Division 2.02 (Application Filing and Processing).

**2.** Modifications/revisions that are minor in nature may be processed administratively, without notice or public hearing, provided the proposed changes are consistent with the intent of the original approval and there are no resulting inconsistencies with this Development Code. Modifications/revisions are considered minor in nature if in the opinion of the Zoning Administrator, they do not involve substantial changes to the approved plans or the conditions of approval and would in no way affect surrounding properties.

**3.** Modifications/revisions to an approved plan or conditions of approval that are not minor in nature shall be processed as a revised Historic Preservation—Conservation Plan, following the procedures set forth in this Section for Historic Preservation—Conservation Plan approval, except that modification/revision approval shall not alter the expiration date established by the original application approval.

## 4.02.065: Historic Preservation—Mills Act Contracts

**A. Purpose.** The purpose of this Section is to establish a process by which economic incentives may be provided for the preservation of a designated historic landmark or contributing structure within a designated historic district.

**B. Applicability.**

**1.** The Approving Authority established pursuant to Table 2.02-1 (Review Matrix) of this Development Code is hereby empowered to approve, approve in modified form, or deny a Historic Preservation—Mills Act Contract (Contract) application.

**2.** Pursuant to GC Section 50280, et seq., the owner(s) of designated historic landmarks, contributing structures within designated historic districts, and properties listed on the National Register of Historic Places or the California Register of Historic Resources, may request to enter into a Mills Act Contract with the City.

**C. Application Filing, Processing and Hearing.**

**1.** Historic Preservation—Mills Act Contract applications shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**2.** The owner shall furnish the Approving Authority with any information the Approving Authority shall require in order to enable it to determine the eligibility of the property involved.

**D. Findings and Decision.**

**1.** A Historic Preservation—Mills Act Contract shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing **[i]** the eligibility of the property involved, **[ii]** the appropriateness and sequencing of the improvements proposed, and **[iii]** the fiscal benefits derived from those improvements.

**2.** No later than 20 days after the City enters into a Mills Act Contract with an owner pursuant to this Section, the City Clerk shall record a copy of the Contract with the county recorder, which shall fully describe the affected property.

**E. Required Contract Provisions.** Pursuant to GC Section 50281, any Mills Act Contract entered into under this Section shall contain the following provisions:

**1.** The term of the Contract shall be for a minimum period of 10 years.

**2.** Where applicable, the Contract shall provide for the following:

**a.** The preservation of designated historic landmarks, contributing structures within designated historic districts, and properties listed on the National Register of Historic Places or the California Register of Historic Resources, and, when necessary, to restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation, and the State Historical Building Code;

**b.** The periodic examinations of the interior and exterior of the premises by the City, San Bernardino County Assessor, the Department of Parks and Recreation, and the State Board of Equalization, as may be necessary to determine the owner's compliance with the Contract; and

**c.** The Contract shall be binding upon, and inure to the benefit of, all successors in interest of the owner. A successor in interest shall have the same rights and obligations under the Contract as the original owner who entered into the Contract.

**F. Term of Contract.** Each Mills Act Contract shall provide that on the anniversary date of the Contract, or other annual date specified in the Contract, a year shall be automatically added to the initial term of the Contract unless notice of nonrenewal is given pursuant to Subsection G (Contract Nonrenewal), below. If the property owner or the Approving Authority desires within any year not to renew the Contract, that party shall serve written notice of nonrenewal of the Contract on the other party in advance of the annual renewal date of the Contract. Unless the notice is served by the owner at least 90 days prior to the renewal date or by the Approving Authority at least 60 days prior to the renewal date, one year shall be automatically added to the term of the Contract.

**G. Contract Nonrenewal.**

**1.** Upon receipt by the owner of a notice of nonrenewal from the Approving Authority, the owner may make a written protest of the notice. The Approving Authority may, at any time prior to the renewal date, withdraw the notice of nonrenewal.

**2.** If, within any year, the Approving Authority or the owner serves notice of intent not to renew the Contract, the existing Contract shall remain in effect for the balance of the period remaining since the original execution or the last renewal of the Contract, as applicable.

**H. Contract Cancellation.**

**1.** The Approving Authority may cancel a Mills Act Contract if it determines that the owner has breached any of the conditions of the Contract provided for in this Section or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. The Approving Authority may also cancel a Contract if it determines that the owner has failed to restore or rehabilitate the property in the manner specified in the Contract.

**2.** A Mills Act Contract shall not be canceled until after the Reviewing Authorities have given notice of, and has held, a public hearing on the matter pursuant to Division 2.03 (Public Hearings) of this Development Code.

**3.** If a Mills Act Contract is canceled pursuant to Paragraph G.1, above, the owner shall pay a cancellation fee equal to 12.5 percent of the current fair market value of the property, as determined by the county assessor as though the property were free of the contractual restriction.

**4.** As an alternative to cancellation of a Mills Act Contract for breach of any condition, the City, or any landowner may bring any action in court necessary to enforce a Contract, including, but not limited to, an action to enforce the Contract by specific performance or injunction.

**5.** In the event that property subject to Mills Act Contract under this Section is acquired in whole or in part by eminent domain or other acquisition by any entity authorized to exercise the power of eminent domain, and the acquisition is determined by the Approving Authority to frustrate the purpose of the Contract, the Contract shall be canceled and no fee shall be imposed as required under Paragraph G.3, above. Furthermore, the Contract shall be deemed null and void for all purposes of determining the value of the acquired property.

**I. Amendment to Work Program.** Upon request of the property owner(s), the Planning Director may approve amendments to a Mills Act Contract Work Program, subject to the following:

**1.** The items listed in the proposed Work Program are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the guidelines set forth in this Development Code;

**2.** The Work Program shall be completed within the 10-year period following Contract enactment, unless extended by action of the City Council; and

**3.** The proposed Work Program shall have an equal or greater preservation and monetary value than the previously approved Work Program.

## 4.02.070: Master Plans and Amendments

**A.** **Purpose.** The purpose of this Section is to establish procedures for amending, supplementing, or changing official Master Plans of the City, whenever the public necessity, convenience, general welfare, or good planning practice so requires.

**B.** **Applicability.**

**1.** The Approving Authority is hereby empowered to approve, approve in modified form, or deny an official Master Plan of the City, or any amendment thereto, and to impose reasonable conditions upon the Master Plan approval.

**2.** The Master Plans subject to the provisions of this Section include the following:

**a.** 5-Year Capital Improvement Program (CIP) Master Plan prepared pursuant to GC Section 66540.32(b)(2)(H);

**b.** Fiber Optic Master Plan;

**c.** Parks Master Plan;

**d.** Citywide Streets Master Plan;

**e.** Sewer Master Plan;

**f.** Storm Drain Master Plan;

**g.** Water/Recycled Water Master Plan.

**3.** A Master Plan of the City shall be an internally consistent, action-oriented and pragmatic, considering both the short-term and long-term future, and shall present clear and concise policy guidance.

**C.** **Application Filing, Processing, and Hearing.** The adoption of a Master Plan of the City, or any amendments thereto, carried-out pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D.** **Findings and Decision.**

**1.** A Master Plan or amendment thereto, shall be acted upon by the Approving Authority, upon recommendation of the Advisory Authority.

**2.** The actions of the Approving and Advisory Authorities shall be based upon the evidence presented in the departmental written report and testimony provided during the public hearing, only after considering and clearly establishing that the proposed Master Plan, or any amendment thereto, promotes and/or is consistent with the goals and policies of The Ontario Plan, and giving supporting reasons for the finding. A Master Plan shall be denied if reasons supporting the required finding cannot be clearly established.

**E. Conditions of Approval.**

**1.** In approving a Master Plan or any amendment thereto, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner, and to the same extent, as any other applicable requirement of this Development Code.

## 4.02.075: Sign Programs

**A. Purpose.** The purpose of this Section is to establish a process whereby a Sign Program may be required to provide coordinated signing within development projects, utilizing common design elements and integrating the design of signs with the building and landscape design, to form a unified architectural statement.

**B. Applicability.**

**1.** Within any commercial, mixed-use, industrial, or specialized use or overlay zoning district, a Sign Program shall be submitted for any multi-tenanted building, complex or center, which shall fully comply with Section 8.01.020.F (Sign Programs) of this Development Code.

**2.** The Approving Authority is hereby empowered to approve, approve in modified form, or deny, either in whole or in part, a Sign Program on the basis of the application, supporting plans and documentation, and evidence submitted by the applicant.

**C. Application Filing and Processing.** A Sign Program shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code, the provisions of this Section, and the requirements of Subsection 8.01.020.F (Sign Programs) of this Development Code.

**D. Decision.** A Sign Program shall be acted upon only after considering and clearly establishing **[i]** that the Sign Program is in conformance with the provisions of this Section and Division 8.01 (Sign Regulations) of this Development Code, and **[ii]** that any deviations from Division 8.01 (Sign Regulations) of this Development Code, as allowed by the Sign Program, are limited only to those set forth in Paragraphs 8.01.020.F.2 and F.3 of this Development Code.

## 4.02.080: Specific Plan Minor Adjustments/Alterations

**A. Purpose.** The purpose of this Section is to establish a procedure by which minor departures from the strict application of the development standards and/or design guidelines established by a Specific Plan may be approved, provided the requested departure is in the interest of furthering the goals and policies of the affected Specific Plan and The Ontario Plan.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Specific Plan Minor Adjustments/Alterations application, and to impose reasonable conditions upon the approval of the application.

**2.** The following constitute minor adjustments/alterations, not requiring a Specific Plan Amendment and/or update of the affected specific plan:

**a.** A net change of not more than 15 percent to the number of units within an individual residential area, provided the total number of units for the entire specific plan area does not exceed that established in the affected specific plan;

**b.** Adjustment/alteration of a residential planning area boundary, provided the total acreage of the affected area does not increase or decrease the total acreage stated in the affected specific plan by more than 15 percent;

**c.** Minor adjustments/alterations to landscape materials, wall materials, wall alignment, entry design, and streetscape design, which are consistent with the conceptual design set forth in the affected specific plan's development standards and design guidelines;

**d.** Minor adjustments/alterations to design guidelines, which are intended to be conceptual in nature, and are clearly intended to be flexible in implementation;

**e.** Other adjustments/alterations of a similar nature to those listed above, which are deemed minor by the Planning Director to be in keeping with the purpose and intent of the affected specific plan and are in conformance with The Ontario Plan; and

**f.** Adjustments/alterations in street alignments and dimensions that are deemed appropriate by the City Engineer, which are in keeping with the purpose and intent of the specific plan and are consistent with the purpose, principles, goals, and policies, of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, provided the changes do not impact the sizing of master planned infrastructure.

**C. Application Filing, Processing and Hearing.** Unless otherwise specified in a respective Specific Plan, a Specific Plan Minor Adjustments/Alterations application shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section. A noticed hearing pursuant to Division 2.03 (Public Hearings) of this Development Code shall not be required.

**D. Findings and Decision.** A Specific Plan Minor Adjustments/Alterations shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed Specific Plan Minor Adjustment/Alteration is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the specific plan;

**2.** The proposed Specific Plan Minor Adjustment/Alteration is reasonable and beneficial, and in the interest of good planning practice; and

**3.** The proposed Specific Plan Minor Adjustment/Alteration will not adversely affect the harmonious relationship with adjacent properties and land uses.

## 4.02.090: Subdivisions—Reversions to Acreage

**A.** **Purpose.** The purpose of this Section is to establish a process for the implementation of those provisions of the Subdivision Map Act (commencing with GC Section 66451.30), pertaining to the unmerger of parcels (reversions to acreage).

**B.** **Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Reversion to Acreage application and to impose reasonable conditions upon the approval of the application.

**2.** Proceedings for Reversion to Acreage may be initiated by the City Council or by petition of all of the property owners of record of the real property within a subdivision.

**C.** **Application Filing, Processing and Hearing.** A Reversion to Acreage application (petition by property owners) shall be filed, processed, and heard pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D.** **Findings and Decision.** A Reversion to Acreage shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed Reversion to Acreage is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** Dedications or offers of dedication to be vacated or abandoned by the reversion to acreage are unnecessary for present or prospective public purposes; and

**3.** Either:

**a.** All owners of an interest in the real property within the subdivision have consented to reversion; or

**b.** None of the improvements required to be made have been made within 2 years from the date the final map or parcel map was filed for record, or within the time allowed by agreement for completion of the improvements, whichever is the later; or

**c.** No lots shown on the final map or parcel map have been sold within 5 years from the date the map was filed for recordation.

**E. Conditions of Approval.**

**1.** In approving a Reversion to Acreage request, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s); and ensure compliance with GC Section 66499.17.

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**F. Filing of Parcel Map.**

**1.** A parcel map submitted for the purpose of reverting to acreage shall be accompanied by evidence of title and nonuse or lack of necessity of any streets or easements that are to be vacated or abandoned, and a parcel map in a form acceptable to the City Engineer, which delineates any streets or easements that are to remain in effect after the reversion.

**2.** After approval of the reversion by the Approving Authority and City Engineer, the parcel map shall be delivered to the County Recorder. The reversion shall be effective upon the recordation of the parcel map by the County Recorder.

**3.** The filing of the parcel map shall constitute abandonment of all streets and easements not shown on the parcel map and shall constitute a merger of the separate lots into one lot, and shall thereby be shown as a single lot on the assessment roll of the County Assessor, subject to the provisions of GC Section 66445.

**4.** Except as provided in GC Section 66445(f), on any parcel map used for reverting acreage, a certificate shall appear, signed and acknowledged by all parties having any record title interest in the land being reverted, consenting to the preparation and filing of the parcel map.

**G. Return of Fees and Deposits, and Release of Securities.** Return of fees and deposits, and release of securities shall be in accordance with GC Section 66499.19.

**H. Merger and Resubdividing Without Reversion.**

**1.** Subdivided lands may be merged and resubdivided without reverting to acreage by complying with all the applicable requirements for the subdivision of land as provided by Section 4.02.095 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps) of this Division, and the Subdivision Map Act (commencing with GC Section 66410).

**2.** The filing of the final map or parcel map shall constitute legal merging of the lots into one lot and the resubdivision of the lot, which will thereafter be shown with the new lot boundaries on the assessment roll of the County Assessor.

**3.** Any unused fees or deposits pertaining to the resubdivided property shall be credited pro rata towards any of the requirements for the same purposes that are applicable at the time of resubdivision.

**4.** Any streets or public easements to be left in effect after the resubdivision shall be adequately delineated on the map.

**5.** After approval of the merger and resubdivision by the Approving Authority, the map shall be delivered to the San Bernardino County Recorder. The filing of the map shall constitute legal merger and resubdivision of the affected land and shall constitute abandonment of all public streets or public easements not shown on the map.

## 4.02.095: Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps

**A.** **Purpose.** The purpose of this Section is to establish a process for the implementation of those provisions of the Subdivision Map Act (commencing with GC Section 66410), pertaining to the review, regulation, and control of the design of subdivisions, and to achieve the following:

**1.** Assist in implementing the Vision, Policy Plan (General Plan) and City Council Priorities components of The Ontario Plan;

**2.** Encourage orderly development of the City through the regulation and control of the design and improvement of subdivisions, with a proper consideration of its relationship to adjoining areas;

**3.** Ensure that the areas within a subdivision that are dedicated for public purposes will be properly improved by the subdivider so that they will not become an undue burden on the community;

**4.** Protect the public and individual transferees of land from fraud and exploitation;

**5.** Provide lots of sufficient size and appropriate design for the purposes for which they are to be used;

**6.** Provide streets of adequate capacity and design for the traffic that will utilize them and to ensure maximum safety for pedestrians and vehicles;

**7.** Provide sidewalks or pedestrian ways where needed for the safety and convenience of pedestrians;

**8.** Identification and preservation of the cultural resources and natural assets of the City;

**9.** Prevent the indiscriminate clearing of property and the destruction of desirable landscape features;

**10.** Ensure adequate access to each building site, and safeguard the public safety and welfare through superior subdivision design;

**11.** Provide adequate systems of water supply, sanitary sewage disposal, storm drainage, street lighting, and other utilities necessary to the public health, safety, and convenience;

**12.** Provide adequate sites for public facilities necessary to serve the residents of the new developments; and

**13.** Ensure that the costs of providing land for streets, alleys, pedestrian ways, easements, and other rights-of-way, and for the improvements therein needed to serve new developments, are borne by the subdivider rather than by the taxpayers of the City at large.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Tentative Tract Map, Tentative Parcel Map, Vesting Tentative Tract Map, or Vesting Tentative Parcel Map, and to impose reasonable conditions upon the approval of the application pursuant to the provisions of the Subdivision Map Act (commencing with GC Section 66410), Planning and Zoning Law (commencing with GC Section 65000) and the California Environmental Quality Act (commencing with PRC Section 21000).

**2.** Each proposed parcel map, tract map or vesting parcel or tract map shall be submitted to the City in the form of a tentative map, which shall include an identifying map number issued by the office of the San Bernardino County Surveyor. All tentative maps shall be prepared by a state-licensed land surveyor or state-registered civil engineer authorized to practice land surveying.

**C. Application Filing, Processing and Hearing.** A Tentative Subdivision Map application shall be filed, processed and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Findings and Decision.** A Tentative Subdivision Map shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments;

**2.** The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments;

**3.** The site is physically suitable for the type of development proposed;

**4.** The site is physically suitable for the proposed density of development;

**5.** The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

**6.** The design of the subdivision or type of improvements are not likely to cause serious public health problems; and

**7.** The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

**E. Conditions of Approval.**

**1.** In approving a Tentative Subdivision Map, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**F. Tentative Map Modification/Revision.**

**1.** Tentative maps and/or their conditions of approval may be modified/revised upon application by the subdivider or property owner if different from the subdivider. The request shall be submitted to the Planning Department on a City application form pursuant to Division 2.02 (Application Filing and Processing) of this Development Code.

**2.** Modifications/revisions that are minor in nature may be processed administratively, without notice or public hearing, provided the proposed changes are consistent with the intent of the original tentative map approval, do not affect off-site properties and there are no resulting inconsistencies with this Development Code. The following modifications/revisions are considered minor in nature:

**a.** Modifications/revisions affecting less than 20 percent of the total number of lots in the subdivision, provided there is no increase in the total number of lots within the subdivision; and

**b.** Any other changes that, in the opinion of the Planning Director and City Engineer, do not involve substantial changes to the map or the conditions of approval, and do not affect surrounding properties.

**3.** Any other amendment or modification of an approved tentative subdivision map shall be processed as a revised tentative map, following the procedures set forth in this Section for tentative subdivision map approval, except that modification/revision approval shall not alter the original expiration date of the tentative map.

**G. Vesting Tentative Maps.**

**1.** Filing and Processing of Vesting Tentative Maps. A vesting tentative map shall be filed in the same form; shall have the same content, accompanying data and reports; and shall be processed in the same manner described for tentative maps in Subsections A through F of this Section, except as stated below:

**2.** Development Rights.

**a.** The approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies and standards described in GC Section 66474.2. However, if GC Section 66474.2 is repealed, the approval or conditional approval of a vesting tentative map shall confer a vested right to proceed with development in substantial compliance with the ordinances, policies, and standards in effect at the time the vesting tentative map is approved or conditionally approved.

**b.** Notwithstanding Subparagraph G.2.a of this Section, a permit, approval, extension, or entitlement may be made conditional or may be denied if any of the following are determined:

**(1)** Failure to do so would place the residents of the subdivision or the immediate community, or both, in a condition dangerous to their health or safety, or both; and/or

**(2)** The condition(s) or denial is required in order to comply with state or federal laws.

**c.** The provisions of this Subparagraph shall not:

**(1)** Limit the City from imposing reasonable conditions on subsequently required approvals or permits necessary for the development and authorized by the ordinances, policies and standards described in Paragraph G.1 (Filing and Processing of Vesting Tentative Maps) of this Section; and

**(2)** Diminish or alter the types of conditions that may be imposed by the City on a development or the City's power to protect against a condition dangerous to the public health or safety.

**3.** Modifications/Revisions to Vesting Tentative Maps. At any time prior to the expiration of a vesting tentative map, the subdivider, their successor, or their assignee, may apply for a modification to the map. A public hearing shall be held by the Approving Authority on any application involving a modification to the vesting tentative map, or by the development related thereto, following procedures set forth for the modification of tentative maps contained in Subsection F (Tentative Map Modification/Revision) of this Section. Approval of a modification to a vesting tentative map, or development related thereto, shall be evaluated for compliance with the City regulations, standards, and policies in effect at the time the original vesting tentative map was deemed complete.

*This page intentionally left blank*

# Division 4.03—Ministerial (Administrative) Permits and Decisions

Sections:


4.03.000: Purpose
4.03.005: Applicability
4.03.010: Historic Preservation—Adaptive Reuse Plan
4.03.015: Administrative Use Permits
4.03.020: Sign Plans
4.03.025: Subdivisions—Certificates of Compliance
4.03.030: Subdivisions—Final Maps and Parcel Maps
4.03.035: Subdivisions—Lot Line Adjustments
4.03.040: Subdivisions—Map Corrections and Amendments
4.03.045: Subdivisions—Parcel Map Waiver
4.03.050: Subdivisions—Lot Merger (Merger of Contiguous Parcels)
4.03.055: Administrative Exceptions
4.03.060: Fair Housing and Reasonable Accommodations


## 4.03.000: Purpose

The purpose of this Division is to prescribe procedures for the consideration of ministerial (administrative) permits or decisions by the Reviewing Authorities established by Table 2.02-1 (Review Matrix) of this Development Code. Ministerial permits and decisions consist of City actions and determinations that involve little or no personal judgment by a public official as to the wisdom or manner of carrying out a project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements.

## 4.03.005: Applicability

The Reviewing Authorities established by Table 2.02-1 (Review Matrix) of this Development Code shall consider a ministerial permit or decision pursuant to the general provisions prescribed by Division 2.02 (Application Filing and Processing) of this Development Code, and the provisions of this Division that are specific to each discretionary permit or action stipulated herein.

## 4.03.010: Historic Preservation—Adaptive Reuse Plan

A. **Purpose.** The purpose of this Section is to establish a procedure by which Adaptive Reuse Plans may be approved by the City, while at the same time:

**1.** Provide a more efficient way for qualified historic buildings and adaptive reuse projects to meet development, building, and fire protection standards;

**2.** Promote adaptive reuse as part of broader goals supporting historic preservation, economic development, environmental sustainability and resilience, and recognize the social value of historic buildings;

**3.** Incentivize building reuse to encourage activation of Downtown Ontario where there is a large collection of commercial and industrial historic buildings that are worthy of preservation;

**4.** Eliminate or allow nonconformance with certain development regulations that would make adaptive reuse of qualified historic buildings infeasible, including such standards related to parking and loading, height, density, floor-area ratio, and open space; and

**5.** Allow alternative building and fire code compliance for qualified adaptive reuse projects able to demonstrate an alternative means or method of protecting public health, safety, and welfare.

B. **Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny an Adaptive Reuse Plan application, and to impose reasonable conditions upon the approval of the application.

**2.** Adaptive Reuse Plan approval shall allow for those land uses identified in Table 5.02-1 (Land Use Matrix) of this Development Code, which allows for a broad range of land uses of the underlying zoning district in which the site is located. However, no new uses that emits noxious odors or excessive noise shall be allowed, unless it can be demonstrated to the satisfaction of the Planning Director that the use will not cause adverse impacts to nearby residential land uses.

**3.** Qualifying buildings include those listed on the National Register of Historic Places, on the California Register of Historic Resources, Ontario Register of Historic Resources as designated local landmarks or contributors to designated local historic districts located within the Adaptive Reuse Plan Area.

**4.** Adaptive Reuse projects are construction and remodeling projects that reconfigure existing spaces within existing buildings to accommodate a new use or purpose other than what it was originally designed for. Adaptive Reuse projects require a change of use and building occupancy from office or commercial to residential, industrial to work/live, residential to office or commercial, or assembly to residential, office or commercial.

**5.** **Application Filing and Processing.** An Adaptive Reuse Plan application shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section. Plans and reports prepared for an Adaptive Reuse Plan shall be prepared by a California licensed architect meeting the minimum qualifications standards of The Secretary of the interior Professional Qualifications (Code of Federal Regulations, 36 CFR Part 61).

C. **Adaptive Reuse Plan Area.** This area consists of the City's original downtown, and extends north to include the historic districts adjacent to Euclid Avenue, the boundary of which is as follows:

> *Beginning at the intersection of the centerlines of State Street and San Antonio Avenue, thence north to the northernmost city boundary, thence east to the centerline of Sultana Avenue, thence south to the centerline of I Street, thence east to the centerline of Campus Avenue, thence south to the centerline of State Street, thence west to the point of beginning.*

D. **Alternative Building and Fire Code Regulations.** The alternative building and fire codes regulations adopted in this Section are applicable to qualified buildings and adaptive reuse projects.

**1.** *Alternative Codes.* Use of the California Historic Building Code, International Existing Building Code, California Health and Safety Code and the Ontario Adaptive Reuse Plan Technical Manual shall provide a process and the ability for the Building Official and Fire Marshal to consider alternative building standards while ensuring adequate health and safety protections.

**2.** In permitting repairs, alterations, and additions necessary to accommodate adaptive reuse projects, the alternative code regulations shall impose requirements that will, in the determination of the Building Official and the Fire Marshal, protect the public health, safety, and welfare.

**3.** Nothing in this Section shall be construed to allow the reduction of existing seismic or fire and life-safety elements of an eligible building where such elements provide a greater level of protection than the minimum requirements established by this Section.

**4.** Subject to the approval of the Building Official and Fire Marshal, the use or occupancy type of a qualified building shall be allowed to be changed as part of an adaptive reuse project without conforming to all requirements of Title 8, Building Regulations, and Title 4, Chapter 4, Fire Code of the City of Ontario Municipal Code provided the new or proposed occupancy is equally or less hazardous, based on life and fire risk, than the existing use.

**5.** Whenever there are practical difficulties involved in carrying out the provisions of Title 8, Building Regulations, and Title 4, Chapter 4, Fire Code of the City of Ontario Municipal Code, the Building Official and Fire Marshal shall have the authority to grant modifications for individual cases, provided the Approving Authority shall first find that special individual reasons make the strict letter of the local codes impractical and the modification is in compliance with the intent and purpose of the local codes and that such modification does not lessen health, life and safety requirements.

**F. Incentives.** The Planning Director may grant the following departures from certain development standards and requirements to incentivize qualified Adaptive Reuse Plans:

**1.** *Development Plan Waived.* Approved Adaptive Reuse Plans, which may allow for new additions up to 25 percent of the existing building floor area and is not visible from the public right-of-way, shall be exempt for the requirements for Development Plan review set forth in Section 4.02.025.

**2.** *Mezzanines*. Loft spaces in joint living and work quarters, dwelling units and guest rooms which do not exceed more than 33 percent of the floor area of the space below shall not be considered new floor area. Mezzanines may be included in the calculation of floor area for the purpose of determining compliance with the standards set forth in Paragraph (E) of this subdivision.

**3.** *Parking Reduction*. New parking spaces shall not be required for any converted use within the existing footprint of the building, but expansions to floor area shall require one parking space per bedroom or one parking space per 250 square feet of gross floor area for office or commercial.

**4.** *Setbacks.* Existing building setbacks may remain and shall be considered legally nonconforming, but no further encroachments shall be permitted into any nonconforming setback.

**5.** *Increases in Maximum Building Height.* The height of the structure, if it exceeds the maximum height of the zoning district, may remain and shall be considered legally nonconforming. Any rooftop construction needed for drainage, ventilation, utilities, or passive recreation shall be included within the height exemption. This height exemption does not include new residential or commercial floor area.

**6.** *Open Space.* Private open space for residential adaptive reuse projects may be waived when it is determined by the Approving Authority that the requirement would result in exterior alterations to the existing building that would result in an adverse impact to a historic resource. A minimum of 100 square feet of common open space per residential unit or 25 percent of the building square footage, whichever is less, shall be required and may be provided on the rooftop of the building or within the building and include various type of indoor amenities such as fitness center, workstations, playrooms, etc.

**7.** *Loading Zone.* A new loading zone shall not be required if the existing building does not have an existing loading zone.

**G. Standards.** Adaptive Reuse Projects permitted pursuant to this subdivision shall be developed in compliance with the following standards:

**1.** *Minimum Dwelling Units.* Adaptive reuse projects that propose residential shall develop no less than 3 units. The minimum floor area for new dwelling units and joint living and work quarters shall be 450 square feet. Floor area shall not include hallways or other common areas, or rooftops, balconies, terraces, fire escapes, or other projections or surfaces exterior to the walls of the building. The floor area of both the living space and the workspace shall be combined to determine the size of joint living and work quarters. The average floor area, as defined above, of all the dwelling units and joint living and work quarters in the building, including those that existed prior to the effective date of this ordinance, shall be at least 750 square feet. That minimum average size shall be maintained and not reduced.

**2.** *Storefront.* Ground floor of an existing multiple level commercial building shall contain street frontage and shall be used as a commercial storefront. Residential on ground may occur at the rear of the building behind the storefront.

**3.** *Exterior or Interior (Public Space) Alterations.* A Certificate of Appropriateness pursuant to Section 4.02.050: Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources is required for any alteration, addition, restoration, rehabilitation, remodeling, relocation, repainting, and/or resurfacing of an historic resource.

**4.** *Other Provisions.* Floor Area Ratio (FAR), Landscaping, Lot Coverage, and any other development standard of the underlying zone may be waived by the Approving Authority.

**H. Conditions of Approval.**

**1.** In approving an Adaptive Reuse Plan, the Planning Director may impose certain safeguards and standards to ensure that the purposes of this Development Code are maintained; ensure that the permit will not endanger the public health, safety or general welfare; ensure that the permit will not result in any significant environmental impacts; ensure that the permit will be in

harmony with the area in which it is located; and ensure that the permit will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** The standards and requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**I. Findings and Decision.** An Adaptive Reuse Plan, or any amendment thereto, shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** That the use(s) of the property will not be detrimental to the public health, safety and general welfare surrounding the project location;

**2.** That the Adaptive Reuse Project complies with the standards set forth in Section 4.03.010 (F) of this Development Code; and

**3.** A Certificate of Appropriateness has been approved or Waived for the Adaptive Reuse Plan.

## 4.03.015: Administrative Use Permits

**A. Purpose.** The purpose of this Section is to establish a procedure by which Administrative Use Permits may be issued by the City, while at the same time:

**1.** Eliminating any possibility for the exercise of unfettered discretion during the application review process through the establishment of reasonable and uniform regulations that will reduce possible adverse effects that uses subject to this Section may have upon the residents of the City; and

**2.** Establishing a process whereby the unique operating characteristics of the uses subject to this Section may be properly conditioned through an individual review, in order to ensure compatibility with surrounding uses of property, and preserve the integrity of the residential, commercial, mixed-use, and industrial areas of the City.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny an Administrative Use Permit application, and to impose reasonable conditions upon the approval of the application.

**2.** Administrative Use Permit approval shall be required for those land uses so identified in Table 5.02-1 (Land Use Matrix) of this Development Code, excepting the following temporary and interim land uses:

**a.** Car Washes for Fundraising Purposes. Car washes shall be conducted by a qualifying sponsoring organization within a nonresidential zoning or land use district. Sponsorship

shall be limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax-exempt organizations in compliance with Federal Internal Revenue Code Section 501(c). Exempt temporary car washes for fundraising purposes shall be limited to one event per month at each location the activity is conducted and shall be limited to a maximum of 2 days duration.

**b.** Emergency Public Health and Safety Activities and Facilities. Temporary activities and facilities associated with emergency public health and safety needs of the City, State, and federal governments.

**c.** Film/Video Making. Temporary filming, photography, and videography, and production activities associated with a Film Permit issued by the City.

**C. Application Filing and Processing.** An Administrative Use Permit application shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Decision.**

**1.** An Administrative Use Permit shall be acted upon by the Approving Authority, based upon the information provided in the submitted application, evidence presented with any supplemental information or written report, and testimony provided during any hearing (if required), only after considering and clearly establishing that the use for which an Administrative Use Permit is requested complies with all applicable Development Code provisions specific to the requested use.

**2.** An Administrative Use Permit shall be issued if the Approving Authority determines that the proposed use complies with all applicable Development Code provisions,

**3.** An Administrative Use Permit shall be denied if the proposed use does not comply with one or more Development Code provisions.

**E. Conditions of Approval.**

**1.** In approving an Administrative Use Permit, the Approving Authority may impose certain safeguards and standards to ensure that the purposes of this Development Code are maintained; ensure that the permit will not endanger the public health, safety or general welfare; ensure that the permit will not result in any significant environmental impacts; ensure that the permit will be in harmony with the area in which it is located; and ensure that the permit will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** The standards and requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**3.** A copy of the approved Administrative Use Permit shall be maintained on site for the duration of the use, activity, or facility authorized, and shall be made available for inspection upon demand by a City representative.

**F. Unlawful Business Practices May Be Enjoined; All Remedies Are Cumulative.** Any business activity requiring Administrative Use Permit approval pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, and which is operated, conducted, or maintained contrary to the

provisions of this Development Code, shall constitute an unlawful business practice pursuant to Business & Professions Code Section 17200, et seq., and the City may file a complaint with the District Attorney and request the District Attorney bring action seeking an injunction prohibiting the unlawful business practice or any other remedy available at law, including but not limited to fines, attorney's fees, and costs. All remedies provided for in this Section are cumulative.

**G. Administrative Fines.**

**1.** Violations. Upon a finding by the Police Chief or Community Improvement Director that a land use or business for which an Administrative Use Permit has been issued has violated any provision of this Development Code or of the City or Ontario Municipal Code, the Police Chief or Community Improvement Director may issue an administrative fine of up to $500.

**2.** Separate Violations. Each violation of this Development Code or of the Ontario Municipal Code constitutes a separate violation. Each day a violation of this Development Code or the Ontario Municipal Code occurs also constitutes a separate violation.

**3.** Administrative Fine Procedures. A Notice of Administrative Fine shall be served by hand delivery or certified mail and shall state the legal violation and all supporting facts. Furthermore, the Notice shall also contain an advisement of the right to request an appeal hearing before the Zoning Administrator to contest the suspension or revocation.

**4.** Appeal of Administrative Fines.

**a.** An appeal request shall be filed with the Planning Department on a City application form, within 10 days following the date appearing on the Notice of Administrative Fine. The appeal request shall include a statement identifying the pertinent facts disputing the violation.

**b.** An appeal hearing shall be scheduled within 30 days following the Planning Department's receipt of the appeal request unless an extension is mutually agreed upon by the appellant and the Zoning Administrator.

**c.** The appeal shall be heard by the Zoning Administrator. The decision of the Zoning Administrator shall be provided by certified mail. The decision constitutes a final administrative order, with no additional administrative right of appeal.

**5.** Failure to Pay Administrative Fines.

**a.** If an administrative fine is not paid within 30 days after the date appearing on the Notice of Administrative Fine or, if the Notice is appealed, within 30 days after the date of the Zoning Administrator's decision, whichever occurs later, the fine may be referred to a collection agency.

**b.** Any outstanding fine must be paid prior to the issuance or renewal of any license or permit issued by the City.

**H. Suspension and Revocation of Administrative Use Permits.**

**1.** Reasons. The Police Chief and the Community Improvement Director each has the authority to suspend or revoke an Administrative Use Permit, based on one or more of the following reasons:

**a.** The Administrative Use Permit approval was obtained by fraud;

**b.** The Administrative Use Permit is being, or has recently been exercised contrary to the terms or conditions of the application approval;

**c.** The Administrative Use Permit is being or has been exercised in violation of a federal, state, or City statute, ordinance, law, or regulation; and/or

**d.** The Administrative Use Permit was exercised in a way that is detrimental to the public peace, health, safety, or welfare, or otherwise constitutes a nuisance.

**2.** Suspension and Revocation Procedures. A Notice of Suspension or Revocation shall be served on the owner of the property and upon any tenant or operator in possession of the property, if different from the owner, by hand delivery or certified mail, along with the legal violation and supporting facts. The Notice shall also contain an advisement of the right to request an appeal hearing before the Zoning Administrator to contest the suspension or revocation.

**3.** Time Period of Suspension of Permit. When any of the conditions listed in H.1.a through d above exists, the Police Chief and the Community Improvement Director are each authorized to suspend an Administrative Use Permit for a period of no less than 5 days, and no more than 90 days, at their discretion.

**4.** Effective Date of Suspension or Revocation. A Notice of Suspension or Revocation issued under Paragraph H.2 of this Section is effective 10 days following the date appearing on the Notice, in the absence of an appeal filed in accordance with Paragraph H.5 of this Section.

**5.** Appeal of Suspension or Revocation of Permit.

**a.** The decision of the Police Chief or Community Improvement Director to suspend or revoke an Administrative Use Permit may be appealed by the permittee.

**b.** The appeal request shall be filed with the Planning Department on a City application form and shall include a statement identifying pertinent facts disputing the reasons stated in the Notice of Suspension or Revocation.

**c.** An appeal request must be received by the Planning Department on or before the effective date of the suspension or revocation under Paragraph H.4 of this Section.

**d.** The timely filing of an appeal request stays a suspension or revocation pending a decision on the appeal by the Zoning Administrator.

**e.** An appeal hearing shall be scheduled within 30 days following the Planning Department's receipt of the appeal request, unless an extension is mutually agreed upon by the appellant and the Zoning Administrator.

**f.** Within 20 days following the appeal hearing, the Zoning Administrator shall issue a final administrative order to the appellant, by certified mail. There shall be no further administrative right of appeal.

**6.** Evidence. The following rules shall apply to any hearing required by this Section. All parties involved shall have the right to offer testimonial, documentary, and tangible evidence

bearing on the issues, to be represented by counsel, and to confront and cross-examine witnesses. Any relevant evidence may be admitted if it is the sort of evidence upon which reasonable persons are accustomed to relying in the conduct of serious affairs. Formal rules of discovery do not apply to proceedings governed by this Section. Unless otherwise specifically prohibited by law, the burden of proof is on the appellant in any hearing or other matter under this Section.

**7.** Limitations on Application Refiling. A holder of an Administrative Use Permit who has had the Permit revoked under this Section may not apply for the same or substantially similar Administrative Use Permit for 12 months after the date of the Final Administrative Order revoking the Permit.

**I. Public Nuisance.** It shall be unlawful and a public nuisance for a land use or business activity for which an Administrative Use Permit has been issued to be operated, conducted, or maintained contrary to the provisions of this Development Code or of any conditions of approval imposed on an Administrative Use Permit by the Approving Authority. The City may exercise its discretion, in addition to or in lieu of prosecuting a criminal action, to commence proceedings for the abatement, removal, or enjoinment of that land use or business activity in any manner provided by law.

## 4.03.020: Sign Plans

**A. Purpose.** The purpose of this Section is to establish a process by which Sign Plans may be required to ensure compliance with the standards and guidelines contained within this Development Code pertaining to the number, placement, height, size, illumination, and design of signs, and to ensure compliance with any previously approved entitlements.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Sign Plan application, and to impose reasonable conditions upon the approval of the application.

**2.** An approved Sign Plan shall be required prior to placing, erecting, modifying, moving, or reconstructing any sign in the City, unless expressly exempted by this Development Code. Signs requiring a permit shall comply with: **[i]** the provisions of this Development Code, **[ii]** all other applicable laws and ordinances, and **[iii]** with any associated approved entitlements.

**C. Application Filing and Processing.** A Sign Plan application shall be filed, processed and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Decision.** A Sign Plan shall be acted upon by the Approving Authority based upon the information contained in the application, supporting plans and documentation, and evidence submitted by the applicant, only after considering and clearly establishing that the Sign Plan is in conformance with the provisions of Division 8.1 (Sign Regulations) of this Development Code, and any associated entitlements that have been previously approved by the City.

## 4.03.025: Subdivisions—Certificates of Compliance

**A. Purpose.** The purpose of this Section is to establish a means by which a Certificate of Compliance or Conditional Certificate of Compliance may be issued by the City pursuant to GC Section 66499.35, and legal status may be conferred to parcels of real property that were not established by other legal means.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Engineer is hereby empowered to approve, approve in modified form, or deny a Certificate of Compliance, and to impose reasonable conditions upon the approval of the application.

**2.** The provisions of this Section shall apply to real property for which there is no final map, parcel map, official map, or approved certificate of exception, which establish the status for legal creation of parcels of real property.

**C. Application Filing and Processing.** A Certificate of Compliance shall be filed, processed and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Decision.**

**1.** Certificate of Compliance.

**a.** Upon receipt of a Certificate of Compliance application, the City Engineer shall determine whether the affected real property complies with the applicable provisions of the Subdivision Map Act and this Development Code. A certificate of compliance shall be issued for any real property that has been approved for development of the property.

**b.** If the City Engineer determines that the real property that is the subject of a Certificate of Compliance application complies with the applicable provisions of the Subdivision Map Act and this Development Code, it shall cause a Certificate of Compliance to be filed for recordation with the County Recorder.

**2.** Conditional Certificate of Compliance.

**a.** If the City Engineer determines that the real property that is the subject of a Certificate of Compliance application does not comply with the provisions of the Subdivision Map Act and this Development Code, it shall issue a Conditional Certificate of Compliance. As a condition to granting a Conditional Certificate of Compliance, the City Engineer may impose any conditions that would have been applicable to a division of land on the date the applicant acquired the property, except that if the current property owner was the owner of record at the time of the initial land division and currently owns one or more of the parcels involved in the land division, the Conditional Certificate of Compliance may impose conditions that would be applicable to a current division of land.

**b.** Upon making a determination and establishing conditions, the City shall cause a Conditional Certificate of Compliance to be filed for recordation with the County Recorder. The certificate shall serve as notice to the property owner or vendee who has applied for the Certificate pursuant to this Section, a grantee of the property owner, or any subsequent transferee or assignee of the property, that the fulfillment and implementation of these conditions

shall be required prior to subsequent issuance of a permit or other grant of approval for development of the property.

**c.** Compliance with imposed conditions shall not be required until the time that a permit or other grant of approval for development of the property is issued by the City.

**E. Right to Develop.** The issuance of a Certificate of Compliance or Conditional Certificate of Compliance does not imply or grant a right to develop the affected property.

## 4.03.030 Subdivisions—Final Maps and Parcel Maps

**A. Purpose.** The purpose of this Section is to establish a process for the implementation of those provisions of the Subdivision Map Act (commencing with GC Section 66410) pertaining to the review, approval and recordation of a final map or parcel map.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Council is hereby empowered to approve or deny a final map or parcel map.

**2.** The subdivider may cause a final map or parcel map to be prepared in substantial accord with the tentative tract map or parcel map as approved, and pursuant to the provisions of this Development Code and applicable standards imposed by the County of San Bernardino for maps filed with the County Recorder.

**3.** The final map or parcel map, and any accompanying data or additional information, shall be prepared by or under the direction of a registered civil engineer that possesses a State of California license registration number below C33966 and is competent to practice land surveying, or a licensed land surveyor authorized to practice in the State of California.

**C. Final Map Preparation.** Following approval or conditional approval of a tentative map, and prior to the expiration of the map, the subdivider may cause the property, or any part thereof, to be surveyed and a final map to be prepared, which is consistent with the tentative map, as approved, and the provisions of this Development Code and the Subdivision Map Act (commencing with GC Section 66410). A final map shall be filed with the County Recorder only after a determination by the City Engineer and Planning Director that the conditions of the tentative map have been met. The City Engineer and Planning Director determinations may be appealed to the City Council pursuant to Division 2.04 (Appeals) of this Development Code.

**D. Multiple Final Maps.** Multiple final maps relating to a single approved or conditionally approved tentative map may be filed pursuant to GC Section 66456.1. The subdivision improvement agreement to be executed by the subdivider shall include provisions for the construction of such improvements as may be required by the City Engineer to constitute a logical and orderly development of the whole subdivision by phases. Each phase shall be so designed and improved as to be functionally self-sufficient.

**E. Final Map/Parcel Map Filing, Processing, and Action.** A final map or parcel map shall be filed, processed and acted upon as follows:

**1.** Final Map/Parcel Map Filing.

**a.** Where a final map or parcel map, or a vesting final map or parcel map is required, the subdivider shall, prior to submitting the map for final review, complete all offers of dedication, secure the required approvals with respect to public and private easements and complete plans and specifications for public improvements, including drainage facilities and sewer facilities, and all applicable provisions of Section 6.08.025 (Improvements) of this Development Code. All certificates shall be executed, excepting those to be executed by the City Engineer, City Clerk and County Recorder.

**b.** The subdivider shall submit to the City Engineer for approval, the original mylar and as many prints as may be required, along with any required statements and documents. The City Engineer, after ensuring that all conditions and approvals have been met or secured, shall process the map for adoption by the City Council and recordation with the County Recorder.

**2.** Final Map/Parcel Map Processing.

**a.** The City Engineer shall, within 30 working days of receipt of the final map or parcel, and accompanying documents, fees and materials, cause the final map or parcel map to be examined, and if found to be in substantial conformity with the approved tentative map and all amendments, conditions, modifications, and provisions made or required by the City Council, and if found to be complete, technically correct, in conformity with the improvement plans and specifications, and in compliance with the requirements of this Development Code, other applicable codes, specific plans, and the Policy Plan (General Plan) component of The Ontario Plan, shall execute the City Engineer's certificate on the map, and shall file the final map or parcel map, and accompanying materials with the City Council.

**b.** Should the final map or parcel map, or other accompanying documents, fees or materials be found to be incomplete or incorrect in any respect, the subdivider shall be advised of the changes or additions that must be made. The City Engineer shall then cause the corrected final map or parcel map to be reexamined. If the map is found to be correct and in compliance with this Development Code and all other applicable codes, specific plans, and the Policy Plan (General Plan) component of The Ontario Plan, the City Engineer shall execute the City Engineer's certificate on the map, and shall file the final map or parcel map and accompanying materials with the City Council. The date of filing, as set forth in GC Section 66458, shall be the meeting date in which the final map or parcel map is received by the City Council.

**3.** Final Map/Parcel Map Action.

**a.** The City Council, at the meeting it receives the final map or parcel map, or at its next regular meeting or within a period of not more than 10 days following the meeting at which the City Council receives the final map and any accompanying materials, shall approve the map if it is found to be consistent with the approved tentative tract or parcel map, and is in compliance with this Development Code and all other applicable codes, specific plans, and the Policy Plan (General Plan) component of The Ontario Plan, and shall instruct the City Clerk to execute the approval certificate. If the final map or parcel does not conform, the City Council shall deny the final map.

**b.** At the time of approval of the final map or parcel map, the City Council shall accept, subject to improvement, or reject any offers of dedication.

**c.** The time limit for approval of the final map or parcel map may be extended by mutual consent of the subdivider and the City.

**d.** If the City Council does not approve or deny the final map or parcel map within the prescribed time, or any authorized extension, and the final map or parcel map conforms to all requirements and rulings, it shall be deemed approved, and the City Clerk shall certify its approval.

**e.** The City Clerk shall provide notice of any pending approval or denial of a final map or parcel map by the City Council. The notice shall be attached and posted with the City Council's regular agenda and shall be mailed to interested parties who request notification.

## 4.03.035: Subdivisions—Lot Line Adjustments

**A.** **Purpose.** The purpose of this Section is to establish procedures for adjusting the property lines between existing lots by means of a Lot Line Adjustment authorized by GC Section 66412(d).

**B.** **Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Engineer is hereby empowered to approve, approve in modified form, or deny a Lot Line Adjustment, and to impose reasonable conditions upon its issuance.

**2.** A Lot Line Adjustment may be utilized to reconfigure up to 4 adjoining legally recognized lots, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created.

**C.** **Application Filing and Processing.** A Lot Line Adjustment shall be filed, processed and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D.** **Decision.**

**1.** The City Engineer may approve or deny a Lot Line Adjustment on the basis of the application, supporting plans, and documentation submitted by the applicant. The City Engineer shall limit its review to a determination of whether or not the lots resulting from the Lot Line Adjustment will conform to the Policy Plan (General Plan) component of The Ontario Plan; any applicable specific plan, area plan or planned unit development; and this Development Code.

**2.** Upon approval of a Lot Line Adjustment, the applicant shall provide the City with a conforming grant deed for each affected lot, which reflects the approved Lot Line Adjustment. The City shall then cause the grant deed(s) to be filed for record with the County Recorder. No record of survey shall be required for a Lot Line Adjustment unless required by BPC Section 8762.

**E.** **Conditions of Approval.**

**1.** The City Engineer shall not impose conditions or exactions on its approval of a Lot Line Adjustment, except as follows:

**a.** Require conformance to the Policy Plan (General Plan) component of The Ontario Plan, and any applicable specific plan, planned unit development, or area plan;

**b.** Require conformance with all applicable provisions of this Development Code and any applicable building ordinances;

**c.** Require the prepayment of real property taxes prior to the approval of the Lot Line Adjustment; and

**d.** Facilitate the relocation of existing utilities, infrastructure, or easements.

**2.** No tentative tract map, final map or parcel map shall be required as a condition to the approval of a Lot Line Adjustment.

## 4.03.040: Subdivisions—Map Corrections and Amendments

**A. Purpose.** The purpose of this Section is to establish a process by which a final map or parcel map that has been filed for recordation with the County Recorder may be amended by either a Certificate of Correction or an amending map.

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Engineer is hereby empowered to approve, approve in modified form, or deny an application to correct or amend a final map or parcel map that has been filed for recordation with the County Recorder.

**2.** After a final map or parcel map is filed for recordation in the office of the County Recorder, it may be amended by a Certificate of Correction for any of the following purposes:

**a.** Correct an error in any course or distance shown on the map;

**b.** Show any course or distance that was omitted from the map;

**c.** Correct an error in the description of the real property shown on the map;

**d.** Indicate monuments set after the death, disability, and retirement from practice or replacement of the engineer or surveyor charged with responsibilities for setting monuments;

**e.** Show the proper location or character of any monument that has been changed in location or character, or originally was shown at the wrong location or incorrectly as to its character; or

**f.** Correct any other type of map error or omission that does not affect any property right, including, but are not limited to, lot numbers, acreage, street names, and identification of adjacent record maps.

**C. Application Filing and Processing.** An amending map or Certificate of Correction shall be filed, processed, and acted upon pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Findings and Decision.** The City Engineer may approve an amending map or Certificate of Correction only after finding that the changes made are limited to those set forth in Paragraphs B.2.a through f, above, and shall certify to this fact on the amending map or Certificate of Correction.

**E. Form and Content of Amendment.**

**1.** The Certificate of Correction shall be prepared and signed by a registered civil engineer that possesses a State of California license registration number below C33966 and is competent to practice land surveying, or a licensed land surveyor authorized to practice in the State of California.

**2.** The form and content of the amending map shall conform to the requirements of this Development Code for tentative tract maps, final maps or parcel maps.

**3.** The Certificate of Correction shall set forth in detail the corrections made and show the names of the present fee owners of the property affected by the correction.

## 4.03.045: Subdivisions—Parcel Map Waiver

**A. Purpose.** The purpose of this Section is to establish a procedure for waiving the requirement for a final parcel map pursuant to GC Section 66428(b), which requires that a local agency provide a procedure for such.

**B. Applicability.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Engineer is hereby empowered to waive the requirement for a final parcel map for the below-listed reasons, following the approval of a tentative map pursuant to this Development Code:

**1.** The parcel map is for a division of real property or interests therein created by probate, eminent domain procedures, partition, or other civil judgments or decrees; or

**2.** The Parcel Map is for a division of property resulting from the conveyance of land, or interest therein, to a public agency for a public purpose (e.g., drainage or sewers, public building sites, rights-of-way for streets, school sites, and utilities).

**C. Application Filing and Processing.** A request for waiver from the requirement for a final parcel map shall be filed and processed in conjunction with the tentative map. The City Engineer may act upon the parcel map waiver following approval of the tentative map and compliance with the conditions of approval imposed upon tentative map approval (if any).

**D. Findings and Decision.**

**1.** The City Engineer shall approve a waiver from the requirement for a final parcel map only after the City Engineer for the corresponding tentative map required pursuant to this Section finds that the proposed division of land:

**a.** Is consistent with the approved tentative parcel map, and is in compliance with this Development Code, the Subdivision Map Act, and all other applicable codes, specific plans, and is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

**b.** Complies with the requirements established by this Development Code and the Subdivision Map Act as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.

**2.** If the proposed division of land does not conform to Subparagraphs 1.a and b above, the City Engineer shall not approve the Parcel Map Waiver.

**E. Certificate of Compliance Required.**

**1.** Following approval of a Parcel Map Waiver by the City Engineer, a Certificate of Compliance for the land to be divided shall be filed with the County Recorder.

**2.** Requirements for the construction of improvements shall be noted on the Certificate of Compliance by certificate pursuant to GC Section 66411.1.

**F. Payment of Processing Fees.** All necessary fees as established by City ordinance or by resolution of the City Council shall be paid by the applicant for processing and filing for record, any documents pertaining to the Parcel Map Waiver process.

## 4.03.050: Subdivisions—Lot Merger (Merger of Contiguous Parcels)

**A. Purpose.** The purpose of this Section is to establish a process for the implementation of those provisions of the Subdivision Map Act (commencing with GC Section 66451.10), pertaining to the merger of contiguous lots under common ownership (Lot Merger).

**B. Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the City Engineer is hereby empowered to approve, approve in modified form, or deny a Lot Merger application, and to impose reasonable conditions upon the approval of the application.

**2.** The City may initiate a Lot Merger if any one of the contiguous lots or units held by the same owner does not conform to standards for minimum lot size applicable to the lots or units of land, and if all of the following requirements are satisfied:

**a.** At least one of the affected lots is not developed with a structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is only developed with one or more accessory structures, or is developed with a single primary structure that is partially sited on a contiguous lot or unit.

**b.** With respect to any affected lot, one or more of the following conditions exists:

**(1)** Comprises less than 5,000 SF in area at the time of the determination of merger;

**(2)** Was not created in compliance with applicable laws and ordinances in effect at the time of its creation;

**(3)** Does not meet current standards for sewage disposal and domestic water supply;

**(4)** Does not meet slope stability standards;

**(5)** Has no legal access that is adequate for vehicular and safety equipment access and maneuverability;

**(6)** Its development would create health or safety hazards; or

**(7)** Is inconsistent with The Ontario Plan and any applicable area plan, specific plan, or planned unit development (other than minimum lot size or density standards).

**c.** The affected lots, when merged, will not:

**(1)** Be inconsistent or create a conflict with The Ontario Plan, any applicable Area Plan or Specific Plan, or the provisions of this Development Code;

**(2)** Result in a conflict with the location of any existing structures;

**(3)** Deprive or restrict access to another lot; or

**(4)** Result in the creation of new lot lines.

**3.** The City may require the owner of any contiguous lots to initiate the merger of contiguous lots as a condition of any Development Plan or Conditional Use Permit approval.

**C. Application Filing, Processing and Hearing.** A Lot Merger application shall be filed and processed pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**D. Notification of Intention to Merge Lots.**

**1.** Prior to merging any contiguous lots, the City Engineer shall mail a Notice of Intention to Merge ("NIM"), which notifies affected property owner(s) that the affected lots may be merged pursuant to the provisions of this Section. The NIM shall be sent by certified mail to the property owner(s) of record at the address(es) shown on the latest available assessment roll of the County of San Bernardino. The NIM shall include a statement that the property owner(s) may appeal the decision of the City Engineer to the Planning Commission to present evidence that the proposed Lot Merger does not meet the criteria for a merger. For the purpose of this Section, a property owner is any person holding any portion of title to any affected property.

**2.** The NIM shall be recorded with the San Bernardino County Recorder on the date that the notice is mailed to all property owners of record.

**E. Request for Hearing.** Within 30 days following the recordation of the NIM, the owner of the affected property may file a request with the City Engineer, for a hearing regarding the proposed Lot Merger.

**F. Procedure for Hearing.**

**1.** Upon receiving a request for a hearing, the City Engineer shall set a time, date, and location for a hearing to be conducted by the Appeal Authority, and shall notify the property owner of the time, date, and location of the hearing by certified mail. The hearing shall be conducted not more than 60 days following the City's receipt of the property owner's request for hearing but may be postponed by mutual consent of the City and the property owner.

**2.** During the hearing, the property owner shall be given the opportunity to present any evidence that the affected property does not meet the standards for Lot Merger specified by this Section.

**3.** At the conclusion of the hearing, the Appeal Authority shall make a determination as to whether the affected lots should be merged and shall so notify the property owner of its determination.

**4.** The Appeal Authority may approve or deny a Lot Merger on the basis of the application and the presented evidence, after considering and clearly establishing the following findings, and giving specific reasons in support of each finding:

**a.** The merged lots comply with the appropriate provisions of the Subdivision Map Act and all applicable City requirements for the merging of contiguous lots; and

**b.** The merged lots do not adversely affect the purpose and intent of The Ontario Plan, or the public health, safety, and welfare.

**5.** If the Appeal Authority determines that the affected lots shall be merged, the City Engineer shall cause the NIM, specifying the names of the recorded owner(s) and describing the affected real property, to be recorded with the San Bernardino County Recorder within 30 days following conclusion of the appeal hearing.

**6.** If the Appeal Authority determines that the affected lots shall not be merged, the City Engineer shall cause a Release of NIM to be recorded with the San Bernardino County Recorder, and a letter of notification shall be sent by certified mail to the property owner(s) of record.

**G. Determination When No Hearing Is Requested.** If within the 30 days following the recordation of the NIM specified in Subsection D (Request for Hearing) of this Section, the property owner does not file a request for a hearing, at any time thereafter, the City Engineer may make a determination whether or not the affected lots are to be merged. A NIM shall be recorded as provided for in Paragraph F.5 of this Section, no later than 90 days following the mailing of the NIM.

## 4.03.055: Administrative Exceptions

**A. Purpose.** The Administrative Exception is hereby established for the purpose of granting minor departures from the strict application of certain numerical development standards established by this Development Code, when the departure would result in superior site, landscape, or architectural design features that could not otherwise be incorporated into a development project under the strict application of the development standards contained in this Development Code.

**B. Applicability.**

**a.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny an Administrative Exception application, and to impose reasonable conditions upon the approval of the application.

**b.** Administrative Exceptions may be approved for reductions of up to 10 percent from **[i]** minimum setback and separation requirements, excepting nonresidential setback requirements from property lines that are common with any residentially zoned property; and, **[ii]** off-street parking required for nonresidential land uses pursuant to Table 6.03-1 (Off-Street Parking Requirements). An Administrative Exception shall not be approved for reductions from minimum lot size, lot dimensions, landscape coverage, or for an increase in maximum density, floor area ratio, or the height of a structure.

**C. Application Filing, Processing and Hearing.**

**1.** An Administrative Exception shall be filed and processed pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**2.** A hearing shall not be required; however, the owners of all properties having a property line common with the affected property shall be notified of the proposed Administrative Exception pursuant to Section 2.03.010 (Public Hearing Notification) of this Development Code and shall be invited to comment on the application.

**D. Findings and Decision.** An Administrative Exception shall be acted upon by the Approving Authority based upon the information provided in the submitted application, evidence presented in the Planning Department's written report, and any comments received from property owners notified pursuant to Subparagraph C.3.b of this Section, only after considering and clearly establishing all of the below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The approval of the Administrative Exception is necessary to the production of a comprehensive development, incorporating an enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under the strict application of the applicable development standards;

**2.** The approval of the Administrative Exception will allow for the inclusion of site, architectural, or landscape features that could not otherwise be incorporated into the design of the project under the strict application of the provisions of the applicable development standards; and

**3.** The approval of the Administrative Exception will not adversely affect the overall quality of development on the project site and will not adversely affect neighboring properties.

**4.** The proposed Administrative Exception is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and the purposes of any applicable Specific Plan or Planned Unit Development, and the purposes of this Development Code.

**E. Conditions of Approval.**

**1.** In approving an Administrative Exception, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 4.03.060: Fair Housing and Reasonable Accommodations

**A.** **Purpose.** Pursuant to Federal and State fair housing laws, the purpose of this Section is to provide a procedure whereby exceptions from specific applications of this Development Code may be considered and properly evaluated in order to assure that no person is discriminated against on the basis of race, color, religion, sex, sexual orientation, family status, marital status, disability, national origin, source of income, or ancestry, by being denied an equal opportunity to use and enjoy a dwelling and in order to maintain compliance with the purpose and intent of the Religious Land Use and Institutionalized Persons Act (RLUIPA)of 2000.

**B.** **Applicability.**

**1.** Pursuant to Table 2.02-1 (Review Matrix) of this Development Code, the Approving Authority is hereby empowered to approve, approve in modified form, or deny a Fair Housing and Reasonable Accommodation application and to impose reasonable conditions upon the approval of the application.

**2.** The Approving Authority may approve reasonable exceptions from the provisions of this Development Code, except that a Fair Housing and Reasonable Accommodation request shall not be approved that would allow the establishment of a land use that would not otherwise be allowed in the zoning district in which the affected property is located, or for increases in residential density.

**C.** **RLUIPA**. In furtherance of the purpose described in Subsection A (Purpose), deviations from the requirements and regulations specified in this Development Code may be approved if it is found that, consistent with the RLUIPA, enforcement of a regulation results in a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless it is determined that imposition of the burden on that assembly, institution, or person accomplishes furtherance of a compelling governmental interest where the burden is found to be the least restrictive means of furthering that compelling governmental interest.

**D.** **Application Filing and Processing.** A Fair Housing and Reasonable Accommodation application shall be filed and processed pursuant to Division 2.02 (Application Filing and Processing) of this Development Code and the provisions of this Section.

**E.** **Findings and Decision.** A Fair Housing and Reasonable Accommodation request shall be acted upon by the Approving Authority based upon the information provided in the submitted application and evidence presented only after considering and clearly establishing all of the

below-listed findings, and giving supporting reasons for each finding. The application shall be denied if one or more of the below-listed findings cannot be clearly established.

**1.** The persons who will use the subject property are protected under federal and state fair housing laws;

**2.** The requested exception is necessary to make specific housing available to a person who will occupy the subject property and who is protected under federal and state fair housing laws;

**3.** The requested exception will not impose an undo financial or administrative burden upon the City; and

**4.** The requested exception will comply with all applicable Building and Fire Codes and will not result in a fundamental alteration of the planning, zoning and development laws and procedures of the City.

**F. Conditions of Approval.**

**1.** In approving a Fair Housing and Reasonable Accommodation application, the Approving Authority may require certain safeguards and impose certain conditions established to ensure that the purposes of this Development Code are maintained; ensure that the project will not endanger the public health, safety or general welfare; ensure that the project will not result in any significant environmental impacts; ensure that the project will be in harmony with the area in which it is located; ensure that the Reasonable Accommodation will comply with the findings required by Subsection E (Findings and Decision); and ensure that the project will be in conformity with The Ontario Plan and any applicable specific and/or area plan(s).

**2.** All conditions of approval or requirements authorized by this Section are enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

*This page intentionally left blank*

## Chapter 5.0:
# Zoning and Land Use

Division 5.01—Zoning Districts and Boundaries
Division 5.02—General Land Use Provisions
Division 5.03—Supplemental Land Use Regulations

*This page intentionally left blank*

# Division 5.01—Zoning Districts and Boundaries

Sections:


5.01.000: Purpose
5.01.005: Establishment of Base Zoning Districts
5.01.010: Zoning Map Adoption
5.01.015: Zoning District Boundaries


## 5.01.000: Purpose

The purpose of this Division is to establish zoning districts to implement the goals of the community as stated in The Ontario Plan. The text and maps of the Policy Plan component of The Ontario Plan will provide additional guidance in the development and use of properties throughout the City.

## 5.01.005: Establishment of Base Zoning Districts

In order to carry out the purpose and provisions of this Development Code, the City is hereby divided into the following zoning districts:

**A. Residential Zoning Districts.**

**1.** AR-2 (Residential-Agricultural—0 to 2.0 DU/Acre) Zoning District. The AR-2 zoning district is hereby established to accommodate single-family residences on large lots, at a density range of 0 to 2.0 dwelling units per acre and allow for limited agricultural activities and animal keeping within a rural environment. The AR-2 zoning district is further intended to maintain a rural agricultural heritage and protect the area from suburban infringement, while maintaining a harmonious relationship between the rural and adjacent suburban land uses. The AR-2 zoning district is consistent with and implements the Rural Residential land use designation of the Policy Plan component of The Ontario Plan.

**2.** RE-2 (Rural Estate—0 to 2.0 DU/Acre) Zoning District. The RE-2 zoning district is hereby established to accommodate single-family residences on larger lots, at a density range of 0 to 2.0 dwelling units per acre, in a semi-rural environment where limited animal keeping is permitted. The RE-2 zoning district is consistent with and implements the Rural Residential land use designation of the Policy Plan component of The Ontario Plan.

**3.** RE-4 (Residential Estate—2.1 to 4.0 DU/Acre) Zoning District. The RE-4 zoning district is hereby established to accommodate single-family homes on estate-sized lots, in a suburban environment, at a density range of 2.1 to 4.0 dwelling units per acre. The RE-4 zoning district is consistent with and implements the Low Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**4.** LDR-5 (Low Density Residential—2.1 to 5.0 DU/Acre) Zoning District. The LDR-5 zoning district is hereby established to accommodate single-family homes on individual lots, in a suburban environment, at a density range of 2.1 to 5.0 dwelling units per acre. The LDR-5 zoning district is consistent with and implements the Low Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**5.** MDR-11 (Low-Medium Density Residential—5.1 to 11.0 DU/Acre) Zoning District. The MDR-11 zoning district is hereby established to accommodate a variety of attached and detached housing types, in a suburban environment, at a density range of 5.1 to 11.0 dwelling units per acre. The MDR-11 zoning district is consistent with and implements the Low-Medium Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**6.** MDR-18 (Medium Density Residential—11.1 to 18.0 DU/Acre) Zoning District. The MDR-18 zoning district is hereby established to accommodate a variety of attached and detached housing types, in a suburban environment, at a density range of 11.1 to 18.0 dwelling units per acre. The MDR-18 zoning district is consistent with and implements the Medium Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**7.** MDR-25 (Medium-High Density Residential—18.1 to 25.0 DU/Acre) Zoning District. The MDR-25 zoning district is hereby established to accommodate higher density residential developments, in a more urbanized environment, at a density range of 18.1 to 25.0 dwelling units per acre. The MDR-25 zoning district is consistent with and implements the Medium Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**8.** HDR-45 (High Density Residential—25.1 to 45.0 DU/Acre) Zoning District. The HDR-45 zoning district is hereby established to accommodate high-density multiple-family developments in an urban environment, generally located within 1/2-mile of a transit corridor or station, at a density range of 25.1 to 45.0 dwelling units per acre. The HDR-45 zoning district is consistent with and implements the High Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**B. Commercial Zoning Districts.**

**1.** CS (Corner Store) Zoning District. The CS zoning district is hereby established to accommodate pedestrian-oriented neighborhood retail and service establishments developed at a maximum intensity of 0.4 FAR, which would have few impacts to adjacent residential uses due to the types of uses allowed and their limited hours of operation. CS zoning district locations are within established or planned neighborhoods, generally along residential collector streets, and are intended to provide their goods and services within walking distance to most of their customers. This zoning district provides for a scale and character of development that tends to attract and promote a walk-in clientele. Development within the CS zoning district should maximize human scale design elements, while providing a sensitive transition between the allowed uses and neighboring residences, including the provision of adequate and properly sited parking (including allowances for on-street parking). Sites within this zoning district are typically small in size (less than 0.5-acre), are usually stand-alone land uses, and are intended to fit into and protect the residential pattern of development. The CS zoning district is consistent with and implements the Neighborhood Commercial land use designation of the Policy Plan component of The Ontario Plan.

**2.** CN (Neighborhood Commercial—0.4 Maximum FAR) Zoning District. The CN zoning district is hereby established to accommodate the development of convenience centers at a maximum intensity of 0.4 FAR and are intended to serve residents within a one to 2-mile radius, with some customers within walking distance. Intended uses are smaller scale, which support the local market rather than a citywide or regional market (i.e., the difference between a Best Buy and a Radio Shack). Given their proximity to residential uses, the hours and types of uses allowed within the CN zoning district may be limited either by ordinance or by conditions of approval. Uses may be standalone or within a center generally 10 to 15 acres in size. The CN zoning district is

consistent with and implements the Neighborhood Commercial land use designation of the Policy Plan component of The Ontario Plan.

**3.** CC (Community Commercial—0.4 Maximum FAR) Zoning District. The CC zoning district is hereby established to accommodate retail, office, and service uses developed at a maximum intensity of 0.4 FAR, which serve residents within a 5-mile radius. If located within close proximity to residential areas, the operation of the commercial land uses may be limited to protect the nearby sensitive uses. Commercial uses within the CC zoning district may be standalone or within centers generally 10 to 20 acres in size. The CC zoning district is consistent with and implements the General Commercial land use designation of the Policy Plan component of The Ontario Plan.

**4.** CR (Regional Commercial—0.4 Maximum FAR) Zoning District. The CR zoning district is hereby established to accommodate commercial and entertainment centers which are larger in size than would otherwise be accommodated in the CC zoning district, developed at a maximum intensity of 0.4 FAR. The zoning district is intended for intense, regional-serving commercial and entertainment uses, and is generally located adjacent to, or in close proximity to, freeways and arterial roadways that accommodate regional traffic. Uses may be standalone or within a center generally 15 or more acres in size. The CR zoning district is consistent with and implements the General Commercial and Office Commercial land use designations of the Policy Plan component of The Ontario Plan. Furthermore, the CR zoning district is consistent with and implements the Office Commercial land use designation of the Policy Plan component of The Ontario Plan; provided, (a) the property shall have a minimum of 350 lineal feet of freeway frontage along Interstate 10 or Interstate 15, and (b) the use of the property shall be restricted to automobile dealers (including new and used automobiles, light trucks and vans).

**5.** CCS (Convention Center Support Commercial) Zoning District. The CCS zoning district is intended to accommodate uses developed at a maximum intensity of 1.0 FAR, which predominantly serve the Ontario Convention Center, regional uses, and the special needs of leisure and business clientele who visit the City and surrounding region. The CCS zoning district is consistent with and implements the Hospitality land use designation of the Policy Plan component of The Ontario Plan.

**6.** OL (Low Intensity Office) Zoning District. The OL zoning district is hereby established to accommodate low-intensity office and support commercial uses developed at a maximum intensity of 0.75 FAR, which are typically located in close proximity to residential developments. Development within this zoning district is residential in scale and typically no more than 2 stories in height. Uses within this zoning district are generally limited in their hours of operation to limit their impact upon nearby residents, and include administrative and business support services, local branches of financial institutions, legal services, insurance services, real estate services, medical and dental services, and similar support services. The OL zoning district is consistent with and implements the Office/Commercial land use designation of the Policy Plan component of The Ontario Plan.

**7.** OH (High Intensity Office) Zoning District. The OH zoning district is hereby established to accommodate intense professional office and supporting uses developed at a maximum intensity of 0.75 FAR, and is intended to be applied in areas planned for more concentrated urban uses, or in key locations of potential mass transit, major intersections, or in close proximity to identified activity centers. The OH zoning district is consistent with and implements the Office/Commercial land use designation of the Policy Plan component of The Ontario Plan.

## C. Mixed Use Zoning Districts.

**1.** MU-1 (Downtown Mixed Use) Zoning District.

**a.** The MU-1 zoning district is hereby established to accommodate a fairly intensive mixture of vertical and horizontal retail, entertainment, and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 DU/AC, with the most intensive uses envisioned along Euclid Avenue and Holt Boulevard. Development projects are intended to maintain a pedestrian friendly atmosphere, while at the same time enhancing the historic character of the area.

**b.** Furthermore, the MU-1 zoning district is established to: **[i]** recognize, protect, and enhance the visual character and quality of Ontario's historic downtown area as a historic resource; **[ii]** establish and recognize Ontario's historic downtown as the arts and entertainment mecca for the surrounding region, to include a wide range of allowed uses, such as shopping, restaurants, outdoor dining, cultural offerings, street fairs, artist festivals, galleries, work/live lofts, breweries, and artisan co-ops; **[iii]** recognize Holt Boulevard as a vital east-west link to Ontario's historic downtown, offering opportunities for vertical and horizontal mixed use developments consisting of market rate and below market rate housing, retail and offices, and work/live uses; and **[iv]** recognize Ontario's civic center for its significant outdoor spaces, amenities and services, which serve to enhance the historic downtown's shopping, dining, and living experiences.

**c.** In order to carry out the purposes and provisions of the Land Use component of The Ontario Plan and this Development Code, the MU-1 zoning district is hereby divided into four Land Use Areas. The boundaries of each Land Use Area (LUA) is shown in Figure 5.01-1 (MU-1 (Downtown Mixed Use) Zoning District Land Use Areas Map) of this Division, and their purposes are described below.

**(1)** LUA-1 (Euclid Avenue Entertainment) District—The Euclid Avenue Entertainment District is a central urban location intended to provide the vitality, amenities, and a range of entertainment, shopping, restaurant, outdoor dining, and cultural offerings. The District is further intended to promote a variety of dense housing options; enhanced public and private rights-of-way to improve pedestrian, bicyclist, and vehicular connectivity; and grow employment opportunities.

**(2)** LUA-2 (Arts) District—

**(a)** The Arts District is intended as a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants. The focus of the Area is to increase the number of collaborated events and programs within the Area, with the intent to attract visitors, promote economic vitality, and boost revenue. Street fairs, artist festivals, restaurants, galleries, work/live lofts, breweries, and artisan co-ops will contribute to the physical and cultural diversity of the Arts District.

**(b)** The Arts District is divided into two subareas: Arts District North and Arts District South.

**(i)** Arts District North is intended to accommodate a mix of work/live lofts, artisan co-ops, restaurants, galleries, breweries, and other commercial uses intended to strengthen the economic base of the area.

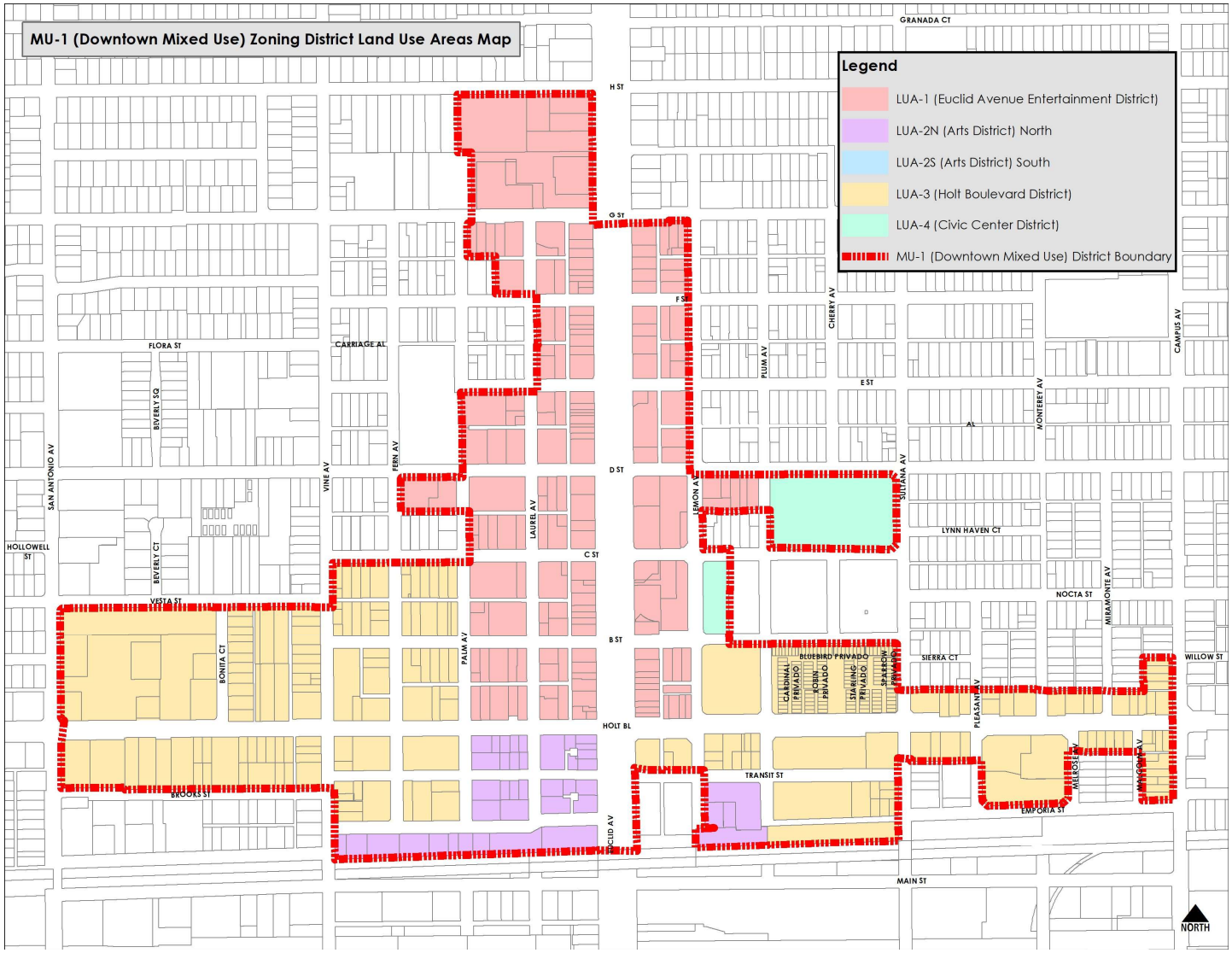



*Figure 5.01-1: MU-1 (Downtown Mixed-Use) Zoning District Land Use Areas Map*

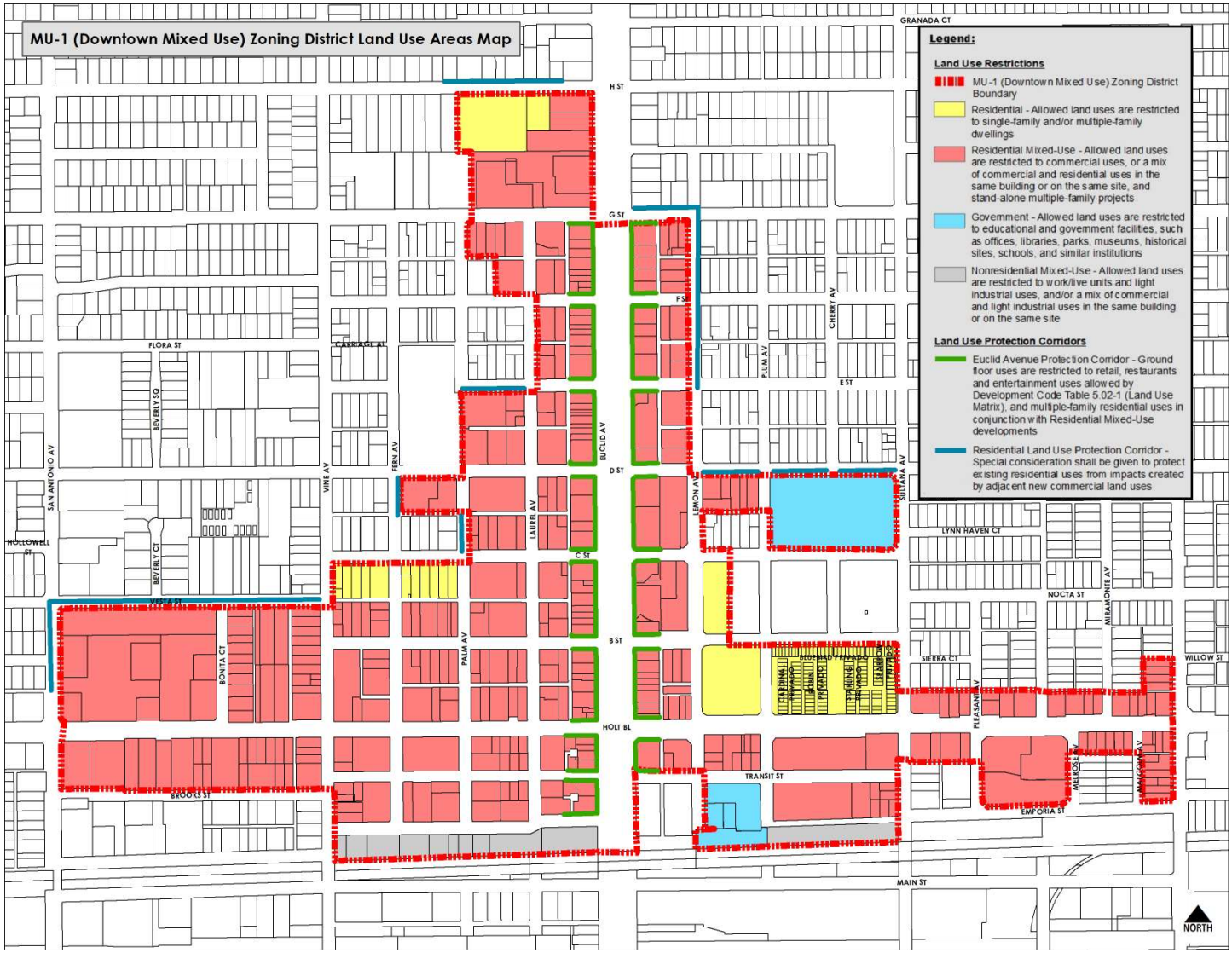



*Figure 5.01-2: MU-1 (Downtown Mized Use) Zoning District Land Use Map*

**(ii)** Arts District South is situated between Union Pacific and Southern Pacific Rail Lines, within an area not particularly suited to uses having a residential component (such as work/live lofts). Arts District South is envisioned to accommodate a mix of commercial, business park, and light industrial activities, which like Arts District North, will serve to stimulate the economic vitality of the area.

**(3)** LUA-3 (Holt Boulevard) District—Holt Boulevard is a vital east-west link to the downtown, particularly from Ontario International Airport, the Ontario Convention Center, and the nearby hospitality center. The Holt Boulevard District offers the most opportunity for development of market-rate and attainable housing. Mixed-use may be vertical or horizontal, with retail or live/work on the ground floor. Residents will have access to many downtown amenities, including shopping, public services, open space, and public transportation (Bus Rapid Transit or "BRT"). The District will be designed as a signature gateway to the City's historic downtown.

**(4)** LUA-4 (Civic Center) District—The Civic Center District's proximity to the Euclid Avenue Entertainment District will contribute to the community character and commercial vitality of Ontario's historic downtown area. People in need of City services at City Hall, the Public Library, or the Community Center, are potential shoppers and diners at downtown stores and restaurants. Furthermore, the Civic Center's significant outdoor spaces provide a link to downtown shopping, dining, streetscapes, and friendly pedestrian experiences.

**d.** To accomplish the objectives of the MU-1 (Downtown Mixed Use) zoning district, certain blocks have been imposed with use restrictions, as shown in Figure 5.01-2 (MU-1 (Downtown Mixed Use) Zoning District Land Use Map) of this Division.

**e.** The MU-1 zoning district, along with the Land Use Areas and Land Use Subdistricts established thereunder, is consistent with and implements the Downtown Mixed Use land use designation of the Policy Plan component of The Ontario Plan.

**2.** MU-3 (East Guasti Mixed Use) Zoning District. The MU-3 zoning district is hereby established to accommodate a mixture of low-rise (up to 5 stories) office and retail uses at an intensity of 1.0 FAR and residential uses at a density of 20 to 65 DU/AC, that will create identity and place within the southeast corner of the Guasti Mixed Use area. Approximately one-half of the MU-3 zoning district is developed with the historic San Secondo d'Asti Catholic Church. The remaining half of the area is intended for development with high-quality office, lodging, retail, and residential uses that respect the history of the adjacent Guasti Winery. The MU-3 zoning district is consistent with and implements the Guasti Mixed Use land use designation of the Policy Plan component of The Ontario Plan.

**3.** MU-6 (East Holt Mixed Use) Zoning District. The MU-6 zoning district is hereby established to accommodate the intensification of the Holt Boulevard Corridor with low-rise (up to 5 stories) buildings housing a mixture of retail and office uses at a development intensity of up to 1.0 FAR and 2.0 FAR, respectively, and residential uses at a density of 14 to 40 DU/AC. The intent of this zoning district is to create identity and place along the Holt Boulevard Corridor and provide a connection between the Downtown Mixed Use Area and the Ontario Airport Metro Center. The MU-6 zoning district is consistent with and implements the Holt Mixed Use land use designation of the Policy Plan component of The Ontario Plan.

**4.** MU-8B (Mountain/Fourth Mixed Use) Zoning District. The MU-8B zoning district is hereby established to accommodate a low-rise (up to 5 stories) mixture of retail uses at an intensity of 1.0 FAR and residential uses at a density of 20 to 75 DU/AC, that will create identity and place along the Mountain Avenue corridor and serve the surrounding residents. The MU-8B zoning district

is consistent with and implements the Mountain/Fourth Mixed Use Neighborhood Activity Hub land use designation of the Policy Plan component of The Ontario Plan.

**5.** MU-8C (West Holt Mixed Use) Zoning District. The MU-8C zoning district is hereby established to accommodate the intensification of the Holt Boulevard Corridor with low-rise (up to 5 stories) buildings housing a mixture of retail and office uses at a development intensity of up to 1.0 FAR and 2.0 FAR, respectively, and residential uses at a density of 14 to 40 DU/AC. The intent of this zoning district is to create identity and place along the Holt Boulevard Corridor and provide a connection between the Downtown Mixed Use Area and the Ontario Airport Metro Center. The MU-8C zoning district is consistent with and implements the Holt Mixed Use land use designation of the Policy Plan component of The Ontario Plan.

**6.** MU-8D (Euclid/Francis Mixed Use) Zoning District. The MU-8D zoning district is hereby established to accommodate a mixture of low-rise (up to 5 stories) retail uses at an intensity of up to 1.0 FAR, and residential uses at a density of 20 to 75 DU/AC, that will create identity and place along the Euclid Avenue corridor. The MU-8D zoning district is consistent with and implements the Euclid/Francis Mixed Use Neighborhood Activity Hub land use designation of the Policy Plan component of The Ontario Plan.

**7.** MU-8E (Euclid/Walnut Mixed Use) Zoning District. The MU-8E zoning district is hereby established to accommodate a low-rise (up to 5 stories) mixture of retail uses at an intensity of 1.0 FAR and residential uses at a density of 20 to 75 DU/AC, that will create identity and place along the Euclid Avenue corridor and serve the surrounding residents. The MU-8E zoning district is consistent with and implements the Euclid/Walnut Mixed Use Neighborhood Activity Hub land use designation of the Policy Plan component of The Ontario Plan.

**D. Industrial Zoning Districts.**

**1.** BP (Business Park) Zoning District. The BP zoning district is hereby established to accommodate industrial-serving commercial and office uses, and very light industrial uses, which may be developed at a maximum intensity of 0.6 FAR. Development within this zoning district is typically multi-tenant in nature; however, single-tenant buildings are not precluded. The BP zoning district is consistent with, and implements, the Business Park land use designation of the Policy Plan component of The Ontario Plan.

**2.** IP (Industrial Park) Zoning District. The IP zoning district is hereby established to accommodate a combination of commercial activity and light industrial uses, which may be developed at a maximum intensity of 0.6 FAR, and which support services to nearby industrial uses, technology centers, research and development, "clean" industry, and limited manufacturing activities. The IP zoning district is consistent with, and implements, the Business Park land use designation of the Policy Plan component of The Ontario Plan.

**3.** IL (Light Industrial) Zoning District. The IL zoning district is hereby established to accommodate lighter manufacturing and assembly activities, storage and warehousing activities, and other similar uses developed at a maximum intensity of 0.55 FAR. This zoning district is typically located within 500 feet of residentially zoned properties, public parks and schools, and mixed-use properties having a residential component and is intended to serve as a buffer between residentially zoned areas and heavier industrial zoning districts. Allowed uses are expected to have little or no impacts on nearby residential uses with regard to noise, odor, or hazards. The IL zoning district is consistent with, and implements, the Business Park and Industrial land use designations of the Policy Plan component of The Ontario Plan.

**4.** IG (General Industrial) Zoning District. The IG zoning district is hereby established to accommodate a wide range of manufacturing and assembly activities, storage and warehousing activities, and other similar uses developed at a maximum intensity of 0.55 FAR, which desire to locate in larger buildings and on larger sites. This zoning district is generally located away from residentially zoned properties, public parks and schools, and mixed-use properties having a residential component. The IG zoning district is consistent with, and implements, the Industrial land use designation of the Policy Plan component of The Ontario Plan.

**5.** IH (Heavy Industrial) Zoning District. The IH zoning district is hereby established to accommodate heavier manufacturing, assembly, storage, warehousing, and other similar industrial activities, as well as adult uses, which may have negative impacts when located near residential or other sensitive land uses, and which may be developed at a maximum intensity of 0.55 FAR. This zoning district is intended to be located away from residentially zoned properties, public parks and schools, and mixed-use properties having a residential component. The IH zoning district is consistent with, and implements, the Industrial land use designation of the Policy Plan component of The Ontario Plan.

**E. Specialized Use Zoning Districts.**

**1.** CIV (Civic) Zoning District. The CIV zoning district is hereby established to accommodate permanent public facilities such as City Hall, public libraries, museums, public and private schools and colleges/universities, police and fire stations, and other similar facilities that require significant public investment and are utilized by the public. The CIV zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

**2.** MHP (Mobile Home Park) Zoning District. The MHP zoning district is hereby established to accommodate communities consisting of mobile homes and manufactured housing at a density range of 5.1 to 11.0 dwelling units per acre. The MHP zoning district is consistent with, and implements, the Low-Medium Density Residential land use designation of the Policy Plan component of The Ontario Plan.

**3.** ONT (Ontario International Airport) Zoning District. The ONT zoning district is hereby established to accommodate Ontario International Airport and surrounding properties directly impacted by airport operations. This zoning district includes uses such as airport terminals (including commercial and service uses related to the terminals), car rental agencies, and airport-related industrial, and delivery uses developed at a maximum overall zoning district intensity of 0.55 FAR. The ONT zoning district is consistent with, and implements, the Ontario International Airport land use designation of the Policy Plan component of The Ontario Plan.

**4.** OS-C (Open Space-Cemetery) Zoning District. The OS-C zoning district is hereby established to accommodate cemetery sites. Cemeteries provide visual open space, but not recreational opportunities, and have unique characteristics and activities that warrant a separate zoning designation to address their operational characteristics. The OS-C zoning district is consistent with, and implements, the Open Space-Nonrecreation land use designation of the Policy Plan component of The Ontario Plan.

**5.** OS-R (Open Space-Recreation) Zoning District. The OS-R zoning district is hereby established to accommodate open space uses such as public parks and recreation centers. The OS-R zoning district is consistent with, and implements, the Open Space-Parkland and Open Space-Water land use designation of the Policy Plan component of The Ontario Plan.

**6.** PUD (Planned Unit Development) Zoning District. The PUD zoning district is hereby established to accommodate projects that require master plan approval pursuant to The Ontario Plan Policy Plan, which focuses on the character of the development, relationship of uses, public and private access, parking, pedestrian facilities, building form, integration with the roadways and pedestrian ways, public spaces, landscaping, amenities, and unique product types. The PUD zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

**7.** RC (Rail Corridor) Zoning District. The RC zoning district is hereby established to accommodate permanent rail or fixed transit corridors through the City and includes stations and ancillary facilities, railroad maintenance yards, and construction storage yards. The RC zoning district is consistent with, and implements, the Railroad land use designation of the Policy Plan component of The Ontario Plan.

**8.** SP (Specific Plan) Zoning District. The SP zoning district is hereby established to accommodate the adoption of Specific Plans pursuant to this Development Code. The SP zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

**9.** UC (Utilities Corridor) Zoning District. The UC zoning district is hereby established to accommodate flood control channels, retention and detention basins, electrical transmission corridors and landfills, and may include ancillary recreational facilities, such as public trails in conjunction with the primary use of the site. The UC zoning district is consistent with, and implements, the Open Space-Nonrecreational land use designation of the Policy Plan component of The Ontario Plan.

**F. Overlay Districts.**

**1.** AG (Agriculture) Overlay Zoning District. The AG Overlay zoning district is hereby established to accommodate the continuation of agricultural uses within the City, on an interim basis, until such time that development is slated to occur consistent with the Policy Plan component of The Ontario Plan and the underlying zoning district. Furthermore, it is the intent of this overlay zoning district is to permit continued agricultural use of properties or to establish general agricultural uses, including dairies, which are appropriate for areas of concentrated agricultural uses. The AG Overlay zoning district is consistent with, and implements, all land use designation of the Policy Plan component of The Ontario Plan.

**2.** EA (Euclid Avenue) Overlay Zoning District. The EA Overlay zoning district is intended to: **[i]** recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City; **[ii]** recognize and protect Euclid Avenue's position on the National Register of Historic Places; and **[iii]** recognize Euclid Avenue as a major contributor to Ontario's historic downtown area.

**3.** ES (Emergency Shelter) Overlay Zoning District. The ES Overlay zoning district is hereby established to accommodate Emergency Shelters, Supportive Housing, Transitional Housing, and Transitional Living Centers pursuant to the Housing Element of the Policy Plan component of The Ontario Plan, and GC Section 65583. The ES overlay district is consistent with, and implements, all land use designations of the Policy Plan component of The Ontario Plan.

**4.** MTC (Multimodal Transit Center) Overlay Zoning District. The MTC Overlay zoning district is hereby established to allow for the interim use of existing industrial buildings located in the Multimodal Mixed-Use land use designation, as shown on the Land Use Plan (Exhibit LU-01) of

The Ontario Plan, with general industrial land uses allowed in the IG zoning district pursuant to Table 5.02-1 (Land Use Matrix) of this Division, while at the same time preserving the City's vision for the development of a multi-modal transit center and supporting mixed-use development. The MTC Overlay zoning district is consistent with, and implements, the Multimodal Mixed-Use land use designation of the Policy Plan component of The Ontario Plan.

**5.** ICC (Interim Community Commercial) Overlay Zoning District. The ICC Overlay zoning district is hereby established to allow for the interim use of existing commercial buildings, which are nonconforming as to zoning and/or land use. Property in the ICC Overlay zoning district shall be subject to the land use requirements of the CN and CC zoning districts, as shown in Table 5.02-1 (Land Use Matrix) of this Division, while at the same time preserving the City's long term vision for the development and use of property consistent with the underlying Policy Plan (general plan) land use designation. The ICC Overlay zoning district is consistent with, and implements, all land use designations of the Policy Plan component of The Ontario Plan.

**6.** AH (Affordable Housing) Overlay Zoning District. The AH Overlay zoning district is hereby established to facilitate housing opportunities within the City of Ontario by means of the implementation of required rezone programs pursuant to the City's adopted Housing Element, where required for compliance with State Housing Element law.

**7.** CNO (Chino Airport) Overlay Zoning District. The CNO zoning district is hereby established to: **[i]** delineate the Airport Influence Area (AIA) for Chino Airport as the boundary of the CNO Overlay zoning district; **[ii]** adopt an airport land use compatibility plan for Chino Airport that is consistent with the 2011 Caltrans Airport Land Use Planning Handbook solely to address impacts within the boundaries of the City of Ontario; and **[iii]** promote compatibility between Chino Airport and the land uses that surround it. Property in the CNO Overlay zoning district shall be subject to the requirements of Reference I (Chino Airport Land Use Compatibility Plan) of this Development Code, which includes maps, criteria, and policy language to guide development within the Chino Airport AIA.

## 5.01.010: Zoning Map Adoption

The City Council hereby adopts the official zoning map of the City, entitled "City of Ontario Zoning Map" (hereafter referred to as "Zoning Map"). The Zoning Map is hereby incorporated into this Development Code by reference and shall be maintained on file in the office of the Planning Department. The boundaries of the zones as set forth on the Zoning Map are confirmed, adopted, and established, and may be amended pursuant to the requirements of Section 4.01.040 (Zone Changes) of this Development Code.

## 5.01.015: Zoning District Boundaries

When uncertainty exists as to the boundary of a district shown on the Zoning Map, the following regulations shall control:

**A.** Where a boundary line is indicated as following a street or alley, the boundary line shall be construed as following the centerline of the right-of-way;

**B.** Where a boundary line follows or coincides approximately with a lot line or property ownership line, the boundary line shall be construed as following the lot line or boundary line;

**C.** Where the boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, unless specifically indicated by dimensions on the Zoning Map, the boundary line shall be determined based on the scale of the Zoning Map;

**D.** Where uncertainty exists, the Zoning Administrator shall determine in writing, the location of the boundary in question, giving due consideration to the location indicated on the Zoning Map, the objectives of the Development Code, and the specific purposes for each district; and

**E.** Where a street or alley is officially vacated or abandoned, the area within the area of vacated street or alley on each side of the centerline shall be classified in the same zoning district as the adjoining property.

# Division 5.02—General Land Use Provisions

Sections:


5.02.000: Purpose
5.02.005: Applicability
5.02.010: Allowed Land Uses, Activities and Facilities


## 5.02.000: Purpose

The purpose of this Division is to identify those land uses, activities and facilities that may be established in conjunction with any buildings, improvements, lots, or premises that are privately owned, leased, operated, or controlled within the zoning districts established by Section 5.01.005 (Establishment of Base Zoning Districts) of this Development Code, and is to serve as a guide for the establishment of publicly owned land uses, activities and facilities (see Subsection 1.01.015.F (City Properties) of this Development Code.

## 5.02.005: Applicability

**A. Land Use Matrix.**

**1.** Land and facilities thereon shall be developed, divided, and/or used only for those activities and facilities listed in Table 5.02-1 (Land Use Matrix) of this Division. Table 5.02-1 (Land Use Matrix) establishes uses that are permitted, conditionally permitted, administratively permitted, or expressly prohibited, within the zoning districts established by Section 5.01.005 (Establishment of Base Zoning Districts) and identified on the Zoning Map established by Section 5.01.015 (Zoning Map Adoption) of this Chapter. A use that is not specifically allowed by Table 5.02-1 (Land Use Matrix) shall be deemed a prohibited use unless otherwise allowed by the Zoning Administrator pursuant to Subsection C (Land Uses, Activities and Facilities Not Addressed by the Land Use Matrix) of this Section. Notwithstanding any other provision of this Development Code, a medical marijuana dispensary, as defined in Division 9.01 (Definitions) of this Development Code shall be a prohibited use in all zoning districts of the City (see Section 5.03.295 (Medical Marijuana Dispensary) of this Chapter).

**2.** Table 5.02-1 (Land Use Matrix) further establishes a hierarchy of land uses, activities, and facilities, based upon the North American Industry Classification System (NAICS) — the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy — and identifies the NAICS code for each industry sector (2-number code), subsector (3-number code), group (4-number code), subgroup (5-number code), and use (6-number code), as they are applicable to the City, allowing the user to effectively reference the NAICS Association web site to obtain definitions for each industry, along with background information and access to various NAICS reference files and tools.

**B. Land Use Regulations, Operating Conditions, and Development Standards.** The "Additional Regulations" column of Table 5.02-1 (Land Use Matrix) references the location of regulations, operating conditions, and/or development standards that are applicable to the corresponding land uses, activities and facilities.

**C. Land Uses, Activities and Facilities Not Addressed by the Land Use Matrix.** Land uses, activities, or facilities not addressed by Table 5.02.1 (Land Use Matrix) may be considered by the Zoning Administrator upon the request for a land use determination pursuant to Section 1.02.010 (Interpretations and Land Use Determinations) of this Development Code.

**D. Specialized Use and Overlay Zoning Districts.** Land uses, activities, and facilities within Specialized Use and Overlay Zoning Districts, which are not addressed in Table 5.02-1 (Land Use Matrix), shall be applied as follows:

**1.** PUD (Planned Unit Development) Zoning District. The PUD zoning district is established to accommodate the development and use of properties that require Planned Unit Development approval pursuant to Exhibit LU-05 (Additional Plans Map) of the Policy Plan component of The Ontario Plan. Land uses, activities, and facilities within the PUD zoning district shall only be allowed pursuant to the applicable Planned Unit Development document.

**2.** SP (Specific Plan) Zoning District. The SP zoning district is established to accommodate the adoption of Specific Plans pursuant to Exhibit LU-05 (Additional Plans Map) of the Policy Plan component of The Ontario Plan. All land uses, activities, and facilities within the SP zoning district shall only be allowed pursuant to the applicable Specific Plan document.

**3.** EA (Euclid Avenue) Overlay District. The EA Overlay District is established to protect Euclid Avenue as a major scenic and historic resource of the City. All land uses, activities, and facilities within the EA Overlay district shall be allowed pursuant to the requirements of the applicable underlying base zoning district.

**4.** ES (Emergency Shelter) Overlay District. The ES Overlay District is established to accommodate Emergency Shelters, Supportive Housing, Transitional Housing, and Transitional Living Centers within areas of the City predetermined by the Housing Element (contained within the Policy Plan component of The Ontario Plan), pursuant to GC Section 65583. Within the ES Overlay District, Emergency Shelters, Supportive Housing, Transitional Housing, and Transitional Living Centers are permitted by right of being within the correct zoning district, and are subject to the land use standards contained within Section 5.03.400 (Temporary Shelters) of this Chapter and the development standards and guidelines contained within (Division 6.01 (District Standards and Guidelines) of this Development Code, as applicable to the underlying base zoning district.

**5.** MTC (Multimodal Transit Center) Overlay District. The MTC Overlay District is established to allow for the interim use of existing buildings located within the overly district boundary (established pursuant to Paragraph 5.01.010.F.4 (MTC (Multimodal Transit Center) Overlay District) of this Development Code), while at the same time preserving the City's vision for development of a multi-modal transit center and supporting mixed-use development. To this end, the below-listed land uses shall be permitted within existing buildings located within the MTC Overlay District:

**a.** General warehousing, storage, and distribution trades;

**b.** Wholesale trades;

**c.** Retail trades, limited to 15 percent of the building GFA or 8,000 SF, whichever is less;

**d.** Office administrative and business support services; and

**e.** Other uses approved by the Zoning Administrator that are similar in nature to those uses listed in Subparagraphs B.5.a through d, above, provided all activities are wholly contained within the building and do not have the potential to negatively impact properties in the vicinity, or are consistent with the Vision and Policy Plan components of The Ontario Plan.

**E. Mobile Business Activities not addressed by Table 5.02-1 (Land Use Matrix).** Any mobile business activity that is not otherwise allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Division, or has been allowed by the Zoning Administrator following a request for a use determination pursuant to Section 1.02.010 (Interpretations and Land Use Determinations) of this Development Code, shall be expressly prohibited.

## 5.02.010: Allowed Land Uses, Activities and Facilities

**A. Land Use Matrix (Table 5.02-1) Symbols.** Land and facilities thereon shall only be developed, divided and/or used for those activities listed in Table 5.02-1 (Land Use Matrix) of this Division. The symbols shown in the Land Use Matrix shall have the following meanings:

**1.** "**P**" (permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district, and is subject to each Development Code provision applicable to the specified zoning district and the standards for specific uses, activities, and facilities contained in Division 5.03 (Supplemental Land Use Regulations) of this Development Code.

**2.** "**C**" (conditionally permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of this Development Code, and is subject to each Development Code provision applicable to the specified zoning district and the standards for specific uses, activities, and facilities contained in Division 5.03 (Standards For Specific Uses, Activities and Facilities).

**3.** "**A**" (administratively permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code, and is subject to Development Code provisions applicable to the specified zoning district and the standards for specific uses, activities and facilities contained in Division 5.03 (Standards For Specific Uses, Activities and Facilities).

**4.** **"---"** (prohibited) shall mean the land use, activity, or facility within the specified zoning district is expressly prohibited and shall not be allowed within the specified zoning district unless changed by Development Code Amendment.

**B. Consistency with the Policy Plan (General Plan) Component of The Ontario Plan.** No land use, activity or facility shall be permitted that is inconsistent with the objectives, polices, general land uses and programs specified in Policy Plan (General Plan) component of The Ontario Plan. A land use is consistent with The Ontario Plan if considering all of its aspects, it is found to further the objectives and policies of The Ontario Plan.

**C. Table 5.02-1 (Land Use Matrix) Organization.** The land uses addressed in Table 5.02-1 (Land Use Matrix) are organized as follows:

| NAICS Codes | Land Uses, Activities and Facilities |
|---|---|
| | Residential |
| | Mixed Use |
| 11 | Commercial Agriculture |
| 21 | Mining, Quarrying, and Oil and Gas Extraction |
| 22 | Utilities |
| 23 | Construction |
| 31-33 | Manufacturing |
| 42 | Wholesale Trade |
| 44-45 | Retail Trade |
| 48-49 | Transportation and Warehousing |
| 51 | Information |
| 52 | Finance and Insurance |
| 53 | Real Estate, Rental and Leasing |
| 54 | Professional, Scientific and Technical Services |
| 55 | Management of Companies and Enterprises |
| 56 | Administrative and Support, and Waste Management and Remediation Services |
| 61 | Education Services |
| 62 | Health Care and Social Assistance |
| 71 | Arts, Entertainment and Recreation |
| 72 | Accommodation and Food Services |
| 81 | Other Services (except Public Administration) |
| 92 | Public Administration |
| | Temporary and Interim Land Uses, Buildings and Structures |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | **RESIDENTIAL** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **Animal Keeping** (as an accessory use) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **Birds** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Fewer than 25 birds* | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | See residential animal keeping standards contained in Section 5.03.410 (Urban Agriculture). |
| | • *25 to 100 birds* | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | • *More than 100 birds* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Cattle & Buffalo** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Exotic Pets** | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| | **Horses** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Household Pets** (limited to any combination of dogs, cats, potbellied pigs, rabbits, chinchillas, and other small, domesticated animals that are maintained for non-breeding purposes only) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *4 or fewer pets* | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | P | --- | P | --- | --- | --- | --- | --- | See residential animal keeping standards contained in Section 5.03.410 (Urban Agriculture). |
| | • *5 to 8 pets* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | • *More than 8 pets* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | **Llamas, Alpacas, Burros, Donkeys, and Mules** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Ostriches, Emus, and Rheas** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Poultry and Fowl** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Rabbits and Chinchillas** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Swine** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Sheep, Goats, and Similar Livestock** | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Caretaker Quarters** (excludes Caretaker Quarters established in conjunction with Self-Storage Facilities (NAICS 493190)) | --- | --- | --- | --- | --- | C | C | C | C | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | C | C | C | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Community Gardens, Urban Farms, and Related Uses** | A | A | A | A | A | A | A | A | A | A | A | **A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | --- | A | A | --- | A | See community garden and urban farms standards contained in Section 5.03.410 (Urban Agriculture).<br>** Use shall be prohibited on property located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | **Employee (Farmworker) Housing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **6 or Fewer Beds** | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.177 (Employee (Farmworker) Housing). |
| | **7 – 36 Beds** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| | **Home Occupations** | A | A | A | A | --- | --- | --- | --- | --- | --- | --- | A | A | A | A | A | A | A | A | A | A | A | --- | --- | --- | --- | --- | A | --- | A | --- | --- | --- | --- | --- | See Section 5.03.240 (Home Occupations). |
| | **Mobilehome Parks** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | See Section 5.03.295 (Mobilehome Parks). |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | **Residential Development Projects** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **Accessory Residential Structures** (structures that are incidental to a primary single-family dwelling) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Accessory Dwelling Units | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | --- | P | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.010 (Accessory Dwelling Units). |
| | Accessory Residential Structures (includes guesthouses, pool houses, freestanding recreation rooms, garages, carports, garden and tool sheds, and other ancillary buildings and structures determined appropriate by the Planning Director) | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | P | --- | P | --- | --- | --- | --- | --- | See Subsection B (Accessory Residential Structures) of Section 5.03.011. |
| | **Multiple-Family Dwellings** | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Table 6.01-3 (Multiple-Family Residential Development Standards). |
| | **Single-Family Dwellings** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Traditional Single-Family Residential Subdivisions* | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.365 (Single-Family Dwellings);<br>See Table 6.01-1 (Traditional Single-Family Development Standards). |
| | • *Small Lot Traditional Single-Family Residential Subdivisions* | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.365 (Single-Family Dwellings);<br>See Table 6.01-2A (Small Lot Traditional Residential Development Standards). |
| | • *Small Lot Alley-Loaded Single-Family Residential Subdivisions* | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.365 (Single-Family Dwellings);<br>See Table 6.01-2B (Small Lot Alley-Loaded Residential Development Standards). |
| | • *Cluster Single-Family Residential Subdivisions* | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.365 (Single-Family Dwellings);<br>See Table 6.01-2C (Cluster Single-Family Residential Development Standards). |
| | **Small Lot Infill Subdivisions** | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 6.01.010.F (Small Lot Infill Subdivisions). |
| | **Senior Citizen Housing Developments** | --- | --- | P | P | --- | C | C | --- | --- | --- | --- | P | --- | --- | P | P | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.360 (Senior Citizen Housing Developments). |
| | **Single Room Occupancy (SRO) Facilities** | --- | --- | --- | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.370 (Single Room Occupancy (SRO) Facilities). |
| | **Supportive Housing** | P | P | P | P | --- | C | C | --- | --- | --- | --- | C | C | C | C | C | C | C | C | C | C | C | --- | --- | P | C | --- | --- | C | C | --- | --- | --- | --- | --- | See Section 5.03.405 (Transitional Shelters and Supportive Housing). |
| | **MIXED USES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **Nonresidential Mixed-Use Developments** (development projects containing a mix of commercial and light industrial uses in the same building or on the same site) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.285 (Mixed-Use Developments). |
| | **Residential Mixed-Use Developments** (development projects containing a mix of commercial and residential uses in the same building or on the same site) | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.285 (Mixed-Use Developments). |
| | **Work/Live Units** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.425 (Work/Live Units). |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 11 | **COMMERCIAL AGRICULTURE** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 111 | **Commercial Crop Production and Farming** (except community gardens, urban farms, and marijuana cultivation) | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | P | P | P | P | P | See Section 5.03.410 (Urban Agriculture).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Community Gardens* | A | A | A | A | A | A | A | A | A | A | A | **A | A | A | A | A | A | A | A | A | A | A | A | A | A | --- | --- | A | A | A | --- | A | A | A | A | |
| | • *Urban Farms* | A | A | A | A | A | A | A | A | A | A | A | **A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | --- | --- | A | A | A | A | |
| | • *Marijuana Cultivation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See OMC Title 6, Chapter 18 for Marijuana Cultivation for Personal Use. |
| 112 | **Commercial Animal Production and Aquaculture** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1121 | **Cattle Ranching and Farming** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | See Commercial Animal Production Standards contained in Section 5.03.410 (Urban Agriculture). |
| 1122 | **Hog and Pig Farming** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 1123 | **Poultry and Egg Production** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 1124 | **Sheep and Goat Farming** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| 1125 | **Aquaculture** *(includes the cultivation of freshwater and saltwater fish, crustaceans, mollusks, aquatic plants, algae, and other organisms)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 1129 | **Other Animal Production** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 112910 | *Apiculture (beekeeping and production)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | P | See Commercial Animal Production Standards contained in Section 5.03.410 (Urban Agriculture). |
| 112920 | *Horses and Other Equine Production* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| 112930 | *Fur-Bearing Animal Production (limited to rabbits, chinchillas, and other similar small, fur-bearing animals)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| 112990 | *All Other Animal Production, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Kennels and Catteries (includes animals owned by the owner or occupant of the property, and those kept and/or boarded for remuneration)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *Fewer than 8 animals* | P | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | --- | --- | --- | --- | --- | --- | --- | See Commercial Animal Production Standards contained in Section 5.03.410 (Urban Agriculture) and OMC Section 6-1.224 through Section 6-1.228 regarding commercial kennel licensing. |
| | ***[2]*** *8 or more animals* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| | • *Alpaca and Llama Farming* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | See Commercial Animal Production Standards contained in Section 5.03.410 (Urban Agriculture). |
| | • *Aviaries* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| | • *Ostrich, Emu, and Rhea Farming* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| 115 | **Support Activities for Agriculture** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 115111<br>115112<br>115113<br>115114<br>115115<br>115116 | *Support Activities for Crop Production (includes cotton ginning; soil preparation, planting and cultivating; crop harvesting; postharvest crop activities; farm labor contractors and crew leaders; and farm management services)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 115210 | *Support Activities for Animal Production* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | |
| **21** | **MINING, QUARRYING, AND OIL AND GAS EXTRACTION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **211** | **Oil and Gas Extraction** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **212** | **Mining** (except oil and gas) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **213** | **Support Activities for Mining** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **22** | **UTILITIES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **221** | **Utilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **2211** | **Electric Power Generation, Transmission and Distribution** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 221111 | *Hydroelectric Power Generation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 221112 | *Fossil Fuel Electric Power Generation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | --- | --- | |
| 221113 | *Nuclear Electric Power Generation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 221114, 221115 | *Solar and Wind Electric Power Generation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | --- | --- | --- | --- | --- | C | See Section 5.03.160 (Electric Power Generation, Solar and Wind). |
| 221116, 221117, 221118 | *Geothermal, Biomass, and All Other Electric Power Generation (excepting solar and wind electric power generation)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 221121 221122 | *Electric Power Transmission, Control and Distribution (includes power transmission and control, and power distribution)* | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | --- | C | C | P | C | C | C | C | |
| **23** | **CONSTRUCTION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **236, 237, 238** | **Contractors** (limited to businesses whose primary activity is performing specific activities involved in building construction, engineering and capital improvement projects, or the preparation of sites for construction) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Completely within a Building* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *With Outdoor Storage (screened from public view)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors). |
| **31-33** | **MANUFACTURING** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| *** | **Boutique/Artisan Small-Scale and Micro Manufacturing Facilities** (includes all types of small-scale businesses that produce tangible goods, such as but not limited to: textiles, hardware and hardware prototyping, woodworking, metal working, 3D printing, consumer product design and prototyping, nonalcoholic beverage production, local food production and packaging, soaps, perfumes and lotions. Businesses may provide products directly to the consumer and/or to other businesses) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | *** NAICS number shall be established based upon the primary manufacturing land use type.<br>See Section 5.03.037 (Artisan Small-Scale and Micro Manufacturing Facilities). |
| **311** | **Food Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3111** | **Animal Food Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | |
| **3112** | **Grain and Oilseed Milling** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **3113** | **Sugar and Confectionery Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3114** | **Fruit and Vegetable Preserving and Specialty Food Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3115** | **Dairy Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3116** | **Animal Slaughtering and Processing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3117** | **Seafood Product Preparation and Packaging** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3118** | **Bread and Tortilla Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.085 (Bread and Tortilla Manufacturing). |
| **3119** | **Other Food Manufacturing** (including snack foods, roasted nuts and peanut butter, coffee and tea, flavoring syrup and concentrate, seasoning and dressing, spice and extract, and all other miscellaneous food manufacturing) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.190 (Food Manufacturing, Other). |
| **312** | **Beverage and Tobacco Product Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 312111<br>312112<br>312113 | **Beverage Manufacturing** (including soft drink, bottled water and ice manufacturing; however, excludes alcoholic beverage manufacturing) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 312120<br>312130<br>312140 | **Alcoholic Beverage Manufacturing** (including breweries, wineries and distilleries, and related tasting rooms) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *GFA less than 10,000 SF* | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | A | A | A | A | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.023 (Alcoholic Beverage Manufacturing). |
| | • *GFA 10,000 or More SF* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3122** | **Tobacco Products Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **313** | **Textile Mills** (transforms basic fiber into fabric) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **314** | **Textile Product Mills** (transforms fabric into product, except apparel) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **315** | **Apparel Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.035 (Apparel Manufacturing). |
| **316** | **Leather and Allied Product Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3161** | **Leather and Hide Tanning and Finishing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3162** | **Footwear Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.195 (Footwear Manufacturing). |
| **3169** | **Other Leather and Allied Product Manufacturing** (limited to manufacturing of luggage, handbags, purses, personal leather goods and other leather products) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.255 (Leather and Allied Product Manufacturing, Other). |
| **321** | **Wood Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **322** | **Paper Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3221** | **Pulp, Paper, and Paperboard Mills** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3222** | **Converted Paper Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **323** | **Printing and Related Support Activities** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **324** | **Petroleum and Coal Products Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **325** | **Chemical Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3251** | **Basic Chemical Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3252** | **Resin, Synthetic Rubber, and Artificial Synthetic Fibers and Filaments Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3253** | **Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 325311 | *Fertilizer Manufacturing with on-site composting* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.187 (Fertilizer Manufacturing from Manure Operations (FMMO)); and Section 5.03.415 (Waste Treatment and Disposal—Composting and Anaerobic Digestion Facilities). |
| 325314 | *Fertilizer Manufacturing without on-site composting (limited to mixing of purchased materials)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | |
| 325320 | *Pesticide and Other Agricultural Chemical Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3254** | **Pharmaceutical and Medicine Manufacturing** (excludes biological product manufacturing—see NAICS 325414, below) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.325 (Pharmaceutical and Medicine Manufacturing). |
| 325414 | *Biological Product (except diagnostic) manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3255** | **Paint, Coating, and Adhesive Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3256** | **Soap, Cleaning Compound, and Toilet Preparation Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.375 (Soap, Cleaning Compound, and Toilet Preparation Manufacturing). |
| **3259** | **Other Chemical Product and Preparation Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 325910 | *Printing Ink Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 325920 | *Explosives Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 325991 | *Custom Compounding of Purchased Resins* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 325992 | *Photographic Film, Paper, Plate, and Chemical Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 325998 | *All Other Miscellaneous Chemical Product and Preparation Manufacturing (such as: activated carbon and charcoal, antifreeze preparations, electronic cigarette vapor refills, industrial salt, lighter fluids (e.g., charcoal, cigarette), matches and matchbooks, pyrotechnics (e.g., flares, flashlight bombs, signals), sugar substitutes (i.e., synthetic sweeteners blended with other ingredients) made from purchased synthetic sweeteners, swimming pool chemical preparations, and writing inks)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **326** | **Plastics and Rubber Products Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3261** | **Plastics Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.335 (Plastics Product Manufacturing). |
| **3262** | **Rubber Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **327** | **Nonmetallic Mineral Product Manufacturing** (except glass and glass product manufacturing) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 327211<br>327212<br>327213<br>327215 | *Glass and Glass Product Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **331** | **Primary Metal Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **332** | **Fabricated Metal Product Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3321** | **Forging and Stamping** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | P | --- | --- | --- | --- | |
| **3322** | **Cutlery and Hand Tool Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.135 (Cutlery and Hand Tool Manufacturing). |
| **3323** | **Architectural and Structural Metals Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **3324** | **Boiler, Tank and Shipping Container Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **3325** | **Hardware Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.235 (Hardware Manufacturing). |
| **3326** | **Spring and Wire Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.385 (Spring and Wire Product Manufacturing). |
| **3327** | **Machine Shops, Turned Product, and Screw, Nut and Bolt Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.260 (Machine Shops, Turned Product, and Screw, Nut and Bolt Manufacturing). |
| **3328** | **Coating (e.g., anodizing, electroplating, etc.), Engraving, Heat Treating, and Allied Activities** (except painting, powder coating, and polishing metal and metal products for the trade) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 332812 | *Painting, Powder Coating and Polishing Metal and Metal Products for the Trade* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **3329** | **Other Fabricated Metal Product Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 332911<br>332912<br>329913<br>332919 | *Metal Valve Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 332991 | *Ball and Roller Bearing Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| 332992 | *Small Arms Ammunition Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 332993 | *Ammunition (except Small Arms) Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 332994 | *Small Arms, Ordnance, and Ordnance Accessories Manufacturing, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Small Arms Manufacturing* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • Other Ordnance and Accessories Manufacturing | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 332996 | Fabricated Pipe and Pipe Fitting Manufacturing | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 332999 | All Other Miscellaneous Fabricated Metal Product Manufacturing (such as: foil containers (except bags), industrial patterns, metal hair curlers, metal ironing boards, metal pallets, metal pipe hangers and supports, metal safes, metal vaults (except burial), permanent metallic magnets, portable metal ladders, sanitary ware (e.g., bathtubs, lavatories, sinks), metal and enameled metal, and steel wool) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.185 (Fabricated Metal Product Manufacturing, All Other Miscellaneous). |
| **333** | **Machinery Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **334** | **Computer and Electronic Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.115 (Computer and Electronic Product Manufacturing). |
| **335** | **Electrical Equipment, Appliance, and Component Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.165 (Electrical Equipment, Appliance, and Component Manufacturing). |
| **336** | **Transportation Equipment Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **337** | **Furniture and Related Product Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.215 (Furniture and Related Product Manufacturing). |
| **339** | **Miscellaneous Manufacturing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **3391, 3399** | **Medical Equipment and Supplies; Jewelry and Silverware; Sporting and Athletic Goods; Dolls, Toys and Games; Office Supplies; Signs; and All Other Miscellaneous Manufacturing** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.265 (Manufacturing, Miscellaneous). |
| **42** | **WHOLESALE TRADE** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **423** | **Merchant Wholesalers, Durable Goods** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4231** | **Motor Vehicles and Motor Vehicle Parts and Supplies** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **4232** | **Furniture and Home Furnishings** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4233** | **Lumber and Other Construction Materials** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4234** | **Professional and Commercial Equipment and Supplies** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **4235** | **Metals and Minerals (except Petroleum)** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4236** | **Household Appliances, and Electrical and Electronic Goods** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4237** | **Hardware and Plumbing, and Heating Equipment and Supplies** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4238** | **Machinery, Equipment and Supplies** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4239** | **Miscellaneous Durable Goods** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 423910 | *Sporting and Recreational Goods and Supplies* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 423920 | *Toy and Hobby Goods and Supplies* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 423930 | *Recyclable Materials (includes wholesale activity only; refer to NAICS 562920 (Material Recovery Facilities) for recovery/processing (recycling) activities)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 423940 | *Jewelry, Watches, Precious Stones, and Precious Metals* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 423990 | *Other Miscellaneous Durable Goods, excepting ordnance and accessories (includes uses such as: firearms (except sporting), musical instruments, prerecorded audio and video tapes and discs, phonograph records, prerecorded compact discs (CDs) and digital video discs (DVDs), and timber and timber products (except lumber))* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **424** | **Merchant Wholesalers, Nondurable Goods** (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4241** | **Paper and Paper Product Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4242** | **Drugs and Druggists' Sundries Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4243** | **Apparel, Piece Goods, and Notions Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4244** | **Grocery and Related Product Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4245** | **Farm Product Raw Materials Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4246** | **Chemical and Allied Product Merchant Wholesalers**, except as listed below: | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 424690 | *Explosives and Fireworks* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 424690 | *Industrial Gases and Liquefied Gases (except petroleum gas)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 424690 | *Welding Gases* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4247** | **Petroleum and Petroleum Products Merchant Wholesalers**, as listed below: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 424710 | *Petroleum Bulk Stations and Terminals* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 424720 | *Petroleum and Petroleum Products (except bulk stations and terminals)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4248** | **Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4249** | **Miscellaneous Nondurable Goods Merchant Wholesalers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **425** | **Wholesale Trade Agents and Brokers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 425120 | *Automobile auctions (wholesale auctions only)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 425120 | *Business to Business Electronic Markets (via internet or other electronic means)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.090 (Business to Business Electronic Markets). |
| 425120 | *Durable and Nondurable Goods Agents and Brokers (office only)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.155 (Durable and Nondurable Goods Agents and Brokers). |
| 425120 | *Group Purchasing Organizations (acting as agents for goods distribution)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 425120 | *Petroleum Brokers (office only)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **44-45** | **RETAIL TRADE** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **441** | **Motor Vehicle and Parts Dealers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4411** | **Automobile Dealers**, limited to new and used automobiles, and light trucks and vans (includes vehicle sales, and ancillary motor vehicle repair and maintenance activities) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 441110 | *New Vehicles* | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.040 (Automobile Dealers - New Vehicle Sales and Leasing, and Automobile Rental) and Section 5.03.305 (Motor Vehicle Dealers). |
| 441120 | *Used Vehicles* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.305 (Motor Vehicle Dealers). |
| **4412** | **Other Motor Vehicle Dealers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 441210 | *Recreational Vehicles* | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.305 (Motor Vehicle Dealers). |
| 441222 | *Boats* | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 441227 | *Motorcycles, Personal Watercraft, All Terrain Vehicles, and Other Similar Vehicles* | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4413** | **Automotive Parts, Accessories and Tire Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 441330 | *Automotive Parts and Accessories (excludes automotive repair)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 441340 | *Tire Stores* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **444** | **Building Materials, Garden Equipment and Supplies Stores** | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **445** | **Food and Beverage Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4451** | **Grocery and Convenience Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 445110 | *Supermarkets and Other Grocery Stores, Delicatessens (primarily retailing a range of grocery items and meats), Commissaries and Food Stores* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 445131 | *Convenience Stores (limited to 10,000 SF maximum)* | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 445132 | *Vending Machine Operators (retailing of merchandise through vending machines, as an ancillary business activity, within a fully enclosed building)* | --- | --- | --- | --- | P | P | P | P | P | P | P | P | --- | --- | P | --- | --- | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | --- | --- | --- | |
| **4452** | **Specialty Food Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 445230<br>445240<br>445250<br>445291<br>445292<br>445298 | *Confectionary and Baked Goods, Confectionary and Nut Stores, Dairy Products, Ice Cream, Meat, Seafood, Produce (except farmers markets and certified farmers' markets), Soft Drink, Tea and Coffee, Water Stores, and All Other Specialty Foods* | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.125 (Convenience Markets and Specialty Food Stores). |
| 445230 | *Farmers Markets and Certified Farmers Markets* | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | C | C | C | --- | C | C | --- | C | --- | --- | C | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **4453** | **Alcoholic Beverage Sales for Consumption Off-Premises** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 445320 | *Alcoholic Beverage Sales for Consumption Off-Premises (except beer, wine, and liquor stores, see below)* | --- | --- | --- | --- | C | C | C | C | C | --- | C | A | A | A | A | A | C | C | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | See Section 5.03.025 (Alcoholic Beverage Sales). |
| 445320 | *Beer, Wine, and Liquor Stores* | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **449** | **Furniture, Home Furnishings, Electronics, and Appliance Retailers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4491** | **Furniture and Home Furnishings Stores** | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.210 (Furniture and Home Furnishings Stores). |
| **4492** | **Electronics and Appliance Stores** | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.175 (Electronics and Appliance Stores). |
| **455** | **General Merchandise Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4551** | **Department Stores** | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4552** | **Warehouse Clubs, Supercenters, and Other General Merchandise Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 455211 | *Warehouse Clubs and Supercenters* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 455219 | *All Other General Merchandise Stores (includes dollar stores, general merchandise catalog showrooms (except catalog mail order), general stores, general merchandise trading posts, home and automobile supply stores, and variety stores)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **456** | **Health and Personal Care Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 456110 | *Pharmacies and Drug Stores* | --- | --- | --- | --- | P | P | P | P | --- | P | P | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.330 (Pharmacies and Drug Stores).<br>See Section 5.03.150 (Drive-Thru Facilities) for the inclusion of drive-thru facilities. |
| | *Marijuana Dispensaries* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.280 (Marijuana Dispensary). |
| 456120 | *Cosmetics, Beauty Supplies, and Perfume Stores* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 456130 | *Optical Goods Stores* | --- | --- | --- | --- | P | P | P | P | --- | --- | P | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 456191 | *Food (Health) Supplement Stores* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 456199 | *All Other Health and Personal Care Stores (such as: hearing aids, medical equipment and supplies, personal mobility scooters, and prosthetics)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | P | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **457** | **Gasoline Stations and Fuel Dealers** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 457110 | *Gasoline Stations with Convenience Stores* | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 457120 | *Other Gasoline Stations, including Truck Stops* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 457190 | *Self-Serve and Full Service Gasoline Stations* | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.225 (Gasoline and Fueling Stations). |
| 457190 | *Automated Fueling Stations ("card lock" facilities)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | P | P | --- | --- | --- | P | --- | --- | --- | See Section 5.03.225 (Gasoline and Fueling Stations). |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 457210 | *Fuel Dealers (limited to the direct selling of alternative fuels, bottled gas, firewood, fuel oil, jet fuel bulk stations, and liquefied petroleum gas (LPG))* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **458** | **Clothing, Clothing Accessories, Shoes, and Jewelry Stores** | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **459** | **Sporting Goods, Hobby, Book, and Musical Instrument Stores** (such as: sporting goods stores; hobby, toy, and game stores; sewing, needlework and piece goods (fabric and upholstery materials) stores; musical instrument and supplies stores; bookstores; and newsstands) | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4591** | **Sporting Goods, Hobby, and Musical Instrument Stores** | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4592** | **Book Stores and News Dealers** | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4593** | **Florists** | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **4594** | **Office Supplies, Stationery, and Gift Stores** | --- | --- | --- | --- | C | P | P | P | P | --- | P | P | P | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **4595** | **Used Merchandise Stores** (except motor vehicles), limited to the following: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 459510 | *Antique, Vintage and Collectibles Shops* | --- | --- | --- | --- | --- | P | P | P | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459510 | *Consignment Shops* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | P | P | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459510 | *Flea Markets and Swap Meets (indoor only)* | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459510 | *Precious Metals, Gemstones, Jewelry, and Similar Merchandise (includes purchase of previously owned merchandise, such as "cash for gold" stores)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 459510 | *Personal Property Donation Bins* | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.320 (Personal Property Donation Bins). |
| 459510 | *Thrift and Secondhand Stores, and Used Goods Stores* | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.400 (Thrift and Secondhand Stores, and Used Goods Stores). |
| **4599** | **Other Miscellaneous Stores** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 459910 | *Pet and Pet Supplies Stores* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459920 | *Art Dealers* | --- | --- | --- | --- | --- | P | P | P | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459930 | *Manufactured (Mobile) Home Dealers, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Without Display of Homes* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *With Indoor Display of Homes (no outdoor display of homes permitted)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 459991 | *Smoking/Vaping Retailers (includes cigar stores, cigarette stands, electronic cigarette stores, hookah supplies stores, smoking / vaping supplies stores, tobacco stores, and other similar facilities — In-store smoking and/or vaping shall be prohibited)* | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.245 (Hookah Establishments, Smoking / Vaping Lounges, and Smoking / Vaping Retailers). |
| 459999 | *All Other Miscellaneous Store Retailers, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Art Supplies, Candles, Closet Organizers, Collectibles, Flowers, Home Security Equipment, Hot Tubs, Janitorial Supplies, Police Supplies, Religious Goods, Swimming Pool Supplies and Trophy Shops* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | • *Auction Houses* | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | **C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Industrial Retail Sales (limited to the ancillary retail sales of goods and/or product either manufactured, warehoused, or wholesaled on-site)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *≤ 15% of Building GFA Area or 8,000 SF, whichever is less* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | ***[2]*** *> 8,000 SF or 15% of Building GFA* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | C | --- | --- | --- | P | --- | --- | --- | --- | |
| **48-49** | **TRANSPORTATION AND WAREHOUSING** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **481** | **Air Transportation**, limited to the following: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 481111<br>481112 | *Scheduled Passenger Air Transportation and Scheduled Freight Air Transportation (Airport Facilities)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.020 (Air Transportation). |
| 481211<br>481212 | *Nonscheduled Chartered Passenger Air Transportation and Nonscheduled Chartered Freight Air Transportation* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 481219 | *Other Nonscheduled Air Transportation (such as: aircraft charter services, aviation clubs, and privately-owned aircraft)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 481219 | *Helipad/Heliport* | --- | --- | --- | --- | --- | --- | --- | P | C | --- | C | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | --- | P | --- | --- | --- | --- | |
| **482** | **Rail Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 482111<br>482112 | *Line-Haul, Short-Line and Beltline Railroads* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | |
| **484** | **Truck Transportation** (includes general and specialized freight trucking) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **485** | **Transit and Ground Passenger Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4851** | **Urban Transit Systems** (includes public mixed-mode, commuter rail and bus transit passenger terminals and stations) | --- | --- | --- | --- | --- | --- | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | P | C | C | C | C | |
| **4853** | **Taxi and Limousine Services** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **4855** | **Charter Bus Services** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **4859** | **Other Transit and Ground Passenger Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 485991 | *Special Needs Transportation (such as: handicapped passenger transportation, paratransit transportation, pet transportation, senior citizen transportation, and special needs passenger transportation)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| 485999 | *Other Transit and Ground Passenger Transportation (such as: airport limousine and shuttle services, and carpool and vanpool operations)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **488** | **Support Activities for Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **4881** | **Support Activities for Air Transportation** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **4882** | **Support Activities for Rail Transportation** (includes servicing and maintenance facilities) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | --- | |

***Table 5.02-1: Land Use Matrix***

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 488210 | *Railroad Passenger Terminals (line-haul, short-line and belt-line railroads)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | P | --- | P | --- | --- | P | --- | |
| 488210 | *Railroad Equipment Maintenance Yards* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | C | --- | |
| **4884** | **Support Activities for Road Transportation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 488410 | *Towing Services (see Motor Vehicle Storage (NAICS 493190) for vehicle storage requirements)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 488490 | *Bus Passenger Terminals (independent)* | --- | --- | --- | --- | --- | --- | C | C | C | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **4885** | **Freight Transportation Arrangement** (limited to shipping agents and brokers) | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.200 (Freight Transportation Arrangement). |
| **491** | **Postal Service** (limited to US Postal Service and contract services. See "Private Mail Centers and Postal Services and Supplies" (NAICS 561431) for commercial mail services) | --- | --- | --- | --- | P | P | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **492** | **Couriers and Messengers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **493** | **Warehousing and Storage** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 493110 | *General Warehousing and Storage, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Within a Wholly Enclosed Building* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *Outside Materials and Equipment Storage* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *In conjunction with an allowed use* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | ***[2]*** *As a primary use of property* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | p | --- | --- | --- | P | --- | --- | --- | --- | |
| 493120 | *Refrigerated Warehousing and Storage* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| 493190 | *Other Warehousing and Storage, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Bulk Petroleum Storage (tank farm)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Lumber Storage* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Motor Vehicle Storage* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *Indoor Vehicle Storage* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.310 (Motor Vehicle Storage Facilities). |
| | ***[2]*** *Outdoor Vehicle Storage* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | P | --- | --- | --- | C | |
| | • *Semi-Trailer Storage Yard Facilities* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | C | --- | --- | --- | *C | See Section 5.03.357 (Semi-Trailer Storage Yard Facilities).<br>* Subject to Planning Director approval. Shall be wholly located within an established industrial area and not located near any sensitive receptors. |
| **51** | **INFORMATION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **512** | **Motion Picture and Sound Recording Industries** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5121** | **Motion Picture and Video Industries** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 512110<br>512120 | *Motion Picture and Video Production and Distribution* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | |
| 512131 | *Motion Picture and Video Exhibition (movie theaters, except drive-in theaters)* | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | **P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 512191 | Teleproduction and Other Postproduction Services | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 512199 | Other Motion Picture and Video Industries (such as: booking agencies, film libraries, film laboratories and film restoration) | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **5122** | **Sound (Audio) Recording Facilities** | --- | --- | --- | --- | --- | --- | P | P | --- | *P | *P | **P | P | P | P | --- | *P | P | *P | *P | P | *P | P | P | P | P | *P | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.380 (Sound (Audio) Recording Facilities).<br>* Only allowed incidental to a permitted or conditionally permitted land use.<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **513** | **Publishing Industries** (except Internet—see Other Information Services) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5131** | **Newspaper, Periodical, Book, and Directory Publishers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **5132** | **Software Publishers** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **516** | **Broadcasting** (except Internet—see Other Information Services) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 516110<br>516120 | *Radio Broadcast Studios/Stations* | --- | --- | --- | --- | --- | C | P | P | --- | --- | P | **P | P | P | P | --- | P | --- | C | P | C | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 516120 | *Television Broadcast Studios/Stations* | --- | --- | --- | --- | --- | C | P | P | --- | --- | P | **P | P | P | P | --- | P | --- | P | P | C | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **517** | **Telecommunications Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 517111 | *Wired telecommunications Facilities* | C | C | C | C | C | P | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | C | P | P | --- | P | P | P | P | See Section 5.03.420 (Wireless Telecommunications Facilities).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 517112 | *Wireless Telecommunications Facilities* | P | P | P | P | P | P | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | C | P | P | P | P | P | P | P | |
| **5174** | **Satellite Telecommunications Facilities** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | P | --- | --- | --- | --- | |
| **5178** | **All Other Telecommunications** (includes telecommunications resellers, radar station operations, and satellite telemetry operations and tracking stations) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| **518** | **Data Processing, Hosting and Related Services** | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.140 (Data Processing, Hosting and Related Services). |
| **519** | **Libraries and Archives** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 519210 | *Libraries and Archives* | C | C | C | C | C | P | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | C | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| **52** | **FINANCE AND INSURANCE** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **522** | **Credit Intermediation and Related Activities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5221** | **Depository Credit Intermediation** (limited to commercial banking, savings institutions, and credit unions) | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.145 (Depository Credit Intermediation).<br>See Section 5.03.150 (Drive-Thru Facilities) for the inclusion of drive-thru facilities.<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5222** | **Nondepository Credit Intermediation** (such as: credit card issuing, sales financing, consumer and real estate lending, and secondary market financing, excluding pawn shops and pawn brokers) | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | --- | --- | --- | P | P | P | P | P | P | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 522299 | *Pawnshops and Pawnbrokers* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | **C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5223** | **Activities Related to Credit Intermediation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 522310 | *Mortgage and Nonmortgage Loan Brokers* | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 522320 | *Financial Transactions Processing and Clearinghouse Activities* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | P | **P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 522390 | *Other Activities Related to Credit Intermediation (limited to check cashing, money order issuance, money transmission and payday advance services)* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.130 (Credit Intermediation-Related Activities). |
| **523, 524, 525** | **Securities, Commodity Contracts, and Other Financial Investments; Insurance Carriers; and Related Activities, Funds, Trusts, and Other Financial Vehicles** | --- | --- | --- | --- | --- | P | P | P | --- | P | P | **P | P | P | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **53** | **REAL ESTATE RENTAL AND LEASING** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **531** | **Real Estate** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5311** | **Real Estate Rental or Leasing**, except banquet halls | --- | --- | --- | --- | C | P | P | P | P | P | P | **P | P | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 531120 | *Banquet Halls (standalone facilities)* | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.067(Banquet Facilities - Historic Properties) for administratively permitted banquet facility uses located on historically designated properties. |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 531130 | *Self-Storage Facilities* | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.355 (Self-Storage Facilities). |
| **5312** | **Real Estate Agents and Brokers** | --- | --- | --- | --- | C | P | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5313** | **Activities Related to Real Estate** (such as: escrow services, fiduciaries, listing services, property managers, and appraisers) | --- | --- | --- | --- | P | P | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **532** | **Rental and Leasing Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5321** | **Automotive Equipment Rental and Leasing** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 53211 | *Passenger Car Rental and Leasing* | --- | --- | --- | --- | --- | --- | C/P | C/P | C/P | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.040 (Automobile Dealers—New Vehicle Sales and Leasing, and Automobile Rental). |
| 53212 | *Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing* | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **5322** | **Consumer Goods Rental** (limited to rental of consumer electronics and appliances, costumes, formal wear, furniture rental, home health equipment, musical instrument rental, party and banquet accessories, recreational goods, and video tapes and discs) | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.120 (Consumer Goods Rental).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5323** | **General Rental Centers** (limited to home and garden tool and equipment rental) | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.230 (General Rental Centers). |
| **5324** | **Commercial and Industrial Machinery and Equipment Rental and Leasing** | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **54** | **PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **541** | **Professional, Scientific, and Technical Services, except Scientific Research and Development Services, and Veterinary and Animal Hospital Services** (such as legal, accounting, tax preparation, bookkeeping, payroll, architecture, engineering, and specialized design services; systems design; management, scientific, and technical consulting services; and advertising and public relations services) | --- | --- | --- | --- | --- | --- | P | P | P | P | P | **P | --- | --- | P | --- | --- | P | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5417** | **Scientific Research and Development Services** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **5419** | **Other Professional, Scientific, and Technical Services** (except veterinary and animal hospital services) | --- | --- | --- | --- | --- | P | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 541940 | *Veterinary and Animal Hospital Services* | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | P | P | P | P | P | P | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | |
| **55** | **MANAGEMENT OF COMPANIES AND ENTERPRISES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **551** | **Management of Companies and Enterprises** (limited to offices of holding companies, and corporate, subsidiary, and regional managing offices) | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **56** | **ADMINISTRATIVE AND SUPPORT, AND WASTE MANAGEMENT AND REMEDIATION SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **561** | **Administrative and Support Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5611, 5612** | **Office Administrative Services and Facilities Support Services** (limited to services provided for others on a contract or fee basis) | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5613** | **Employment Services** (limited to employment placement, executive search, and temporary employment services) | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **5614** | **Business Support Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 561410 | *Document Preparation Services* | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 561421<br>561422 | *Telephone Answering Services and Call Centers* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | P | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 561431 | *Private Mail Centers, and Postal Services and Supplies* | --- | --- | --- | --- | P | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 561439 | *Other Business Service Centers (limited to mailbox rental, photocopying, duplicating, blueprinting, mailing services, document copying services, facsimile services, word processing services, on-site PC rental services, and office product sales)* | --- | --- | --- | --- | P | P | P | P | P | --- | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 561440 | *Collection Agencies* | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 561450 | *Credit Bureaus* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | P | --- | --- | --- | --- | --- | P | P | P | P | P | P | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 561491<br>561492<br>561499 | *Other Business Support Services (including repossession services, court reporting and stenotype services and all other business support services)* | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **5615** | **Travel Arrangement and Reservation Services** | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| **5616** | **Investigation and Security Services** | --- | --- | --- | --- | --- | --- | P | P | --- | --- | P | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **5617** | **Services to Buildings and Dwellings** (limited to exterminating and pest control, janitorial, landscaping, carpet and upholstery cleaning, building exterior and chimney cleaning, power washing, gutter cleaning, light building maintenance, parking lot cleaning and swimming pool maintenance services) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.180 (Exterminating Services). |
| **5619** | **Other Support Services** (limited to packaging and labeling services, convention and trade show organizers, and document shredding services) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **562** | **Waste Management and Remediation Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **5621** | **Waste Collection** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 562111 | *Solid Waste Collection, limited to the following* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Waste, Refuse and Garbage Collection Services (service yards)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Waste Transfer Facilities* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Use shall be allowed only when established as part of a publicly operated city yard facility. |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | • *Recycling Facilities (implements the California Beverage Container Recycling and Litter Reduction Act (PRC Section 14500 et seq.))* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *Reverse Vending Machines* | --- | --- | --- | --- | --- | A | A | A | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.340 (Recycling Facilities). |
| | ***[2]*** *Small Collection Facilities (a facility 500 SF or less in area, including Mobile Recycling Units, Bulk Reverse Vending Machines, Kiosk Type Units, and Unattended Containers)* | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| | ***[3]*** *Large Collection Facilities (a facility greater than 500 SF in area)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| | ***[4]*** *Processing Facilities* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Salvage Facilities (such as automobile dismantling and metal salvage/recycling. See NAICS 562920, Material Recovery Facilities, for the recovery/processing (recycling) of waste materials)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | ***[1]*** *Within a Wholly Enclosed Building* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.350 (Salvage Facilities). |
| | ***[2]*** *With Outdoor Storage and/or Processing Activities* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562112 | *Hazardous Waste Collection, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Hazardous Waste Collection and Storage Facilities (except household hazardous waste collection facilities)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Hazardous Waste Collection Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Household Hazardous Waste Collection Facility* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | *P | --- | --- | --- | --- | --- | --- | * Use shall be allowed only when established as part of a publicly operated city yard facility. |
| 562119 | *Other Waste Collection Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **5622** | **Waste Treatment and Disposal** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 562211 | *Hazardous Waste Treatment and Disposal* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562212 | *Solid Waste Landfill* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562213 | *Solid Waste Combustors and Incinerators* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562219 | *Other Nonhazardous Waste Treatment and Disposal (limited to composting facilities and anaerobic digestion; excludes fertilizer manufacturing—see NAICS 325314)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | See Section 5.03.415 (Waste Treatment and Disposal—Composting and Anaerobic Digestion Facilities). |
| **5629** | **Remediation and Other Waste Management Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 562910 | *Remediation Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562920 | *Material Recovery Facilities (MRF) (consists of the removal of recyclable materials from a waste stream)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.275 (Material Recovery Facilities). |
| 562920 | • *Electronic Equipment Recycling* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.275 (Material Recovery Facilities). |

***Table 5.02-1: Land Use Matrix***

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 562920 | • *Salvage Facilities (includes facilities for the recovery/processing (recycling) of waste materials. See NAICS 562111 for automobile dismantling and metal salvage/recycling facilities. See NAICS 327999 for concrete and asphalt crushing or grinding)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 562920 | ***[1]*** *Within a Wholly Enclosed Building* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | **P** | **P** | --- | --- | --- | --- | --- | --- | --- | --- | See Sections 5.03.275 (Material Recovery Facilities) and 5.03.350 (Salvage Facilities). |
| 562920 | ***[2]*** *With Outdoor Storage and/or Processing Activities* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | **C** | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562920 | • *Tires and Scrap Rubber Recycling* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | **C** | **C** | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.275 (Material Recovery Facilities). |
| 562991 | *Septic Tank and Related Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | **P** | **P** | --- | --- | --- | --- | --- | --- | --- | --- | |
| 562998 | *All Other Miscellaneous Waste Management Services (includes but is not limited to storm and catch basin cleaning services, grease trap cleaning services, sewer cleaning and rodding services, and tank cleaning and disposal services)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | **P** | **P** | --- | --- | --- | --- | --- | --- | --- | --- | |
| **61** | **EDUCATION SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **611** | **Educational Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **6111, 6112, 6113** | **Elementary and Secondary Schools, Junior Colleges, and Colleges, Universities and Professional Schools** (also includes activities and facilities ancillary to, and/or serving, an educational service, such as, but not limited to, administrative offices, student and educator housing, libraries and museums, performing arts and sports facilities, eating facilities, medical clinics, etc.) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Public Schools* | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | ****P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | --- | --- | --- | --- | --- | **P** | **P** | **P** | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Private Schools* | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | --- | --- | **C** | ****C** | **C** | **C** | **C** | **C** | **C** | --- | --- | --- | --- | --- | **C** | --- | --- | --- | --- | **C** | **C** | **C** | --- | --- | --- | --- | --- | |
| **6114** | **Business Schools and Computer and Management Training** | --- | --- | --- | --- | --- | --- | **C** | **C** | --- | --- | --- | --- | --- | --- | --- | **C** | --- | --- | --- | **C** | --- | **C** | **C** | **C** | **C** | --- | --- | --- | **C** | --- | --- | --- | --- | --- | --- | |
| **6115** | **Technical, Trade, and Vocational Schools** | --- | --- | --- | --- | --- | --- | **C** | **C** | --- | --- | **C** | --- | --- | --- | --- | **C** | --- | **C** | --- | **C** | **C** | **C** | **C** | **C** | **C** | **C** | --- | --- | **C** | --- | --- | --- | --- | --- | --- | |
| **6116** | **Other Schools and Instruction** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 611610 | *Fine Arts Schools (nonacademic instruction, including music, dance, performing arts, drama, photography, ceramics, painting, and sculpture)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *GFA less than 2,000 SF* | --- | --- | --- | --- | **C** | **P** | **P** | **P** | **P** | --- | **P** | ****P** | **P** | **P** | **P** | --- | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *GFA 2,000 SF or more* | --- | --- | --- | --- | --- | **C** | **C** | **C** | **C** | --- | **C** | ****C** | **C** | **C** | **C** | --- | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | --- | --- | --- | --- | --- | --- | --- | --- | |
| 611620 | *Sports and Recreation Instruction (cheerleading, gymnastics, and martial arts)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *GFA less than 10,000 SF* | --- | --- | --- | --- | --- | **P** | **P** | **P** | **P** | --- | **P** | --- | --- | --- | **P** | --- | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *GFA 10,000 or More SF* | --- | --- | --- | --- | --- | **C** | **C** | **C** | **P** | --- | **C** | --- | --- | --- | **C** | --- | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | **C** | --- | --- | --- | --- | ---- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 611691 | *Exam Preparation and Tutoring Services* | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 611692 | *Automobile Driving School* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | --- | --- | --- | C | --- | C | C | C | C | C | C | C | C | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| 611699 | *Other Schools of Instruction (public speaking, survival training, and speed reading)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | C | --- | --- | C | --- | C | C | C | C | C | C | C | C | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| **6117** | **Educational Support Services** (limited to testing, evaluation, tutorial, and online education services) | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | --- | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **62** | **HEALTH CARE AND SOCIAL ASSISTANCE** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **621** | **Ambulatory Health Care Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **6211, 6212, 6213, 6214, 6215, 6216** | **Offices of Physicians and Dentists, Other Health Practitioners, Outpatient Centers, Laboratory Testing Services, Home Healthcare Services, and Community Clinics** (excludes massage establishments—see NAICS 812199) | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | --- | --- | P | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.02.270 (Massage Establishments and Services) for massage therapists or massage practitioners.<br><br>Pursuant to Figure 5.01-2 (MU-1 (Downtown Mixed Use) Zoning District Land Use Map) and Section 6.01.035.B.2.c (Development Standards and Guidelines) uses that front on to Euclid Avenue are not permitted on the ground/first floor. |
| **6219** | **Other Ambulatory Health Care Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 621910 | *Ambulance Services* | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | C | --- | --- | --- | --- | |
| 621991 | *Blood and Organ Banks* | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 621999 | *All Other Miscellaneous Ambulatory Health Care Services (limited to blood pressure screening, health screening, hearing testing, industrial clinics, pacemaker monitoring, physical fitness evaluation, and smoking cessation program services)* | --- | --- | --- | --- | --- | P | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.030 (Ambulatory Health Care Services—All Other Miscellaneous)<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **622** | **Hospitals** | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **623** | **Nursing and Residential Care Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **6231** | **Nursing Care Facilities** (includes State licensed facilities engaged in providing inpatient nursing and rehabilitative services by a permanent core staff of registered/licensed practical nurses who, along with other staff, provide nursing and continuous personal care services) | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **6232** | **Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 623210 | *Residential Intellectual and Developmental Disability Facilities (includes State licensed group homes, and intermediate care facilities primarily engaged in providing residential care services – room, board, protective supervision, and counseling services -- for persons diagnosed with intellectual and developmental disabilities)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *6 or fewer persons* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence. |
| | • *More than 6 persons* | C | C | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | |
| 623220 | *Residential Mental Health and Substance Abuse Facilities (includes State licensed residential care and treatment – room, board, protective supervision, and counseling services -- for patients with mental health and/or substance abuse illnesses. Medical services may be provided incidental to counseling, mental rehabilitation, and support services offered)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *6 or fewer persons* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence. |
| | • *More than 6 persons* | C | C | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | |
| **6233** | **Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 623311 | *Continuing Care Retirement Communities (includes State licensed facilities providing a range of residential personal care services with on-site nursing care facilities for: [1] the elderly and other persons that are unable to fully care for themselves, and/or [2] the elderly and other persons who do not desire to live independently)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *6 or fewer persons* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence.<br>See Section 5.03.110 (Community Care Facilities for the Elderly—6 or Fewer Persons). |
| | • *More than 6 persons* | C | C | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | See Section 5.03.105 (Community Care Facilities for the Elderly—More Than 6 Persons). |
| 623312 | *Assisted Living Facilities for the Elderly (includes State licensed facilities providing residential and personal care services without on-site nursing care facilities for: [1] the elderly and other persons that are unable to fully care for themselves, and/or [2] the elderly and other persons who do not desire to live independently)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *6 or fewer persons* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence.<br>See Section 5.03.110 (Community Care Facilities for the Elderly—6 or Fewer Persons). |
| | • *More than 6 persons* | C | C | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | See Section 5.03.105 (Community Care Facilities for the Elderly—More Than 6 Persons). |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **6239** | **Other Residential Care Facilities for 6 or fewer persons** (includes facilities providing residential care services, such as: group homes for the hearing or visually impaired, child group foster homes, halfway group homes for ex-offenders, homes for unwed mothers, group homes for the disabled without nursing care, orphanages, etc.) | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence.<br>See Section 5.03.345 (Residential Care Facilities, Other—6 or Fewer Persons). |
| **624** | **Social Assistance** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **6241** | **Individual and Family Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 624110 | *Adoption Services, Child Guidance Agencies, Child Welfare Services, and Foster Care Placement Services* | --- | --- | --- | --- | --- | P | P | P | --- | P | P | --- | --- | --- | --- | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 624110 | *Teen Outreach Services and Youth Centers* | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 624120 | *Senior Citizen and Adult Community Centers* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | P | --- | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| 624120 | *Adult Daycare Services* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *6 or Fewer Persons* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | --- | *P | *P | P* | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | --- | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing single-family residence. |
| | • *7 or More Persons* | --- | --- | C | C | --- | C | C | --- | --- | C | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | |
| 624190 | *Other Individual and Family Services* | --- | --- | --- | --- | --- | --- | P | --- | --- | P | P | --- | --- | --- | P | --- | P | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **6242** | **Community Food and Housing, Emergency and Other Relief Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 624210 | *Community Food Services (limited to food banks, meal delivery programs, and fixed and mobile soup kitchens)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 624221 | *Temporary Shelters* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Emergency Shelters* | --- | --- | C | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | C | C | --- | C | C | --- | --- | --- | --- | --- | See Section 5.03.405 (Transitional Shelters and Supportive Housing). |
| | • *Low Barrier Navigation Centers* | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Transitional Housing* | P | P | P | P | --- | --- | C | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | --- | --- | P | C | C | --- | C | P | --- | --- | --- | --- | --- | |
| | • *Transitional Living Centers* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | |
| 624229 | *Other Community Housing Services (agencies and organizations)* | --- | --- | --- | --- | --- | P | P | --- | --- | P | P | **P | --- | --- | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 624230 | *Emergency and Other Relief Services (administrative services/activities only)* | --- | --- | --- | --- | --- | --- | P | --- | --- | P | P | **P | --- | --- | P | P | P | P | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| **6243** | **Vocational Rehabilitation Services** (limited to vocational habilitation and rehabilitation, and workshops for persons with disabilities) | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | C | --- | C | C | C | C | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| **6244** | **Child Daycare Services**, limited to the following: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 624410 | *Child Daycare Centers (Commercial Facilities)* | --- | --- | C | C | C | C | C | C | --- | C | C | --- | --- | --- | C | --- | C | C | C | C | C | C | P | P | --- | --- | --- | --- | P | C | --- | --- | --- | --- | --- | See Section 5.03.100 (Child Daycare Services). |
| 624410 | *Child Daycare Centers (Employer Provided Services)* | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | --- | --- | --- | P | P | --- | C | C | C | C | P | P | P | P | P | --- | P | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 624410 | *Family Child Daycare Homes (up to 14 children)* | *P | *P | *P | *P | --- | --- | --- | --- | --- | --- | --- | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | *P | --- | --- | --- | --- | --- | *P | --- | *P | --- | --- | --- | --- | --- | * Allowed only in conjunction with an existing residence, including a single-family dwelling, a townhouse dwelling, a dwelling unit within a single-family dwelling, a multiple-family dwelling, or a dwelling unit within a multiple-family dwelling. Furthermore, the dwelling may be rented, leased, or owned, and the child daycare provider shall reside in the dwelling. See Section 5.03.100 (Child Daycare Services). |
| **71** | **ARTS, ENTERTAINMENT AND RECREATION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **711** | **Performing Arts, Spectator Sports, and Related Industries** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **7111** | **Performing Arts Companies** | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | C | C | C | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| **7112** | **Spectator Sports** | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| **7113** | **Promoters of Performing Arts, Sports, and Similar Events** (offices only) | --- | --- | --- | --- | --- | --- | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **7114** | **Agents and Managers for Artists, Athletes, Entertainers and Other Public Figures** (offices only) | --- | --- | --- | --- | --- | --- | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **7115** | **Independent Artists, Writers, and Performers** (offices only) | --- | --- | --- | --- | --- | --- | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **712** | **Museums, Historical Sites, and Similar Institutions** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **7121** | **Museums, Historical Sites, and Similar Institutions** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 712110 | *Museums* | C | C | C | C | C | C | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | C | --- | --- | P | --- | --- | |
| 712130 | *Zoos and Botanical Gardens* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | |
| **713** | **Amusement, Gambling, and Recreation Industries** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **7131** | **Amusement Parks and Arcades** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 713110 | *Amusement and Theme Parks* | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | |
| 713120 | *Amusement Arcades (limited to video and electronic game arcades, cyber cafes, and on-line and internet gaming facilities)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | C | --- | --- | C | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.220 (Game Arcades, Internet Cafes, On-Line Internet Gaming, and Similar Facilities). |
| **7132** | **Gambling Industries** (except Bingo conducted pursuant to Ontario Municipal Code Title 5, Chapter 18 (Bingo for Charity)) | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **7139** | **Other Amusement and Recreation Industries** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 713910 | *Golf Courses and Country Clubs* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | |
| 713940 | *Fitness and Recreational Sports Centers (limited to health clubs and gyms, fitness and sports training facilities, tennis clubs, swim clubs and other similar activities and facilities)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • GFA Less than 10,000 SF | --- | --- | --- | --- | --- | P | P | P | P | --- | P | **P | --- | --- | P | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • GFA 10,000 or More SF | --- | --- | --- | --- | --- | C | C | C | P | --- | C | **C | --- | --- | C | --- | C | C | C | C | C | C | C | C | C | C | --- | --- | --- | --- | C | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 713950 | *Bowling Centers* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | P | P | P | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | * Privately operated facilities are conditionally permitted on publicly owned land. |
| 713990 | *Adult-Oriented Businesses* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.015 (Adult-Oriented Businesses). |
| 713990 | *Batting Cages -- Indoor* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Batting Cages -- Outdoor* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | |
| 713990 | *Billiard Parlors and Pool Halls* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | C | --- | --- | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.075 (Billiard Parlors and Pool Halls). |
| 713990 | *Dancing, Dance Clubs, Dance Halls, Ballrooms, and Discotheques* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • GFA Less than 5,000 SF | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | *A | --- | --- | --- | --- | --- | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | * In the MU-1 zoning district, dancing activities/facilities are administratively permitted only in conjunction with a bona fide full-service restaurant or alcoholic beverage manufacturer's tasting room. |
| | • GFA 5,000 or More SF | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | --- | --- | --- | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Escape, Exit, Mystery, and Puzzle Rooms* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | C | --- | C | C | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Golf Driving Ranges, Miniature and Pitch-N-Put Golf Courses, and Practice Ranges* | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | |
| 713990 | *Hookah Establishments and Facilities* | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | **A | A | A | A | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations.<br>See Section 5.03.245 (Hookah Establishments). |
| 713990 | *Live Entertainment (excludes adult-oriented establishments)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • GFA Less than 5,000 SF | ‡A | ‡A | ‡A | ‡A | --- | C | C | C | C | --- | --- | *A/ **C | *A/ **C | *A/ **C | *A/ **C | --- | C | C | C | C | C | C | C | --- | --- | --- | --- | C | --- | P | --- | --- | --- | --- | * In the MU-1 zoning district, live entertainment is administratively permitted only in conjunction with a bona fide full-service restaurant or alcoholic beverage manufacturer's tasting room.<br>** Standalone live entertainment activities/facilities shall be subject to Conditional Use Permit approval and shall be prohibited on property located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations.<br>‡ Allowed in residential zoning districts only in conjunction with a banquet facility in association with a historic property. |
| | • GFA 5,000 or More SF | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | **C | --- | --- | **C | --- | C | C | C | C | C | C | C | --- | --- | --- | --- | C | --- | C | --- | --- | --- | --- | |
| 713990 | *Off-Road Vehicle Riding Facilities (recreational)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Open Space and Park Lands (publicly owned facilities)* | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| 713990 | *Shooting and Archery Ranges and Galleries — Indoor Only* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 713990 | *Simulated Racing (limited to go-carts, radio-controlled vehicles, and other similar facilities)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | * Privately operated facilities are conditionally permitted on publicly owned land. |
| 713990 | *Simulated Shooting Games — Indoor Only (limited to laser tag and paint ball)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Skating Rinks and Parks (indoor only)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | C | --- | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Smoking Lounges, Vape Lounges, and Other Similar Facilities (excluding hookah establishments)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 713990 | *Stables (commercial riding)* | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | |
| **72** | **ACCOMMODATION AND FOOD SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **721** | **Accommodation (Lodging Facilities)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **7211** | **Traveler Accommodation** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 721110 | *Hotels and Motels* | --- | --- | --- | --- | --- | --- | --- | C | C | --- | C | **C | --- | --- | C | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 721191 | *Bed-and-Breakfast Inns* | C | C | C | C | C | C | C | C | --- | C | C | **C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | See Section 5.03.070 (Bed-and-Breakfast Inns).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 721199 | *All Other Traveler Accommodation* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Residence Inns* | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.250 (Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation). |
| | • *Cabins and Cottages* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Hostels* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **7212** | **Recreational Vehicle (RV) Parks and Recreational Camps** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **7213** | **Boarding, Lodging and Rooming Houses** | A | A | A | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | A | --- | A | --- | --- | --- | --- | --- | See Section 5.03.080 (Boarding, Lodging and Rooming Houses). |
| **722** | **Food Services and Drinking Places** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **7223** | **Special Food Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 722310 | *Food Service Contractors* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 722320 | *Catering Services and Facilities* | --- | --- | --- | --- | --- | --- | P | --- | P | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 722330 | *Mobile Food Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.290 (Mobile Food Services). |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **7224** | **Drinking Places** (Alcoholic Beverage Sales *for On-Premises Consumption*) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 722410 | *Drinking Places Other Than Bars, Cocktail Lounges, and Taverns (and other similar facilities)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *GFA less than 10,000 SF* | ‡A | ‡A | ‡A | ‡A | C | C | C | C | *C | --- | C | A | A | A | C | C | C | C | C | C | C | C | C | C | C | --- | --- | C | --- | P | --- | *C | --- | --- | ‡ Allowed in residential zoning districts only in conjunction with a banquet facility in association with a historic property or a not for profit homeowners association that maintains/operates a clubhouse or similar place of assembly for exclusive use by association members and their guests.<br>* Allowed within the Ontario Sports Empire ancillary to restaurant and concession uses and subject to approval of an AUP.<br>See Section 5.03.025 (Alcoholic Beverage Sales). |
| | • *GFA 10,000 or More SF* | --- | --- | --- | --- | C | C | C | C | *C | --- | C | C | C | C | C | --- | C | C | C | C | C | C | C | C | C | C | --- | --- | C | --- | P | --- | *C | --- | --- | |
| 722410 | *Bars, Cocktail Lounges, Nightclubs and Taverns, and Other Similar Facilities* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *GFA less than 5,000 SF* | --- | --- | --- | --- | --- | --- | C | C | *C | --- | C | **A | **A | **A | C | --- | C | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | *C | --- | --- | * Allowed within the Ontario Sports Empire ancillary to restaurant and concession uses and subject to approval of an AUP.<br>** Standalone bars, taverns, and other similar facilities shall be prohibited on property located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations.<br>See Section 5.03.025 (Alcoholic Beverage Sales). |
| | • *GFA 5,000 or More SF* | --- | --- | --- | --- | --- | --- | C | C | *C | --- | C | **C | --- | --- | --- | --- | C | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | *C | --- | --- | |
| **7225** | **Restaurants and Other Eating Places** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 722511 | *Full-Service Restaurants (includes ancillary banquet facilities — see NAICS 531120 for standalone banquet facilities)*** | --- | --- | --- | --- | --- | P | P | P | P | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | P | --- | P | --- | P | --- | --- | See Section 5.03.150 (Drive-Thru Facilities) for the inclusion of drive-thru facilities.<br>** Outdoor dining areas, both temporary and permanent, which are provided in addition to seating areas approved with the development of a building, may be permitted, subject to the approval of an Administrative Use Permit. |
| 722513 | *Limited-Service and Fast Food Restaurants*** | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | P | --- | --- | |
| 722514 | *Cafeterias and Buffets*** | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | P | --- | --- | |
| 722515 | *Snack and Nonalcoholic Beverage Bars*** | --- | --- | --- | --- | P | P | P | P | P | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | P | --- | --- | |
| **81** | **OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **811** | **Repair and Maintenance** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **8111** | **Motor Vehicle Repair and Maintenance** (Note: See Motor Vehicle Storage (NAICS 493190) for vehicle storage requirements) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 811111 | *Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involves the limited use of pneumatic tools or equipment that create noise impacts)* | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.065 (Automotive Repair and Maintenance—Servicing Facilities). |

***Table 5.02-1: Land Use Matrix***

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 811111 | *General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brake, cooling, electric, exhaust, fuel, and suspension systems; and engine, transmission, and drive train)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Automobile, Light Truck and Van Repair and Maintenance* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.060 (Automotive Repair and Maintenance—General Repair Facilities). |
| | • *Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| 811121 | *Automotive Body, Paint, and Interior Repair and Customization* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.045 (Automotive Body, Paint, and Interior Repair and Customization—Minor Customization Work). |
| | • *Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- body and/or paint work is prohibited)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *Large Truck and Bus Body, Paint, and Interior Repair and Maintenance* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *Mobile Body and Paint Repair Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | P | P | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.050 (Automotive Body and Paint—Mobile Repair Services). |
| 811122 | *Automotive Glass Replacement Shops (includes stationary and mobile services)* | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.055 (Automotive Glass Replacement Shops). |
| 811122 | *Automotive Window Tinting and Vehicle Wrapping* | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 811191 | *Automotive Oil Change and Lubrication Shops* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| 811192 | *Car Washes--Full-Service and Self-Service (excludes facilities ancillary to fueling stations)* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Automobiles, Light Trucks and Vans* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | C | --- | --- | C | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *Trucks and Similarly Large Vehicles* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| | • *Mobile Washing and Detailing Services* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.300 (Mobile Washing and Detailing Services). |
| 811198 | *All Other Automotive Repair and Maintenance* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Emissions Testing (test only facilities), and Diagnostic Centers and Safety Inspection Services (without repair)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Rustproofing and Undercoating Shops* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Spray-On Bedliner Installation Shops* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Tire Sales, Installation, and Repair (except retreading) Services* | --- | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Plug-In Electric Vehicle (PEV) Charging Facilities (ancillary to an allowed land use)* | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | • Electric Truck Vehicle Charging Facilities | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | *C | *C | *C | *C | *C | --- | --- | --- | *C | --- | --- | --- | --- | See Section 5.03.163 (Electric Truck Vehicle Charging Facilities)<br>* Electric vehicle supply equipment stations shall be reviewed by Building Permit. Discretionary review required for all ancillary site improvements unrelated to the supply equipment. |
| | • *Hydrogen Fueling Station* | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | |
| **8112** | **Electronic and Precision Equipment Repair and Maintenance** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **8113** | **Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance** | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | P | --- | --- | --- | --- | |
| **8114** | **Personal and Household Goods Repair and Maintenance** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 811411, 811412 | *Home and Garden Equipment and Appliance Repair and Maintenance* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 811420 | *Reupholsters and Furniture Repair* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 811430 | *Footwear and Leather Goods Repair* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 811490 | *Other Personal and Household Goods Repair and Maintenance -- Without Retail Sales (limited to garment alteration and repair, gun repair, jewelry repair, key duplicating, musical instrument repair and tailor shops)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **P | P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 811490 | *Boat Repair and Maintenance Services (no retail sales of new boats)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 811490 | *Motorcycle Repair and Maintenance Services (no retail sales of new motorcycles)* | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **812** | **Personal and Laundry Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **8121** | **Personal Care Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 812111 812112 812113 | *Barber Shops, Beauty Salons, Nail, and Skin Care Services* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | P | P | --- | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812191 | *Diet and Weight Reducing Centers* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 812199 | *Other Personal Care Services, limited to the following:* | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

***Table 5.02-1: Land Use Matrix***

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | • *Body Art Services (includes tattooing, body piercing, and branding)* | --- | --- | --- | --- | --- | --- | C | --- | C | --- | --- | **P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.390 (Tattoo, Body Piercing, Branding, and Permanent Cosmetics Application).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Chair Massage* | --- | --- | --- | --- | P | P | P | P | P | P | P | **P | --- | --- | P | --- | --- | --- | P | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | See Section 5.03.270 (Massage Establishments and Services).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Color Consulting Services* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations.<br>† Massage services are prohibited. |
| | • *Day Spas* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **†P | --- | --- | †P | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Hair Removal Services* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Hair Replacement Services* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • *Make-Up Salons (includes the application of permanent cosmetics)* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.390 (Tattoo, Body Piercing, Branding, and Permanent Cosmetics Application).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Massage Establishments* | --- | --- | --- | --- | --- | --- | A | --- | A | --- | --- | **A | --- | --- | A | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.270 (Massage Establishments and Services).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Tanning Salons* | --- | --- | --- | --- | P | P | P | P | --- | --- | --- | **P | --- | --- | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| | • *Wellness Centers* | --- | --- | --- | --- | --- | --- | P | --- | P | --- | --- | **†P | †P | --- | †P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | If ancillary massage services are proposed, refer to Section 5.03.270 (Massage Establishments and Services) for regulations.<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations.<br>† Massage services are prohibited. |
| **8122** | **Death Care Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 812210 | *Funeral Director Services (limited to office/retail only)* | --- | --- | --- | --- | --- | P | P | P | --- | --- | P | **P | P | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | *P | *P | *P | --- | --- | --- | --- | P | --- | --- | --- | See Section 5.03.205 (Funeral Director Services).<br>* Allowed only as an ancillary use to Funeral Parlors and Mortuary Services.<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812210 | *Funeral Parlors and Mortuary Services (excludes funeral establishments)* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | |
| 812210 | *Funeral Establishments* | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | |
| 812220 | *Cemeteries restrictions* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | |
| 812220 | *Crematories* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | C | --- | --- | --- | |
| **8123** | **Drycleaning and Laundry Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 812310 | *Coin-Operated Laundries and Drycleaners* | --- | --- | --- | --- | --- | P | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 812320 | *Drycleaning and Laundry Services (except Coin-Operated)* | --- | --- | --- | --- | --- | P | P | P | P | --- | --- | **P | --- | --- | P | --- | P | --- | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.150 (Drive-Thru Facilities) for the inclusion of drive-thru facilities.<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812331 | *Linen Supply* | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | |
| 812332 | *Industrial Launderers* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | P | P | P | P | --- | --- | --- | --- | P | --- | --- | --- | |
| **8129** | **Other Personal Services** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 812910 | *Pet Grooming and Training Services* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **P | P | P | P | --- | --- | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812910 | *Pet Boarding and Sitting (animal daycare) Services, and Shelters* | --- | --- | --- | --- | --- | C | C | C | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | *P | --- | --- | * Use shall only permit publicly operated Animal Shelters. |

***Table 5.02-1: Land Use Matrix***

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>*Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP.* | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| 812921 | *Photofinishing* | --- | --- | --- | --- | --- | P | P | P | --- | --- | --- | **P | P | P | P | --- | P | --- | P | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812930 | Parking Lots and Parking Garages | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • Commercial Facilities (pay to park) | --- | --- | --- | --- | --- | --- | C | C | C | --- | C | C | C | C | C | C | C | C | C | C | C | C | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| | • Publicly-Owned Facilities | --- | --- | --- | --- | --- | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | --- | P | --- | P | --- | P | --- | --- | |
| | • Facilities Required in Conjunction with Allowed Uses | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| 812990 | *Astrology, Fortunetelling, Numerology, Palmistry, Phrenology and Psychic Reading Services* | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 812990 | *Funeral Planning Services (office only—excludes preparation of the dead for burial or interment, and the conducting of funeral services)* | --- | --- | --- | --- | --- | P | P | P | --- | P | P | **P | --- | --- | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812990 | *Party Planning Services* | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812990 | *Personal Fitness Trainer* | --- | --- | --- | --- | --- | P | P | P | P | P | P | **P | P | P | P | --- | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | See Section 5.03.315 (Personal Fitness Trainer).<br>** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 812990 | *Wedding and Funerary Chapels (excludes religious assembly)* | --- | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| **813** | **Religious, Grantmaking, Civic, Professional and Similar Organizations** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **8131** | **Religious Organizations** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 813110 | *Religious Assembly* | C | C | C | C | C | C | C | --- | C | --- | --- | --- | C | C | C | --- | C | C | C | C | C | C | C | C | --- | --- | --- | --- | C | C | --- | --- | --- | --- | --- | --- | |
| 813110 | *Monasteries, Convents and Other Similar Facilities* | --- | --- | C | C | --- | --- | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | C | C | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | C | --- | --- | --- | --- | --- | --- | |
| **8132, 8133, 8134, 8139** | **Grant-Making and Giving Services; Social Advocacy Organizations; Civic and Social Organizations; and Business, Professional, Labor, Political and Similar Organizations** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Offices Only* | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | P | P | P | --- | P | --- | --- | P | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | • *Assembly Facilities* | --- | --- | --- | --- | --- | --- | C | C | --- | C | C | --- | C | C | C | --- | --- | --- | --- | C | --- | C | C | C | C | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |

*Table 5.02-1: Land Use Matrix*

| 2022 NAICS Code | Land Uses, Activities, and Facilities<br>Note: In addition to the requirements of this Table, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the land use requirements and standards of the ALUCP. | Residential Zoning Districts | | | | Commercial Zoning Districts | | | | | | | Mixed Use Zoning Districts | | | | | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | MU-1 Zoning District | | | | | | | | | | | | | | | | | | | | | | | | |
| | | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, 18 & 25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-3 | MU-6 | MU-8B | MU-8C | MU-8D | MU-8E | BP | IP | IL | IG | IH | AG | CIV | MHP | ONT | OS-C | OS-R | RC | UC | |
| **92** | **PUBLIC ADMINISTRATION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **921** | **Executive, Legislative, and Other General Government Support** | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| **922** | **Justice, Public Order, and Safety Activities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 922110 | *Courts* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| 922120 | *Police Protection (stations, substations, and storefront facilities)* | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| 922130 | *Legal Counsel and Prosecution* | --- | --- | --- | --- | --- | --- | P | P | P | P | P | **P | P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| 922140 | *Correctional Institutions* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | |
| 922150 | *Parole Offices and Probation Offices* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | |
| 922160 | *Fire Protection* | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | P | |
| **923** | **Administration of Human Resource Programs** (limited to administrative offices for education, public health and veterans' affairs, and other similar facilities) | --- | --- | --- | --- | --- | --- | P | P | --- | P | P | **P | P | P | P | P | P | P | P | P | P | P | --- | --- | --- | --- | --- | --- | P | --- | --- | --- | --- | --- | --- | ** Use shall be prohibited on the ground/first floor of buildings located along the Euclid Avenue Protection Corridor (refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map) for locations. |
| | **TEMPORARY AND INTERIM LAND USES, BUILDINGS, AND STRUCTURES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | **Temporary and Interim Land Uses** | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | See Section 5.03.395 (Temporary and Interim Land Uses, Buildings, and Structures). |
| | **Temporary and Interim Buildings, Structures, and Facilities** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | • *Fewer than 5 years* | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | A | See Section 5.03.395 (Temporary and Interim Land Uses, Buildings, and Structures). |
| | • *5 to 10 years* | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | C | A | C | C | C | C | |
| | • *More than 10 years* | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | A | --- | --- | --- | --- | |

This page intentionally left blank

# Division 5.03—Supplemental Land Use Regulations

Sections:


5.03.000: Purpose
5.03.005: Applicability
5.03.010: Accessory Dwelling Units
5.03.011: Accessory Residential Structures
5.03.015: Adult-Oriented Businesses
5.03.020: Air Transportation
5.03.023: Alcoholic Beverage Manufacturing
5.03.025: Alcoholic Beverage Sales
5.03.030: Ambulatory Health Care Services—All Other Miscellaneous Services
5.03.035: Apparel Manufacturing
5.03.037: Artisan Small-Scale and Micro Manufacturing Facilities
5.03.040: Automobile Dealers—New Vehicles Sales and Leasing, and Automobile Rental
5.03.045: Automotive Body, Paint, and Interior Repair and Customization—Minor Customization
5.03.050: Automotive Body and Paint—Mobile Repair Services
5.03.055: Automotive Glass Replacement Shops
5.03.060: Automotive Repair and Maintenance—General Repair Facilities
5.03.065: Automotive Repair and Maintenance—Servicing Facilities
5.03.067: Banquet Facilities - Historic Properties
5.03.070: Bed-and-Breakfast Inns
5.03.075: Billiard Parlors and Pool Halls
5.03.080: Boarding, Lodging, and Rooming Houses
5.03.085: Bread and Tortilla Manufacturing
5.03.090: Business to Business Electronic Markets
5.03.095: Caretaker Quarters
5.03.100: Child Daycare Services
5.03.105: Community Care Facilities for the Elderly—More Than 6 Persons
5.03.110: Community Care Facilities for the Elderly—6 or Fewer Persons
5.03.115: Computer and Electronic Product Manufacturing
5.03.120: Consumer Goods Rental
5.03.125: Convenience Markets and Specialty Food Stores
5.03.130: Credit Intermediation-Related Activities
5.03.135: Cutlery and Hand Tool Manufacturing
5.03.140: Data Processing, Hosting, and Related Services
5.03.145: Depository Credit Intermediation
5.03.150: Drive-Thru Facilities
5.03.155: Durable and Nondurable Goods Agents and Brokers
5.03.160: Electric Power Generation, Solar and Wind
5.03.163: Electric Truck Vehicle Charging Facilities
5.03.165: Electrical Equipment, Appliance, and Component Manufacturing
5.03.170: Electronic Shopping and Mail Order Houses
5.03.175: Electronics and Appliance Stores
5.03.177: Employee (Farmworker) Housing
5.03.180: Exterminating Services
5.03.185: Fabricated Metal Product Manufacturing, All Other Miscellaneous
5.03.187: Fertilizer Manufacturing from Manure Operations (FMMO)
5.03.190: Food Manufacturing, Other
5.03.195: Footwear Manufacturing

5.03.200: Freight Transportation Arrangement
5.03.205: Funeral Director Services
5.03.210: Furniture and Home Furnishings Stores
5.03.215: Furniture and Related Product Manufacturing
5.03.220: Game Arcades, Internet Cafes, On-Line Internet Gaming, and Similar Facilities
5.03.225: Gasoline and Fueling Stations
5.03.230: General Rental Centers
5.03.235: Hardware Manufacturing
5.03.240: Home Occupations
5.03.245: Hookah Establishments, Smoking/Vaping Lounges, and Smoking/Vaping Retailers
5.03.250: Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation
5.03.255: Leather and Allied Product Manufacturing, Other
5.03.257: Live Entertainment
5.03.260: Machine Shops, and Turned Product, Screw, Nut, and Bolt Manufacturing
5.03.265: Manufacturing, Miscellaneous
5.03.270: Massage Establishments and Services
5.03.275: Material Recovery Facilities (MRF)
5.03.280: Marijuana Dispensary
5.03.285: Mixed-Use Developments
5.03.290: Mobile Food Services
5.03.295: Mobilehome Parks
5.03.300: Mobile Washing and Detailing Services
5.03.305: Motor Vehicle Dealers
5.03.310: Motor Vehicle Storage Facilities
5.03.315: Personal Fitness Trainer
5.03.320: Personal Property Donation Bins
5.03.325: Pharmaceutical and Medicine Manufacturing
5.03.330: Pharmacies and Drug Stores
5.03.335: Plastics Product Manufacturing
5.03.340: Recycling Facilities
5.03.345: Residential Care Facilities, Other—6 or Fewer Persons
5.03.350: Salvage Facilities
5.03.355: Self-Storage Facilities
5.03.357: Semi-Trailer Storage Yard Facilities
5.03.360: Senior Citizen Housing Developments
5.03.363: Short Term Rentals
5.03.365: Single-Family Dwellings
5.03.370: Single Room Occupancy (SRO) Facilities
5.03.375: Soap, Cleaning Compound, and Toilet Preparation Manufacturing
5.03.380: Sound (Audio) Recording Facilities
5.03.385: Spring and Wire Product Manufacturing
5.03.390: Tattooing, Body Piercing, Branding, and the Application of Permanent Cosmetics
5.03.395: Temporary and Interim Land Uses, Buildings, and Structures
5.03.400: Thrift and Secondhand Stores, and Used Goods Stores
5.03.403: Single-Family Two-Unit Projects
5.03.405: Temporary Shelters and Supportive Housing
5.03.410: Urban Agriculture
5.03.415: Waste Treatment and Disposal—Composting and Anaerobic Digestion Facilities
5.03.420: Wireless Telecommunications Facilities
5.03.425: Work/Live Units

## 5.03.000: Purpose

The purpose of this Division is to provide operating, site planning and/or development standards for certain land uses allowed by Division 5.02 (Land Use) of this Development Code, and for activities and facilities that require special standards to mitigate their potential adverse impacts, thereby assuring a land use, activity, and/or facility of stable and desirable character, which is compatible with existing and future development and land uses in the vicinity, and protects the use and enjoyment of neighboring properties consistent with goals and policies of The Ontario Plan.

## 5.03.005: Applicability

**A.** The land uses, activities and facilities addressed by this Division shall be located in compliance with Division 5.02 (Land Use) of this Development Code.

**B.** The standards for specific uses, activities and facilities established by this Division shall supplement, and are required in addition to, the applicable development and subdivision regulations contained in Chapter 6.0 (Development and Subdivision Regulations) of this Development Code.

**C.** Each and every physical improvement required to be installed or constructed in conjunction with the establishment of a land use, activity or facility addressed by this Division, shall be completed prior to the commencement of the land use.

## 5.03.010: Accessory Dwelling Units

**A.** **Purpose.** The purpose of this Section is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with Chapter 13 of Division 1 of Title 7 of the California Government Code.

**B.** **Effect of Conforming.** An ADU or JADU that conforms to the standards in this Section will not be:

**1.** Deemed to be inconsistent with the City's general plan and zoning designation for the lot on which the ADU or JADU is located.

**2.** Deemed to exceed the allowable density for the lot on which the ADU or JADU is located.

**3.** Considered in the application of any local ordinance, policy, or program to limit residential growth.

**4.** Required to correct a nonconforming zoning condition, as defined in Subsection C.8, below. This does not prevent the City from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

**C.** **Definitions.** As used in this Section, terms are defined as follows:

**1.** Accessory Dwelling Unit (ADU). An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. An accessory dwelling unit also includes the following:

**a.** An efficiency unit, as defined by HSC Section 17958.1; and

**b.** A manufactured home, as defined by HSC Section 18007.

**2.** Accessory Structure. A structure that is accessory and incidental to a dwelling located on the same lot.

**3.** Complete Independent Living Facilities. Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multiple-family dwelling is or will be situated.

**4.** Efficiency Kitchen. A kitchen that includes each of the following:

**a.** A cooking facility with appliances.

**b.** A food preparation counter and storage cabinets that are of a reasonable size in relation to the JADU.

**5.** Junior Accessory Dwelling Unit (JADU). A residential unit that:

**a.** Is no more than 500 SF of interior livable space in size;

**b.** Is contained entirely within an existing or proposed single-family structure. An enclosed use within the residence, such as an attached garage, is considered to be a part of and contained within the single-family structure;

**c.** Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure;

**d.** If the unit does not include its own separate bathroom, then it contains an interior entrance to the main living area of the existing or proposed single-family structure in addition to an exterior entrance that is separate from the main entrance to the primary dwelling; and

**e.** It includes an efficiency kitchen, as defined in Subsection C.4, above.

**6.** Livable Space. A space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.

**7.** Living Area. The interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.

**8.** Nonconforming Zoning Condition. A physical improvement on a property that does not conform with current zoning standards.

**9.** Passageway. A pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU.

**10.** Proposed Dwelling. A dwelling that is the subject of a permit application and that meets the requirements for permitting.

**11.** Public Transit. A location, including but not limited to a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

**12.** Tandem Parking. Two or more automobiles parked on a driveway or in any other location on a lot, lined up one behind one another.

**D. Approvals.** The following approvals apply to ADUs and JADUs created under this Section:

**1.** Ministerial ADU and Building Permits Required. If an ADU or JADU complies with each of the general requirements in Subsection E below, it is allowed with only a building permit.

**2.** Process and Timing.

**a.** *Completeness*.

**(1) Determination in 15 days.** The city will determine whether an application to create or serve an ADU or JADU is complete and will provide written notice of the determination to the applicant within 15 business days after the city receives the application submittal.

**(2) Incomplete Items.** If the city's determination under Subsection D.2.a.(1) above is that the application is incomplete, the city's notice must list the incomplete items and describe how the application can be made complete.

**(3) Cure.** After receiving a notice that the application is incomplete, the applicant may cure and address the items that were deemed by the city to be incomplete.

**(4) Subsequent Submittals.** If the applicant submits additional information to address incomplete items, within 15 business days of the subsequent submittal the city will determine in writing whether the additional information remedies all the incomplete items that the city identified in its original notice. The city may not require the application to include an item that was not included in the original notice.

**(5) Deemed complete.** If the city does not make a timely determination as required by this Subsection D.2.a, the application or resubmitted application is deemed complete for the purposes of Subsection D.2.c, below.

**(6) Appeal of incompleteness.** An applicant may appeal the City's determination that the application is incomplete by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the completeness determination and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

**b.** *No discretion or hearing*. Ministerial permits for an ADU or JADU are considered and approved without discretionary review or a hearing.

**c.** *Deadline to approve or deny ministerial approvals*. The City must approve or deny an application to create an ADU or JADU within 60 days from the date that the City receives a complete application. If the City has not approved or denied the complete application within 60 days, the application is deemed approved unless either:

**(1)** The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or

**(2)** When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the City may delay acting on the permit application for the ADU or JADU until the City acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.

**d.** *Denial*. If the City denies an application to create an ADU or JADU, the City must provide the applicant with comments that include, among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by Subsection D.2.c, above.

**e.** *Appeal of denial*. An applicant may appeal the City's denial of the application by submitting a written appeal to the City Clerk. The Planning Commission will review the written appeal and affirm or reverse the denial and provide a final written determination to the applicant within 60 business days after receipt of the appeal.

**f.** *Concurrent review of demolition*. A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

**3.** Classes.

**a.** *Class 1: Statutorily Regulated*. Class 1 ADUs and JADUs are approved under Government Code Section 66323. If an ADU or JADU complies with each of the general requirements in Subsection E below, it is allowed in each of the scenarios provided in this Subsection D.3.a. An ADU and JADU approved under Subsection D.3.a.(1) may be combined with an ADU approved under Subsection D.3.a.(2), and ADUs approved under Subsection D.3.a.(3) may be combined with ADUs approved under Subsection D.3.a.(4).

**(1)** **Converted on Lot with Single-Family:** One ADU as described in this Subsection D.3.a.(1) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:

**(a)** Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress.

**(b)** Has exterior access that is independent of that for the single-family dwelling.

**(c)** Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.

**(d)** The JADU complies with the requirements of Government Code Sections 66333 through 66339.

**(2)** **Limited Detached on Lot with Single-Family:** One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling, if the detached ADU satisfies each of the following limitations:

**(a)** The side- and rear-yard setbacks are at least 4 FT.

**(b)** The total floor area is 800 square feet of livable space or smaller.

**(c)** The peak height above grade does not exceed the applicable height limit in Subsection E.2 below.

**(3)** **Converted on Lot with Multiple-Family:** One or more ADUs within portions of existing multiple-family dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this Subsection 3.a.(3), at least one converted ADU is allowed within an existing multiple-family dwelling, up to a quantity equal to 25 percent of the existing multiple-family dwelling units.

**(4)** **Limited Detached on Lot with Multiple-Family:** No more than 2 detached ADUs on a lot with a proposed multiple-family dwelling, or up to 8 detached ADUs on a lot with an existing multiple-family dwelling, if each detached ADU satisfies all of the following:

**(a)** The side- and rear-yard setbacks are at least 4 FT. If the existing multifamily dwelling has a rear or side yard setback of less than 4 FT, the city will not require any modification to the multiple-family dwelling as a condition of approving the ADU.

**(b)** The peak height above grade does not exceed the applicable height limit provided in Subsection E.2, below.

**(c)** If the lot has an existing multiple-family dwelling, the quantity of detached ADUs does not exceed the number of primary dwelling units on the lot.

**b.** *Class 2: Locally Regulated***.** Class 2 ADUs are approved under Government Code Sections 66314–66322. Except for Class 1 ADUs approved under Subsection D.3.a above, all ADUs are subject to the standards set forth in Subsections E and F, below.

**E.** **General Requirements.** The following requirements apply to all Class 1 and Class 2 ADUs and JADUs:

**1.** Zoning.

**a.** A Class 1 ADU approved under Subsection D.3.a, above, may be created on a lot in a residential or mixed-use zoning district.

**b.** A Class 2 ADU approved under Subsection D.3.b, above, may be created on a lot that is zoned to allow single-family dwelling residential use or multiple-family dwelling residential use.

**c.** In accordance with Government Code Section 66333(a), a JADU may only be created on a lot zoned for single-family residences.

**2.** Height.

**a.** Except as otherwise provided by Subsections E.2.b and E.2.c, below, a detached ADU created on a lot with an existing or proposed single-family or multiple-family dwelling unit may not exceed 16 FT in height.

**b.** A detached ADU may be up to 18 FT in height if it is created on a lot with an existing or proposed single-family or multiple-family dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to 2 additional feet in height (for a maximum of 20 FT) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.

**c.** A detached ADU created on a lot with an existing or proposed multiple-family dwelling that has more than one story above grade may not exceed 18 FT in height.

**d.** An ADU that is attached to the primary dwelling may not exceed 25 FT in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this Subsection E.2.d may not exceed 2 stories.

**e.** For purposes of this Subsection E.2, height is measured from existing legal grade or the level of the lowest floor, whichever is lower, to the peak of the structure.

**3.** Fire Sprinklers.

**a.** Fire sprinklers are required in an ADU or JADU if sprinklers are required in the primary residence.

**b.** The construction of an ADU or JADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

**4.** Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

**5.** No Separate Conveyance. An ADU or JADU may be rented, but, except as provided in Government Code section 66341, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multiple-family lot).

**6.** Septic System. If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner must include with the application a percolation test completed within the last 5 years or, if the percolation test has been recertified, within the last 10 years.

**7.** Owner Occupancy.

**a.** *ADU*. ADU's are not subject to an owner-occupancy requirement.

**b.** *JADUs*.

**(1) Generally**. As required by state law, JADUs are generally subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence.

**(2) Exception.** The owner-occupancy requirement in this Subsection E.7.b does not apply in either of the following situations:

**(a)** The JADU has separate sanitation facilities (i.e., does not share sanitation facilities with the existing primary dwelling unit structure).

**(b)** The property is entirely owned by another governmental agency, land trust, or housing organization.

**8. Deed Restriction.** Prior to issuance of a certificate of occupancy for a JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Planning Director. The deed restriction must run with the land and bind all future owners. The form of the deed restriction will be provided by the city and must provide that:

**a.** The JADU may not be sold separately from the primary dwelling.

**b.** The JADU is restricted to the approved size and to other attributes allowed by this section.

**c.** The deed restriction runs with the land and may be enforced against future property owners.

**d.** The deed restriction may be removed if the owner eliminates the JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Planning Director, providing evidence that the JADU has in fact been eliminated. The Planning Director may then determine whether the evidence supports the claim that the JADU has been eliminated. Appeal may be taken from the Planning Director's determination consistent with other provisions of this Code. If the JADU is not entirely physically removed, but is only eliminated by virtue of having a necessary component of a JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.

**e.** The deed restriction is enforceable by the Planning Director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the City is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the JADU in violation of the recorded restrictions or abatement of the illegal unit.

**9.** Building and Safety.

**a.** *Must Comply with Building Code*. Subject to Subsection E.10.b, below, all ADUs and JADUs must comply with all local building code requirements.

**b.** *No Change of Occupancy.* Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official or Community Improvement Division officer makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this Subsection E.9.b prevents the City from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this Section.

**10.** Certificate of Occupancy Timing.

**a.** *Generally.* No certificate of occupancy for an ADU or JADU may be issued before the certificate of occupancy is issued for the primary dwelling unit.

**b.** *Limited Exception for State-declared Emergencies.* Notwithstanding Subsection E.10.a above, a certificate of occupancy for an ADU may be issued before a certificate of occupancy for the primary dwelling if each of the following requirements are met:

**(1)** The County is subject to a proclamation of a state of emergency made by the California Governor on or after February 1, 2025.

**(2)** The primary dwelling was substantially damaged or destroyed by an event referenced in the Governor's state of emergency proclamation.

**(3)** The ADU has been issued construction permits and has passed all required inspections.

**(4)** The ADU is not attached to the primary dwelling.

**F. Specific ADU Requirements.** The following requirements apply only to Class 2 ADUs that are approved under Subsection D.2, above. This Subsection F does not apply to Class 1 ADUs or JADUs approved under Subsection D.1, above.

**1.** Maximum Size.

**a.** The maximum size of a detached or attached ADU subject to this Subsection F is 850 SF of interior livable space for a studio or one-bedroom unit and 1,000 SF of interior livable space for a unit with 2 or more bedrooms.

**b.** An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.

**c.** Application of other development standards in this Subsection F, such as lot coverage, might further limit the size of the ADU, but no application of the percent-based size limit in Subsection F.1.b, above, or front setback, lot coverage limit, or open-space requirement may require the ADU to have less than 800 SF of interior livable space.

**2.** Setbacks.

**a.** ADUs that are subject to this Subsection F must conform to 4-FT side and rear setbacks. ADUs that are subject to this Subsection F must maintain a minimum front yard

setback of 30 FT from arterial street rights-of-way and 20 feet from all collector and local street rights-of-way, subject to Subsection F.1.c, above.

**b.** No setback is required for an ADU that is subject to this Subsection F if the ADU is constructed in the same location and to the same dimensions as an existing structure.

**3.** Lot Coverage. No ADU subject to this Subsection F may cause the total lot coverage of the lot to exceed the maximum lot coverages shown in the Tables below, subject to Subsection F.1.c, above.

***Traditional Single-Family Residential Development Standards***

| Requirements | Residential Zoning Districts | | | | |
|---|---|---|---|---|---|
| | AR-2 | RE-2 | RE-4 | LDR-5 | MDR-11, MDR-18, MDR-25 & HDR-45 |
| **Maximum Lot Coverage** | 30% | 40% | | 50% | 60% |

***Small Lot Traditional and Alley-Loaded Single-Family Residential Development Standards***

| Requirements | Residential Zoning Districts | | |
|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 |
| **Maximum Lot Coverage** | 55% | 60% | 70% |

***Multiple-Family Residential Development Standards***

| Requirements | Residential Zoning Districts | | | |
|---|---|---|---|---|
| | MDR-11 | MDR-18 | MDR-25 | HDR- 45 |
| **Maximum Project Coverage** | 60% | | | 100% |

**4.** Minimum Open Space. No ADU subject to this Subsection F may cause the total percentage of open space of the lot to fall below the minimum requirements specified below, subject to Subsection F.1.c, above.

**a.** *Small Lot Traditional and Alley-Loaded Development Projects, and Cluster Single-Family Development Projects.* Small lot traditional, small lot alley-loaded, and cluster single-family development projects that consist of more than 3 dwellings, shall devote a minimum of 20 percent of the project site to open space.

**b.** *Multiple-Family and Mixed-Use Development Projects.* Multiple-family development projects and the multiple-family residential portion of mixed-use development projects that consist of more than 3 dwellings, shall provide open space as follows:

***Minimum Open Space Requirements for Multiple-Family and Mixed-Use Development Projects***

| Open Space Type | Zoning Districts | | |
|---|---|---|---|
| | MDR-11 & MDR-18 | MDR-25 | HDR-45 |
| **Private Open Space** | 200 SF (40%) | 150 SF (37.5%) | 60 SF (20%) |
| **Common Open Space** | 300 SF (60%) | 250 SF (62.5%) | 250 SF (80%) |
| **Total Open Space** | 500 SF (100%) | 400 SF (100%) | 310 SF (100%) |

**5.** Passageway. No passageway, as defined by Subsection C.9, above, is required for an ADU.

**6.** Off-Street Parking.

**a.** *Generally*. One off-street parking space is required for each ADU or bedroom, whichever is less. The parking space may be provided in setback areas or as tandem parking, as defined by Subsection C.12, above.

**b.** *Exceptions.* No parking under Subsection F.6.a, above, is required in the following situations:

**(1)** The ADU is located within one-half mile walking distance of public transit, as defined in Subsection C.11, above.

**(2)** The ADU is located within an architecturally and historically significant historic district.

**(3)** The ADU is part of the proposed or existing primary residence, or an accessory structure.

**(4)** When on-street parking permits are required but not offered to the occupant of the ADU.

**(5)** When there is an established car share vehicle stop located within one block of the ADU.

**(6)** When the permit application to create an ADU is submitted with an application to create a new single-family or multiple-family dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in Subsections F.6.b(1) through F.6.b(5), above.

**c.** *No Replacement.* When a garage, carport, covered parking structure, or uncovered parking space is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

**7.** Architectural Requirements.

**a.** The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary dwelling.

**b.** The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.

**c.** The exterior lighting must be limited to down-lights or as otherwise required by the City's Building or Fire Code.

**d.** The ADU must have an independent exterior entrance, apart from that of the primary dwelling.

**e.** The interior horizontal dimensions of an ADU must be at least 10 FT wide in every direction, with a minimum interior wall height of 7 FT.

**f.** No window or door of the ADU may have a direct line of sight to an adjoining residential property. Each window and door must either be located where there is no direct line of sight or screened using fencing, landscaping, or privacy glass to prevent a direct line-of-sight.

**g.** All windows and doors in an ADU less than 30 FT from a property line that is not a public right-of-way line must either be (for windows) clerestory with the bottom of the glass at least 6 FT above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

**8.** Landscape Requirements. A Landscape Plan shall be submitted to the City, which provides for evergreen landscape screening, to include trees, shrubs, and groundcovers that shall be planted, permanently irrigated, and fully maintained, and which is located between an ADU and adjacent parcels, and where an ADU impacts a front yard and/or is subject to public views from a public or private street. Evergreen landscape screening must be planted and maintained between an ADU and adjacent parcels as follows:

**a.** At least one 15-gallon size screening shrubs shall be installed at every 5 linear feet of exterior ADU wall. Alternatively, a 6-FT high decorative masonry block wall may be constructed.

**b.** ADUs created by garage conversion, which results in the removal of the garage door, shall provide a minimum 3-FT wide foundation landscape planter for the full length of the wall wherein the garage door was removed, which shall be fully landscaped and irrigated, and permanently maintained.

**c.** All landscaping must be drought tolerant and California friendly.

**d.** Landscape and irrigation plans shall be prepared and submitted to the City for review and approval.

**9.** Historical Protections. An ADU that is on or within 600 feet of real property that is listed in the California Register of Historic Resources must be located so as to not be visible from any public right-of-way.

**10.** Allowed Stories. No ADU subject to this Subsection F may have more than one story, except that an ADU that is attached to the primary dwelling may have the stories allowed under subparagraph E.2.d of this Section.

**G. Fees.** The following requirements apply to all Class 1 ADUs and JADUs and Class 2 ADUs that are approved under Subsections D.3.a or D.3.b, above.

**1.** Impact Fees.

**a.** No impact fee is required for a JADU or for an ADU that has less than 750 SF of interior livable space. For the purposes of this Subsection G.1, the term "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). "Impact fee" as used here does not include any connection fee or capacity charge for water or sewer service.

**b.** A JADU or ADU with less than 500 SF of interior livable space does not increase assessable space by 500 SF for purposes of Education Code Section 17620(a)(1)(C), and is therefore not subject to school fees under Education Code Section 17620.

**c.** Any impact fee that is required for an ADU that has 750 SF or more of interior livable space must be charged proportionately in relation to the square footage of the primary dwelling unit. (E.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

**2.** Utility Fees.

**a.** If an ADU or JADU is constructed with a new single-family home, or if a detached new-construction ADU is being constructed on a lot with an existing single-family home, a separate utility connection directly between the ADU or JADU and the utility may be required. A connection fee and capacity charge may be required.

**b.** Except as described in Subsection G.2.a, JADUs and converted ADUs on a single-family lot that are created under Subsections D.3.a(1) above are not required to have a new or separate utility connection directly between the JADU or ADU and the utility. Nor is a connection fee or capacity charge required. Notwithstanding the rest of this paragraph, a direct utility connection is required for separate conveyance of an ADU when separate conveyance is allowed under this code.

**c.** Except as described in Subsection G.2.a, all ADUs that are not covered by Subsection G.2.b require a new, separate utility connection directly between the ADU and the utility for any utility that is provided by the city. All utilities that are not provided by the city are subject to the connection and fee requirements of the utility provider.

**(1)** The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.

**(2)** The portion of the fee or charge that is charged by the city may not exceed the reasonable cost of providing this service.

**H. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.**

**1.** Generally. The City will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.

**2.** Unpermitted ADUs constructed before 2020.

**a.** *Permit to Legalize.* As required by state law, the City may not deny a permit to legalize an existing, but unpermitted ADU or JADU that was constructed before January 1, 2020, if denial is based on either of the following grounds:

**(1)** The ADU or JADU violates applicable building standards; or

**(2)** The ADU or JADU does not comply with state ADU or JADU law or this ADU ordinance (Section 5.03.010).

**b.** *Exceptions.*

**(1)** Notwithstanding Subsection H.2.a, above the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code Section 17920.3.

**(2)** Subsection H.2.a, above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code Section 17920.3.

**I. Nonconforming ADUs and Discretionary Approval.** Any proposed ADU or JADU that would otherwise be allowed under this section but that does not conform to the objective design or development standards set forth in Subsections A through H of this Section may be allowed by the City, subject to a Conditional Use Permit issued in accordance with the other provisions of this Development Code.

## 5.03.011: Accessory Residential Structures

**A. Purpose.** The purpose of this Section is to establish standards for the construction and use of Accessory Residential Structures (other than Accessory Dwelling Units allowed pursuant to Section 5.03.010 of this Development Code) in conjunction with existing single-family dwellings located within single-family or multiple-family zoning districts. (Note: The construction and use of Accessory Residential Structures in conjunction with existing multiple-family dwellings shall be subject to the development standards applicable to the primary multiple-family dwellings.)

**B. Applicability.** For purposes of this Section, the herein established development standards shall apply to Accessory Residential Structures such as garages, carports, guesthouses, storage sheds, pool houses, recreation rooms, etc., which are incidental or subordinate to the primary dwelling.

**C. Definitions.** As used in this Section, the words or phrases listed below shall have the meanings thereafter specified:

**1.** Accessory Residential Structure. A structure that is incidental or subordinate to the primary dwelling on the same site, or the use of which is incidental or subordinate to the use of the primary dwelling of the site.

**2.** Attached Accessory Residential Structure. An Accessory Residential Structure that is joined to the primary dwelling by means of a shared common wall or is joined by a roof that extends the full width of the smaller of two connecting structures, creating a covered breezeway. An Attached Accessory Residential Structure is deemed to be attached to, and a part of, the primary dwelling.

**3.** Breezeway. A fully roofed, open passage that connects two buildings, such as a house and garage.

**D. General Requirements.** Accessory detached residential structures shall be developed pursuant to the following standards:

**1.** Accessory Residential Structures shall only be allowed on a lot containing a single-family dwelling, and may be attached to the primary dwelling, or may be an independent structure that is detached from the primary dwelling.

**2.** An Accessory Residential Structure that is attached to the primary residential structure shall contain no more than 50 percent of the gross floor area of the primary residential structure and shall be subject to the development standards applicable to the primary residential structure (refer to Section 6.01.010 (Residential Zoning Districts) of this Development Code).

**3.** An Accessory Residential Structure that is detached from the primary residential structure shall comply with the development standards contained in Table 5.03-1 (Development Standards for Accessory Residential Structures), below:

***Table 5.03-1: Development Standards for Detached Accessory Residential Structures***

| *Requirements* | *Residential Zoning Districts* | | | | *Additional Regulations* |
|---|---|---|---|---|---|
| | *AR-2 & RE-2* | *RE-4 & LDR-5* | *MDR-11, 18 & 25* | *HDR-45* | |
| **A. Maximum Height** | | | | | |
| **1.** Conditional Use Permit Required | 35 FT | | | | Note 1 |
| **2.** Permitted by Right | 16 FT | | | | |
| **B. Maximum Area** | | | | | |
| **1.** Conditional Use Permit Required | As deemed appropriate by the Approving Authority | | | | Note 2 |
| **2.** Permitted by Right | 650 SF/1,100 SF | | | | Note 2 |
| **3.** Guesthouses | 650 SF | | | | |
| **C. Minimum Setbacks** | | | | | |
| **1.** From Street Side Property Line | 10 FT | | | | Notes 3 and 4 |
| **2.** From Interior Side Property Line | 10 FT | 0 FT/5 FT | | | Notes 3 and 5 |
| **3.** From Rear Property Line | | | | | |
| **a.** Width of Structure ≤25 FT | 5 FT | | | | Note 3 |
| **b.** Width of Structure >25 FT | 10 FT | | | | Note 3 |
| **4.** From Alley Property Line (alley-facing garages only) | 6 FT | | | | Note 6 |
| **D.** Minimum Separation Between Structures | 6 FT | | | | Note 3 |
| **E.** Minimum Separation from Major Pipelines | 50 FT | | | | Note 7 |

*Notes:*

1. *Detached Accessory Residential Structures in excess of 16 FT in height shall require Conditional Use Permit (or Certificate of Appropriateness for structures on the Ontario Register of Historic Places) approval.*

2. *Detached accessory structures in excess of 650 SF in area shall require Conditional Use Permit or Certificate of Appropriateness approval, as applicable, except that the maximum area allowed without benefit of Conditional Use Permit or Certificate of Appropriateness approval may be increased to 1,100 SF to accommodate garage parking required for uses on the affected property pursuant to Table 6.03-1 (Off-Street Parking Requirements) of this Development Code.*

3. *For child play structures, doghouses, and other similar accessory structures, there shall be no minimum required setback or separation between buildings/structures; provided, the accessory structure is located within a side or rear yard area and is screened from public view.*

4. *Garages with vehicle doors facing a public street shall be setback a minimum of 20 FT behind the street property line (minimum 18 FT behind the street property line if an overhead rollup garage door is provided).*

5. *Within the MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts, the interior side setback shall be 5 FT for structures located 75 FT or less from the front property line, and 0 FT for structures located more than 75 FT from the front property line For a setback less than 3 FT, the Zoning Administrator may require that an easement be provided on the contiguous lot to ensure access to all sides of the structure for the purpose of building maintenance.*

6. *A detached garage that takes access from a public alley shall be setback a minimum of 6 FT from the property line that is common to the public alley, measured from the wall containing the vehicle access door.*

7. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*

    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*

    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*

---

**4.** An Accessory Residential Structure that is detached from the primary residential structure shall be located on the rear one-half of the lot on which it is constructed.

**5.** The sum total of the area of all Accessory Residential Structures on a lot, excepting ADUs conforming to Section 5.03.010 (Accessory Dwelling Units) of this Division, shall be equal to no more than 50 percent of the GFA of the primary residential structure or 650 SF, whichever is greater. A Conditional Use Permit shall be required for properties where the sum total of all Accessory Residential Structures exceeds 50 percent of the GFA of the primary residential structure or 650 SF, whichever is greater.

**6.** An Accessory Residential Structure shall not contain a kitchen or cooking facilities (excluding outdoor kitchens and cooking facilities).

**7.** The size, footprint, height, bulk, and scale of an Accessory Residential Structure shall be compatible with the primary residential structure, and other Accessory Residential Structures in the surrounding neighborhood.

**8.** The area of an Accessory Residential Structure shall be the minimum necessary to house, shelter, or secure the use proposed within the structure; however, in no case shall the total gross floor area of all Accessory Detached Residential Structures on a lot exceed the floor area of the primary residential structure, excepting those accessory structures used for animal keeping purposes. In calculating the area of all Accessory Residential Structures on a lot, required parking within a garage shall be excluded from the calculation, up to a maximum of 3 covered parking stalls (maximum 651 SF).

**9.** Accessory Residential Structures shall match the primary residential structure with respect to architectural design and detailing, roof material and design, exterior color, exterior finish materials, window and door design, and design and placement of attic vents, excepting those Accessory Detached Residential Structures less than 120 SF in area, and those used solely for animal keeping purposes within the AR-2 and RE-2 zoning districts, and the AG Overlay district. For the purposes of this Section, Accessory Residential Structures intended solely for animal keeping purposes may also be used for the storage of vehicles, machinery, and equipment used in animal keeping.

**10.** No shipping container or other similar container shall be located on any residentially zoned property to accommodate the on-site storage of tools, vehicles, equipment, and other materials. This provision is not intended to prohibit the conversion of shipping containers into legally established buildings for habitable or non-habitable purposes.

**11.** Accessory Residential Structures shall not be located within front yards, street side yards of corner lots, or in front of the main dwelling.

**12.** An Accessory Residential Structure containing mechanical or other fixed equipment capable of creating a noise that is audible beyond the property line shall be placed a minimum of 5 FT from an interior side or rear property line.

**13.** An Accessory Residential Structure shall only be placed within the interior side or rear yard area of a lot.

**14.** A lot developed with an Accessory Residential Structure shall maintain a useable rear yard as follows:

**a.** A traditional single-family dwelling shall maintain a useable rear yard area having minimum dimension of 20 FT in any horizontal direction; and

**b.** A small lot single-family dwelling shall maintain a useable rear yard having a minimum dimension of 10 FT in any horizontal direction.

**15.** On a reversed corner lot, an Accessory Residential Structure shall comply with the following:

**a.** The Accessory Residential Structure located within the rear yard area shall not project beyond the minimum required front yard setback of the adjoining key lot, and shall be located no closer than 5 FT from the side property line of the key lot (rear property line of the reverse corner lot); and

**b.** The Accessory Structure shall be no closer to the rear property line than the minimum required side yard setback on the adjoining key lot.

**E. Guesthouses.** In addition to the standards applicable to Other Accessory Residential Structures contained in Subsection B of this Section, guesthouses shall comply with the following additional standards:

**1.** Not more than one Guesthouse shall be permitted per lot containing a primary single-family dwelling, and a Guesthouse shall not be constructed if an Accessory Dwelling Unit exists on the lot.

**2.** A Guesthouse shall be for the sole use of the family of the occupants of the main dwelling and persons employed on the premises, or for temporary use by non-paying guests for a period not to exceed 90 days within any 120-day period. In addition, Guesthouses shall not be rented or otherwise used as a separate, independent residence.

**F. Carports.** No Carport shall be allowed within a front or street side yard setback area. Carports shall not be permitted in lieu of a garage required pursuant to the provisions of Table 6.03-1 (Off-Street Parking Requirements) of this Development Code, unless otherwise permitted by this Section.

**G. Restrictive Covenant.** Prior to the issuance of a building permit for an Accessory Residential Structures, the Planning Director may require that a restrictive covenant running with the land, which is binding on the property owner and their successors in interest, be recorded with the office of the San Bernardino County Recorder, which specifies that the Accessory Residential Structure shall not be used as an independent dwelling unit. Furthermore, restrictions may be included that are intended to ensure on-going compliance with the provisions of this Subsection B.

## 5.03.015: Adult-Oriented Businesses

The following regulations shall govern the establishment and operation of adult-oriented businesses within the City:

**A. Purpose.** It is the intent of these Adult-Oriented Business regulations to prevent community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods, which can be brought about by locating Adult-Oriented Businesses in close proximity to each other or proximity to other incompatible uses such as schools, churches, and residentially zoned districts or uses. The City Council finds that it has been demonstrated in various communities that the concentration of Adult-Oriented Businesses causes an increase in the number of transients in the area, and an increase in crime, and in addition to the effects described above, can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of these Adult-Oriented Business regulations to establish reasonable and uniform regulations to ameliorate the harmful effects of Adult-Oriented Businesses or their close proximity to incompatible uses, while providing reasonable alternative avenues of communication.

Moreover, it is also the purpose of these Adult-Oriented Business regulations to facilitate regulation of Adult-Oriented Businesses and the performers that may be employed by such establishments pending resolution of the prior permitting issues raised in Baby Tam & Co., Inc. v. City of Las Vegas, 154 F.3d 1097 (9th Cir. 1998). The intent of the registration requirements contained in these Adult-Oriented Business regulations is to provide enforcement agencies with sufficient information to assist them in ensuring that criminal elements do not infiltrate Adult-Oriented Businesses, that minors are not employed by such establishments, and that the establishments will comply with the zoning and operational standards imposed by these Adult-Oriented Business regulations.

**B. Findings.** The City Council of the City of Ontario, California, hereby, finds as follows:

**1.** The City Council finds that various studies and court decisions presented to the City Council have determined that the establishment of Adult-Oriented Businesses is linked to increases in crime and other adverse effects. The City, in enacting this ordinance, more specifically finds that these studies provide convincing evidence that:

**a.** Adult-Oriented Businesses are linked to, and associated with, increases in crime rates in those areas in which they are located and in surrounding areas;

**b.** Both the proximity of Adult-Oriented Businesses to sensitive land uses and the concentration of Adult-Oriented Businesses tend to result in the blighting and deterioration of the areas next to which, and near which, they are located;

**c.** There is substantial evidence that an increase in crime tends to accompany, concentrate around, and be aggravated by Adult-Oriented Businesses, including but not limited to an increase in the crimes of narcotics distribution and use, prostitution, pandering, and violence against persons and property. The studies from other cities establish convincing evidence that Adult-Oriented Businesses that are not regulated as to permissible locations often have a deleterious effect on nearby businesses and residential areas, causing, among other adverse secondary effects, an increase in crime and a decrease in property values;

**d.** Studies concerning increases in crime surrounding Adult-Oriented Businesses are further supported by the City's own experiences confirming an inordinate amount of police response calls to the City's two existing Adult-Oriented Businesses, "the Reel One" and "the Villa Theater." The police response statistics from the Ontario Police Department for the period from 1996 to 1998 indicate that City police have been called out to these locations over 70 times to investigate solicitation and prostitution activities, lewd conduct, indecent exposure, illegal drug use and possession, use of counterfeit money, thefts, burglaries, and other disturbances;

**2.** Based on the forgoing, the City Council finds and determines that special regulation of Adult-Oriented Businesses is necessary to ensure that their adverse secondary effects will not cause or contribute to an increase in crime rates or the blighting or deterioration of the areas in which they are located or surrounding areas. The need for such special regulations is based upon the recognition that Adult-Oriented Businesses not only cause adverse secondary effects, but also have seriously objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances or located in direct proximity to sensitive uses, thereby having a deleterious effect upon an adjacent area. It is the purpose and intent of these regulations to prevent or mitigate such adverse secondary effects;

**3.** The protection and preservation of the public health, safety and welfare require that certain distances be maintained between Adult-Oriented Businesses and other sensitive uses, including residential, religious and educational uses, as well as to minimize the adverse secondary effects between the proximity of Adult-Oriented Businesses and other Adult-Oriented Businesses and truck stops. Moreover, the locational requirements established by this Section do not unreasonably restrict the establishment or operation of constitutionally protected Adult-Oriented Businesses in the City. A sufficient and reasonable number of appropriate locations for the operation of Adult-Oriented Businesses will remain available after the enactment of these Adult-Oriented Business regulations.

**4.** The City Council also finds that locational criteria alone do not adequately protect the health, safety, and general welfare of the citizens of the City, and thus, certain requirements with respect to the ownership and operation of Adult-Oriented Businesses are in the public interest. In addition to the findings and studies conducted in other cities regarding increases in crime rates, decreases in property values, and the blighting of areas in which Adult-Oriented Business are located, the city Council also takes legislative notice of the facts recited in the case of *Kev, Inc., v. Kitsap County* (9th Cir. 1986) 793 F.2d 1053, and *Colacurcio v. City of Kent*, 1998 WL 848036 (9th

Cir.), regarding how live adult entertainment results in adverse secondary effects such as prostitution, drug dealing, and other law enforcement problems;

**5.** Zoning, permitting, licensing, and other police power regulations are legitimate, reasonable means of accountability to help protect the quality of life in the City and to help assure that owners, operators and performers of Adult-Oriented Businesses comply with reasonable regulations and are located in places that minimize the adverse secondary effects that naturally accompany the operation of Adult-Oriented Businesses;

**6.** The City Council recognizes that possible harmful effects on children and minors exposed to the secondary effects of Adult-Oriented Businesses, the deterioration of respect for family values, and the need and desire of children and minors to stay away from, and avoid, Adult-Oriented Businesses, which causes children to be fearful and cautions when walking through or visiting the immediate neighborhood of these businesses. The City Council desires to: minimize and control the adverse secondary effects associated with the operation of Adult-Oriented Businesses and thereby protect the health, safety, and welfare of the citizens of Ontario, and in particular, the health, safety, and welfare of children and minors in the City; protect the citizens from increased crime; preserve their quality of life; preserve property values and the character of surrounding neighborhoods and businesses; deter the spread of urban blight and protect against the threat to health from the spread of communicable and sexually transmitted diseases;

**7.** Nothing in these Adult-Oriented Business regulations is intended to authorize, legalize, or permit the establishment, operation, or maintenance of any business, building, or use that violates any applicable City ordinance or any statute of the State of California relating to public nuisances, unlawful or indecent exposure, sexual conduct, lewdness, obscene or harmful matter, or the exhibition or public display thereof;

**8.** The City Council further finds the following, in part, based upon its understanding of the judicial decisions and the reports, studies and other documents in the public record:

**a.** Evidence indicates that the existence of Adult-Oriented Businesses that permit nudity have been shown in some cities to increase the secondary effects of crime and decrease property values;

**b.** Evidence has demonstrated that Performers employed by Adult-Oriented Businesses have been found to offer and provide private shows to patrons who, for a price, are permitted to observe and participate with the performers in live sex shows;

**c.** Evidence indicates that performers at Adult-Oriented Businesses have been found to engage in acts of prostitution with patrons of the establishment;

**d.** Evidence indicates that fully enclosed booths, individual viewing areas, and other small rooms whose interiors cannot be seen from public areas of the Adult-Oriented Business regularly have been found to be used as locations for engaging in unlawful sexual activity; and

**e.** As a result of Subparagraphs B.8.a through d, above, and the increase in the incidence of AIDS and Hepatitis B, which are both sexually transmitted diseases, the City Council has a substantial interest in adopting regulations that will reduce to the greatest extent possible, the possibility for the occurrence of casual sex acts at Adult-Oriented Businesses;

**9.** In regulating nudity and semi-nudity in Adult-Oriented Businesses, the City Council does not intend to proscribe the communication of erotic messages or any other communicative element or activity, but rather only to regulate nudity and semi-nudity in Adult-Oriented Businesses due to the adverse secondary effects associated therewith, including prostitution, sexual assault, and associated crimes;

**10.** The City Council further finds, as a wholly independent basis, that it has a substantial public interest in preserving societal order and morality, and that such interest is furthered by the regulation of nudity and semi-nudity in Adult-Oriented Businesses;

**11.** While the City Council desires to protect the rights conferred by the United States and California Constitutions on Adult-Oriented Businesses, it does so in a manner that ensures the continued and orderly development of property within the City and diminishes, to the greatest extent feasible, those undesirable secondary adverse effects which the Studies have shown to be associated with the development and operation of Adult-Oriented Businesses;

**12.** In enacting nudity and semi-nudity regulations pursuant to these Adult-Oriented Business regulations, the City Council declares that the regulations do not create or regulate a criminal offense, and the City Council has not provided a criminal penalty for a violation of these regulations;

**13.** The City Council finds that preventing the direct exchange of money between Performers and Patrons also reduces the likelihood of drug and sexual transactions occurring in Adult-Oriented Businesses;

**14.** Requiring a 10-FT separation between performers and patrons reduces the likelihood that these persons will negotiate narcotics sales, or negotiate for the purpose of engaging in sexual activities or obtaining sexual favors within the Adult-Oriented Businesses; and

**15.** Enclosed or concealed booths and dimly lit areas within Adult-Oriented Businesses greatly increase the potential for misuse of the premises, including unlawful conduct of a type that facilitates transmission of disease. Requirements that all indoor areas be open to view by management at all times and that adequate lighting be provided are necessary in order to reduce the opportunity for, and, therefore, the incidence of illegal conduct within Adult-Oriented Businesses, and to facilitate the inspection of the interior of the premises thereof by law enforcement personnel.

**C. Definitions.** As used in these Adult-Oriented Business regulations, the following words, terms, and phrases are defined as follows:

**1.** Applicant. A person who is required to file an application for a registration certificate under these Adult-Oriented Business regulations, including an individual owner, managing partner, officer of a corporation, or any other operator, manager, employee, or agent of an Adult-Oriented Business.

**2.** Bar. Any commercial establishment licensed by the State Department of Alcoholic Beverage Control to serve any alcoholic beverages on the premises.

**3.** Chief of Police. The Chief of Police of the City of Ontario or his or her designee.

**4.** City Council. The City Council of the City of Ontario.

**5.** Day. A calendar day and not business day. Whenever "day" is used to identify requirements of these Adult-Oriented Business regulations to be performed on a particular day, which day falls upon a holiday, Saturday or Sunday, the day for performance of the requirements of these Adult-Oriented Business regulations will be the next business day after the holiday, Saturday or Sunday.

**6.** Distinguished or Characterized by an Emphasis Upon. The dominant or essential theme of the object described by the phrase. For example, when the phrase refers to films "which are distinguished or characterized by an emphasis upon "the depiction or description of specified sexual activities or specified anatomical areas, the films so described are those whose dominant or predominant character and theme are the depiction of the enumerated sexual activities or anatomical areas.

**7.** Establishment of an Adult-Oriented Business. Means and includes any of the following:

**a.** The opening or commencement of any Adult-Oriented Business as a new business;

**b.** The conversion of an existing business, whether or not an Adult-Oriented Business, to any Adult-Oriented Business defined herein;

**c.** The addition of any of the Adult-Oriented Businesses defined herein to any other existing Adult-Oriented Business; or

**d.** The relocation of any Adult-Oriented Business.

**8.** Figure Model. Any person who, for pecuniary compensation, consideration, hire or reward, poses in a modeling studio to be observed, sketched, painted, drawn, sculptured, photographed, or otherwise depicted.

**9.** Health Officer. The Health Officer of the County of San Bernardino, or his or her duly authorized representative.

**10.** Nudity or State of Nudity. The showing of the human male or female genitals, pubic area, buttocks or anus with less than a full opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple, or the showing of the covered male genitals in a discernible turgid state.

**11.** Patron. A customer of an Adult-Oriented Business.

**12.** Permit. Any permit or registration certificate issued pursuant to these Adult-Oriented Business regulations.

**13.** Permittee. Any person to whom an Adult-Oriented Business registration certificate is issued.

**14.** Person. Any individual, partnership, copartnership, firm, association, joint stock company, corporation, or combination thereof, in whatever form or character.

**15.** Regularly Features. With respect to an adult theater, adult cabaret, adult arcade or adult motion picture theater, a regular and substantial course of conduct. Performances that

are distinguished or characterized by an emphasis upon the display of specified anatomical areas or specified sexual activities, occur on 2 or more occasions within a 30 day period; 3 or more occasions within a 60 day period; or 4 or more occasions within a 180 day period shall, to the extent permitted by law, be deemed to be a regular and substantial course of conduct.

**16.** Religious Institution. A structure that is used primarily for religious worship and related religious activities.

**17.** School. Any child or daycare facility, or an institution of learning for minors, whether public or private, offering instruction in those courses of study required by the California Education Code and maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, middle or junior high school, senior high school, or any special institution of education, but it does not include a vocational or professional institution of higher education, including a community or junior college, college, or university.

**18.** Semi Nude or Semi-Nudity. State of dress in which clothing covers no more than the genitals, pubic region, buttocks, areola of the female breast, as well as portions of the body covered by supporting straps or devices.

**19.** Adult-Oriented Businesses. Any one of the following:

**a.** *Adult Arcade*. An establishment that, for any form of consideration, provides one or more still or motion picture projectors, or similar machines, for viewing by patrons and which shows films, computer generated images, motion pictures, video cassettes, slides, or similar photographic reproductions, more than 30 percent of which showings are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

**b.** *Adult Bookstore*. An establishment having a substantial and a significant portion of its business derived from the sale or rental of books, magazines, periodicals or other printed matter, or of photographs, films, motion pictures, video cassettes, slides, tapes, or other form of visual or audio representations that are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas, or sexually oriented merchandise. The fact that more than 30 percent of the establishment inventory is composed of such materials, 30 percent of its floor area is devoted to such materials, or that 30 percent of its gross income is derived from such materials, or that the establishment advertises itself as "adult" in nature, shall, to the extent permitted by law, be evidence that the establishment is an "Adult Bookstore."

**c.** *Adult-Oriented Business*. Any business establishment or concern which operates as an Adult Bookstore, Adult Video Store, Adult Arcade, Adult Cabaret, Adult Theater, Adult Motion Picture Theater, Adult Motel, Escort Agency, Massage Establishment, Modeling Studio, Sexual Encounter/Rap Studio, Sexual Novelty Store or any other business or concern that regularly features or offers to its patrons as a substantial significant portion of its business, products, merchandise, services, or entertainment that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, but not including those uses or activities the regulation of which is preempted by State law. "Adult-Oriented Business" also includes any establishments, which as a regular and substantial course of conduct, provides or allows performers, models, or employees to appear in any public place dressed only in lingerie. "Adult-Oriented Business" does not include those uses, businesses or

activities of licensed professionals who are otherwise exempt from classification as a "Massage Establishment" pursuant to this Development Code.

**d.** *Adult Cabaret or Adult Theater.* A nightclub, restaurant, or business establishment that regularly features live performances that are distinguished or characterized by an emphasis upon the display of specified sexual activities; regularly featured persons who appear semi-nude; or that shows films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions 30 percent or more of the number of which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

**e.** *Adult Hotel or Motel.* A hotel, motel, or similar business establishment offering public accommodations for any form of consideration, which provides patrons with closed circuit television transmissions, films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions 30 percent or more of the number of which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for less than a 6-hour period, or rents, leases, or lets any single room more than twice in a 24-hour period.

**f.** *Adult Motion Picture Theater.* A business establishment where, for any form of consideration, films, computer generated images, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and 30 percent or more of the number of which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

**g.** *Escort Agency.* A person or business association who furnishes, offers to furnish, or advertises to furnish escorts as one of its primary business purposes for a fee, tip, or other consideration.

**h.** *Massage Establishment.* An establishment having a fixed place of business where any person association, firm, or corporation engages in, conducts, or carries on or permits to be engaged in, conducted, or carried on, any business of giving Turkish, Russian, Swedish vapor, sweat, electric, salt, or any other kind of character of baths and where alcohol rubs, fomentations, baths, or manipulations of the body, or similar procedures, are given including acupressure clinics or establishments.

**i.** *Modeling Studio.* A business that regularly features, for pecuniary compensation, monetary, or other consideration, hire or reward figure models who, for the purposes of sexual stimulation of patrons, display specified anatomical areas to be observed, sketched, photographed, painted, sculpted or otherwise depicted by persons paying such consideration. "Modeling Studio" does not include schools maintained pursuant to standards set by the State Board of Education, or a studio or similar facility owned, operated or maintained by an individual artist or group of artists, that does not provide, permit, or make available "specified sexual activities."

**20.** Adult-Oriented Business Operator or Operator. A person who supervises, manages, inspects, directs, organizes, controls, or in any other way is responsible for or in charge of the premises of an Adult-Oriented Business, or the conduct or activities occurring on the premises thereof.

**21.** Adult-Oriented Business Performer or Performer. Any person who is an employee or independent contractor of the Adult-Oriented Business, and any person who, with or without any

compensation or other form of consideration, performs live entertainment dressed in no more than a state of semi-nudity for patrons of an Adult-Oriented Business.

**22.** Sexually Oriented Merchandise. Sexually oriented implements and paraphernalia, including, but not limited to: dildos, auto-sucks, sexually oriented vibrators, edible underwear, ben-wah balls, inflatable orifices, anatomical balloons with orifices, simulated and battery-operated vaginas, and similar sexually oriented devices, or any other merchandise characterized by an emphasis on sexual activities or specified anatomical parts.

**23.** Sexually Oriented Merchandise. Sexually oriented implements and paraphernalia, including, but not limited to: dildos, auto-sucks, sexually oriented vibrators, edible underwear, ben-wah balls, inflatable orifices, anatomical balloons with orifices, simulated and battery-operated vaginas and similar sexually oriented devices, or other merchandise characterized by an emphasis on sexual activities or specified anatomical parts.

**24.** Specified Anatomical Areas. Means and includes any of the following less than completely and opaquely covered human:

**a.** genitals or public region;

**b.** buttocks;

**c.** female breast below a point immediately above the top of the areola;

**d.** Human male genitals in a discernibly turgid state, even if completely and opaquely covered; or

**e.** Any device, costume or covering that simulates any of the body parts included in Subparagraphs B.24.a or b, above.

**25.** Specified Sexual Activities. Means and include any of the following, whether performed directly or indirectly through clothing or other covering:

**a.** The fondling or other erotic touching of human genitals, public region, buttocks, anus, or female breast;

**b.** Sex acts, actual or simulated, including intercourse, oral copulation or sodomy;

**c.** Masturbation, actual or simulated; or

**d.** Excretory functions as part of or in connection with any of the other activities described in Subparagraphs B.25.a through c, above.

**26.** Studies. The studies and reports prepared by other cities and judicial rulings referred to in Paragraph B.1 herein of these Adult-Oriented Business regulations, including studies and reports prepared by the City relating to the adverse secondary impacts of existing Adult-Oriented Businesses.

**D. Minimum separation and locational requirements.**

**1.** No Adult-Oriented Business shall be located within 1,500 FT of any property located within a residential or mixed-use zoning district, or any property located within a residential or mixed-use land use district of an adopted Specific Plan.

**2.** No Adult-Oriented Business shall be located within 1,000 FT of the following:

**a.** Any church, chapel, or similar place of worship, whether inside or outside of Ontario city limits;

**b.** Any school or daycare establishment, or public or private park or playground, whether inside or outside of Ontario city Limits;

**c.** Any retirement or convalescent hospital, whether inside or outside of Ontario city limits;

**d.** Any recreational facility, such as game arcade, bowling alley, skateboard rink, skating rink, or similar area where minors regularly congregate, whether inside or outside Ontario city limits;

**e.** City Hall, City offices, and other government buildings normally open to the public;

**f.** Libraries, whether inside or outside Ontario city limits; and

**g.** Any truck stops, whether inside or outside Ontario city limits.

**3.** No Adult-Oriented Business shall be located within 300 FT of another Adult-Oriented Business, whether inside or outside Ontario city limits;

**4.** For purposes of the regulations contained herein, all distances shall be measured in a straight line, without regard for intervening structures, from the nearest property line for which the Adult-Oriented Business is proposed to be located to the nearest property line of a use or district identified in these Adult-Oriented Business regulations.

**E. Adult-Oriented Business Development and Performance Standards.** The following development and performance standards shall be applicable to Adult-Oriented Businesses in the City:

**1.** No Adult-Oriented Business shall be operated in any manner that permits the observation of any materials or activities depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas from any public way or from any location outside the building or area of such establishment. No Adult-Oriented Business shall be operated in any manner that permits the observation of any live performance depicting, describing or relating to specified sexual activities or semi-nudity from any public way, or from any location outside the building or area of such establishment. This provision shall apply to any display, decoration, sign, show window or other opening. No exterior door or window on the premises shall be propped or kept open at any time while the business is open, and any exterior windows shall be covered with opaque covering at all times.

**2.** All off-street parking area and premise entries of the Adult-Oriented Business shall be illuminated from dusk to closing hours of operation with a lighting system that provides an average maintained horizontal illumination of one footcandle of light, measured on the parking

surface or walkway. The required lighting level is established in order to provide sufficient illumination of the parking areas and walkways serving the Adult-Oriented Business for the personal safety of patrons and employees, and to reduce the incidence of vandalism and criminal conduct.

**3.** The premises within which the Adult-Oriented Business is located shall provide sufficient sound-absorbing insulation so that noise generated inside the premises shall not be audible anywhere on any adjacent property or public right-of-way, or within any other building or other separate unit within the same building.

**4.** Except for those businesses also regulated by the California Department of Alcoholic Beverage Control, an Adult-Oriented Business shall be open for business only between the hours of 8:00 AM and 12:00 PM (midnight) on any particular day.

**5.** The building entrance to an Adult-Oriented Business shall be clearly and legibly posted with a notice indicating that persons under 18 years of age are precluded from entering the premises. The notice shall be constructed and posted to the satisfaction of the Chief of Police. No person under the age of 18 years shall be permitted within the premises at any time.

**6.** All indoor areas of the Adult-Oriented Business within which patrons are permitted, except restrooms, shall be open to view by the management at all times.

**7.** Any Adult-Oriented Business that is also an Adult Arcade that provides viewing area(s), shall comply with the following additional requirements:

**a.** Each Adult Arcade shall have at least one manager's station. It shall be the duty of the operator(s) to ensure that at least one employee is on duty and situated at each manager's station at all times that any patron is present inside the Adult Arcade.

**b.** The interior of the Adult Arcade shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the Adult Arcade to which any patron is permitted access for any purpose, excluding restrooms. If the Adult Arcade has two or more manager's stations designated, then the interior of the Adult Arcade shall be configured in such a manner that there is an unobstructed view of each area of the Adult Arcade to which any patron is permitted access for any purpose, excluding restrooms, from at least one of the manager's stations. The view required by this Subparagraph shall be by direct line of sight from the manager's station. There shall be a security system that visually records each viewing booth at all times that the business is open or occupied for business.

**c.** It shall be the duty of the operator(s) and also the duty of all employees present in the Adult Arcade to ensure that the individual viewing areas remain unobstructed by any doors, walls, persons, merchandise, display rack or other materials at all times and to ensure that no patron is permitted access to any area of the Adult Arcade that has been designated as an area in which patrons will not be permitted.

**d.** No individual viewing area may be occupied by more than one person at any one time. "Individual viewing area" shall mean a viewing area designed for occupancy by one person. Individual viewing areas of the Adult Arcade shall be operated and maintained without any hole or other opening, or means of direct communication, or visual or physical access between the interior spaces of two or more Individual viewing areas.

**e.** No individual viewing area shall contain booths, stalls, or partitioned portions of individual viewing area used for the viewing of sexually oriented material or other forms of entertainment having doors, curtains, or portal partitions, unless the individual viewing areas containing booths, stalls, or partitioned portions have at least one side open to the manager's station and is visible to the manager's station. Any booth, stall, or partitioned portion of an individual viewing area authorized under this subparagraph shall be constructed to allow 12 inches of open space between the bottom of the stall or partition and the floor. The open space shall remain unobstructed at all times.

**f.** The Adult Arcade shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access, but such lighting shall not be of an intensity as to prevent the viewing of the sexually oriented material.

**g.** It shall be the duty of the operator(s) and all employees present at the Adult Arcade to ensure that the illumination described in Subparagraph E.7.f, above, is maintained at all times that any patron is present in the Adult Arcade.

**h.** The floors, seats, walls, and other interior portions of all booths shall be maintained clean and free from waste and bodily secretions. Presence of human excrement, urine, semen or saliva in any such booths shall be evidence of improper maintenance and inadequate sanitary controls.

**8.** All areas of the Adult-Oriented Business that are accessible to the public shall be illuminated at the following minimum footcandles, which shall be minimally maintained and evenly distributed at ground level, pursuant to Table 5.03-2 (Minimum Lighting Requirements for Adult-Oriented Businesses), below.

***Table 5.03-2: Minimum Lighting Requirements for Adult-Oriented Businesses***

| *Area* | *Minimum Foot-Candles* |
|---|---|
| Bookstores and other retail establishments: | 20 |
| Theaters and cabarets (except during performances, at which time lighting shall be at least 1.25 foot-candles): | 5 |
| Arcades: | 10 |
| Motels/Hotels (in public areas): | 20 |
| Modeling Studios: | 20 |

**9.** Patrons and employees shall not use the same restrooms. The Adult-Oriented Business shall provide and maintain separate restroom facilities for male patrons and employees, on the one hand, and female patrons and employees, on the other. Male patrons and employees shall be prohibited from entering any restroom for females, and female patrons and employees shall be prohibited from entering any restroom for males, except when an employee carries out duties of repair, maintenance, or cleaning of the restroom facilities. All restrooms shall be free from any sexually oriented materials. No restrooms shall contain television monitors or other motion picture or video projection, computers, recording, or reproduction equipment. The foregoing provisions of this Paragraph shall not apply to an Adult-Oriented Business that deals exclusively with sale or rental of sexually oriented materials that are not used or consumed on the premises, such as an Adult Bookstore or Adult Video Store, and which does not provide restroom facilities to its patrons or the public.

**10.** The following additional requirements shall pertain to Adult-Oriented Businesses that provide live performances in Adult Cabarets or Adult Theaters:

**a.** No person shall perform live entertainment for patrons of an Adult-Oriented Business except upon a stage at least 2 FT above the level of the floor, which is separated by a distance of at least 10 FT from the nearest area occupied by patrons, and no Patron shall be permitted within 10 FT of the stage while the stage is occupied by an Adult-Oriented Business performer.

**b.** The Adult-Oriented Business shall provide separate dressing room facilities for performers that are exclusively dedicated to the performers' use. No public access shall be permitted to any dressing room facility.

**c.** The Adult-Oriented Business shall provide an entrance and exit for performers that is separate from the entrance and exit used by patrons.

**d.** The Adult-Oriented Business shall provide access for performers between the stage and dressing rooms, which are completely separated from the patrons. If separate access is not physically feasible, the Adult-Oriented Business shall provide a minimum 3-FT wide walk aisle for performers between the dressing room area and the stage, with a railing, fence, or other barrier separating the patrons and the performers capable of, and which actually results in, preventing any physical contact on the premises of the Adult-Oriented Business.

**e.** No performer, either before, during, or after performances, shall have any physical contact with any Patron, and no patron shall have physical contact with any performer before, during, or after performances by a performer. This Subparagraph shall only apply to physical contact on the premises of the Adult-Oriented Business.

**f.** Fixed guardrails at least 30 inches in height shall be maintained establishing the separations between performers and patrons required by the herein-stated Adult-Oriented Business Development and Performance Standards.

**g.** No patron shall directly pay or give any gratuity to any performer, and no performer shall solicit any pay or gratuity from any patron.

**11.** No operator, owner, or other person with managerial control over an Adult-Oriented Business shall permit any person on the premises of an Adult-Oriented Business to engage in a live showing of any specified anatomical areas. This provision may not be complied with by applying an opaque covering simulating the appearance of the specified anatomical areas required to be covered. Notwithstanding any other penalties that may be provided in this Development Code or the Ontario Municipal Code, a violation of this Subparagraph shall be grounds for revocation of an Adult-Oriented Business registration certificate.

**12.** No Adult-Oriented Business performer on the premises of an Adult-Oriented Business shall engage in a live showing of any specified anatomical areas. This provision may not be complied with by applying an opaque covering simulating the appearance of the specified anatomical areas required to be covered. Notwithstanding any other penalties that may be provided in this Development Code or the Ontario Municipal Code, a violation of this Subparagraph shall be grounds for revocation of an Adult-Oriented Business registration certificate.

**13.** Adult-Oriented Businesses shall employ security guards in order to maintain the public peace and safety, and to prevent any illegal activity from occurring on the premises, based upon the following standards:

**a.** Adult-Oriented Businesses featuring live entertainment shall provide at least one security guard at all times while the business is open. If the occupancy limit of the premises is greater than 35 persons, an additional security guard shall also be on duty at all times while the business is open.

**b.** Security guards for other Adult-Oriented Businesses may be required if it is determined by the Chief of Police that their presence is necessary in order to maintain public peace and safety, and to prevent any illegal activity from occurring on the premises.

**c.** Security guards shall be charged with preventing violations of law and enforcing compliance by patrons of the requirements of these regulations. Each security guard shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state law. No security guard required pursuant to this Subparagraph shall act as a door person, ticket seller, ticket taker, admittance person, or sole occupant of the manager's station while acting as a security guard.

**14.** The Adult-Oriented Business shall provide a security system that visually records and monitors all parking lot areas at all times that the business is open or occupied for business.

**15.** Views of parking areas and doorways of Adult-Oriented Businesses shall be unobstructed so as to allow visibility of these areas from public rights-of-way.

**16.** The Adult-Oriented Business shall comply with the City's sign regulations.

**17.** The Adult-Oriented Business shall comply with the development, parking, and design requirements of the underlying zone for the specific underlying use. All exterior areas of an Adult-Oriented Business, including buildings, landscaping, and parking areas shall be maintained in a clean and orderly manner.

**F. Employment of and Services Rendered to Persons Under the Age of 18 Years Prohibited.**

**1.** It shall be unlawful for any operator or other person in charge of any Adult-Oriented Business to employ any person who is not at least 18 years or age.

**2.** It shall be unlawful for any operator or other person in charge of any Adult-Oriented Business to permit to enter, or remain within the Adult-Oriented Business, any person who is under the age of 18.

**G. Inspection and Operators.** All operators shall permit the Chief of Police, representatives of the San Bernardino County Health Department, and the City of Ontario Fire Department to conduct unscheduled inspections of the premises of the Adult-Oriented Business for the purpose of insuring compliance with the laws, and the development and performance standards applicable to Adult-Oriented Businesses at any time it is occupied or opened for business.

**H. Regulations Nonexclusive.** The provisions of this Development Code regulating Adult-Oriented Businesses are not intended to be exclusive and compliance therewith shall not excuse

noncompliance with any other regulations pertaining to the operation of businesses as adopted by the City Council.

## 5.03.020: Air Transportation

**A. Site and Building Development Standards within the ONT (Ontario International Airport) Zoning District.** To facilitate the further development of Ontario International Airport and surrounding properties directly impacted by airport operations, all development within the ONT zoning district shall be designed and constructed pursuant to the site and development standards of the IG zoning district, except as follows:

**1.** The FAR calculation for development projects within the ONT zoning district shall be based on the ratio of gross cumulative building area to overall land area of the ONT zoning district; and

**2.** The Planning Director shall have the authority to approve deviations from minimum landscape coverage, minimum building setbacks, and maximum building height standards when it can be found and clearly established that such deviation is necessary due to identified site conditions.

**B. Helipads/Heliports.** Within the CR, IG, and IH zoning districts, helipad/heliport facilities shall be allowed only in conjunction with a permitted or conditionally permitted land use. Standalone helipad/heliport facilities shall be prohibited, except within the ONT zoning district.

## 5.03.023: Alcoholic Beverage Manufacturing

The following regulations shall govern the establishment and operation of alcoholic beverage manufacturing uses and activities, as follows:

**A. Alcoholic Beverage Manufacturing in the MU-1 (Downtown Mixed Use) Zoning District.** Alcoholic beverage manufacturing facilities established within LUA-1, LUA-2 North, and LUA-2 South areas of the MU-1 zoning district shall comply with the following:

**1.** Land use approval shall be subject to the approval of an Administrative Use Permit pursuant to the requirements of Section 4.03.015 (Administrative Use Permits) of this Development Code;

**2.** The GFA of an alcoholic beverage manufacturing facility shall be less than 10,000 SF;

**3.** An alcoholic beverage manufacturer shall not be permitted unless the licensed alcoholic beverage manufacturer also sells alcoholic beverages to consumers for consumption on the premises, within a tasting room that complies with Subsection D of this Section, or in a bona fide restaurant that is located on the licensed premises, or at a bona fide restaurant that is contiguous to the licensed premises;

**4.** No video, electronic or other amusement devices or games shall be permitted;

**5.** Outdoor storage in conjunction with an alcoholic beverage manufacturer shall be prohibited.

**B. Sewer Study May Be Required for Alcoholic Beverage Manufacturers in the MU-1 (Downtown Mixed Use) Zoning District.** Alcoholic beverage manufacturing facilities established within the CC, CR and CCS zoning districts shall comply with the following:

**1.** Land use approval shall be subject to the approval of a Conditional Use Permit pursuant to the requirements of Section 4.02.015 (Conditional Use Permits) of this Development Code;

**2.** The GFA of an alcoholic beverage manufacturer shall be less than 10,000 SF;

**3.** An alcoholic beverage manufacturer shall not be permitted unless the licensed alcoholic beverage manufacturer also sells alcoholic beverages to consumers for consumption on the premises, within a tasting room that complies with Subsection D of this Section, or in a bona fide restaurant that is located on the licensed premises, or at a bona fide restaurant that is contiguous to the licensed premises.

**4.** No video, electronic or other amusement devices or games shall be permitted.

**5.** Outdoor storage in conjunction with an alcoholic beverage manufacturer shall be prohibited.

**C. Conditional Use Permit Required for Tasting Rooms in the IL (Light Industrial), IG (General Industrial) and IH (Heavy Industrial) Zoning Districts.** Within the IL, IG and IH zoning districts, the establishment of a tasting room in conjunction with an alcoholic beverage manufacturer shall require the approval of a Conditional Use Permit pursuant to the requirements of Section 4.02.015 (Conditional Use Permits) of this Development Code. Tasting rooms shall be designed in compliance with the requirements of Subsection D of this Section.

**D. Tasting Rooms Not to Exceed 1,000 SF Unless Otherwise Permitted by a Conditional Use Permit.** A tasting room shall not exceed 1,000 SF in area, except that within the MU-1 zoning district, tasting rooms in excess of 1,000 SF may be permitted by Conditional Use Permit approval. The tasting room floor area shall include any indoor area within the alcoholic beverage manufacturing licensed premises where alcoholic beverages are consumed, including any bar and seating areas, but shall exclude restrooms serving the tasting room and any outdoor patio areas. Outdoor patio areas may be permitted, provided they are not located in any required parking space or access way, and do not exceed 1,000 SF in total area.

**E. Use of Grain Silos.** A grain silo may be located outside of a building occupied by an alcoholic beverage manufacturing use, which shall comply with the following:

**1.** The grain silo shall not be located in any required parking space, driveway or drive aisle, or situated so as to adversely affect the pedestrian path of travel.

**2.** One sign identifying the alcoholic beverage manufacturing use may be placed on the grain silo, having a maximum area of 9 SF. The silo sign is permitted in addition to any wall signs or monument signs allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Development Code.

**F. Outdoor Utility Equipment Shall Be Completely Screened.** Outdoor utility equipment associated with an alcoholic beverage manufacturing use shall be completely screened from public view.

**G. Property Shall Be Permanently Maintained.** The real property upon which an alcoholic beverage manufacturing use is operated shall be permanently maintained in an orderly fashion by the provision of regular landscape maintenance, removal of trash and debris, and removal of graffiti within 24 hours from the time of occurrence.

**H. Roof-Mounted or Ground-Mounted Mechanical Equipment Shall Be Completely Screened.** Any proposed roof-mounted or ground-mounted mechanical equipment shall be completely screened from public view. Equipment screening information shall be specifically shown on the plans submitted for building permit issuance.

**I. Security Plan Required.** A security plan, in a form satisfactory to the Ontario Police Department, shall be submitted to and approved by the Police Chief prior to building permit issuance. The security plan shall be formulated to deter unlawful conduct of employees and patrons, to promote the safe and orderly assembly and movement of persons and vehicles, and to prevent disturbances to surrounding land uses and the neighborhood in general, by excessive noise created by patrons entering or leaving the alcoholic beverage manufacturer's licensed premises.

**J. On-Site Lighting Required to Provide a Safe and Secure Environment.** Parking lots, driveways, circulation areas, aisles, passageways, recesses, and grounds contiguous to buildings occupied by an alcoholic beverage manufacturing use shall be provided with enough lighting to illuminate and make clearly visible, the presence of any person on or about the alcoholic beverage manufacturer's licensed premises during the hours of darkness, and shall provide a safe and secure environment for all persons, property, and vehicles on and around the premises.

**K. Admission Fee, Cover Charge, and Minimum Purchase Requirements.** It shall be unlawful to require the payment of an admission fee or cover charge or require a minimum purchase.

**L. Alcoholic Beverage Signs Required.** Signs shall be posted inside the business, near the exit door, which states "NO ALCOHOLIC BEVERAGE ALLOWED BEYOND THIS POINT."

**M. Maximum Occupancy Load Shall Not Be Exceeded.** The number of persons shall not exceed the maximum occupancy load as determined by the Ontario Fire Department. Signs indicating the maximum occupant load shall be posted in a conspicuous place on an approved sign near the main exit from the room.

**N. No Live Entertainment or Dancing Permitted without First Obtaining Land Use Approval.** There shall be no live entertainment or dancing permitted on the alcoholic beverage manufacturer's licensed premises at any time, without first obtaining land use approval for the activities pursuant to the requirements of this Development Code.

**O. Display of Alcoholic Beverages.** The display of alcoholic beverages shall not be located outside of a building or within 5 FT of any public entrance to the building.

**P. Alcoholic Beverages Distributed By Competing Alcoholic Beverage Manufacturers Shall Not Be Served.** An alcoholic beverage manufacturer shall not serve brands of alcoholic beverages distributed by a competing alcoholic beverage manufacturer. The alcoholic beverages served shall be limited to the products that are authorized to be sold by the alcoholic beverage manufacturer under its license issued by the California Department of Alcoholic Beverage Control.

## 5.03.025: Alcoholic Beverage Sales

**A. Purpose.** The purpose of this Section is to establish standards governing the establishment and operation of alcoholic beverage sales within the City.

**B. Applicability.**

**1.** Conditional Use Permit and/or Administrative Use Permit Required.

**a.** The retail sales of alcoholic beverages, whether intended for consumption on or off the premises wherein the beverage is sold, shall require the approval of a Conditional Use Permit pursuant to Development Code Section 4.02.015 (Conditional Use Permit), or the approval of an Administrative Use Permit pursuant to Development Code Section 4.03.015 (Administrative Use Permits), as applicable, prior to the establishment of the use, excepting temporary alcoholic beverage sales allowed by Paragraph B.2, of this Section.

**b.** The violation of any provision of this Section shall be grounds for, and may result in, the modification or revocation of such Conditional Use Permit by the City, pursuant to Division 2.05 (City Initiated Modification or Revocation) of this Development Code.

**c.** A Conditional Use Permit and/or Administrative Use Permit for alcoholic beverage sales may be granted only in conjunction with, and shall be ancillary to, those legally established land uses identified in Subsections D (Alcoholic Beverage Sales for Consumption on the Premises) and E (Alcoholic Beverage Sales for Consumption off the Premises) of this Section.

**2.** Alcoholic Beverage Sales and/or Tasting in Conjunction with a Temporary Activity. Temporary alcoholic beverage sales and/or tasting may be allowed, provided an Administrative Use Permit issued pursuant to Section 4.03.015 (Administrative Use Permit) of this Development Code is first obtained prior to the establishment of the temporary activity, and the temporary activity is in full compliance with Subsection D (Temporary Alcoholic Beverage Sales) of Section 5.03.395 (Temporary and Interim Land Uses, Buildings, and Structures) of this Division.

**3.** Undue Concentration of Alcoholic Beverage Licenses within a Census Tract. A Conditional Use Permit for the retail sale of alcoholic beverages shall not be issued for a business located within a census tract that has been determined to contain an undue concentration of alcoholic beverage licenses, as defined in BPC Section 23958.4, unless a determination of public convenience or necessity is made by the Reviewing Authority pursuant to Subsection F (Public Convenience or Necessity Determination) of this Section.

**C. Compliance with State of California Department of Alcoholic Beverage Control (ABC) Regulations.** Any business engaging in the retail sales of alcoholic beverages shall first obtain the appropriate retail license from ABC and shall operate such business in strict compliance with the Alcoholic Beverage Control Act (commencing with BPC Section 23000 et seq.), and all applicable ABC rules, regulations, and orders.

**D. Alcoholic Beverage Sales for Consumption on the Premises (On-Sale Alcoholic Beverage Sales).** On-sale alcoholic beverage sales comprises establishments properly licensed by the Department of Alcoholic Beverage Control of the State of California (ABC), which sell alcoholic beverages of varying types, as allowed by the type of ABC license held by the establishment, for consumption on the premises in which they are sold. Typical uses include, but are not limited to, bars, brew pubs, nightclubs, wine bars, and restaurants that serve alcoholic beverages.

Establishments engaged in on-sale alcoholic beverage sales shall comply with the following:

**1.** Conditional Use Permit approval shall be required for an on-sale alcoholic beverage sales activity, and/or for the on premise tasting of any alcoholic beverage in conjunction with a legally established and ABC-licensed wine grower, beer manufacturer, brandy manufacturer, or distilled spirits manufacturer, except that within the MU-1 (Historic Downtown Mixed Use) zoning district, Administrative Use Permit approval shall be obtained from the City prior to establishing an on-sale alcoholic beverage sales use or activity.

**2.** Any business engaged in on-sale alcoholic beverage sales or on-premises tasting of any alcoholic beverage in conjunction with a legally established and ABC-licensed wine grower, beer manufacturer, brandy manufacturer, or distilled spirits manufacturer, shall not allow any alcoholic beverage to be consumed outside of the enclosed building, except within an outdoor area that has been designed to be separated from direct public contact/access by a wall, fence or other barrier acceptable to the City. The design of said outdoor area and required wall, fence or other barrier shall be subject to review and approval by the Planning Director and Police Chief.

**E. Alcoholic Beverage Sales for Consumption off the Premises (Off-Sale Alcoholic Beverage Sales).** Off-sale alcoholic beverage sales comprises establishments properly licensed by the Department of Alcoholic Beverage Control of the State of California (ABC), which sell alcoholic beverages of varying types, as allowed by the type of ABC license held by the establishment for consumption off the premises in which they are sold. Typical uses include, but are not limited to, convenience stores, grocery stores, and liquor stores.

Establishments engaged in off-sale alcoholic beverage sales shall comply with the following:

**1.** Conditional Use Permit approval shall be required for off-sale alcoholic beverage sales.

**2.** Establishments engaged in the concurrent sale of motor vehicle fuel with alcoholic beverage sales shall comply with all of the following conditions pursuant to BPC Section 23790.5:

**a.** No beer or wine shall be displayed within 5 FT of the cash register or the front door unless it is in a permanently affixed cooler.

**b.** No advertisement of alcoholic beverages shall be displayed at motor fuel islands;

**c.** No sale of alcoholic beverages shall be made from a drive-up window;

**d.** No display or sale of beer or wine shall be made from an ice tub;

**e.** No beer or wine advertising shall be located on motor fuel islands and no self-illuminated advertising for beer or wine shall be located on buildings or windows; and

**f.** Employees on duty between the hours of 10 PM~~p.m.~~ and 2 AM~~a.m.~~ who sell beer or wine shall be at least 21 years of age.

**3.** The on-premises consumption of an alcoholic beverage shall be prohibited.

**F. Public Convenience or Necessity Determination.** BPC Section 23958.4 provides that the City shall have authority to review a retail alcoholic beverage license application proposed within an area having an "undue concentration" (high density of alcoholic beverage sales locations) of licenses; determine whether public convenience or necessity would be served by license issuance; and inform ABC of the determination.

**1.** Purpose. The purpose of this Subsection is to establish a procedure by which the public convenience or necessity may be determined, as provided by State law, and establish the criteria by which the determination shall be made.

**2.** Applicability. In considering a Conditional Use Permit or Administrative Use Permit (as applicable) application for alcoholic beverage sales, it shall be the responsibility of the Reviewing Authority prescribed by Table 2.02-1 (Review Matrix) of this Development Code, to make a determination of public convenience or necessity, if required pursuant to this Subsection.

**3.** Determining Public Convenience or Necessity for On-Sale Alcoholic Beverage Sales Licenses. Within a census tract having an undue concentration of on-sale ABC licenses, whether the public convenience or necessity would be served by an ABC license issuance shall be determined as follows:

**a.** *Alcoholic Beverage License Issuance in Conjunction with a Bona Fide Restaurant.* The issuance of an alcoholic beverage license in conjunction with a bona fide restaurant is hereby deemed to be provided as convenience to business patrons. The Reviewing Authority shall, therefore, establish that the public convenience would be served by the issuance of an ABC license in such cases;

**b.** *All Other On-Sale Alcoholic Beverage Licenses.* For all other on-sale alcoholic beverage licenses, the Approving Authority shall determine whether public convenience or necessity would be served by ABC license issuance on a case-by-case basis, upon a thorough review of the facts pertaining to the proposed use.

**4.** Criteria for Determining Public Convenience or Necessity for Off-Sale Alcoholic Beverage Sales Licenses. Within a census tract having an undue concentration of off-sale ABC licenses, the City desires to strike a balance between the number of off-sale ABC licenses and the convenience of business patrons. Consequently, the Approving Authority is hereby granted authority to make determinations of public convenience and necessity, and shall rely upon the following factors in making such determinations:

**a.** The proposed retail alcohol license is not located within a high crime area, which is defined as an area characterized by a high ratio of Police Department calls for service to alcohol-related incidences, not to exceed 20 percent greater than the average number of alcohol-related incidences reported for the City as a whole), including but not limited to disturbing the peace, public intoxication, assault and battery, prostitution, vandalism, graffiti, loitering, pan-handling, all BPC violations, drug violations, and driving while intoxicated or under the influence;

**b.** The proposed retail alcohol license is not located within close proximity (600 FT or less, as measured in a straight line from any point along the outer boundaries of the building GFA containing the business) of an existing or proposed sensitive land use (as provided in BPC Section 23789), including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools;

public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate;

**c.** The anticipated amount (percentage) of retail sales to be derived from alcoholic beverages is clearly incidental to the primary land use, making-up no more than one-third of anticipated gross retail sales;

**d.** If the business for which the retail alcoholic beverage license application is proposed is a grocery store, it shall contain at least 12,000 SF of GFA;

**e.** No more than 10 percent of the retail business' GFA shall be devoted to alcoholic beverage display and sale;

**f.** At least 10 percent of the retail business' GFA shall be devoted to food display and sales. (Note: Food preparation areas shall not be counted toward the food sales floor area calculation); and

**g.** The building or property wherein the proposed business is located has no outstanding building or health code violations, is not an active Code Enforcement Department case, and complies with applicable Development Code regulations, including but not limited to property maintenance, building improvements, off-street parking (design and number of spaces provided), and landscape and lighting improvements.

**5.** Criteria for Determining Public Convenience or Necessity for Off-Sale Alcoholic Beverage Sales in Conjunction with Alcoholic Beverage Manufacturing Uses. Within a census tract having an undue concentration of off-sale ABC licenses, the Reviewing Authority is hereby granted authority to make determinations of public convenience and necessity for off-sale alcoholic beverage sales in conjunction with an alcoholic beverage manufacturing uses, and shall rely upon the following factors in making such determinations:

**a.** The proposed alcoholic beverage manufacturing use is not located within a high crime area, which is defined as an area characterized by a high ratio of Police Department calls for service to alcohol-related incidences, not to exceed 20 percent greater than the average number of alcohol-related incidences reported for the City as a whole), including but not limited to disturbing the peace, public intoxication, assault and battery, prostitution, vandalism, graffiti, loitering, pan-handling, all BPC violations, drug violations, and driving while intoxicated or under the influence;

**b.** The proposed retail alcohol license is not located within close proximity (600 FT or less, as measured in a straight line from any point along the outer boundaries of the building GFA containing the business) of an existing or proposed residential or sensitive land use (as provided in BPC Section 23789), including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate;

**c.** The retail sales of alcoholic beverages is ancillary to the primary alcoholic beverage manufacturing use; and

**d.** The building or property wherein the proposed business is located has no outstanding building or health code violations, is not an active Code Enforcement Department case, and complies with applicable Development Code regulations, including but not limited to

property maintenance, building improvements, off-street parking (design and number of spaces provided), and landscape and lighting improvements.

**G. Deemed Approved Alcoholic Beverage Sales Regulations.** The provisions of this Subsection shall be known as the Ontario Deemed Approved Alcoholic Beverage Sales Regulations.

**1.** Purpose. The general purposes of the Deemed Approved Alcoholic Beverage Sale Regulations are to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the citizens of the City by requiring that alcoholic beverage sales commercial activities that were legal nonconforming Activities immediately prior to the effective date of the Deemed Approved Alcoholic Beverage Sale Regulations are operated to achieve the following objectives:

**a.** Protect residential, commercial, industrial, and civic areas from nuisance, and minimize the adverse impacts of nonconforming and incompatible uses;

**b.** Provide opportunities for Alcoholic Beverage Sale Activities to operate in a mutually beneficial relationship to each other, and to other commercial and civic services;

**c.** Provide mechanisms to address problems often associated with the public consumption of alcoholic beverages, such as litter, loitering, graffiti, unruly behavior, and escalated noise levels;

**d.** Assure that Alcoholic Beverage Sale Commercial Activities are not the source of undue public nuisances in the community;

**e.** Encourage properly maintained alcoholic beverage sale establishments so that negative impacts generated by these activities are not harmful to the surrounding environment in any way; and

**f.** Monitor deemed approved activities to ensure they do not substantially change in mode or character of operation.

**2.** Applicability.

**a.** The Deemed Approved Alcoholic Beverage Sale regulations shall be applicable, to the extent permissible under other laws, to the following:

**(1)** All Legal Nonconforming Alcoholic Beverage Sale Commercial Activities within the City;

**(2)** The Nonconforming Use provisions contained in Division 3.01 (Nonconforming Lots, Uses, Structures, and Signs) of this Development Code; and

**(3)** A Conditional Use Permit operated pursuant to its conditions of approval.

**b.** Whenever any provision of the Deemed Approved Alcoholic Beverage Sale regulations and any other provision of law, whether set forth in this Development Code, or in any other law, ordinance, or resolution of any kind, imposes overlapping or contradictory regulations, or contain restrictions covering any of the same subject matter, the provision that is

more restrictive, or imposes a higher standard, shall control, except as otherwise expressly provided by the Deemed Approved Alcoholic Beverage Sale Regulations.

**3.** Zoning Administrator. The Zoning Administrator shall conduct public hearings and make recommendations intended to encourage and achieve the compliance of particular sites with the provisions of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section, as appropriate. This Paragraph is not intended to restrict the powers and duties otherwise pertaining to other City officers or bodies, in the field of monitoring and ensuring the harmony of Alcoholic Beverage Sale Commercial Activities in the City. These parties shall have the powers and duties assigned to them by the Development Code, by the zoning regulations, by other codes and ordinances, or by valid administrative authority.

**4.** Definitions. For the purposes of this Section, the words or phrases listed below, in correct alphabetical order, shall have the meanings hereafter specified:

**a.** *Alcoholic Beverage*. Alcohol, spirits, liquor, wine, beer, and every liquid or solid containing alcohol, spirits, wine, or beer, which contains 0.5 percent or more of alcohol by volume and which is fit for beverage purposes, either alone or when diluted, mixed, or combined with other substances, and sales of which requires an ABC license.

**b.** *Alcoholic Beverage Sales Commercial Activity*. The retail sale, for on-site or off-site consumption, of liquor, beer, wine, or other alcoholic beverages at establishments including but not limited to stores, liquor stores, specialty wine shops, restaurants, restaurant/bars, bars, taverns, brew pubs, cabarets, and businesses with temporary or permanent licenses from ABC to sell alcoholic beverages to the general public.

**c.** *Deemed Approved Activity*. Any Legal Nonconforming Alcoholic Beverage Sales Commercial Activity, as defined in this section, where the activity was in existence immediately prior to the effective date of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section. These activities shall be considered a Deemed Approved Activity as long as the establishment conducting the Deemed Approved Activity complies with the provisions of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section.

**d.** *Deemed Approved Status*. The permitted use of land for a Deemed Approved Activity. Deemed Approved Status replaces legal nonconforming status with respect to Alcoholic Beverage Sales Commercial Activity.

**e.** *Illegal Activity*. An activity that has been finally determined to be in noncompliance with the Deemed Approved performance standards contained in Paragraph G.6 (Performance Standards and Deemed Approved Activities), of this Section. Such an activity shall lose its Deemed Approved Status and shall no longer be considered a Deemed Approved Activity.

**f.** *Legal Nonconforming Alcoholic Beverage Sales Commercial Activity (Legal Nonconforming Activity)*. An Alcoholic Beverage Sales Commercial Activity that was a nonconforming use pursuant to the Nonconforming Use regulations contained in Division 3.01 (Nonconforming Lots, Uses, Structures, and Signs) of this Development Code, and for which a valid ABC license had been issued and used in the exercise of the rights and privileges conferred by the license, at a time immediately prior to the effective date of the Deemed Approved Alcoholic Beverage Sale Regulations. The Activity shall be considered a Deemed Approved Activity, and shall no longer be considered a Legal Nonconforming Activity, except the Activity shall be subject

to those zoning regulations relating to nonconforming uses as specified in Division 3.01 (Nonconforming Lots, Uses, Structures, and Signs), as of the effective date of the Deemed Approved Alcoholic Beverage Sale Regulations.

**g.** *Low-End Fortified Wine.* A class of inexpensive fortified wines. In contrast to table wine, which may be enjoyed as an accompaniment to a meal, or high-end fortified wine, enjoyed as an aperitif, low-end fortified wines are generally considered suitable only for intoxication.

**h.** *Off-Sale Alcohol Outlet.* An establishment that conducts retail sales of Alcoholic Beverages for consumption off the premises where sold.

**i.** *On-Sale Alcohol Outlet.* An establishment that conducts retail sales of Alcoholic Beverages for consumption on the premises where sold.

**j.** *Performance Standards.* Regulations prescribed in the Deemed Approved Performance Standards contained in Paragraph G.6 (Performance Standards and Deemed Approved Activities) of this Section, regulating the business practice, activities and land use for locations with Deemed Approved Status, or those further requirements imposed by the Zoning Administrator to achieve these goals. Performance Standards constitute requirements that shall be complied with by an establishment in order for the establishment to retain its Deemed Approved Status.

**k.** *Premises.* The building and land surrounding it considered as a single business engaged in Alcoholic Beverage Sales Activities. The premises shall include parking areas, outdoor patios and similar features.

**l.** *Supplemental Conditions of Approval.* Those requirements imposed by the Zoning Administrator following a public hearing conducted pursuant to the provisions of Paragraph G.8 (Violations of Performance Standards, Supplemental Conditions of Approval, or Other Provisions of this Article—Public Hearing) et seq. of this Section. Supplemental Conditions of Approval constitute requirements that shall be complied with by an establishment in order for the establishment to retain its Deemed Approved Status.

**5.** Automatic Deemed Approved Status.

**a.** All Alcoholic Beverage Sales Commercial Activities that were Legal Nonconforming Activities immediately prior to the effective date of the Deemed Approved Alcoholic Beverage Sale Regulations shall automatically become Deemed Approved Activities as of the effective date of the Deemed Approved Alcoholic Beverage Sale regulations and shall no longer be considered Legal Nonconforming Activities.

**b.** Each establishment with Deemed Approved Status shall retain its Deemed Approved Status; provided, it complies with the Deemed Approved performance standards as set forth in Paragraph G.6 (Performance Standards and Deemed Approved Activities) of this Section, or as promulgated by the Zoning Administrator. However, any change in the State Department of Alcoholic Beverage Control license type, revocation of the ABC license, or a substantial physical change of character of the establishment, as defined in CCR Title 4, Section 64.2(b), shall terminate the Deemed Approved Status for the establishment and shall thereafter require a Conditional Use Permit or other applicable entitlements allowing Alcoholic Beverage Sales Commercial Activity to continue the activity.

**c.** If any establishment with Deemed Approved Status discontinues operation, is suspended from operations, or surrenders the premises for more than 90 consecutive days, the Deemed Approved Status is subject to revocation per the requirements of Division 3.01 (Nonconforming Lots, Uses, Structures, and Signs) of this Development Code. Any subsequent Alcoholic Beverage Sales Commercial Activity may only be resumed upon the granting by the City of a Conditional Use Permit allowing such Activity. Revocation of Deemed Approved Status pursuant to this Section may be made following a public hearing by the Zoning Administrator pursuant to the provisions of Paragraph G.8 (Violations of Performance Standards, Supplemental Conditions of Approval or Other Provisions of this Article – Public Hearing) et seq. of this Section.

**6.** Performance Standards and Deemed Approved Activities. A Deemed Approved Activity shall retain its Deemed Approved Status only if it conforms to each of the following Deemed Approved Performance Standards:

**a.** The Deemed Approved Activity shall not result in adverse impacts to the health, peace or safety of persons residing or working in the surrounding area;

**b.** The Deemed Approved Activity shall not result in jeopardizing or endangering the public health or safety of persons residing or working in the surrounding area;

**c.** The Deemed Approved Activity shall not result in nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, sales to minors, curfew violations, lewd conduct, or police detentions and arrests;

**d.** The Deemed Approved Activity shall comply with all applicable provision of any local, state, or federal regulation, ordinance or statute, including but not limited to those of the ABC, BPC Sections 24200, 24200.6 and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders. This includes compliance with annual City business taxes and alcohol sales administrative program fees imposed pursuant to the OMC; and

**e.** The upkeep and operating characteristics of the Deemed Approved Activity shall be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

**7.** Notification to Owners of Establishments Conducting Deemed Approved Activities. The Zoning Administrator shall notify the owner of each establishment conducting a Deemed Approved Activity, and the property owner, if different from the Deemed Approved Activity, of the establishment's Deemed Approved Status. The notice shall be sent via certified mail return receipt requested; shall include a copy of the performance standards contained in Paragraph G.6 (Performance Standards and Deemed Approved Activities), above, with the requirement that these be posted in a conspicuous and unobstructed place, which is visible from the entrance of the establishment for public review; notification that the establishment is required to comply with all performance standards; that a review fee is required, as adopted by separate resolution of the City Council, and the amount of the fee that is required to be paid; and that the activity is required to comply with all other aspects of the Deemed Approved Alcoholic Beverage Sale Regulations. Should the notice be returned, it shall then be sent via regular U.S. Mail.

**8.** Violations of Performance Standards, Supplemental Conditions of Approval or Other Provisions of this Article—Public Hearing.

**a.** Upon receipt of a complaint that an establishment conducting a Deemed Approved Activity is in violation of the Performance Standards set forth in Paragraph G.6 (Performance Standards and Deemed Approved Activities) of this Section, or other conditions promulgated by the Zoning Administrator, or any other provision of these Deemed Approved Alcoholic Beverage Sales Regulations, and once it is reasonably determined by the City that the violations have occurred, or are occurring, then the Deemed Approved Status of the establishment in question shall be reviewed by the Zoning Administrator at a public hearing. Notification of the public hearing shall be provided pursuant to Paragraph G.10 (Notification of Public Hearing) of this Section.

**b.** The purpose of the public hearing is for any interested party to submit evidence to the Zoning Administrator concerning whether the operating methods of the establishment conducting the Deemed Approved Activity is violating the Performance Standards, Supplemental Conditions of Approval, other provisions of these Deemed Approved Alcoholic Beverage Sales Regulations, or are causing a nuisance in the area surrounding the establishment. Within 10 days of completion of the hearing, the Zoning Administrator shall render a written decision. The Zoning Administrator's decision may allow the Deemed Approved Status to continue for the establishment in question, to impose Supplemental Conditions of Approval pursuant to Paragraph G.9 (Supplemental Conditions of Approval) of this Section, that are, in the judgment of the Zoning Administrator, necessary to ensure compliance with the Performance Standards or the provisions of these Deemed Approved Alcoholic Beverage Sales Regulations, or to suspend or revoke the establishment's Deemed Approved Status. The decision of the Zoning Administrator shall be based upon information and evidence submitted by staff, evidence submitted by the business establishment owner and evidence submitted by any other interested parties. Supplemental Conditions of Approval shall be made a part of the Deemed Approved Status, and the establishment shall be required to comply with these Supplemental Conditions of Approval in order to retain its Deemed Approved Status. The determination of the Zoning Administrator shall become final 10 calendar days after the date of decision, unless appealed to the Planning Commission pursuant to Division 2.04 (Appeals) of this Development Code.

**9.** Supplemental Conditions of Approval.

**a.** The Zoning Administrator may impose Supplemental Conditions of Approval relating to one or more of the following (may not apply to Wineries with a Type 02 ABC license):

**(1)** Entertainment uses, activities, or amusement devices on the premises;

**(2)** Separation, monitoring, or design of area devoted to alcohol sales;

**(3)** Security measures for both the interior and exterior of the premises;

**(4)** Lighting, litter, trash receptacles, graffiti or nuisance abatement, or other similar requirements; or

**(5)** Maintenance.

**b.** Specific Supplemental Conditions of Approval that may be imposed, include, but are not limited to, the following:

**(1) Sound Walls.** If the Deemed Approved Activity abuts residential areas, a sound wall may be required between the establishment conducting the Deemed Approved Activity and the abutting residential areas. The sound wall shall comply with all state and local requirements for construction and location and shall not obstruct the view of the building and parking areas from the street. Vegetation may be required to be planted along the sound wall to improve the appearance of the sound wall.

**(2) Trash Receptacles.** Permanent, non-flammable trash receptacles, may be required to be located at convenient locations, appropriately screened from view, outside the establishment and in the establishment's parking area (if any). The operators of the business may be required to remove on a daily basis, or more frequently if needed to maintain a litter-free environment, all trash from these receptacles and from the sidewalk adjacent to the establishment. The operators of the business also may be required to remove, at least three times per week, all trash originating from its establishment deposited on public property within 250 FT of any boundary of its premises.

**(3) Pay Telephones.** Pay telephones on the site of the establishment may either be (a) prohibited; or (b) required to be of the type that only allow outgoing calls and be located in a visible and well-lighted location.

**(4) Program.** A "complaint response-community relations" program established and maintained by the establishment conducting the Deemed Approved Activity may be required. The program may include the following:

**(a)** Posting at the entry of the establishment providing the telephone number for the area commander of the local law enforcement substation to any requesting individual.

**(b)** Coordinating efforts with the Police Department to monitor community complaints about the establishment's activities.

**(c)** Having a representative of the establishment meet with neighbors or the applicable neighborhood association on a regular basis and at their request, attempt to resolve any neighborhood complaints regarding the establishment.

**(5) Activities.** If appropriate, the following activities may be prohibited on the premises: pool or billiard tables, pinball games, arcade style video or electronic games, or coin-operated amusement devices.

**(6) Prohibited Products.** To discourage nuisance activities, an Off-Sale Alcohol Outlet may be prohibited from selling one or more of the following products or may be required to sell products in the manner prescribed below:

**(a)** Malt beverage products with alcohol content greater than 5-1/2 percent by volume;

**(b)** Wine with an alcoholic content greater than 18 percent by volume. No sales of low-end fortified wine are permitted;

**(c)** Containers of beer or malt liquor larger than 39 ounces;

**(d)** Distilled spirits in bottles or containers smaller than 375 milliliters;

**(e)** Cooler products, either wine- or malt-beverage-based, in less than manufacturer pre-packaged multi-unit quantities;

**(f)** No beer or malt beverage products shall be sold, regardless of container size, in quantities of less than manufacturer pre-packaged multi-unit quantities;

**(g)** Wine in less than 750 milliliter volume containers, specialty wine products in less than 375 milliliter volume containers, or in less than manufacturer pre-packaged multi-unit quantities; and/or

**(h)** Wine coolers, beer coolers, or pre-mixed distilled spirit cocktails shall be sold in manufacturer pre-packaged multi-unit quantities. No sales of single containers of wine coolers, beer coolers, or pre-mixed spirit cocktails are permitted.

**(7) Alcoholic Beverage Sales/Delivery Restricted to Building Confines.** The sales and/or delivery of alcoholic beverages shall be restricted to and within the confines of the building portion of the premises.

**(8) Alcoholic Beverage Sales/Delivery through a Pass-Through Window.** The sales and/or delivery of alcoholic beverages through any pass-through window is prohibited.

**(9) Exterior Advertising or Signage that Promotes or Indicates the Availability of Alcohol Beverages.** There shall be no exterior advertising or sign of any kind or type (other than business identification), including advertising directed to the exterior from within, promoting or indicating the availability of alcohol beverages (interior displays of alcoholic beverages or signs that are clearly visible to the exterior shall constitute a violation of this condition).

**(10) Chilled Alcoholic Beverages.** An Off-Sale Alcohol Outlet may be prohibited from maintaining refrigerated or otherwise chilled alcoholic beverages on the premises.

**(11) Hours of Operation.** In an On-Sale or Off-Sale Alcohol Outlet, the sale of alcoholic beverages may be restricted to certain hours of each day of the week and may be limited further by ABC.

**(12) Paper or Plastic Cups.** In Off-Sale Alcohol Outlets, the sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging may be prohibited.

**(13) Signs.** The following signs may be required to be prominently posted in a readily visible manner in English, Spanish, and the predominant language of the patrons:

**(a)** "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age"; and

**(b)** "It is illegal to possess an open container of alcohol in the vicinity of this establishment."

**(14) Presentation of Documents.** A copy of all Conditions of Approval and the California Department of Alcoholic Beverage Control license may be required to be kept on the premises and presented to any law enforcement officer or authorized state or county official upon request.

**(15) Mitigating Alcohol-Related Problems.** The establishment may be required to operate in a manner appropriate with mitigating alcohol-related problems that negatively impact those individuals living or working in the neighborhood, including but not limited to: sales to minors, the congregation of individuals, violence on or near the premises, drunkenness, public urination, solicitation, drug dealing, drug use, loud noise, and litter.

**(16) Employee Training.** The owners and all employees of the Deemed Approved Activity may be required to attend a Deemed Approved regulations training class and to complete an approved course in "responsible beverage service training." Owners and employees of the Deemed Approved Activity may thereafter be required to attend these training classes once every three years. All salesclerks in On-Sale Alcohol Outlets and Off-Sale Alcohol Outlets may be required, within 90 days of the beginning of employment, to attend these same classes. The establishment may be required to provide evidence of the employee's completion of this training to city, county or state authorities within 10 days following completion of training.

**(17) Drug Paraphernalia.** An Off-Sale Alcohol Outlet may be prohibited from selling drug paraphernalia products as defined in HSC Section 11014.5 and Section 11364.5. "Drug Paraphernalia" means all equipment, products and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act (commencing with HSC Section 11000).

**(18) Loitering.** The establishment's operators or employees may be required to discourage loiterers and to ask persons loitering longer than 15 minutes to leave the area and contact local law enforcement officials for enforcement of applicable trespassing and loitering laws if persons requested to leave fail to do so.

**(19) Security Cameras.** A minimum of two 24-hour time-lapse security cameras may be required to be installed and properly maintained on the exterior of the building at locations recommended by the Police Department. All criminal and suspicious activities recorded on this surveillance equipment shall be reported to local law enforcement. To the extent allowed by law, the establishment's operators may be required to provide any tapes or other recording media from the security cameras to the police department.

**(20) Prohibited Vegetation.** No exterior vegetation may be planted or maintained that could be used as a hiding place for persons on the premises. Exterior vegetation may be planted and maintained in a manner that minimizes its use as a hiding place.

**(21) Security Guards.** An establishment may be required to retain a specified number of security guards. The number of security guards shall vary based upon the specific facts and circumstances of each establishment's site and operation. All security guards shall have all required state and City permits and licenses.

**c.** An On-Sale Alcohol Outlet may also be required to comply with the following supplemental conditions:

**(1)** Sales and delivery of alcoholic beverages to customers shall be made from behind a counter or bar where an establishment employee will obtain the product;

**(2)** No self-service of alcoholic beverages will be permitted. This does not include pouring the beverage for oneself or another after an establishment employee has served the alcoholic beverage to a patron;

**(3)** Sales, delivery and consumption of alcoholic beverages shall be restricted to and within the confines of the building portion of the premises or other approved areas, such as enclosed patios;

**(4)** The premises shall be maintained as a bona fide food restaurant, as defined by applicable provisions of the BPC, and shall provide a menu containing an assortment of foods normally offered in such restaurants; and

**(5)** No alcoholic beverages shall be consumed on any property adjacent to the premises under the control of the On-Sale Alcohol Outlet.

**10.** Notification of Public Hearing.

**a.** The Zoning Administrator shall notify the owner of each establishment conducting the Deemed Approved Activity, and shall notify the property owner, if different from the Deemed Approved Activity, of the time and place of the public hearing. The notice shall be personally delivered or sent via certified mail return receipt requested and shall include notification that the Deemed Approved Status of the establishment conducting the Deemed Approved Activity will be considered before the Zoning Administrator. The public hearing notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the city within 300 FT of the subject property. No notice shall be given less than 10 days prior to the date set for the hearing if such is to be held. Fees for notification shall be pursuant to Paragraph G.11 (Annual Inspection Applicability) of this Section and paid for by the establishment in question that is conducting Deemed Approved Activity.

**b.** Notice by mail is deemed given on the date the notice is placed into the U.S. Mail system.

**11.** Annual Inspection Applicability. Annual inspections shall be conducted at all alcohol sales facilities, including all existing On-Sale and Off-Sale Deemed Approved facilities, as well as existing and future On-Sale and Off-Sale alcohol sales facilities operating under a Conditional Use Permit.

**12.** Fees Schedule. Fees including annual inspection, appeal, and reinspection fees shall be pursuant to the City master fee schedule.

**13.** Official Action. All officials, departments, and employees of the City, which are vested with the authority to issue permits, certificates, or licenses, shall adhere to, and require conformance with, the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section.

**14.** Violations and Penalties.

**a.** *Violations of Deemed Approved Alcoholic Beverage Sale Regulations*. Any person who violates, causes, or permits another person to violate any provision of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section is guilty of either an infraction or misdemeanor, as determined by OMC Section 1-2.01 (Punishment for Violation). Either any person convicted of an infraction or misdemeanor under the provision of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section shall be punished by a fine, imprisonment, or both, according to state law.

**b.** *Separate Offenses for Each Day*. Any violator shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of these regulations is committed, continued, permitted, or caused by such violator and shall be punishable accordingly.

**c.** *Any Violation a Public Nuisance*. In addition to the penalties provided in this section, any use or condition caused or permitted to exist in violation of any of the provisions of these regulations shall be and is declared to be a public nuisance and may be abated as such by the City.

**d.** *Injunction as Additional Remedy*. Any violation of any provision of these regulations shall be and is declared to be contrary to the public interest and shall, at the discretion of the City, create a cause of action for injunctive relief.

**e.** *Administrative Penalties.* In addition to any other penalties provided in this section, a person who violates, causes, or permits another person to violate any provision of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section may be issued an administrative citation pursuant to the provisions of OMC Title 1, Chapter 5 (Administrative Citations). Violations of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section are subject to the "health and safety penalties" listed in OMC Section 1-5.04 (Amount of Fines).

**f.** *Assessment of Additional Penalties*. There will be no additional penalties assessed to owners other than those provided above.

**g.** *Liability for Expenses.* In addition to the punishment provided by law, a violator is liable for such costs, expenses, and disbursements paid or incurred by the City or any of its contractors in correction, abatement, and prosecution of the violation. Reinspection fees to ascertain compliance with previously noticed or cited violations shall be charged against the owner of the establishment conducting the Deemed Approved Activity or owner of the property where the establishment is located. Fees shall be in the amount described in Paragraph G.11 (Annual Inspection Applicability) of his Section, for charged reinspections. The inspection official shall give the owner or other responsible party of such affected premises a written notice showing the itemized cost of such chargeable service and requesting payment thereof. Should the bill not be paid in the required time, the charges shall be placed as a lien against the property.

**15.** Enforcement. The City shall designate the appropriate personnel to enforce the provisions of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section.

**16.** Inspection and Right of Entry. The officials responsible for enforcement of the provisions of the Deemed Approved Alcoholic Beverage Sale Regulations set forth in this Section, other provisions of the Development Code, or their duly authorized representatives, may enter on any site or into any structure for the purpose of investigation, provided they shall do so in a reasonable manner, whenever they have cause to suspect a violation of any provision of the

Deemed Approved Alcoholic Beverage Sale Regulations, or whenever necessary to the investigation of violations to the Deemed Approved performance standards or conditions of approval prescribed in these regulations. All inspections shall be conducted in compliance with the Fourth Amendment to the United States Constitution.

**H. Entertainment Zones.**

**1.** Purpose. The purpose of this Chapter is to establish a process by which to create Entertainment Zones within the City of Ontario, as authorized by Section 23039.5 of the California Business and Professions Code, where people can buy open container drinks (alcoholic drinks "to-go") from local bars, restaurants, wineries, and breweries and enjoy them outside in common spaces like plazas, sidewalks, and streets during certain hours for the purposes of creating active, commercial corridors, catalyze broader economic stimulus and ensure equitable program benefits while making Ontario a vibrant cultural hub.

**2.** Definitions. For the purposes of this Chapter, the following definitions shall apply:

**a.** *ABC*. Means the California Department of Alcoholic Beverage Control.

**b.** *Entertainment Zone*. Has the meaning set forth in Section 23039.5 of the California Business and Professions Code, as may be amended from time to time.

**c.** *Entertainment Zone Event*. Means an event or activation which occurs within the boundaries of an Entertainment Zone established in accordance with this Chapter and the Management Plan for the Entertainment Zone.

**d.** *Licensee*. Means any person, business, or other entity duly licensed to sell alcoholic beverages.

**e.** *Management Plan*. Means a plan approved by the Community Development Agency for the management and regulation of an Entertainment Zone.

**3.** Entertainment Zone.

**a.** *Capital City ~~Ontario Toyota Arena~~ Entertainment Zone ~~(OTAEZ)~~*.

**(1)** The area bounded by Ontario Center Parkway to the north, the Arena Parking Lots B and C to the south, the Arena to the west, and the Adept Lot A Development to the east has been identified as the Capital City ~~Ontario Toyota Arena~~ Plaza – Phase I. The ~~OTAEZ~~Capital City Entertainment Zone includes all areas within the public plaza as identified in Figure 5.03-1, excluding parking lots, parking structures, public streets, and public sidewalks, and is hereby designated as the Capital City Entertainment Zone~~OTAEZ~~ under Sections 23039.5 and 25690 of the California Business and Professions Code.

**(2)** Outdoor consumption of alcoholic beverages within the Capital City Entertainment Zone ~~OTAEZ~~ is authorized 7 days a week between the hours of 8:00 AM~~a.m.~~ and 2:00 AM~~a.m.~~, so long as at least one licensee within the boundaries of the Entertainment Zone is permitted to sell alcoholic beverages during those hours for consumption on the premises. Hours of operation are subject to any additional limitations imposed by any ABC permit or license and by the Management Plan for the Entertainment Zone.

**(3)** Off-site sale of open alcoholic containers by a participating holder of an ABC license or permit may consist of beer, wine, and/or distilled spirits subject to the conditions and limitations imposed on the establishment by their local entitlements or ABC privileges, and any additional limitations imposed by the Management Plan for the Entertainment Zone.

*Figure 5.03-1: Capital City Entertainment Zone*

**b.** *Ontario Sports Empire Entertainment Zone.*

**(1)** The area bounded by Riverside Drive to the north, Chino Avenue to the south, Vineyard Avenue to the west, and ONT Stadium to the east has been identified as the Ontario Sports Empire. The Ontario Sports Empire Entertainment Zone includes all areas within the public plaza as identified in Figure 5.03-2, excluding parking lots, parking structures, public streets, and public sidewalks, and is hereby designated as the Ontario Sports Empire Entertainment Zone under Sections 23039.5 and 25690 of the California Business and Professions Code.

**(2)** Outdoor consumption of alcoholic beverages within the Ontario Sports Empire Entertainment Zone is authorized 7 days a week between the hours of 8:00 AM and 2:00 AM, so long as at least one licensee within the boundaries of the Entertainment Zone is permitted to sell alcoholic beverages during those hours for consumption on the premises. Hours of operation are subject to any additional limitations imposed by any ABC permit or license and by the Management Plan for the Entertainment Zone.

**(3)** Off-site sale of open alcoholic containers by a participating holder of an ABC license or permit may consist of beer, wine, and/or distilled spirits subject to the conditions and limitations imposed on the establishment by their local entitlements or ABC privileges, and any additional limitations imposed by the Management Plan for the Entertainment Zone.

*Figure 5.03-2: Ontario Sports Empire Entertainment Zone*

**4.** Controls and Compliance with Laws.

**a.** All licensees and organizations sponsoring or selling alcoholic beverages within an Entertainment Zone shall comply with all applicable state and local laws and regulations, including, but not limited to, the following:

**(1)** All applicable ABC license and permitting requirements;

**(2)** Sections 23357, 23358, and 23396 of the California Business and Professions Code, as may be amended from time to time;

**(3)** All other laws governing the sale and consumption of alcoholic beverages and all permits and licenses issued pursuant thereto;

**(4)** Applicable road closure regulations and procedures;

**(5)** Applicable Special and Temporary Event laws, policies, and regulations; and

**(6)** Any applicable Administrative Regulations issued by the City pursuant to this Chapter, including conditions set forth in the Management Plan for the Entertainment Zone.

**b.** During an Entertainment Zone event, open alcoholic beverages may be consumed on any public street, avenue, sidewalk, stairway, alley, or thoroughfare within an Entertainment Zone, subject to the Ontario Municipal Code Section 5-11.02 "Public consumption of alcoholic beverages and possession of any open alcoholic beverage container," and other restrictions imposed by State or local law.

**c.** All open alcoholic beverages shall be purchased only from a premises located within the Entertainment Zone that is authorized under California Business and Professions Code Section 23357, 23358, or 23396, as may be amended from time to time, to permit consumers to leave the premises with open containers of alcoholic beverages for consumption off the premise, or an organization that is authorized by an ABC special event permit or license to make such sales within the Entertainment Zone.

**d.** No alcoholic beverages purchased at a participating licensed premises may leave the premises in an open glass or metal container.

**e.** Delivery of alcoholic beverages to consumers within the Entertainment Zone by a participating licensee or third party delivery service is prohibited.

**5.** Implementation.

**a.** Upon the establishment or modification of an Entertainment Zone, the Community Development Agency is authorized to and shall do the following:

**(1)** In consultation with the Police Department, provide the following information to ABC, pursuant to Section 25690 of the California Business and Professions Code:

**(a)** A copy of the ordinance establishing or modifying the Entertainment Zone;

**(b)** Information as may be necessary to identify the boundaries of the Entertainment Zone;

**(c)** The days and hours of operation of the Entertainment Zone;

**(d)** The types of alcoholic beverages permitted within the Entertainment Zone; and

**(e)** The approved non-glass and non-metal containers in which alcoholic beverages may be authorized.

**(2)** Issue a Management Plan for the Entertainment Zone as follows:

**(a)** The Management Plan shall establish the process or procedure to readily identify individuals purchasing or consuming alcoholic beverages within the Entertainment Zone as being 21 years of age or older;

**(b)** The Management Plan may include requirements not otherwise imposed by State or local law, but which are nonetheless enforceable pursuant to Subsection 6 (Administrative Regulations) of this Section; and

**(c)** Upon issuance or revision of a Management Plan, the Community Development Agency shall transmit a copy of the Plan to ABC.

**(3)** Any holder of an ABC license or permit that wishes to allow customers to leave the premises with open containers of alcoholic beverages for consumption off the premises within the Entertainment Zone shall provide to the Community Development Agency a copy of the notice provided to ABC under Section 23357, 23358, or 23396 of the California Business and Professions Code, as applicable, at the same time such notice is provided to ABC. In addition, participating licensees may be required to submit a participation agreement to the City notifying the City of their intent to participate in the Entertainment Zone.

**6.** Administrative Regulations.

**a.** The Executive Director of the Community Development Agency may adopt administrative regulations to implement the provisions of this Chapter, including, but not limited to, application procedures, permit conditions and requirements, and health and safety measures. The Director may revise these regulations from time to time as it deems appropriate. The Entertainment Zone Management Plan shall be considered an enforceable administrative regulation.

**b.** No person shall fail to comply with the City's administrative regulations.

**7.** Periodic Review. The City, in conjunction with local law enforcement, shall review the operation of each Entertainment Zone 6 months after its activation and every 2 years following its adoption to ensure the Entertainment Zone is being maintained in a manner that protects the health and safety of the general public. Any reports made during the review shall be made available to ABC upon request.

**8.** Enforcement.

**a.** Any person who violates any provision of this Chapter, including any administrative regulations, shall be guilty of a misdemeanor, which shall be punishable by a fine not exceeding $1,000 dollars per violation or by imprisonment in the County Jail for a period not exceeding 6 months or by both such fine and imprisonment pursuant to Ontario Municipal Code Section 1.2.01, "Punishment for violation."

**b.** Any person who violates this Chapter, including any administrative regulations, shall be subject to administrative fines and administrative penalties pursuant to Ontario Municipal Code Volume 1, Chapter 5, "Administrative Citations."

**c.** Any participating licensee who violates this Chapter may be subject to suspension or revocation of their right to participate in the Entertainment Zone. The City may promulgate administrative regulations to implement this Section.

**d.** Any person convicted of violating this Chapter in a criminal case, or found to be in violation of this Chapter in a civil or administrative case brought by a law enforcement agency, shall be ordered to reimburse the City and other participating law enforcement agencies their full investigative costs.

## 5.03.030: Ambulatory Health Care Services—All Other Miscellaneous Services

The following standards shall govern the establishment and operation of "all other miscellaneous ambulatory health care services":

**A.** "All other miscellaneous ambulatory health care services" shall include blood pressure screening, health screening, hearing testing, industrial clinics, pacemaker monitoring, physical fitness evaluation, and smoking cessation program services.

**B.** Within the OL zoning district, operating hours shall be limited to 7:00 AM to 7:00 PM, daily.

**C.** Within the MU-1 zoning district, the use shall not be allowed on the ground floor of storefronts that directly front on to Euclid Avenue.

**D.** Within the BP, IP, IL, IG, and ONT zoning districts, services shall only be limited to industrial clinics.

## 5.03.035: Apparel Manufacturing

Within the BP and IP zoning districts, the development of new apparel manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.037: Artisan Small-Scale and Micro Manufacturing Facilities

The following standards shall govern the establishment and operation of "boutique/artisan small-scale and micro manufacturing facilities":

**A.** Boutique/artisan small-scale and micro manufacturing facilities shall not exceed 10,000 SF in GFA;

**B.** Storage of materials and production activities shall be maintained within a completely enclosed structure; and

**C.** The use shall not include the bulk storage of flammable materials for use or sale, or the bulk storage of hazardous waste.

## 5.03.040: Automobile Dealers—New Vehicles Sales and Leasing, and Automobile Rental

**A.** **Automobile Dealers—New Vehicles Sales and Leasing.** For new automobile dealers, up to a maximum of 49 percent of the total number of vehicles on-site at any one time, which are available for sale or lease, may consist of previously owned vehicles.

**B. Vehicle Rental and Leasing.**

**1.** Passenger car and light truck, utility trailer, recreational vehicle and truck rental and leasing may be conditionally permitted as a freestanding land use pursuant to Table 5.02-1 (Land Use Matrix).

**2.** Passenger car and light truck rental shall be permitted by right pursuant to Table 5.02-1 (Land Use Matrix), when established in conjunction with, and ancillary to, new motor vehicle sales, motor vehicle general repair facilities, motor vehicle body and paint facilities, or full-service hotels.

**3.** It is intended that passenger car, truck, utility trailer, and recreational vehicle rental facilities allowed pursuant to Table 5.02-1 (Land Use Matrix), shall be permitted to maintain an on-site rental vehicle fleet, provided adequate off-street parking facilities are provided pursuant to the requirements of Division 6.03 (Off-Street Parking and loading) of this Development Code.

## 5.03.045: Automotive Body, Paint, and Interior Repair and Customization—Minor Customization

Minor customization work shall be limited to the "bolt-on" replacement or addition of parts only. No body or paintwork shall be permitted, except as may be allowed pursuant to Section 5.03.050 (Automotive Body and Paint—Mobile Repair Services) of this Division.

## 5.03.050: Automotive Body and Paint—Mobile Repair Services

The following standards shall govern the establishment and operation of mobile automotive body and paint repair services:

**A.** The mobile operation shall be based at a fixed location within the City pursuant to Table 5.02-1 (Land Use Matrix). The use shall not be licensed as a home occupation.

**B.** Comply with all applicable requirements of the South Coast Air Quality Management District (SCAQMD). Compliance with SCAQMD regulations shall be demonstrated to the Planning Department prior to business license issuance by the City.

**C.** Mobile body and paint repair services shall be limited to minor dent and blemish removal/repair on motor vehicles, and the performing of minor reparative and touch-up painting to damaged or blemished areas of motor vehicles.

**D.** Mobile body and paint repair services shall only be performed for automobile dealerships, car rental agencies and fleet vehicle operators, within zoning districts allowing these land uses. Repair services shall not be provided to individuals.

**E.** All work shall be performed within areas that are completely screened from public view.

**F.** Paint shall be applied using a high volume, low pressure coating delivery and application system utilizing a turbine motor to produce high volumetric flow rates at a low pressure, not to exceed 5 pounds per square inch.

**G.** Prior to business license issuance, the business owner or operator shall provide to the Planning Department for review and approval, written policies and procedures and for:

**1.** The storage, use and disposal of cleaning solvents and thinners used in conjunction with painting and repair activities pursuant to federal, state, county and local laws, regulations, ordinances and orders;

**2.** The recording of daily use of solvents, thinners, coating materials and formulations used in conjunction with painting and repair activities;

**3.** The packaging, handling and transportation of hazardous materials used in conjunction with painting and repair activities;

**4.** The control of solids and liquids produced during grinding, sanding or coating, to prevent contact with the ground and potentially contaminating storm water runoff;

**5.** The storage, handling and disposal of hazardous wastes created as a result of painting and repair activities, pursuant to federal, state, county and local laws, regulations, ordinances and orders; and

**6.** Workspace safety and organization.

**H.** As a condition of business operations, the licensee shall fully comply with the approved policies and procedures established by Subsection G of this Section, and shall consent to the following requests by the authorized representatives of the City's Police Department, Fire Department, Planning Department, Engineering Department or Code Enforcement Officers, during regular business hours, for the purpose of making reasonable unscheduled inspections to observe and enforce compliance with the applicable regulations, laws, and provisions of this Ordinance:

**1.** Review of business records pertaining to the daily use of solvents, thinners, coating materials and formulations used in conjunction with painting and repair activities;

**2.** Observation of vehicle repair and painting activities; and

**3.** Inspection of vehicles, materials and equipment used in conjunction with painting and repair activities.

**I.** Failure to comply with the mobile body and paint repair services standards contained in this Section may result in business license revocation by the City.

## 5.03.055: Automotive Glass Replacement Shops

The following standards shall govern the establishment and operation of automotive glass replacement shops:

**A.** Automotive glass replacement shops shall include both stationary and mobile services.

**B.** Mobile services shall be licensed to a fixed location within the City and shall not be licensed as a home occupation.

## 5.03.060: Automotive Repair and Maintenance—General Repair Facilities

Automotive general repair facilities shall include mechanical and electrical repair such as air conditioning, brake, cooling, electric, exhaust, and suspension systems repair, and engine, transmission, and drive train repair and maintenance activities.

## 5.03.065: Automotive Repair and Maintenance—Servicing Facilities

Automotive servicing facilities shall include mechanical and electrical retail-oriented services such as emissions testing, battery replacement and other similar retail activities that do not involve the use of pneumatic tools or equipment that create noise impacts.

## 5.03.067: Banquet Facilities - Historic Properties

The following standards shall govern the establishment and operation of banquet facilities on historically designated properties that are located outside of zoning districts that would otherwise allow the activity:

**A.** A banquet facility shall be allowed in all zoning districts within a commercial structure or on property designated as a local historic landmark, or a contributing structure within a designated historic district, established pursuant to Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservations Areas) of this Development Code, and shall be subject to the regulations therein during the life of the permit, except that no banquet facility shall be allowed in the MU-1 (Downtown Mixed Use) zoning district.

**B.** The minimum number of parking spaces required shall be provided pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code. A parking demand study may be prepared by a qualified traffic consultant or engineer to support a reduction in the required number of parking spaces. The intent is to provide lower, flexible parking standards wherever possible and appropriate. Consideration shall be given to shared parking systems, on and off-street parking resources, compatibility with historic patterns of development, and the availability of mass transit resources.

**C.** Live entertainment shall be prohibited. Request for live entertainment shall require conditional use permit approval by the Zoning Administrator. Karaoke, DJs, live musical acts, and other similar forms of entertainment are considered live entertainment. Amplified prerecorded music may be permitted; however, the sound emitted from the premises shall not be audible beyond the property lines of the business establishment.

**D.** Alcohol beverage sales shall be allowed subject to the approval of a Conditional Use Permit issued pursuant to the requirements of Section 4.02.015 (Conditional Use Permits) and Section 5.03.025 (Alcoholic Beverage Sales) of this Development Code.

**E.** The applicant shall comply with all applicable building code regulations related to the change of use of the structure to a banquet facility.

## 5.03.070: Bed-and-Breakfast Inns

The following standards shall govern the establishment and operation of bed-and-breakfast inns:

**F.** A bed-and-breakfast inn shall be allowed only within a structure designated as a local historic landmark, or a contributing structure within a designated historic district, established pursuant to Section 4.02.040 (Historic Preservation—Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservations Areas) of this Development Code, and shall be subject to the regulations therein during the life of the permit.

**G.** The inn structure shall serve as the primary residence of the bed-and-breakfast inn owner(s), or the majority shareholder if the facility is owned by a corporation.

**H.** The bed-and-breakfast inn shall be accessory to the residential use of the property.

**I.** The lot upon which the bed-and-breakfast inn is operated shall conform to the standards of the zoning district in which it is located, and the applicable land use and operational requirements of this Development Code.

**J.** No long-term rental of rooms shall be permitted. The maximum length of stay for any guest shall be 14 days within any 30-day period.

**K.** Guests may check in only between the hours of 9:00 AM and 9:00 PM.

**L.** Breakfast shall be the only full meal served, excepting light snacks and refreshments, and may only be served to guests of the bed-and-breakfast inn. Restaurants are prohibited, and no cooking facilities shall be allowed within any guestroom.

**M.** The applicant shall comply with all applicable building code regulations related to the change of use of the structure to a bed-and-breakfast inn.

## 5.03.075: Billiard Parlors and Pool Halls

The following standards shall govern the establishment and operation of billiard parlors and pool halls:

**A.** All billiard and pool tables are to be located so as to be visible at all times by one or more employees of the business.

**B.** Unless otherwise specifically approved by Conditional Use Permit, billiard and pool tables shall be limited to a size not typically used for regular professional tournament play (9 FT long by 4.5 FT wide), as established by the World Billiard Congress, World Pool-Billiard Association, American Pool Players Association, and other similar professional organizations.

**C.** Billiard parlors and pool halls shall be located a minimum of 300 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, to any residentially zoned property or sensitive land use, including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate.

**D.** Minors shall not be permitted to enter or remain in a billiard parlor and pool hall during the following periods, unless accompanied by a parent or legal guardian:

**1.** Monday through Friday, between 8:00 AM and 3:00 PM, or after 10:00 PM; and Saturday and Sunday, after 10: 00 PM.

**2.** The weekday daytime hours of restriction shall not apply to school vacation days or holidays, as established by any public school district or private elementary, middle (junior high) or high school operating within the City.

**3.** Notice of the herein specified hours of restriction for minors shall be posted at the facilities entrance(s), in lettering of at least 2 inches in height.

**E.** The establishment shall not be open to customers, patrons, or any member of the public between the hours of 2:00 AM and 6:00 AM.

**F.** "No Loitering" signs shall be posted at the front and rear of the business.

**G.** The facility shall have a minimum of one managing employee at least 21 years of age during all working hours.

**H.** Occupancy shall not exceed the number required under the City's building and fire codes, and the maximum occupancy load shall be posted at the main entrance.

**I.** The establishment shall maintain and operate a video surveillance system during all business hours, which is capable of storing a minimum of 186 hours (7 days) of video surveillance.

**1.** The video surveillance system shall cover the entire interior of the premises and all entrances and exits of the establishment and shall be capable of delineating upon playback of the system, the activity and physical features of persons or areas within the premises.

**2.** The business owner shall permit City Police and/or Code Enforcement officers to inspect the stored video surveillance during normal business hours, upon demand.

**3.** The video surveillance system shall be maintained in good working order.

**4.** A sign shall be posted inside and at the entrances to the establishment indicating that the premises are under video surveillance.

**J.** The business owner shall submit and receive approval of a Fire Exit Plan from the Fire Department. The plan shall address all requirements of the City's building and fire codes, including, but is not limited to, showing all necessary dimensions, equipment location, aisle locations/path of travel, building exiting, and panic hardware.

**K.** Window areas shall not be covered or made opaque in any way. All windows and entrances shall be unobstructed at all times so as to allow an unimpaired line-of-sight by police officers.

**L.** The Chief of Police is hereby authorized to require the business owner/operator provide a security guard on the premises in the event that there are significant calls for service relating to assaults, gang-related activity, weapons offenses, disturbances, juvenile related crime and

truancy, or other good causes. The decision of the Chief of Police may be appealed to the City Council pursuant to Division 2.04 (Appeals) of this Development Code.

**M.** No exterior pay phones shall be allowed on a property containing a billiard parlor or pool hall.

## 5.03.080: Boarding, Lodging, and Rooming Houses

The following standards shall govern the establishment and operation of boarding, lodging and rooming houses:

**A.** All boarding, lodging, and rooming houses shall require the submittal and approval of an Administrative Use Permit or Conditional Use Permit, and business license, prior to establishing the use.

**B.** The application submitted for approval of a boarding, lodging, or rooming house shall identify whether any boarders are currently Federal, State, or Youth Authority parolees. That information shall be provided by the landlord to each lessee or renter upon signing a lease or other rental agreement. Owners and/ or operators of approved boarding, lodging or rooming houses shall update the information required by this Section anytime a person that is a Federal, State, or Youth Authority parolee is provided accommodation in the approved boarding, lodging, or rooming house.

**C.** Boarding, lodging, or rooming houses shall be operated and maintained in full compliance with all applicable requirements of this Development Code and the Ontario Municipal Code, prior to the issuance of an Administrative Use Permit or Conditional Use Permit authorizing the use, and at all times following permit issuance. Violation of any local, State, or Federal laws by individual boarders while on the premises, shall be grounds for revocation of the permit, including but not limited to violations of PC Section 3003.5.

**D.** No boarding, lodging, or rooming house shall be maintained as a nuisance.

**E.** The violation of any provision of this Section shall be grounds for revocation of the Administrative Use Permit or Conditional Use Permit authorizing the boarding, lodging, or rooming house use. In revoking an Administrative Use Permit or Conditional Use Permit, the procedures contained in Division 2.05 (City Initiated Modification or Revocation) of this Development Code shall be followed.

**F.** All boarding, lodging, and rooming houses shall be required to pay to the City, an administrative fee in an amount determined by separate resolution of the City Council, to cover the costs of Administrative Use Permit or Conditional Use Permit review and issuance, and inspection of the facilities.

**G.** Boarding, lodging, and rooming houses may provide rented, leased, or subleased accommodations for occupancy by no more than 6 individuals, excluding a resident owner, agent, or manager. The operator may seek relief from the strict application of this provision by submitting a request for reasonable accommodation pursuant to Section 4.02.035 (Fair Housing and Reasonable Accommodation) of this Development Code.

## 5.03.085: Bread and Tortilla Manufacturing

Within the IP zoning district, bread and tortilla manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.090: Business to Business Electronic Markets

Within the BP zoning district, the development of business to business electronic markets shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) developments.

## 5.03.095: Caretaker Quarters

The following standards shall govern the establishment and operation of caretaker quarters:

**A.** Caretaker quarters may be allowed in conjunction with, and accessory to, an allowed land use, when determined by the Reviewing Authority to be essential to providing 24-hour on-site property security and surveillance.

**B.** Caretaker quarters shall not exceed 600 SF in gross floor area and shall contain no more than one bedroom.

**C.** Caretaker quarters shall be for occupancy by the business owner or an employee of the business.

## 5.03.100: Child Daycare Services

The following standards shall govern the establishment and operation of child daycare services:

**A. Child Daycare Centers.**

**1.** No City permit for a child daycare center shall be effective until satisfactory evidence has been provided to the City demonstrating that all necessary State licenses and permits have been obtained.

**2.** Child daycare centers shall not be allowed in conjunction with a residential land use.

**3.** Within industrial zoning districts, child daycare centers shall be limited to employer-provided services, which are only for employee use. Such centers may also be established by a group of industrial businesses, which are located within close proximity, to serve their employees at an on-site or off-site location.

**4.** Comply with all fire and life safety standards required by the State Fire Marshall and the Ontario Fire Department.

**5.** All areas designated for active play, or any play structures, shall only be permitted within a side yard or rear yard area. In addition, all play areas shall be enclosed by a 6 FT high decorative fence or wall. Property line fences or walls may be used to fulfill this requirement.

**6.** Landscaping and decorative masonry block walls shall be used to buffer noise inside and rear yard areas when abutting a residential zoning district.

**7.** Outdoor play areas shall be located at least 25 FT from any residential structure located on an abutting residentially zoned lot.

**8.** Any swimming pool, pond, wading pools, or similar bodies of water greater than 18 inches in depth shall be fully enclosed by a minimum 5 FT high non-climbable fence. Additionally, all entrances and exits shall have self-closing and latching gates. All latches shall be located at least 54 inches above adjacent grade.

**9.** All trash receptacles and air-conditioning units located outdoors and adjacent to any play area shall be fully enclosed by a wall or fence.

**10.** A daycare center shall not be located within any area in which the measurable exterior noise level is 65 CNEL or greater.

**B. Family Child Daycare Homes.**

**1.** To prevent over concentrations of family child daycare homes that would impair the integrity of residential neighborhoods, a minimum 300-FT separation shall be provided between dwellings licensed with the California Department of Social Services as a family child daycare home. The distance between any structure used as a family child daycare home and another structure used as a family child daycare home shall be measured in a straight line, without regard to intervening structures, from the closest property line of the structure used as a family child daycare home to the closest property line of another structure used as a family child daycare home.

**2.** A family child daycare home shall be clearly incidental and subordinate to the primary residential use of the dwelling.

**3.** No family child daycare home shall commence until all necessary licenses and permits have first been obtained from the California Department of Social Services.

## 5.03.105: Community Care Facilities for the Elderly—More Than 6 Persons

The following standards shall govern the development and/or operation of community care facilities for the elderly, which are designed for occupancy by more than 6 persons:

**A.** Within residential and mixed-use zoning districts, the maximum density of a community care facility for the elderly that incorporates shared or common kitchen facilities, if proposed at a density greater than allowed by the underlying zoning district, shall be determined based upon a study of equivalent impact, assessing factors of traffic generation, water usage, and sewerage generation, in comparison to a multiple-family residential development on the same site, constructed at maximum density. Applicants for community care facilities for the elderly shall be responsible for all City costs incurred in preparation of the study.

**B.** Within commercial zoning districts, the maximum allowed density of a community care facility for the elderly shall be based a study of equivalent impact, assessing traffic/transportation, water usage, and sewerage generation, in comparison to a typical commercial development on the same site. Applicants for community care facilities for the elderly shall be responsible for providing appropriate traffic, water usage and sewerage generation information to the City to assist in determining allowed densities.

**C.** Community care facilities for the elderly should be located where public transit linkages are available, such as bus or transit facilities on or adjacent to the site, regular shuttle service to a regular transit route, or equivalent alternative methods as approved by the Planning Director.

**D.** A minimum of 75 SF of private open space and 75 SF of common open space shall be provided per dwelling or room used for dwelling purposes. Common spaces shall be provided with recreation room(s), swimming pools, lawn bowling courts and similar recreational facilities, based upon the size of proposed facility and the anticipated needs of its occupants.

**E.** Common or individual laundry, eating and/or kitchen facilities may be provided.

**F.** Occupancy of a community care facility for the elderly may be age restricted by means of a deed restriction or an agreement acceptable to the City Attorney.

**G.** Occupancy of community care facility for the elderly shall not be granted by the City until satisfactory evidence has been provided to the City demonstrating that all necessary State licenses and permits have been obtained for the use.

## 5.03.110: Community Care Facilities for the Elderly—6 or Fewer Persons

Community care facilities for the elderly, for 6 or fewer persons, may only be established in conjunction with a single-family dwelling.

## 5.03.115: Computer and Electronic Product Manufacturing

Within the IP zoning district, the development of new computer and electronic product manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.120: Consumer Goods Rental

The following standards shall govern the establishment and operation of consumer goods rental services:

**A.** Consumer goods rental services shall include the rental of consumer electronics and appliances, costumes, formal wear, furniture rental, home health equipment, musical instrument rental, party and banquet accessories, recreational goods, and video tapes and discs.

**B.** Outdoor storage shall be prohibited in conjunction with consumer goods rental services.

## 5.03.125: Convenience Markets and Specialty Food Stores

The following standards shall govern the establishment and operation of convenience markets and specialty food stores:

**A.** Within the CS zoning district, hours of operation shall be limited to between 7:00 AM and 10:00 PM, daily.

**B.** All convenience markets and specialty food stores that sell prepared or prepackaged food items shall provide and maintain outdoor trash receptacles adjacent to the business entry, for use by customers.

**C.** Where a convenience market or specialty food store abuts a residential zoning district, no commercial loading activity is permitted between the hours of 7:00 PM and 7:00 AM.

## 5.03.130: Credit Intermediation-Related Activities

The following standards shall govern the establishment and operation of credit intermediation-related activities:

**A.** Credit intermediation-related activities include check cashing, money order issuance, money transmission and payday advance services.

**B.** Within the MU-1 zoning district, credit intermediation-related activities shall only be allowed in conjunction with a permitted or conditionally permitted land use, Standalone credit intermediation-related activities within the MU-1 zoning district shall be prohibited.

## 5.03.135: Cutlery and Hand Tool Manufacturing

Within the IP zoning district, the development of new cutlery and hand tool manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.140: Data Processing, Hosting, and Related Services

Within the OL and OH zoning districts, data processing, hosting, and related services shall only be allowed in conjunction with a permitted or conditionally permitted land use. Standalone data processing, hosting, and related services shall be prohibited within these zoning districts.

## 5.03.145: Depository Credit Intermediation

The following standards shall govern the establishment and operation of depository credit intermediation uses:

**A.** Depository credit intermediation shall include commercial banking, savings institutions, and credit unions.

**B.** Drive-thru facilities in conjunction with depository credit intermediation shall be permitted subject to the provisions of Section 5.03.150 (Drive-Thru Facilities) of this Division.

## 5.03.150: Drive-Thru Facilities

The following standards shall govern the establishment and operation of drive-thru facilities, and are intended to result in facilities that are well designed, encourage pedestrian activity, and enhance the commercial areas in which they located:

**A. Location Standards.**

**1.** Drive-thru facilities shall be permitted in conjunction with the below-listed land uses, except that such facilities located within the MU-1(Downtown Mixed-Use) zoning district shall not be visible from Euclid Avenue, as demonstrated in Figure 5.03-2 (Drive-Thru Facility Street-Oriented Example Site Plan), below.

**a.** Pharmacies and Drug Stores;

**b.** Banks and Credit Unions;

**c.** Restaurants and other eating places;

**d.** Drycleaning and Laundry Services; and

**e.** Other land uses deemed appropriate by the Zoning Administrator, as determined pursuant to the procedures established in Section 1.02.010 (Interpretations and Land Use Determinations) of this Development Code.

**2.** Drive-thru facilities shall not disrupt the pedestrian activity of adjacent or nearby commercial uses or commercially zoned property. Furthermore, drive-thru facilities shall not interfere with the normal use of adjoining properties or the potential for a planned commercial development.

**B. Development Standards.** Uses incorporating drive-thru facilities shall comply with each of the following development standards:

**1.** Lot Area. Drive-through businesses shall be located on lots having a minimum area of one-acre. This area may be reduced when the business is within an integrated shopping center.

**2.** Lot Coverage. The lot coverage shall not exceed 40 percent of the lot area.

**3.** Floor Area.

**a.** The minimum GFA for a building incorporating a drive-thru shall be 2,000 SF (including gross floor area of the building and associated outdoor seating areas), with a minimum interior floor area of 1,500 SF.

**b.** A building incorporating a drive-thru may have a GFA less than 2,000 SF subject to the approval of a Conditional Use Permit by the Zoning Administrator, provided that the building is proposed to be located within an existing retail shopping center.

**4.** Setbacks.

**a.** Setbacks shall be provided pursuant to the requirements of the underlying zoning district in which the drive-thru facility is proposed.

**b.** A minimum 25-FT landscaped setback shall be maintained between any drive-thru facility, including drive-up windows, drive-thru lane and menu/order stations, and any adjacent residentially zoned property or residential land use.

**c.** The building shall maintain a minimum 20-FT landscaped setback from street property lines. Design elements, such as trellises, may encroach into the setback when well-integrated with the landscape.

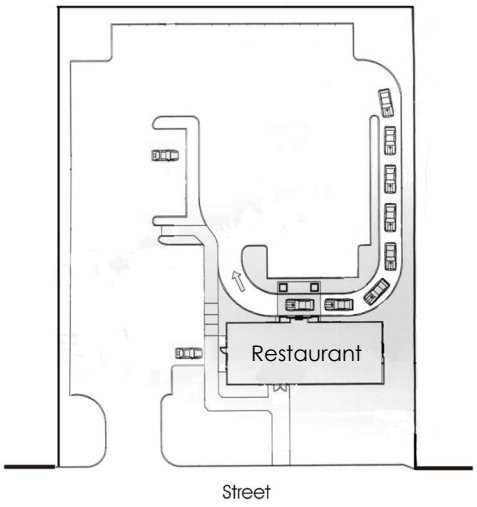



*Figure 5.03-2: Drive-Thru Facility Street-Oriented Example Site Plan*

**5.** Building Orientation. Buildings incorporating drive-thru facilities shall be oriented toward the street, as demonstrated in Figure 5.03-2 (Street-Oriented Example Site Plan).

**6.** Access. Each developed site shall not have more than one drive approach per street frontage. Drive-thru ingress and egress aisles shall not take direct access from a public street or thoroughfare, but instead shall take access from a parking area or on-site drive aisle, as demonstrated in Figure 5.03-2 (Street-Oriented Example Site Plan).

**7.** Building Height. Buildings with drive-thru facilities shall not exceed a height of 35 FT.

**8.** Site Design.

**a.** Buildings shall be oriented toward the street, with drive-thru lanes, pick-up windows, and off-street parking facilities oriented toward the rear yard or side yard areas.

**b.** Decorative low garden walls shall be provided to screen the parking lot and drive-thru aisle from view of the public street.

**c.** All service and loading areas shall be screened from public view, to the extent possible.

**d.** Restrooms shall not be accessed from outside the structure.

**e.** Ladders for roof access shall be mounted on the inside of the building or shall be completely concealed from public view.

**f.** The site design shall minimize pedestrian/vehicle conflicts by creating opportunities for courtyards, plazas, outdoor dining, and landscaped pathways that promote safe and convenient pedestrian movement.

**9.** Drive-Thru Lane Design.

**a.** Drive-thru lanes in conjunction with restaurants shall have a minimum length of 144 FT, measured from entry to pick-up window, which accommodates a minimum of 6 vehicles. (Note: The Planning Director may require an increased drive-thru stacking length to accommodate businesses known to generate a higher drive-thru demand.)

**b.** Drive-thru lanes shall have a minimum width of 11 FT on straight sections and 12 FT on curved sections.

**c.** Drive-thru lanes shall be screened from view of a public street through building orientation, landscaping, low screen walls, and trelliswork.

**C. Maintenance.**

**1.** The premises shall be kept clean, and the operator shall make all reasonable efforts to see that no trash or litter originating from the use is deposited on adjacent properties.

**2.** Adequate trash containers shall be provided, and, on a daily basis, employees shall be required to pick up trash originating from the site, both on site and within 50 FT of the perimeter of the site.

**3.** No undesirable odors shall be generated on-site.

**4.** All merchandise, wares, crates in the form of temporary and permanent storage, displays, and goods offered for sale shall be maintained wholly within the building. Storage of any kind shall be contained completely within an enclosed structure.

**D. Noise.** Noise emanating from sound systems, including intercom and public address systems, shall not be audible beyond the property line.

**E. Signs.** All signs shall conform to the sign provisions of Division 8.1 (Sign Regulations) of this Development Code. Facilities within an integrated shopping center or plan shall comply with the uniform sign program as established in the center. Menu signs will be limited to two 6-FT high signs, having a maximum area of 36 SF each. Menu board signs shall not obscure vehicular visibility.

**F. Design Guidelines.** The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality commercial development. The guidelines compliment the mandatory development standards contained in Subsection B (Development Standards), above, by providing good examples of potential design solutions and by providing design interpretations of the various mandatory regulations.

The design guidelines are general in nature and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s). However, unless there is a compelling reason, these design guidelines shall be observed.

**1.** Architecture.

**a.** *Style*. The construction of the building should depict a specific architectural style by distinctive elements and features consistent with the chosen style. Accessory structures should portray the style through their features as well. The style of the building should also reflect and complement the styles of surrounding commercial buildings. Architectural treatment should

be employed over the entire building exterior (360-degree architecture), and the building should be individually designed for its site. The use of standardized corporate architectural styles is highly discouraged.

**b.** *Materials.* A variety of quality building materials should be incorporated into the building, such as brick, finished wood, natural stone, tinted/textured concrete masonry, and ceramic tile, which have a substantial and long-lasting appearance. Veneers having a prefabricated or false appearance shall not be used.

**c.** *Structure*. Drive-up windows should be covered by a structure that reflects the style of the building and is substantial in character; however, it should remain subsidiary to the main structure. Entries should project 10 to 12 FT from the building in order to add depth and variation to the façade.

**d.** *Entry Design*. Gables, awnings, sign locations, or other features should clearly express the location of doorways. Greater attention should be given to materials and detailing adjacent to entries.

**e.** *Arcades and Awnings.* Outdoor arcades are encouraged to protect pedestrians from summer heat and winter rain. Where an arcade is not provided, a separate awning or other architectural feature should be used for each business to enhance the individual identity of small shops. Because they can quickly deteriorate, canvas awnings are discouraged, or should be properly maintained.

**f.** *Roof Forms.* Roof forms should reflect the architectural style and internal organization of buildings. Hipped and gable roofs are encouraged. Flat roof parapets should be accompanied by a cornice or other shadow-creating detail at its "top."

**g.** *Drive-Up Windows.* Construct roofs or trellises over drive-up windows. Posts supporting roofs or trellises should be substantial in appearance and fully integrated into the architecture of the building. The stacking area for drive-up windows should be screened from the street through a combination of low walls and landscaping.

**h.** *Lighting.*

**(1)** On-site lighting shall be directed away or shielded from adjacent freeways, roads, streets, and adjacent properties. All exterior lighting shall be of an indirect nature, coming from under eaves and canopies, or at ground level, with in landscaped areas.

**(2)** Exterior lighting fixtures should be a decorative and reinforce the architectural style of the building.

**(3)** Light standards less than 15 FT in height (including lighting bollards) should illuminate all street sidewalks and connecting walkways and are encouraged throughout the project.

**i.** *Landscaping.*

**(1)** The minimum amount of on-site landscaping, including defined plazas and courtyards, shall equal 15 percent of the net lot area. Landscaping should be used on the site to show transition from adjacent uses, define a circulation pattern on the lot, screen the

parking lot from the street, highlight entries, provide shade for parking as well as outdoor seating areas, and to soften the appearance of the building.

**(2)** At a minimum, landscaping shall include 15-gallon trees planted no more than 20 FT on center, within minimum 5-FT wide planters. A suitable plant material (grasses, ivy, etc.) should be used as ground cover. Minimum 10-FT wide planters containing a combination of hedges and low walls shall be used to screen drive-thru lanes from view of public streets.

**(3)** Pedestrian walkways should not intersect drive-thru lanes; however, in the event this occurs, adequate visibility for pedestrians and vehicles shall be provided, and pedestrian crossings shall be clearly marked with signs.

**j.** *Play Structures.*

**(1)** Play structures should be placed indoors, becoming an integral part of the architecture, yet remaining a subordinate element. If located outside, play structures shall be oriented away from the public street and properly screened, and shall be no more than 11 FT in height.

**(2)** Indoor restaurant playground facilities shall be ancillary to the restaurant use. Scale and massing shall not dominate the main structure and the height of the playground facility shall not exceed the height of the main roof of the main structure.

## 5.03.155: Durable and Nondurable Goods Agents and Brokers

Within the BP and IP zoning districts, business to business electronic markets shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.160: Electric Power Generation, Solar and Wind

Solar and wind electric power generation facilities, with ancillary ground mounted battery storage systems, shall only be allowed in conjunction with a permitted or conditionally permitted land use, except that standalone facilities shall be allowed within the CIV, IH, and UC zoning districts.

## 5.03.163: Electric Truck Vehicle Charging Facilities

**A. Purpose.** The purpose of this Section is to establish standards governing the design, establishment, and operation of Electric Truck Vehicle Charging Facilities. Electric vehicle supply equipment includes chargers, conduit, charging ports, cables, electrical and data supply systems whose permitting is subject to approval pursuant to Ontario Development Code Chapter 9 "Electric Vehicle Charging Stations" and California Government Code Section 65850.7(4)(b). Any buildings, facilities, accessory structures, improvements, lots or premises that are not defined as electric vehicle supply equipment pursuant to Government Code Section 65850.7 are subject to the underlying zoning regulations as defined in this section and Chapter 5.0 of the Ontario Development Code. The purpose of these regulations is to provide adequate and convenient areas for electric truck charging in industrial zones. The intent of these regulations is to minimize visual impacts to adjacent properties and public rights-of-way and to protect public health, safety

and welfare within the City by controlling the number, size, overall operation and location of these facilities.

**B. Definitions.** For the purposes of administration and enforcement of this Section, the words or phrases listed below shall have the meanings thereafter specified:

**1.** Electric Charging Stall. A vehicle parking space positioned in front of an electrical vehicle charging port and/or pedestal.

**2.** Electric Commercial Vehicle. A commercial vehicle, typically part of a fleet, that contains a battery-powered electric motor and is primarily used for small cargo transportation, utility vehicles, product deliveries, etc.

**3.** Electric Tractor Vehicle. A commercial semi-truck vehicle that contains a heavy-duty battery-powered electric motor and is primarily used for transporting semi-trailers.

**4.** Electric Truck Vehicle Charging Facility. A type of fueling station facility comprised of an outdoor lot or parcel of land that is designed, operated, and maintained for the purpose of providing electric vehicle charging infrastructure, including charging ports and associated equipment, to serve battery-electric trucks.

**5.** Electric Vehicle Charging Station. Any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code (Part 3 of Title 24 of the California Code of Regulations), as it reads on the effective date of application pursuant to Government Code Section 65850.7, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. Buildings, canopies, and accessory structures unrelated to the supply equipment that delivers electricity into a plug-in electric vehicle are not considered a part of the electric vehicle supply equipment and are subject to discretionary review.

**C. Minimum Separation and Locational Requirements.**

**1.** The siting of Electric Truck Vehicle Charging Facilities shall comply with all applicable Federal, State, and local regulations, including required setbacks and separation distances from sensitive land uses (as provided in BPC Section 23789), and shall conform to applicable design guidelines to ensure compatibility with adjacent uses and surrounding environments.

**2.** Buildings shall not be demolished to accommodate the development of an Electric Truck Vehicle Charging Facility.

**3.** Electric Truck Vehicle Charging Facilities shall not be located on sites previously improved with industrial structures within the last 10 years.

**4.** Electric Truck Vehicle Charging Facilities shall be located a minimum 1,000 FT, as measured in a straight line from any point along the outer boundaries of the property containing the use, from any other Electric Truck Vehicle Charging Facility.

**D. Site Development Standards.**

**1.** Lot Area. Electric Truck Vehicle Charging Facilities shall be located on lots having a minimum lot area of 3 acres.

**2.** Parking and Access.

**a.** Dedicated parking stalls shall be provided to accommodate ancillary operational functions associated with the facility, including but not limited to, manned security, site maintenance, and equipment servicing. The required number of parking stalls shall be determined by the Planning Director based on the scope and nature of such operations.

**b.** All drive-aisles, truck charging stalls, and ancillary parking areas shall be improved with a permanent asphalt or concrete pavement surface. No areas within a developed site shall be left in an unfinished state; all remaining portions of the site shall be treated with permanent surface materials or permanent landscaping materials, inclusive of an approved irrigation system.

**c.** Sufficient space shall be provided to accommodate all maneuvering, queuing, stacking, and parking of vehicles and trailers on-site. No queuing or stacking shall occur on adjacent properties or streets.

**d.** On-site directional signage shall be provided to ensure the safe and efficient circulation of vehicles entering, exiting, and maneuvering within the facility and shall be in conformance with Development Code.

**3.** Minimum Standards for Electric Truck Vehicle Charging Facility Stalls and Drive Aisles.

**a.** The dimension of electric charging stalls and drive aisles shall be as follows:

**(1)** Tractor only – 12 FT wide by 25 FT long.

**(2)** Tractor with Semi-trailer – 12 FT wide by 75 FT long.

**(3)** Drive Aisles – Minimum 50 FT wide.

**b.** A truck maneuvering area equal to the width of the semi-trailer parking stall and a minimum of 120 FT in depth shall be provided in front of stalls, and, at a minimum, the maneuvering area shall be designed to accommodate the minimum practical turning radius of a 55-FT semi-trailer and tractor combination. Deviations from this minimum maneuvering standard may be permitted if it can be shown that the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific use; however, in permitting such deviation(s), a covenant of restriction to run with the land shall be required, which specifies limitations relating to truck size and/or type. Larger maneuvering areas shall be required if the use of a larger semi-trailer and tractor combination is proposed.

**4.** Screening.

**a.** All tractors and vehicles within an Electric Truck Vehicle Charging Facility shall be completely screened from public view, including oblique views, by a combination of buildings and/or solid screen walls in accordance with the standards set forth in this Section.

**b.** Required screen walls shall be constructed of one or more of the following approved materials:

**(1)** *Decorative Concrete Masonry Block*. Slumpstone or split-face block, or precision block with a stucco, plaster, or cultured stone.

**(2)** *Decorative Concrete Tilt-Up Wall*. Precast concrete panels incorporating a combination of paint and architectural detailing, including raised patterns, reveals, and/or trim lines.

**c.** Screen walls shall be of sufficient height to fully conceal all vehicles, trucks and trailers from public rights-of-way and adjacent properties, to a minimum height of 8 FT and maximum height of 14 FT as measured from the highest finished grade. To reduce visual impacts of the wall from public rights-of-way, solid walls surrounding Electric Truck Vehicle Charging Facilities that are at grade or above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall, ensuring that no more than 8 FT of the wall is visible from public view. Such slopes shall not exceed a 3:1 ratio.

**d.** A combination of 14-FT-tall fencing and a 5-FT-wide landscaping planter may be provided in lieu of solid screening walls along the interior property lines in areas where the site is not visible to the public. A combination of trees and shrubs shall be provided to ensure adequate screening.

**e.** Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.

**f.** Access gates and doors may be constructed of open wrought iron if a perforated metal screen or other durable material is incorporated into the design that obscures views through the gate.

**g.** Anti-graffiti coating or equivalent measures to prevent graffiti shall be provided for all solid screen walls.

**h.** A line-of-sight analysis demonstrating that all trailers are screened from view from all adjacent public rights-of-way shall be required with all development applications. For the purpose of the line-of-sight analysis, the assumed height of the trailers to be stored shall be 13.5 FT.

**5.** Electric Charging Ports and Pedestals. Electric charging ports and/or pedestals shall be protected from potential vehicle impacts. The charging equipment shall be installed on raised 6-IN curb islands with bollards or comparable barrier.

**6.** Ancillary Structures and Equipment. Ancillary structures and equipment, including but not limited to canopies, amenity buildings, restrooms, back-up generators, and guard shacks, shall be designed to be compatible with the surrounding buildings, overall project site design and screen walls, and to minimize its visual impact from public view.

**7.** Landscape.

**a.** All Electric Truck Vehicle Charging Facilities shall incorporate a minimum 20-FT-deep landscaped setback along all street frontages with a combination of trees, shrubs, and groundcover. More restrictive landscape setbacks may be required as stated in other governing documents.

**b.** Street trees shall be spaced 30' on center. On-site trees shall be planted every 30' on center within all landscape planters on-site. Two rows of trees shall be provided within all landscape setbacks adjacent to public streets.

**c.** Refer to Division 6.05 (Landscaping) for landscape standards.

**E. Operating Requirements.** Electric Truck Vehicle Charging Facilities shall comply with the following operating standards:

**1.** Prohibited Uses and Activities.

**a.** Vehicle, trailer, or equipment storage;

**b.** Vehicle maintenance or repair;

**c.** Overnight Parking;

**d.** Vehicle parking in required setbacks;

**e.** Vehicle parking in charging stalls while not actively using the charging ports; and

**f.** Shower facilities.

**2.** Truck Route Plan and Facility Access. An operations and truck route plan shall be submitted for review and approval as part of the Building Permit and/or Conditional Use Permit and Development Plan applications. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, types of vehicles that would use the facility, and the proposed truck routing to and from the facility to designated truck routes that avoids passing residential, educational, park and open space intended for public park and recreational use areas to the greatest extent feasible. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.

**3.** Electrical Service and Capacity. Electric Truck Vehicle Charging Facilities shall obtain assurance from electric utility providers that the Facility's electricity demands can be provided. This assurance shall be documented and a copy provided to the City as part of the Facility's Building Permit application for Electric Vehicle Charging Station as described in 5.03.163.B.5.

**4.** Weight Limits. Within commercial zoning districts, vehicles that weigh 10.000 pounds or more are prohibited. This weight limit does not apply to industrial zoning districts.

**5.** Security.

**a.** Electric Truck Vehicle Charging Facilities shall provide manned security personnel during operating hours.

**b.** Electric Truck Vehicle Charging Facilities shall be secured and incorporate security cameras that are connected to the City's enforcement system to the satisfaction of the Police Chief.

**c.** Electric Truck Vehicle Charging Facilities shall be illuminated entirely every night, from dusk until dawn, with a minimum of one foot candle across the site. Light fixtures shall be arranged or shielded so as not to spill light onto neighboring properties.

**F. Base Zoning District.** All Electric Truck Vehicle Charging Facilities shall comply with all requirements of the base zoning district that are applicable to the design and use of charging facilities.

**G. Development Agreement.** Electric Truck Vehicle Charging Facilities shall be required to enter into a Development Agreement with the City pursuant to Section 4.01.015 of the Ontario Development Code.

**H. Discretionary Review.** Ancillary site improvements to Electric Truck Vehicle Charging Facilities, as defined in Section 5.03.763.D.6, shall require review and approval of a Development Plan Application and a Conditional Use Permit Application by the Planning Commission, pursuant to Sections 2.02.005 and 4.02.025 of the Ontario Development Code.

## 5.03.165: Electrical Equipment, Appliance, and Component Manufacturing

Within the IP zoning district, electrical equipment, appliance, and component manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.170: Electronic Shopping and Mail Order Houses

**A.** Within the IP, IL, IG, and IH industrial zoning districts, direct business to consumer sales via the internet, direct mail, or telephone shall only be allowed ancillary to a permitted or conditionally permitted land use, such as manufacturing, warehousing, wholesaling, and/or distribution activities.

**B.** Standalone (office only) business to consumer sales via the internet, direct mail, or telephone shall be allowed as a primary land use only within the CN, CC, CR, OL, and OH commercial zoning districts; the MU-1, MU-2, and MU-11 mixed-use zoning districts; and the BP industrial zoning district.

## 5.03.175: Electronics and Appliance Stores

Within the CN zoning district, only small-scale (GFA of 5,000 SF or less) electronics and appliance stores may be established.

## 5.03.177: Employee (Farmworker) Housing

Where allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, Employee (Farmworker) Housing units and complexes shall be subject to the below-listed requirements. Pursuant to California Health and Safety Code Section 17021.8, the City shall ministerially process complete applications for qualifying employee/farmworker housing in the AG overlay district within 30 days from the date of submittal.

**A. General Requirements.**

**1.** Every person, or agent, or officer thereof, which constructs, operates, or maintains Farmworker Housing, shall comply with the requirements of this Section, and all applicable health, safety, and building codes and standards.

**2.** Farmworker Housing shall be designed, constructed, and maintained in conformance with the Employee Housing Act (commencing with HSC Section 17000), CCR Tiles 24 and 25, and the California Building Code.

**3.** A Farmworker Housing unit providing accommodations for 6 or fewer employees, or for one employee and their respective household, shall be deemed a single-family structure and shall be permitted in the same manner as other single-family structures of the same type in the same zone.

**4.** A Farmworker Housing Complex consisting of up to 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, shall be deemed an agricultural use and shall be permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted.

**5.** Farmworker Housing shall not include hotels, motels, boarding houses, bed and breakfast inns, rooming houses, dormitories, or other similar uses that would imply that the employee housing is a business run for profit or differs in any way from a single-family dwelling or an agricultural use.

**6.** Farmworker housing provided by the employer and maintained in connection with the work, or place where work is being performed, shall comply with all provisions of HSC Section 17008(a). Farmworker housing not maintained in connection with any workplace, and provided by someone other than an agricultural employer, shall comply with all provisions of HSC Section 17008(b).

**7.** Farmworker Housing for agricultural employees and their families shall be allowed subject to the same fees applicable to any other agricultural use. In the event the Farmworker Housing is converted to another use, the units shall be subject to all applicable Development Code standards in existence at the time of conversion. For the purposes of this Section, the term "agricultural employee" shall mean a person who works full or part-time (24 or more hours per week) in the service of bona fide commercial agricultural operations, in any of the branches of farming

**8.** All Farmworker Housing shall comply with all City regulations and permitting requirements, including but not limited to building construction, sewage disposal, water supply, NPDES, and storm water quality control, prior to occupancy of the housing units.

**9.** No person shall construct, reconstruct, erect, install, relocate, or alter any building used for human habitation, building accessory thereto, or other housing accommodations, intended to be used for Farmworker Housing, or any electrical, mechanical, or plumbing equipment installed in Farmworker Housing, without first obtaining all necessary City permits.

**10.** Farmworker housing is not required to be located on the same site as the qualifying agricultural operation where the farmworkers are employed.

**B. Farmworker Dwelling Units.**

**1.** Housing for up to 6 agricultural employees or one farm employee and his or her household is an allowed use in the AG Overlay District and all residential and mixed use zoning districts that allow single-family dwellings.

**2.** A farmworker dwelling unit is subject to all requirements relevant to this Development Code, which are applicable to single-family dwellings, including but not limited to site and building development standards, off-street parking requirements, security standards, wall and fencing requirements, and landscaping requirements. At least one off-street parking space shall be provided for each dwelling unit.

**3.** A farmworker dwelling unit provided pursuant to Paragraph B.4, below, shall not be required to be located on the same site as the qualifying agricultural operation where the farmworkers are employed.

**4.** A farmworker dwelling unit shall meet the standards for single-family dwellings contained in Section 6.01.010 (Residential Zoning Districts) of this Development Code, and applicable requirements of the Ontario Building Code.

**5.** A farmworker dwelling unit shall not be subdivided from the primary lot on which it is located.

**6.** At least one off-street parking space shall be provided for each farmworker dwelling unit.

**C. Farmworker Housing Complex.**

**1.** A farmworker housing complex, with up to 36 beds in group quarters or 12 units designed for use by single families or households, which comply to the standards for single-family dwellings contained in Section 6.01.010 (Residential Zoning Districts) of this Development Code, is an allowed use in the AG Overlay District.

**2.** A minimum of 50 SF of floor area shall be provided for sleeping purposes for each occupant of group living quarters, such as barracks and bunkhouses, within a farmworker housing complex.

**3.** At least one off-street parking space shall be provided for each dwelling unit, or one parking space for each 3 beds, whichever is greater, plus one off-street parking space for each farmworker housing complex employee.

**D. Farmworker Verification.**

**1.** All new permanent farmworker dwelling units and farmworker housing complexes shall require the completion of a Farmworker Housing Verification Form prior to building permit application submittal.

**2.** The Farmworker Housing Verification Form shall include information regarding the housing type, number of dwelling units or beds, length of occupancy, number of occupants, occupants' employment information, and, for farmworker housing for 5 or more workers, proof that a permit to operate from HCD has been obtained and maintained.

**3.** The verification form shall be submitted annually, by May 15th of each year, to the Planning Director, in a form acceptable to the Planning Director, that all the dwelling units or sleeping quarters are being rented to, and occupied by, persons who meet the following agricultural employee employment criteria:

**a.** Tilling and cultivation of the soil associated with commercial crop production;

**b.** Raising, production, and cultivation of commercial livestock for the production of food and/or fiber;

**c.** Growing and harvesting of any commercial agricultural or horticultural commodities;

**d.** Commercial raising of bees, fur-bearing animals or poultry;

**e.** Preparation and processing of farm products for market; or

**f.** Timber or forestry operations.

**4.** At a minimum, the verification form shall contain the following information:

**a.** Entity responsible for housing maintenance and upkeep;

**b.** Description of whether the housing will be based on a permanent, temporary, and/or seasonal basis;

**c.** Total number of people to be housed on-site at any one time;

**d.** Description of the housing, including, whether the structures will be permanent and/or temporary, intended as units for families, one person or several persons, and cost of the units and utilities to the workers;

**e.** Location(s) where the employees will work;

**f.** Assessment of how much water will be used by the proposed development and description of how water is proposed to be supplied to the housing and how the water system complies with all applicable state and local potable water supply requirements; and

**g.** Description of the sewage disposal method, such as septic systems, to be used to service the housing, and how the sewage disposal method complies with all applicable state and local potable water supply requirements.

**E. Location of Housing.**

**1.** Farmworker housing shall be located no less than 75 FT from barns, pens, or other structures that house livestock or poultry.

**2.** Farmworker housing shall be located off prime and productive agricultural land, unless no other alternative locations exist on-site.

**F.** **Maximum Floor Area for Farmworker Dwelling Units.** The maximum floor area allowed for a farmworker dwelling unit shall be 650 SF. As used in this Paragraph, the term "floor area" shall mean the living area of a dwelling, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.

**G.** **Removal of Housing.** Farmworker housing is subject to removal (or conversion to another approved use) within 45 days following cessation of the agricultural employment for which the farmworker dwelling units are needed. This provision shall not apply if it can be shown that elimination of the agricultural use for no more than 24 months is related to the long-term functioning of agriculture on the site(s) used to establish the farmworker housing need (e.g., crop rotation, disease, replanting, etc.).

**H.** **State Reporting Requirements.** Farmworker housing for 5 or more employees is subject to permitting requirements of the California Employee Housing Act. The property owner shall obtain and maintain all required permits from HCD, pursuant to the Employee Housing Act and CCR, Title 25, Division 1, Chapter 1, Section 600 through Section 940, prior to the occupancy of the farmworker housing units. A copy of the HCD permit shall be provided to the Planning Director within 14 days following permit issuance, or at the time of building permit application submittal, whichever is earlier.

**I.** **Maximum Number of Housing Units Allowed.** No more than 36 beds in a group quarters or 12 farmworker dwelling units or spaces designed for use by a single family or household shall be allowed on a single lot of record. The Planning Commission may authorize additional beds or units, or a combination thereof, by issuance of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code, based upon specific findings that document the necessity for the number of approved beds and/or farmworker dwelling units requested.

**J.** **Facilities to Accommodate Recreational Vehicles, Tents or Other Mobile Camping Equipment.**

**1.** Permits for the installation of appropriate permanent facilities to accommodate mobilehomes and recreational vehicles shall be obtained from the City prior to installation.

**2.** The use of tents, recreational vehicles, or other mobile camping equipment by farmworkers shall not occur for a period of more than 30 days within any 180-day period. Incidental camping shall be conducted so as not to create any health, fire, or other safety hazards. For 5 or more workers, a permit to operate from HCD shall be obtained and maintained.

## 5.03.180 Exterminating Services

The following standards shall govern the establishment and operation of exterminating services:

**A.** A copy of the Emergency Business Contingency Plan and/or Risk Management Prevention Program filed with the San Bernardino County Fire Department shall be filed with the Ontario Fire Department. No changes in practices or procedures, or the type and/or maximum quantity of material shall occur without first notifying the Ontario Fire Department and appropriate amendments made to the Business Emergency/Contingency Plan and/or Risk Management Prevention Program on file with the San Bernardino County Fire Department.

**B.** The outdoor storage of hazardous chemicals or materials is prohibited. Furthermore, the storage of chemicals or service trucks within a 100-year flood zone shall be prohibited.

**C.** The storage and handling of hazardous materials shall be limited to those quantities specified in the City's building and fire codes.

**D.** At all times, all operations shall be in full compliance with all federal, state and local regulations pertaining to containment, including restricting use/storage to designated areas, stacking height limitations of materials, and the provision of appropriate pre-approved containment walls where required.

**E.** A list of all types and amounts of chemical used or stored on the site shall be submitted to the Ontario Engineering Department as well as a Chemical Spillage Control Plan.

**F.** Hazardous chemicals and their containers shall be disposed of at an approved hazardous materials disposal site and not in City sewers or within solid waste dumpsters.

**G.** Individuals and firms operating businesses relating to exterminating services shall be licensed by the State of California according to their particular discipline.

**H.** Access to and the handling of hazardous chemicals and materials shall be limited to properly trained and authorized personnel.

## 5.03.185: Fabricated Metal Product Manufacturing, All Other Miscellaneous

Within the BP and IP zoning districts, the development of all new "all other miscellaneous fabricated metal product manufacturing" shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.187: Fertilizer Manufacturing from Manure Operations (FMMO)

The following standards shall govern the establishment and operation of Fertilizer Manufacturing from Manure Operation (FMMO):

**A.** All driveways and employee parking areas shall be paved to create an all-weather surface, to the satisfaction of the Planning Director and City Engineer.

**B.** Inorganic chemical additives shall be limited to 10 percent of the total FMMO raw material inventory.

**C.** The FMMO establishment and operation shall comply with the rules, regulations and orders of all appropriate regulatory agencies including but not limited to the South Coast Air Quality Management District and the Regional Water Quality Control Board.

**D.** FMMO stockpile areas shall be enclosed by a minimum 8-FT high wall or fence, and shall be fully screened with closely spaced, fast-growing trees, upon review and approval by the Planning Director.

**E.** Except for the stockpiling of raw materials, all FMMO operations, including screening, grinding, mixing, adding, and sacking, shall be wholly contained inside a building.

**F.** All FMMO windrows/stockpiles shall confine their rainstorm runoff waters so they do not drain onto adjoining properties and public rights-of-way.

**G.** Appropriate facilities shall be installed to collect or divert drainage from surrounding lands, away from stockpile areas.

**H.** FMMO windrows/stockpiles shall be at least 120 FT from street property lines and 35 FT from interior side and rear property lines.

**I.** FMMO windrows/stockpiles shall not exceed a 25 FT in height, 150 FT in width, and 250 FT in length; however, the Approving Authority may require a lesser maximum stockpile dimensions so as not to cause a nuisance to neighboring properties and/or to protect the public health and safety.

**J.** Windrows/stockpiles shall be separated from adjacent stockpiles by approved apparatus roads, minimum 20 FT in width.

**K.** FMMO stockpiles and/or any processing of manure shall not occur within 150 FT of a milking barn or milk house of a producer dairy, or a dwelling on adjoining property. The Approving Authority may require greater distances upon determining the direction and magnitude of prevailing winds at the site.

**L.** Approved material-handling equipment shall be maintained on-site for moving windrow/stockpile materials during emergency or firefighting operations.

**M.** The FMMO owner or operator shall develop and submit a plan to the Ontario Fire Department Fire Prevention Bureau for review and approval, which shall include, but not be limited to, methods and policies for:

**1.** Monitoring, controlling and extinguishing spot fires;

**2.** Emergency contact information for personnel who are able to respond to the FMMO location 24 hours a day, 7 days a week;

**3.** On-site equipment to assist with firefighting operations (e.g., dozers, water tenders, large tractors, etc.); and

**4.** Special considerations for fire safety during extreme weather conditions.

**N.** Noise levels from the FMMO shall not exceed local ambient levels found for general agricultural uses, when adjoining occupied dwellings.

**O.** Vehicles carrying materials to and from the site, shall be adequately covered to confine the contents and prevent materials from being windblown or otherwise scattered.

**P.** No public nuisance shall occur as a result of the FMMO establishment and operation.

## 5.03.190: Food Manufacturing, Other

The following standards shall govern the establishment and operation of "other food manufacturing" facilities:

**A.** "Other food manufacturing" shall include snack foods, roasted nuts and peanut butter, coffee and tea, flavoring syrup and concentrate, seasoning and dressing, spice and extract, and all other miscellaneous food manufacturing.

**B.** Within the BP and IP zoning districts, the development of new "other food manufacturing" shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.195: Footwear Manufacturing

Within the BP and IP zoning districts, the development of all new footwear manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.200: Freight Transportation Arrangement

Freight transportation arrangement shall include shipping agents and brokers. Within the BP and IP zoning districts, such use shall be limited to offices only. Within the IG and IH zoning districts, freight transportation arrangement shall only be allowed as an ancillary use to a truck transportation use (NAICS 448).

## 5.03.205: Funeral Director Services

Within the IL, IG, and IH zoning districts, funeral director services shall only be allowed as an ancillary use to funeral parlors, mortuaries and embalming services.

## 5.03.210: Furniture and Home Furnishings Stores

Within the CN zoning district, only small-scale (GFA of 5,000 SF or less) furniture and home furnishings stores may be established.

## 5.03.215: Furniture and Related Product Manufacturing

Within the IP zoning district, the development of new furniture and related product manufacturing (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) shall be limited to small-scale manufacturers.

## 5.03.220: Game Arcades, Internet Cafes, Internet Gaming, and Similar Facilities

The following standards shall govern the establishment and operation of any business with a primary business activity consisting of the operation of game arcades, cyber cafes, internet gaming, and similar facilities:

**A.** All video games, pinball machines, computers, gaming stations and similar devices are to be located so as to be visible at all times by one or more employees of the business.

**B.** Game arcades, cyber cafes, internet gaming, and similar facilities shall be located a minimum of 1,000 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from a public or private elementary, middle (junior high) or high school, public park, recreation center, sports park, or any other similar facility where minors (persons under 18 years of age) regularly congregate.

**C.** Minors shall not be permitted to enter or remain in a game arcade, cyber cafe, on-line internet gaming facility, or any similar facility during the following periods, unless accompanied by a parent or legal guardian:

**1.** Monday through Friday, between 8:00 AM and 3:00 PM, or after 10:00 PM; and Saturday and Sunday, after 10:00 PM.

**2.** The weekday daytime hours of restriction shall not apply to school vacation days or holidays, as established by any public school district or private elementary, middle (junior high) or high school operating within the City.

**3.** Notice of the herein specified hours of restriction for minors shall be posted at the facilities entrance(s), in lettering of at least 2 inches in height.

**D.** The establishment shall not be open to customers, patrons or any member of the public between the hours of 12:00 AM and 7:00 AM.

**E.** "No Loitering" signs shall be posted at the front and rear of the business. In addition, a waiting area with not less than 8 seats shall be provided for customers waiting to use a computer or game/gaming station. No outside waiting or seating area is permitted.

**F.** No person shall be permitted to consume or sell alcohol on the premises.

**G.** Employees shall be at least 21 years of age. There shall be a minimum of one employee managing the facility during all working hours. If the business has more than 20 games/gaming stations or computers, the business is required to add one additional employee for every additional 20 computers, or portion thereof, and for every 20 computers thereafter, or any portion thereof. During each employee's working hours, the employee shall wear a badge identifying the business and the employee's full name.

**H.** Occupancy shall not exceed that required under the City's building and fire codes, and the maximum occupancy load shall be posted at the main entrance.

**I.** The establishment shall maintain and operate a video surveillance system during all business hours, which is capable of storing a minimum of 186 hours (7 days) of video surveillance.

**1.** The video surveillance system shall cover the entire interior of the premises and all entrances and exits of the establishment and shall be capable of delineating upon playback of the system, the activity and physical features of persons or areas within the premises.

**2.** The business owner shall permit City Police and/or Code Enforcement officers to inspect the stored video surveillance during normal business hours, upon demand.

**3.** The video surveillance system shall be maintained in good working order.

**4.** A sign shall be posted inside and at the entrances to the establishment indicating that the premises are under video surveillance.

**J.** The business owner shall submit and receive approval of a Fire Exit Plan from the Fire Department. The plan shall address all requirements of the City's building and fire codes, including, but is not limited to, showing all necessary dimensions, equipment location, aisle locations/path of travel, building exiting, and panic hardware.

**K.** Any display of or access to adult-oriented materials for minors is prohibited. Access to adult-oriented materials, if permitted by the business owner, shall be limited to the hours of 10:30 PM to 12:00 AM.

**L.** Window areas shall not be covered or made opaque in any way. All windows and entrances shall be unobstructed at all times so as to allow an unimpaired line-of-sight by police officers.

**M.** The Chief of Police is authorized to require a specific owner/operator to provide a security guard on the premises in the event that there are significant calls for service relating to assaults, gang-related activity, weapons offenses, disturbances, juvenile related crime and truancy, or other good causes. The decision of the Chief of Police may be appealed to the City Council pursuant to Division 2.04 (Appeals) of this Development Code.

**N.** No exterior pay phones shall be permitted.

**O.** No gaming tournaments for cash prizes shall be permitted.

## 5.03.225: Gasoline and Fueling Stations

The below-listed standards shall govern the establishment and operation of gasoline and fueling stations and are intended to result in facilities that are well-designed, appropriate in scale, and enhance the surrounding community.

**A. Self-Serve and Full Service Fueling Stations.** The following standards shall govern the establishment and operation of self-serve and full service fueling stations:

**1.** A service station shall only be located at:

**a.** The intersection of 2 arterial streets;

**b.** The intersection of an arterial and collector street; or

**c.** The intersection of an arterial street and a freeway.

**2.** The project site shall have a minimum area of 22,500 SF.

**3.** The project site shall have a minimum width and depth of 150 FT.

**4.** The project site shall not have more than one access per street frontage.

**5.** Landscaping shall comprise a minimum of 20 percent of the site area.

**6.** Provide enhanced pavement sections to relieve visually dominant asphalt surfaces.

**7.** A self-serve or full service fueling station may include a fully automated car wash (e.g., roll-over or express car wash), which is incidental to the primary fueling station activity.

**8.** An automated car wash which is ancillary to a self-serve or full service fueling station shall be setback a minimum of 100 FT from any residential zoning district or any residential dwelling in a mixed-use project.

**9.** A full-service fueling station may include general repair and servicing facilities (maximum 2 service bays), and automotive parts, accessories and tire sales, which is incidental to the primary fueling station activity.

**B. Automated Fueling Facilities.** The following standards shall govern the development and/or operation of automated fueling facilities:

**1.** Automated (card lock) fueling facilities shall be located with least one street frontage on an arterial street.

**2.** Automated (card lock) fueling facilities shall not locate within 1,000 FT of a residential zoning district and shall not interfere with the normal use of adjoining properties.

**3.** The project site shall have a minimum area of 40,000 SF.

**4.** Automated (card lock) fueling facilities located at the intersection of two street shall not have more than one access per street frontage. Mid-block facilities may be allowed two accesses on the same street.

**5.** Landscaping shall comprise a minimum of 40 percent of the site area.

**6.** All pump island areas shall be covered by a canopy, which shall not exceed 17 FT in overall height.

**C. Conversion of Gasoline and Fueling Stations.** A property originally improved as a gasoline or fueling station, and which is proposed to be converted so as to facilitate another allowed use, shall require upgrading and remodeling of the gasoline or fueling station. Necessary upgrading and remodeling shall include, but is not limited to, the following:

**1.** Removal of all fuel appurtenances;

**2.** Removal of canopies;

**3.** Removal of pump islands;

**4.** Removal of fuel storage tanks;

**5.** Removal of overhead doors;

**6.** Additional off-site street improvements or modification of existing improvements to conform to access requirements in effect at the time of conversion;

**7.** Exterior remodeling of the building;

**8.** Additional on-site landscaping and parking improvements to conform with requirements in effect at the time of conversion; and

**9.** Conformance with all standards and guidelines contained in this Development Code, which are applicable to the base zoning district.

## 5.03.230: General Rental Centers

The following standards shall govern the establishment and operation of general rental centers:

**A.** General rental centers shall include home and garden tool and equipment rental services.

**B.** Within commercial and mixed-use zoning districts, general rental centers shall only be allowed in conjunction with "Building Materials, Garden Equipment and Supplies Stores," Standalone general rental centers shall be prohibited within these zoning districts.

**C.** All outdoor storage of equipment shall be screened from public view.

## 5.03.235: Hardware Manufacturing

Within the IP zoning district, hardware manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.240: Home Occupations

**A.** **Purpose.** The purpose of these provisions is to allow for the operation of home-based businesses that are incidental to and compatible with residential land uses. A Home Occupation represents a legal income producing activity by the occupant of a residential dwelling unit.

**B.** **Applicability.**

**1.** License Required. No person shall engage in a Home Occupation unless such person holds a valid business license issued by the City.

**2.** Prohibited Uses. The following list represents example uses that are not considered to be incidental to and/or compatible with residential activities, and for which a Home Occupation permit shall not be issued:

**a.** Gun/munitions repair or sales;

**b.** Ammunition loading or sales;

**c.** Barber and beauty shops;

**d.** Businesses involving the harboring, training, breeding, raising or grooming of cats, dogs or other animals on the premises, except as otherwise permitted in the AR-2 zoning district;

**e.** Carpentry and cabinet making;

**f.** Medical and dental offices or clinics;

**g.** Repair or fix-it shops;

**h.** Storage of equipment, materials and other accessories to the construction or service trades;

**i.** Motor vehicle repair (body or mechanical), upholstery or painting;

**j.** Welding or machining;

**k.** On-site sales of motor vehicles (new or used);

**l.** Massage services, excepting out-call services; and

**m.** Any other use determined by the Zoning Administrator that is not incidental to and/or compatible with residential activities.

**C. Operating Requirements.** Home Occupations shall comply with the following operating standards:

**1.** A Home Occupation shall be clearly incidental and subordinate to the primary residential use.

**2.** Only the occupants of the dwelling may engage in the Home Occupation.

**3.** Not more than one client/customer shall visit the premises at any one time, excepting in-home educational activities, including but not limited to music lessons, academic tutoring, or religious instruction, provided no more than 3 students are present at any one time and each of the operating requirements enumerated herein are complied with.

**4.** There shall be no change in the outward appearance of the premises.

**5.** There shall be no advertising that identifies the Home Occupation by street address.

**6.** The Home Occupation shall be conducted within an enclosed structure, completely confined to one room of the dwelling and occupying no more than 10 percent of the GFA of the dwelling, except as follows:

**a.** Floriculture may be conducted outdoors in conjunction with a single-family dwelling located in the appropriate zoning district. All activities shall take place within the rear one-half of the lot and occupy no more than 10 percent of the net lot area.

**b.** Within the AR-2 zoning district, kennels and catteries (limited to fewer than 8 animals) shall be conducted in conjunction with a single-family residential land use, within the rear one-half of the lot, and all applicable requirements of Section 5.03.410.C (Animal Keeping and Production) of this Division shall be complied with.

**c.** Permitted accessory residential structures may be utilized for storage or workspace, provided the items being stored are contained completely within the structure, and use of the accessory residential structure maintains that the Home Occupation is incidental and subordinate to the primary residential use.

**7.** Only one vehicle specifically associated with the Home Occupation, no larger than a one-ton pick-up truck or van, may be maintained on the property.

**8.** There shall be no use or storage of materials, chemicals, compounds or equipment not typically recognized as being part of a normal household or hobby use.

**9.** Activities conducted, and equipment or material used, shall not change the fire safety or occupancy classifications of the premises.

**10.** Cottage Food Operations shall be conducted consistent with State law operating requirements and shall only involve products contained on the Approved Cottage Foods list maintained by the California Department of Public Health.

**11.** The Home Occupation shall not generate vehicular or pedestrian traffic in greater volumes than normal in a residential neighborhood.

**12.** The Home Occupation shall not involve the use of commercial vehicles for delivery of materials either to or from the premises, excepting the use of standard parcel delivery services.

**13.** No equipment or processes shall be used that creates noise, odor, smoke, glare, dust, fumes, vibration, or result in interference with radio or television reception detectable to the normal senses outside the dwelling unit in which the Home Occupation is conducted.

**14.** If the Home Occupation is to be conducted on rental property, the property owner's written authorization shall be provided on the home occupation application.

**15.** No Home Occupation shall be conducted without a current City business license.

**D. Internet, Direct Mail, and Telephone Retail Sales.**

**1.** Direct business to consumer retail sales via internet, direct mail or telephone, including wine sales (Type 85 ABC license) conducted pursuant to BPC Sections 23393.5, 23661.7, 24045.18, 25503.56, and 25503.9, shall be permitted as a Home Occupation.

**2.** No items intended for retail sale shall be stored on the premises, or packaged and shipped from the premises, in quantities greater than typical for single-family dwellings.

**3.** The business premises shall not be open to the public for the purchase or pickup of retail items.

**E. Change in Information or Circumstance.** If during the life of a home occupation, the applicant has any change in information or circumstance concerning the original application, notification shall be made to the Planning Department, in writing, within 30 days of the change occurring.

**F. Inspections.** Authorized representatives of the City's Planning Department, Police Department, Building Department, Fire Department, and/or Code Enforcement Officers shall have the right to enter the property upon which a home occupation permit has been granted, during normal business hours, for the purpose of making reasonable unscheduled inspections to observe and enforce compliance with applicable regulations, laws and provisions of this Development Code and the Ontario Municipal Code.

## 5.03.245: Hookah Establishments, Smoking/Vaping Lounges, and Smoking/Vaping Retailers

The following standards shall govern the establishment and operation of hookah establishments:

**A. Purpose.** The purpose of this Section is to help mitigate negative impacts associated with smoking and vaping uses, in order to serve the public health, safety, and welfare of City residence, and City businesses and their patrons. Furthermore, this Section is specifically intended to reduce the impact of smoking and vaping uses on minors, as an abundance of such uses increases the potential for minors to associate smoking and vaping with a normative lifestyle.

**B. Applicability.** All smoking and vaping businesses throughout the City shall comply with the regulations and requirements of this Section.

**C. Definitions.** For the purposes of this Section, the words or phrases listed below, in correct alphabetical order, shall have the meanings hereafter specified:

**1.** Electronic Cigarette (E-Cigarette). An electronic device, which is typically battery-operated, designed to deliver a nicotine-based liquid, or other substance, that is vaporized and then inhaled (called "vaping"), simulating the experience of smoking tobacco. Such devices are manufactured to resemble traditional tobacco cigarettes, cigars, pipes, or even everyday items, such as pens or USB memory sticks. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette or e-cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed physician.

**2.** Hookah Establishments. Any facility or location whose business operation, whether a primary or accessory use, is characterized as a commercial establishment where patrons gather to share in the smoking of flavored tobacco (shisha) from a communal hookah, including but not limited to establishments known variously as a hookah lounge or bar, or shisha bar or den, including smoking cigars or establishing cigar bars.

**3.** Hookah. A single or multi-stemmed instrument for smoking flavored tobacco (or shisha), whose vapor or smoke is passed through a water basin before inhalation.

**4.** Smoking/Vaping Lounge. Any facility or location whose business operation, whether a primary or accessory use, is characterized by the sale, offering, and/or preparation of

smoking tobacco, electronic cigarettes, or similar products, including but not limited to establishments known variously as smoking lounges, and vaping lounges, excluding cigars and cigar bars.

**5.** Smoking/Vaping Retailer. A smoke shop, tobacco store, electronic cigarette retailer, or any other retail business where more than 25 percent of the gross floor area is dedicated to the sale of tobacco or tobacco products, electronic cigarettes, or related products, for consumption off the premises.

**D. Operating Requirements.** Hookah establishments, smoking/vaping lounges, and smoking/vaping retailers shall comply with the following operating standards:

**1.** Hookah Establishments. The following standards shall govern the establishment and operation of hookah establishments:

**a.** A standalone hookah establishment may be established within an outside patio area that is open to the sky.

**b.** A hookah establishment shall not be established in conjunction with live entertainment.

**c.** A hookah establishment shall not be established in conjunction with a bar, nightclub, sit-down restaurant, or in conjunction with an ABC licensed bona fide eating establishment.

**d.** A hookah establishment shall maintain a valid tobacco retail license pursuant to Business and Professions Code Section 22971.7, et seq., and operate in compliance with all applicable State laws and regulations pertaining to smoking facilities (limitation on numbers of paid staff shall meet CAL-OSHA requirements for air filtration and circulation and meets fire standards for smoking lounges).

**e.** A hookah establishment shall dispose of ash and coals pursuant to the requirements of the Ontario Fire Department.

**f.** A hookah establishment with an outside patio area that is open to the sky shall be located a minimum of 500 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from any residentially zoned property or sensitive land use, including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate.

**g.** A hookah establishment shall not be established with an outside patio area when located in mixed use zoning districts with a vertical separation between land uses (i.e., residential units located above commercial land uses).

**h.** An indoor hookah establishment meeting CAL-OSHA requirements for air filtration and circulation is not subject to the above 500 FT separation requirement from residentially zoned property or sensitive land uses.

**i.** A hookah establishment shall be located a minimum of 500 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from any other hookah establishment, or a smoking/vaping lounge.

**j.** A hookah establishment shall be located a minimum 1,320 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from any smoking/vaping retailer.

**2.** Smoking/Vaping Lounges. The establishment and operation of smoking/vaping lounges shall be prohibited, excepting hookah establishments established pursuant to Paragraph D.1 (Hookah Establishments) of this Section.

**3.** Smoking/Vaping Retailers. The following standards shall govern the establishment and operation of smoking/vaping retailers:

**a.** A smoking/vaping retailer shall be located a minimum of 1,320 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from any residentially zoned property or sensitive land use, including residential land uses within mixed use developments, hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate; and

**b.** A smoking/vaping retailer shall be located a minimum of 1,320 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, from any other smoking/vaping retailer, or a hookah establishment.

**c.** No smoking/vaping shall be permitted in conjunction a smoking/vaping retailer.

## 5.03.250: Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation

The following standards shall govern the establishment, construction, and operation of hotels, motels, residence inns, and other similar traveler accommodation:

**A. Kitchens, kitchenettes, and Other Cooking Facilities.** Kitchens, kitchenettes, and other cooking facilities shall not be permitted within guestrooms, excepting the manager's unit and residence inns.

**B. Minimum Number of Guestrooms Required.** A hotel, motel, residence inn, or other similar traveler accommodation shall contain no fewer than 6 guest rooms.

**C. Market Feasibility Report Required.** A Conditional Use Permit application to establish a hotel, motel, residence inn, or other similar traveler accommodation, shall be accompanied by a market feasibility report prepared by a professional economist, and shall include the following information:

**1.** A complete listing of proposed facilities, amenities, and services (i.e.: number and type of rooms, meeting space square footage, recreational amenities, business services such as data ports-workstations-etc., refrigerators in room, laundry service, restaurant-coffee shop-food service, etc.);

**2.** History of proposed developer and potential operators (i.e.: years in business, principals, capitalization, experience, listing of projects, number of units owned, average rates charged, occupancy rates, etc.);

**3.** Analysis of economic environment projecting likely future economic conditions as they relate to the operation of the subject hotel;

**4.** Subjects competitive market (i.e.: identification of their market, 3 and 5 year history of occupancy-average daily rate-revenue per available room trends for that market, estimated share of the market the hotel will capture during the first five years of operation, etc.);

**5.** Analysis of the economic impacts on existing hotel markets within Ontario (i.e.: estimate of the dilution of the market due to addition of proposed hotel, etc.). Note: new hotel projects should only be approved if competitive market occupancy remains at or above 65 percent for a five year projection period;

**6.** Relationship to demand generators (i.e.: airport, convention center, corporate market, shopping, and entertainment); and

**7.** Public cost/revenue projections.

**D. Minimum Amenity Package.** No Development Plan and/or Conditional Use Permit shall be approved for a hotel, motel, residence inn, or other similar traveler accommodation, unless the following amenities are provided:

**1.** Each guestroom shall include voicemail, wired or wireless internet access, desk with chair, hairdryer, retractable magnifying (10X) and lighted makeup mirror, iron and ironing board, high definition television, and alarm clock or wake-up service;

**2.** Minimum of 15 SF of meeting space per guestroom for limited –service hotels and 30 SF for full-service hotels;

**3.** The following minimum active and passive leisure amenities shall be provided:

**a.** A swimming pool, except that the Approving Authority may approve smaller boutique hotels, motels, residence inns, or other similar travel accommodations having fewer than 75 rooms, with alternate amenities, such as, but not limited to:

**(1)** A full-service restaurant or café;

**(2)** Highly amenitized guest rooms, which exceed the minimum amenities required by Paragraph D.1, above;

**(3)** Meeting space, which substantially exceeds the minimum requirements of Paragraph D.2, above;

**(4)** Highly detailed architectural features that reflect an established architectural style identified in Reference C (Architectural Styles) of this Development Code; and/or

**(5)** Other amenities acceptable to the Approving Authority; and

**b.** A whirlpool/spa; or a furnished cabana containing items such as lighting, ceiling fans, tables, chairs, sofas, lounge chairs, and fire pit;

**c.** A fitness room; and

**4.** A full-service restaurant shall be provided in conjunction with a full-service hotel and a guest courtesy lounge (for light meals and snacks) shall be provided with limited-service hotels.

**E. Occupancy of Accommodations.**

**1.** No guestroom shall be rented for a period exceeding 30 consecutive calendar days, counting portions of calendar days as full days.

**2.** No guestroom shall be rented for less than one 24-hour period.

**F. Hotels, Motels, Residence Inns, and Other Similar Traveler Accommodation Located in the SP (Specific Plan) Zoning District.** Hotels, motels, residence inns, and other similar traveler accommodations that are located in the SP (Specific Plan) zoning district shall be subject to Conditional Use Permit approval.

**G. Full-Service Exemption:** A full-service upscale hotel is exempt from the requirements of Section 5.03.250 (Hotels, Motels, and Other Similar Traveler Accommodation) of this Division. For the purposes of this exemption, a full-service upscale hotel is defined as a lodging establishment that provides a comprehensive range of on-site amenities and guest services that extend beyond standard overnight accommodations. At a minimum, the establishment shall provide on-site dining facilities, such as a full-service restaurant or café. In addition, the establishment shall provide at least 4 of the following amenities and services: a bar or lounge, room service, meeting or event space, fitness center, spa services, concierge service, guest laundry, and valet service.

## 5.03.255: Leather and Allied Product Manufacturing, Other

The following standards shall govern establishment and operation of "other leather and allied product manufacturing" facilities:

**A.** "Other leather and allied product manufacturing" shall include the manufacture of luggage, handbags, purses, personal leather goods, and other leather products.

**B.** Within the BP and IP zoning districts, the development of new "other leather and allied product manufacturing" shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.257: Live Entertainment

The following standards shall govern the establishment and operation of live entertainment facilities:

**A.** No person, firm, partnership, corporation, company, or non-profit or charitable organization shall conduct any entertainment, without first making application to the City and

obtaining a Conditional Use Permit or Administrative Use Permit, as applicable, to do so, nor shall any person conduct the same during the time while a permit to do so is revoked.

**B.** Any modifications or revisions to the live entertainment provided under a Conditional Use Permit or Administrative Use Permit shall require City approval.

## 5.03.260: Machine Shops, and Turned Product, Screw, Nut, and Bolt Manufacturing

Within the IP zoning district, the development of new machine shops, and turned product, screw, nut, and bolt manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.265: Manufacturing, Miscellaneous

Within the IP zoning district, the development of new "miscellaneous manufacturing" shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.270: Massage Establishments and Services

The following provisions shall govern Massage Establishments and/or any business providing massage services, or any person that administers massage for financial or other consideration, or acts in the capacity of a Massage Practitioner or Massage Therapist:

**A.** **Requirements for Massage Establishments and Massage Services for Compensation.** No person shall provide massage services for compensation or engage in the business of massage, or administer massage or provide services as a Massage Therapist or Massage Practitioner, unless such person holds a valid Massage Practitioner or Massage Therapist certification issued by the California Massage Therapy Council (CAMTC) pursuant to BPC Section 4600, et seq.

**B.** **Massage Establishment Operational Requirements.** Every Massage Establishment shall maintain facilities meeting the following requirements:

**1.** If wet and dry heat rooms, steam and vapor rooms or cabinets, toilet rooms, shower rooms, bathrooms, tanning booths, whirlpool baths, or pools are offered, they shall be thoroughly cleaned and disinfected as needed, and at least once each day the premises are open. Bathtubs shall be thoroughly cleaned and disinfected. All walls, ceilings, floors, and other physical facilities for the establishment shall be in good repair and maintained in a clean and sanitary condition.

**2.** Instruments for performing massage shall not be used on more than one patron unless they have been sterilized using sterilizing methods approved by the San Bernardino County Health Department.

**3.** All employees, including Massage Practitioners and/or Massage Therapists, shall be clean, and shall be clothed in a manner consistent with the Massage Therapy Act, BPC Division 2, Chapter 10.5 (commencing with Section 4600).

**4.** No person shall enter, be or remain in any part of a Massage Establishment while in possession of, consuming or using any alcoholic beverage or drugs, except pursuant to a prescription for such drugs. The owner, operator, responsible managing employee, manager or permittee shall not permit any such person to enter or remain upon such premises.

**5.** No massage service may be carried on within any cubicle, room, booth or any area within a Massage Establishment which is not immediately accessible to supervisory, safety or inspection personnel during all hours of operation.

**6.** No Massage Establishment employing Massage Therapists shall be equipped with tinted or "one-way" glass in any room or office.

**7.** Pads used on massage tables, or on other furniture upon which massage services are performed, shall be covered with a durable, washable plastic or other waterproof material acceptable to the City.

**8.** A list of all Massage Therapy services and their costs shall be posted in an open and conspicuous place near the entrance of the Massage Establishment. No Massage Establishment Owner or Manager shall permit, and no employee or independent contractor of the Massage Establishment shall offer to perform, any Massage Therapy services, or charge any fees, other than those posted.

**9.** No portion of the Massage Establishment will be used for overnight stay or residential purposes.

**10.** No Massage Establishment shall be opened at the same address where a Massage Establishment was closed and/or revoked in violation of any provision of this Chapter, or for any violation of Federal, State, or local laws, for at least 24 months at location(s) where the closure(s) occurred.

**11.** A sign at least 8.5 inches by 11 inches in size, containing the following written notice in minimum 16-point font, shall be posted in a conspicuous place in the Massage Establishment, displayed in English, Vietnamese, Mandarin, Spanish, Cantonese, and Korean, and easy to read by any person entering the premises:

> **If you or someone you know is being forced to engage in any activity and cannot leave – whether it is commercial sex, housework, farm work, construction, factory, retail, or restaurant work, or any other activity – call the National Human Trafficking Hotline at 1-888-373-7888 or the Coalition to Abolish Slavery and Trafficking (CAST) 1-888-KEY-2-FREE or 1-888-539-2373 to access help and services. Victims of slavery and human trafficking are protected under United States and California Law.**
>
> **These hotlines are:**
> - **Available 24 hours a day, 7 days a week.**
> - **Toll-free.**
> - **Operated by nonprofit, nongovernmental organizations.**
> - **Anonymous and confidential.**
> - **Accessible in more than 160 languages.**
> - **Able to provide help, referral to services, training, and general information.**

**C. Massage Establishment Hours of Operation.** Massage Establishment hours of operation shall be limited to 8:00 AM to 10:00 PM of the same day.

**D.** **Outcall Massages.** No Massage Therapy shall be conducted in a hotel or motel room, or in the private residence of the Massage Therapist.

**E.** **Minimum Separation Between a Massage Establishment and Sensitive Land Uses.** Maintain a minimum 300-FT separation between a Massage Establishment and any sensitive land use, including schools, preschools, child daycare facilities, or parks.

**F.** **Right of Authorized Representatives to Enter a Massage Establishment.** As a condition of business license issuance for a Massage Establishment, the permittee shall consent to the right of authorized representatives of the City's Police Department, Building Department, Fire Department, Code Enforcement Officers or San Bernardino County Health Department to enter the Massage Establishment during regular business hours for the purpose of making reasonable unscheduled inspections, to observe and enforce compliance with applicable regulations, laws, and provisions of this Development Code.

The following notice shall be posted in a conspicuous place in the Massage Establishment. The notice must be easy to read by any person, must be displayed in English and Spanish, and must be visible to anyone entering the Massage Establishment:

> **NOTICE TO ALL PATRONS: THIS MASSAGE ESTABLISHMENT AND THE MASSAGE ROOMS DO NOT PROVIDE COMPLETE PRIVACY AND ARE SUBJECT TO INSPECTION BY AUTHORIZED CITY OF ONTARIO PERSONNEL WITHOUT PRIOR NOTICE**.

**G.** **Business Owner Required to Maintain a List of all Employees and Independent Contractors, and Their CAMTC or City Certifications.** As a condition of business license issuance for a Massage Establishment, the business owner shall provide a list of all employees and independent contractors and their CAMTC or City certifications. The business owner shall notify the City should this information change. Additionally, with the annual renewal of their business license, the business owner shall provide an updated list of all employees and their certifications.

**H.** **Institutions or Classes of Individuals Not Applicable to this Section.** The provisions of this section pertaining to massage services shall not apply to the following institutions or classes of individuals, while engaged in the performance of the duties of their respective professions:

**1.** Hospitals, nursing homes, sanatoriums or other similar health facilities duly licensed by the State;

**2.** Recognized schools of massage;

**3.** Physicians, surgeons, chiropractors, osteopaths, or physical therapists, who are duly licensed to practice their respective professions in the State, or other persons licensed to practice any healing art pursuant to BPC Section 500, et seq.;

**4.** Nurses registered under the laws of the State;

**5.** Barbers, cosmetologists, beauticians, and manicurists who are duly licensed under the laws of the State while engaging in practices within the scope of their licenses, except that this provision shall apply solely to the massaging of the neck, face, scalp, hands and/or feet of the customer client;

**6.** Coaches and trainers in accredited high schools, junior colleges, and colleges or universities, acting within the scope of their employment; and

**7.** Trainers of amateur, semi-professional or professional athletes or athletic teams.

**I. Chair Massage Services.** The following operational requirements shall apply to the location, establishment, and operation of Chair Massage Services:

**1.** Any person, corporation or partnership wishing to perform chair massage in the City shall first be doing business at a fixed location in the City, having a valid business license, or a valid home occupation pursuant to the "home occupations" provisions of this Division.

**2.** Chair massage services may be performed only by a person with a valid Massage Practitioner or Massage Therapist certification issued by the California Massage Therapy Council (CAMTC) pursuant to BPC Section 4600, et seq., or a valid City Massage Therapist permit.

**3.** Chair massage services may only be offered at nonresidential places of business within the CS, CN, CC, CR, CCS, OL, OH, MU-1, and ONT zoning districts and the California Commerce Center North (Ontario Mills) Specific Plan.

**4.** A Massage Therapist offering chair massage shall have a signed contract for service at each location the service is provided. A copy of such contract shall be provided for inspection upon demand, to any City official with responsibility for enforcement of this Section. The contract shall specify the location, days, and times the service is to be offered.

**5.** Chair massage shall be offered at a set time and day at each location and shall not be offered at any other time. Such service shall only be conducted between the hours of 8:00 AM and 10:00 PM of the same day.

**J. Unlawful Conduct.** The following actions shall constitute unlawful conduct as they pertain to the location, establishment, and operation of Massage Establishments and Services:

**1.** It shall be unlawful for any person, for financial or other consideration, to massage any other person, or give or administer any bath, or give or administer any of the other services set forth in this Development Code for immoral purposes, or in a manner intended to arouse, appeal to, or gratify the lust or passions or sexual desires.

**2.** It shall be unlawful for any Massage Therapist to massage the genital area of any patron or the breasts of any female patron or for any responsible managing officer in charge of the premises of a Massage Establishment to allow or permit such massage.

**3.** It shall be unlawful for a person serving as a Massage Therapist to be clothed in a manner inconsistent with the Massage Therapy Act, BPC Division 2, Chapter 10.5 (commencing with BPC Section 4600). Massage Therapists shall maintain their permit identification card clearly visible on their person during business hours.

**4.** It shall be unlawful for a Massage Therapist issued a permit by the City in accordance with Paragraph A.2 of this Section, to perform any massage service at any location other than that location specified on the Massage Therapist's permit. If during the life of a permit, the applicant has any change in information concerning the original application, notification shall be made to the Zoning Administrator, in writing, within 30 days of the change.

**5.** It shall be unlawful for any owner, manager, operator, responsible managing employee, or permittee in charge of or in control of a Massage Establishment to employ or permit a person to act as a Massage Therapist who is not in possession of a valid, unrevoked Massage Therapist permit issued pursuant to Paragraph A.2 of this Section, or a valid Massage Practitioner or Massage Therapist certification issued by the California Massage Therapy Council (CAMTC) pursuant to BPC Section 4600, et seq.

**6.** It is unlawful for any Massage Establishment, Massage Therapist or Massage Practitioner to provide, or to offer to provide, out-call massage services in the City. For the purpose of this provision, the term "out-call massage services" shall mean to engage in or carry on massage, not at a fixed location, but at a location designated by the customer or client. "Out-call massage services" shall not include chair massage services conducted pursuant to Subsection G (Institutions or Classes of Individuals Not Applicable to this Section) of this Section.

**K. Violations and Penalties.** The following violations and penalties shall apply to the location, establishment, and operation of Massage Establishments and Services:

**1.** Every person, except those persons who are specifically exempted by the massage services provisions pursuant to division F herein, whether acting as an individual, owner, employee of the owner, or operator or employee of the operator, or whether acting as a mere helper for the owner, employee, or operator, or whether acting as a participant or worker in any way who gives massages or conducts a Massage Establishment or room, or who gives or administers, or who practices the giving or administering of steam baths, electric light baths, electric tub baths, shower baths, sponge baths, vapor baths, fomentations, sunbathes, mineral baths, alcohol rubs, Russian, Swedish, or Turkish baths, or any other type of baths, salt glows, or any type of therapy, or who does or practices any of the other services or acts set forth in these provisions, without first obtaining a valid, unrevoked Massage Therapist permit issued pursuant to Paragraph A.2 of this Section, or a valid Massage Practitioner or Massage Therapist certification issued by the California Massage Therapy Council (CAMTC) pursuant to BPC Section 4600, et seq., or who shall violate any operational standard of the massage services provisions, shall be guilty of a misdemeanor.

**2.** Any owner, operator, manager, or permittee in charge or in control of a Massage Establishment who knowingly employs a person performing as a Massage Therapist, as defined in this Development Code, who is not in possession of a valid, unrevoked Massage Therapist permit issued pursuant to Paragraph A.2 of this Section, or a valid Massage Practitioner or Massage Therapist certification issued by the California Massage Therapy Council (CAMTC) pursuant to BPC Section 4600 et seq., or who allows such an employee to perform, operate, or practice within such a place of business shall be guilty of a misdemeanor.

**3.** Any owner, operator, manager, or permittee in charge or in control of a Massage Establishment under this Development Code shall be a Responsible Person. "Responsible Person" shall mean a person who causes a violation of this Development Code or the Ontario Municipal Code to occur, or allows a violation to exist or continue, by his or her action or failure to act, or whose agent, employee, or independent contractor causes a violation to occur, or allows a violation to exist or continue. A Responsible Person shall be liable for the violation of his or her agent, employee, or independent contractor. For the purposes of this Development Code, there may be more than one Responsible Person for a violation.

**4.** Any Massage Establishment operated, conducted, or maintained contrary to the provisions of this Development Code shall be, and the same is hereby declared to be, unlawful and a public nuisance, and the City may, in addition to or in lieu of prosecuting a criminal action hereunder, commence actions or proceedings for the abatement, removal, and enjoinment

thereof in the manner provided by law and shall take such other steps and apply to such courts as may have jurisdiction to grant such relief as will abate or remove such Massage Establishment and restrain and enjoin any person from operating, conducting or maintaining a Massage Establishment contrary to the provisions of this Development Code.

**5.** Any violation of any of the provisions of this Development Code shall be subject to punishment for violation in accordance with the penalty provisions set forth in OMC Title 1, Chapter 2 (Penalty Provisions). Punishment for any violation of any of this Development Code's provisions shall be in accordance with the Ontario Municipal Code punishment and fine provisions as set forth in OMC Section 1-2.01 (Punishment for Violation).

## 5.03.275: Material Recovery Facilities (MRF)

All activities associated with a MRF shall be wholly contained within a fully enclosed building, excepting salvage facilities (such as automobile dismantling and metal salvage/recycling) established in compliance with the requirements of Section 5.03.350 (Salvage Facilities) of this Division, which may be allowed outside with the approval of a Conditional Use Permit.

## 5.03.280: Marijuana Dispensary

Notwithstanding any other provision of this Development Code, a Marijuana Dispensary, as defined in Division 9.01 (Definitions) of this Development Code, shall be a prohibited use in all zoning districts of the City, as follows:

**A.** The operation of any marijuana dispensary within the City is hereby declared a public nuisance and shall be abated pursuant to all available remedies. Violations of this Section may be enforced by any applicable law.

**B.** No person shall deliver marijuana or marijuana-infused products, such as tinctures, baked goods or other consumable products, to any location within the City from a marijuana dispensary, regardless of whether the marijuana dispensary from which the delivery originated is within the City, or engage in any effort to locate, operate, own, lease, supply, allow to be operated, or aid, abet, or assist in the operation of any marijuana dispensary in the City.

**C.** No person shall deliver marijuana or marijuana-infused products with such delivery originating from any marijuana dispensary located within the City, regardless of whether the delivery destination is within the City.

## 5.03.285: Mixed-Use Developments

**A.** **Residential Mixed-Use Projects.** The following standards shall govern the development of residential mixed use projects consisting of single-family and/or multiple-family dwellings constructed in conjunction with a variety of complementary commercial land uses as may be allowed within the base zoning district pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, including office, retail, public, or entertainment uses, in a fully integrated development project having functional interrelationships and a cohesive physical design:

**1.** Residential Mixed-Use Developments Subject to the Standards and Guidelines of the Base Zoning District. The site and building(s) of a residential mixed use development project shall be designed and constructed pursuant to, and consistent with, the development standards (e.g., FAR, landscape coverage, lot size, setbacks and separations, etc.) and design guidelines of the base zoning district.

**2.** Residential Mixed-Use Developments within Commercial Zoning Districts.

**a.** As allowed within commercial zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, dwellings may be constructed on the upper floors of commercial buildings containing office, retail, public and/or entertainment uses, or behind commercial buildings containing such uses, at or above ground level.

**b.** To ensure that the residential portion of a mixed use development is no more intense than the commercial development that would otherwise be allowed, the maximum residential density shall be determined based upon an Equivalent Impact Study (EIS) prepared for the project, which assesses the maximum allowed residential density based upon the comparable traffic generation, water usage, and sewerage generation of the maximum allowed commercial floor area.

**c.** The applicant for a mixed-use development project shall be responsible for all City costs incurred in preparing the EIS.

**3.** Residential Mixed-Use Developments within Mixed Use Zoning Districts. Residential mixed-use development projects within mixed-use zoning districts shall be developed pursuant to the requirements of Section.6.01.020 (Mixed Use Zoning Districts) of this Development Code and the Policy Plan component of The Ontario Plan.

**B. Nonresidential Mixed-Use Projects.** The following standards shall govern the development of nonresidential mixed use projects consisting of commercial land uses constructed in conjunction with a variety of complementary light industrial and business park land uses as may be allowed within the base zoning district pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, in a fully integrated development project having functional interrelationships and a cohesive physical design:

**1.** Nonresidential Mixed-Use Developments Subject to the Standards and Guidelines of the Base Zoning District. The site and building(s) of a nonresidential mixed use development project shall be designed and constructed pursuant to, and consistent with, the development standards (e.g., FAR, landscape coverage, lot size, setbacks and separations, etc.) and design guidelines of the base zoning district.

**2.** Nonresidential Mixed-Use Developments within Industrial Zoning Districts.

**a.** As allowed within industrial zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, commercial land uses may be constructed on the upper floors of industrial buildings, or behind industrial buildings containing such uses, at or above ground level.

**b.** To ensure that the nonresidential portion of a mixed use development is no more intense than the industrial development that would otherwise be allowed, the maximum residential density shall be determined based upon an Equivalent Impact Study (EIS) prepared for the project, which assesses the maximum allowed residential density based upon the comparable

traffic generation, water usage, and sewerage generation of the maximum allowed industrial floor area.

**c.** The applicant for a mixed-use development project shall be responsible for all City costs incurred in preparing the EIS.

**3.** Nonresidential Mixed-Use Developments within Mixed-Use Zoning Districts. Within mixed use zoning districts, nonresidential mixed-use developments shall be developed pursuant to the requirements of Section.6.01.020 (Mixed Use Zoning Districts) of this Development Code and the Policy Plan component of The Ontario Plan.

## 5.03.290: Mobile Food Services

The following standards shall govern the design and establishment of mobile food services:

**A.** Mobile food services shall only be allowed in conjunction with a temporary event approved pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code.

**B.** All mobile food services shall display a current San Bernardino County Department of Environmental Health Services operating decal and/or permit, and inspection letter grade.

**C.** Mobile food service wastewater shall not be discharged to the ground or to a storm drain.

**D.** Restroom facilities for mobile food service employees, which shall include facilities for washing hands, shall be provided.

## 5.03.295: Mobilehome Parks

The following standards shall govern the design and establishment of mobilehome parks:

**A.** **Allowed within the MHP Zoning District.** Mobilehome parks shall only be established within the MHP zoning district.

**B.** **Site Development Standards.**

**1.** Project Area. The minimum project area shall be 3.0 acres.

**2.** Density. The maximum residential density shall not exceed 11.0 dwelling units/acre.

**3.** Common Open Space and Recreation Areas. A minimum of 300 SF of common recreational open space per mobilehome pad shall be provided. Common recreation amenities shall be provided pursuant to the minimum requirements prescribed for multiple-family developments in Subparagraphs 6.01.010.E.2.c (Active Open Space Area) and d (Passive Open Space Area) of this Development Code.

**4.** Project Entries. The mobilehome park entrance shall be delineated with enhanced paving treatment (e.g., color pigmented concrete, interlocking pavers, and stamped concrete) and intensified landscaping, including elements such as specimen-sized trees, decorative low garden walls, raised planters, and alluvial rockscapes.

**5.** Walls and Fences.

**a.** Decorative walls, fences, and gates shall be provided along the project perimeter.

**b.** All private open space areas shall be delineated by a decorative fence or wall.

**c.** All walls and fences shall be designed, constructed, and maintained pursuant to Division 6.02 (Walls, Fences and Obstructions) of this Development Code.

**6.** Off-Street Parking. Off-street parking facilities shall be provided pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code.

**7.** Landscaping. Landscaped areas shall be designed, installed, and maintained pursuant to Division 6.05 (Landscaping) of this Development Code.

**8.** Signs. All signs shall be designed, installed, and maintained consistent with the provisions of Division 8.1 (Sign Regulations) of this Development Code.

**C. Building Development Standards.**

**1.** Minimum Building Separations. Minimum building and structure separations shall be maintained pursuant to Table 5.03-4 (Minimum Mobilehome Building Separation Requirements), below.

***Table 5.03-3: Minimum Mobilehome Building Separation Requirements***

| *Setback Area* | *Minimum Yard Dimension*** |
|---|---|
| Side to side: | 20 FT |
| End to side: | 15 FT |
| End to end: | 10 FT |
| Front to front (across access drive): | 36 FT |
| Mobilehome to any other building, excepting detached garage or accessory structure: | 15 FT |
| Mobilehome to detached garage or accessory structure: | 5 FT |

*Note:*

** *For the purpose of determining minimum separation requirements, awnings, overhangs, enclosed porches, and similar structures shall be deemed a part of the mobilehome unit and shall not be allowed to encroach into a required yard area.*

**D. Mobilehome Exterior Design and Finishes.** The exterior of mobilehomes shall resemble conventionally built single-family homes to the fullest extent feasible. To this end, each mobilehome shall incorporate the following design features:

**1.** Skirting or Supporting Pad Required. The tongue or hitch each mobilehome shall be removed or suitably screened, and each mobilehome shall be equipped with skirting to screen all foundation jacks and other supporting structure, or a supporting pad shall be provided that is designed to give the appearance that the mobilehome is placed on-grade.

**2.** Roof Overhang. A minimum roof overhang of one FT shall be provided.

**3.** Roof Material. Roof material shall consist of wood shingle or shakes, architectural grade asphalt shingles, or concrete or clay tiles.

**4.** Exterior Wall Finishes. Exterior wall finishes shall include wood, stucco, masonry, natural stone, or other suitable materials as determined by the Planning Director. All exterior wall finishes and skirting required pursuant to Paragraph D.1 (Skirting or Supporting Pad Required), above, shall extend to the ground, except when a solid concrete or masonry perimeter foundation is used, in which case, the exterior material shall extend below the top of the foundation.

**E.** **Utilities.** All on-site utilities to individual mobilehomes shall be located underground.

## 5.03.300: Mobile Washing and Detailing Services

The following standards shall govern the establishment of mobile washing and detailing services:

**A.** All mobile washing and detailing services shall be licensed to a fixed location within the City.

**B.** A mobile washing and detailing service may be licensed as a home occupation, provided no washing or detailing of vehicles is performed on the premises, excepting personal vehicles of the home occupant.

**C.** Mobile car washing and detailing shall be considered an incidental use related to the permitted principal land use in any zoning district upon which the activity takes place. A city business license and any applicable permits related to wastewater or environmental protection must be obtained. The following operational requirements shall apply to all mobile car washing and detailing uses:

**1.** Operators are prohibited from engaging in washing the exterior of a vehicle at the following locations:

**a.** On any public street or public right-of-way;

**b.** On any vacant unimproved lot; and

**c.** On any landscaped area of a lot.

**2.** Mobile car washing and detailing businesses operating in nonresidential zoning districts shall not operate within 300 FT of a boundary of a residential zoning district and/or residential structure, excepting residential structures within mixed-use zoning districts.

**3.** Hours of operation in residential zoning districts shall be limited to Monday through Saturday, 8:00 AM~~a.m.~~ to 7:00 PM~~p.m.~~, and Sunday, 9:00 AM~~a.m.~~ to 6:00 PM~~p.m.~~ Hours of operation in nonresidential zoning districts shall be limited to Monday through Sunday, 8:00 AM~~a.m.~~ to 7:00 PM~~p.m~~.

**4.** In nonresidential zoning districts, mobile car washing and detailing businesses shall not operate at the same location and/or at the same property for more than 5 hours during the permitted hours of operation (as identified above).

**5.** In nonresidential zoning districts, mobile car washing and detailing businesses shall not service more than 20 vehicles per location per week.

**6.** Operators shall maintain noise levels below the levels provided in Title 5 (Chapter 29: Noise) of the Municipal Code.

**7.** The operator of a mobile car washing and detailing business shall obtain and have evidence of the authorization of the property owner (or the property owner's authorized representative) to operate prior to commencement of operations and throughout the duration of the activities.

**8.** At all times, operators shall either contain wastewater for disposal off site or divert wastewater to a sanitary sewer on site to the satisfaction of the City Engineer.

## 5.03.305: Motor Vehicle Dealers

The following standards shall govern the establishment and operation of new or used motor vehicle dealers, including automobiles, light trucks and vans (rated at one ton or less), and recreational vehicles, motorcycles, watercraft, all-terrain vehicles, and other similar motor vehicles:

**A.** Motor vehicle servicing, repair, and maintenance activities shall be performed within a wholly enclosed building. Service bay doors shall be located so as not to be visible from any public or private street, or office, retail sales and off-street parking facilities on adjoining lots.

**B.** There shall be no outside storage of inoperable motor vehicles or motor vehicle parts.

**C.** Prior to the issuance of a business license by the City, a site plan shall be submitted to the Planning Department for review and approval, which demonstrates compliance with the following:

**1.** Motor vehicle display areas shall meet the minimum parking setback requirements of the zoning district in which the use is located, and the design standards for off-street parking facilities contained in Division 6.03 (Off-Street Parking and Loading) of this Development Code. Setback areas shall be fully landscaped and provided with an automatic irrigation system.

**2.** A vehicle loading and unloading area shall be provided for each vehicle sales facility. The loading area shall be clearly demarcated by signs and pavement markings. The loading area shall not encroach into required parking areas or block fire access lanes, and shall occur on-site, at a location approved by the Fire Department. On-street vehicle loading and unloading shall be prohibited.

**D.** Automobile dealers providing vehicle service and repair shall provide a minimum of 6 queuing (waiting) spaces for service write-ups, which shall not encroach into required parking or loading spaces.

**E.** The retail sales of motor vehicles from a residentially zoned property shall be prohibited as a Home Occupation.

**F.** Motor vehicle sales on any property with shared parking facilities shall only be permitted if all vehicle sales, display, and storage areas are located within a fully enclosed building.

**G.** Motor vehicle sales as a temporary sales event shall only be permitted pursuant to the requirements for "temporary and interim uses" contained in this Division. The motor vehicle retailer shall be licensed to a fixed motor vehicle sales location in the City.

## 5.03.310: Motor Vehicle Storage Facilities

The following standards shall govern the establishment and operation of motor vehicle storage facilities:

~~**A.**~~**I.** For the purposes of administration and enforcement of this Section:

**1.** Any motor vehicle maintained on a property for 72 or more consecutive hours shall be deemed to be "stored."

**2.** Motor vehicle storage shall include the keeping of automobiles, trucks, vans, recreational vehicles and watercraft, motorcycles, trailers, forklifts, and any inoperative vehicle, regardless of vehicle type.

~~**B.**~~**J.** The indoor storage of motor vehicles shall comply with all applicable requirements of the fire and building codes.

~~**C.**~~**K.** All vehicles stored outdoors shall be screened from public view by a minimum 8-FT high decorative masonry block wall.

~~**D.**~~**L.** All vehicles stored outdoors shall comply with all requirements of the base zoning district, which are applicable to the design and use of outdoor storage areas.

## 5.03.315: Personal Fitness Trainer

Within the IP, IL, and IH zoning districts, a personal fitness trainer shall only be allowed to establish in conjunction with fitness and recreational sports centers (NAICS 713940).

## 5.03.320: Personal Property Donation Bins

**A.** Welfare and Institutions Code Division 1, Chapter 2 (commencing with Section 150) allows a city, county, or city and county to impose requirements on the solicitation and sale of salvageable personal property within its jurisdiction.

**B.** The following regulations shall govern the establishment and operation of salvageable personal property collection boxes/bins within the City:

**1.** The provisions of Welfare and Institutions Code Division 1, Chapter 1.8 (commencing with Section 148) and Chapter 2 (commencing with Section 150), which governs the acquisition and disposition of salvageable personal property for charitable purposes, and unattended collection bins, respectively, shall be complied with.

**2.** Salvageable personal property collection bins may only be established in conjunction with a host business, subject to Conditional Use Permit approval pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code.

**3.** Collection bins shall be constructed and maintained with durable, waterproof, and rustproof material, and shall be fully enclosed.

**4.** Collection bins shall be clearly marked to identify the type of materials that may be deposited.

**5.** Collection bins shall be swept and maintained in a in a clean, litter-free condition, on a daily basis.

**6.** Collection bins shall be setback a minimum of 30 FT from any arterial street property line, and 20 FT from any collector or local public street property line, and shall not obstruct pedestrian or vehicular circulation.

**7.** The occupation of parking spaces by salvageable personal property collection bins shall not reduce available parking spaces below the minimum required for the host business pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code.

**8.** Collection bins shall not encroach upon any existing landscaped areas, unless replaced elsewhere on the site.

**9.** Additional landscaped areas and architectural elements, such as vertical and horizontal decorative trellises, seat walls, and raised planters, may be required by the Approving Authority to screen collection bins.

## 5.03.325: Pharmaceutical and Medicine Manufacturing

Within the BP and IP zoning districts, the development of new pharmaceutical and medicine manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.330: Pharmacies and Drug Stores

Drive-thru facilities in conjunction with pharmacies and drug stores shall be permitted subject to the provisions of Section 5.03.165 (Drive-Thru Facilities) of this Division.

## 5.03.335: Plastics Product Manufacturing

Within the IP zoning district, the development of new plastics product manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.340: Recycling Facilities

The purpose of this Section is to implement the California Beverage Container Recycling and Litter Reduction Act (PRC Section 14500, et seq.). The following standards shall govern the establishment and operation of recyclable container collection facilities:

**A. Reverse Vending Machines.** Reverse vending machines may be established in conjunction with a host business for the collection of post-consumer beverage containers pursuant to the California Beverage Container Recycling and Litter Reduction Act, and shall comply with the following:

**1.** Reverse vending machines shall be established pursuant to the requirements of this Development Code, and the building and fire codes of the City.

**2.** Reverse vending machines shall be located within 30 FT of the entrance of the host business and shall not obstruct pedestrian or vehicular circulation.

**3.** Reverse vending machines shall be constructed and maintained with durable waterproof and rustproof materials and shall be covered.

**4.** Reverse vending machines shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and telephone number of the operator or manager if the facilities become inoperable.

**5.** Reverse vending machines shall be limited to 3 machines for each host business.

**6.** Reverse vending machines shall occupy a maximum of 50 SF per installation, including any protective enclosure, and shall not exceed 9 FT in height.

**7.** Reverse vending machines shall not occupy parking spaces required for the host business pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code, nor shall it encroach upon any landscaped area.

**8.** Reverse vending machines shall be maintained in a clean, litter-free condition.

**9.** The operating hours of reverse vending machines shall be the same as the host business.

**10.** Reverse vending machines shall be illuminated to ensure comfortable and safe operation if open between dusk and dawn.

**B. Small Collection Facilities.** Small collection facilities may be established in conjunction with a host business for the collection of post-consumer beverage containers pursuant to the California Beverage Container Recycling and Litter Reduction Act, and shall comply with following:

**1.** Small collection facilities shall occupy a maximum area of 500 SF and shall be established in conjunction with a host business at a fixed location within the City, which complies with this Development Code, and the building and fire codes of the City.

**2.** Small collection facilities shall be constructed and maintained with durable, waterproof and rustproof material, with fully enclosed materials storage containers.

**3.** Small collection facilities shall be clearly marked to identify the type of recyclables that may be deposited.

**4.** The name and telephone number of the owner or manager, and the hours of operation of small collection facilities shall be conspicuously posted.

**5.** Small collection facility sites shall be swept and maintained in a in a clean, litter-free condition on a daily basis.

**6.** Small collection facilities shall be setback a minimum of 20 FT from any public street right-of-way and shall not obstruct pedestrian or vehicular circulation.

**7.** Small collection facilities shall not operate power-driven sorting or consolidating equipment, such as crushers, shredders, balers, or other mechanized equipment.

**8.** Use of the facility for deposit of solid waste or hazardous waste is prohibited.

**9.** The operating hours of small collection facilities with attendants shall be the same as the host business, except that facilities located within 100 FT of property zoned for, or occupied by, residential land uses shall only be operated between the hours of 9:00 AM and 7:00 PM.

**10.** Small collection facilities without attendants shall be located at least 30 FT from any property zoned for, or occupied by, residential land uses, unless the facility is located within an established service area/corridor and, for sound attenuation purposes, a minimum 6-FT high masonry block wall has been constructed between the small collection facility and the residential land use(s).

**11.** Mobile recycling facilities shall have an area clearly marked to prohibit other vehicular parking during the hours when the mobile unit is scheduled to be present.

**12.** The occupation of parking spaces by a small collection facility and any attendant shall not reduce available parking spaces below the minimum required for the host business pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code, unless the facility is located within one-half mile of a supermarket. A reduction in required parking spaces may be allowed to accommodate a small collection facility pursuant to Table 5.03-5 (Small Collection Facility Maximum Parking Reduction), below.

*Table 5.03-4: Small Collection Facility Maximum Parking Reduction*

| Required Number of Parking Spaces | Parking Space Reduction |
|---|---|
| 0 to 25 spaces: | 0 spaces |
| 26 to 35 spaces: | 2 spaces |
| 36 to 49 spaces: | 3 spaces |
| 50 to 99 spaces: | 4 spaces |
| 100 or more spaces: | 5 spaces |

**13.** Small collection facilities shall not encroach upon any existing landscaped areas, unless replaced elsewhere on the site. Furthermore, additional landscaped areas and architectural elements, such as vertical and horizontal decorative trellises, seat walls, and raised planters, may be required to screen collection containers.

**C. Large Collection Facilities.** Large collection facilities may be established for the collection of post-consumer beverage containers pursuant to the California Beverage Container Recycling and Litter Reduction Act, and shall comply with following:

**1.** Large collection facilities shall occupy an area of more than 500 SF and shall not be appurtenant to a host use.

**2.** Large collection facilities shall not be located within 500 FT of property zoned, planned or occupied for residential land uses.

**3.** All processing activities shall be within a fully enclosed building.

**4.** Large collection facilities shall be screened from public view by buildings or decorative masonry block walls, which are of sufficient height to completely screen all loading, processing, and storage activities/facilities. All gates shall be view obstructing.

**5.** All materials stored outside shall be maintained within fully enclosed containers that are secured and maintained in good condition. Storage containers for flammable materials shall be constructed of nonflammable materials. Oil storage shall be in containers approved by the Ontario Fire Department.

**6.** Large collection facilities shall be swept and maintained in a in a clean, litter-free condition on a daily basis, and shall be secured from unauthorized entry and removal of materials when unattended.

**7.** Large collection facilities shall provide adequate area on-site to accommodate a minimum of 6 vehicles, or the anticipated peak customer volume, whichever is higher, to circulate and deposit recyclable materials.

**8.** Containers provided for after-hours donation shall be located at least 50 FT from any property zoned, planned or occupied for residential use. Containers shall be of sturdy, rustproof construction, have sufficient capacity to accommodate materials collected, and be secured from unauthorized entry or removal of material. Containers shall be located at least 10 FT from any building.

**9.** Donation containers shall be clearly marked to identify the type of material that may be deposited. Notices shall be conspicuously posted stating that no material shall be left outside of donation containers.

**10.** The name and telephone number of the owner or manager, and the hours of operation of large collection facilities shall be conspicuously posted.

**11.** Large collection facilities may operate power-driven processing equipment, including aluminum foil and can compacting, baling, shredding, or other similar light processing activities necessary for efficient temporary storage and shipment of materials, as may be approved by the Planning Director.

**12.** The business owner and the property owner, if different from the business owner, shall cause the removal of all recyclable materials that have accumulated, or are deposited, on the site, on a regular basis, but no less than annually. Upon failure to remove the recyclable materials, the City may deem the land use and the property thereon to be abandoned and may enter the property for the purpose of removing the recyclable materials. The business owner and the property owner, if different from the business owner, shall be responsible for payment to the City, all costs borne by the City related to the enforcement of this Paragraph.

**D. Processing Facilities.** Processing facilities may be established for the recycling of post-consumer beverage containers pursuant to the California Beverage Container Recycling and Litter Reduction Act, which are purchased from recycling centers located within the state of California. Processing facilities are not intended for the acceptance of donated or purchased post-consumer food and beverage containers from the general public. Processing facilities shall comply with following:

**1.** A processing facility shall not accept donated post-consumer food and beverage containers, nor shall it purchase such materials, from the public; however, a processing facility shall not be precluded from operating on the same site with, or in conjunction with, a collection facility, provided each activity is located within the correct zoning district pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**2.** Processing facilities shall not be located within 500 FT of any property zoned or planned for, or occupied by, residential land uses.

**3.** All processing activities, including collection, processing, and storage, shall be conducted within a fully enclosed building.

**4.** Processing facilities shall be screened from public view by buildings or decorative masonry block walls, which are of sufficient height to completely screen all loading, processing, and storage activities/facilities. All gates shall be view obstructing.

**5.** Processing facilities may operate power-driven processing equipment for the purpose of baling, briquetting, crushing, compacting, grinding, shredding, sorting, or other similar processing activities. Processing facilities shall not shred, compact, or bale ferrous metals, excepting food and beverage containers.

**6.** Processing facilities shall be maintained in a in a clean, litter-free condition on a daily basis, and shall be secured from unauthorized entry and removal of materials when unattended.

**7.** A processing facility owner and the property owner, if different from the business owner, shall cause the removal of all recyclable materials that have accumulated, or are deposited, on the site, on a daily basis. Upon failure to remove the recyclable materials, the City may deem the land use and the property thereon to be abandoned and may enter the property for the purpose of removing the recyclable materials. The facility owner, and the property owner, if different from the business owner, shall be responsible for payment to the City, all costs borne by the City related to the enforcement of this Paragraph.

## 5.03.345: Residential Care Facilities, Other—6 or Fewer Persons

"Other residential care facilities" for 6 or fewer persons may only be established in conjunction with a single-family dwelling.

## 5.03.350: Salvage Facilities

The following standards shall govern the establishment and operation of salvage facilities for the purpose of reclaiming recyclable equipment, materials, and parts, from home appliances, commercial and industrial machinery, motor vehicles, and other similar recyclable items acceptable to the Approving Authority:

**A.** Salvage facilities shall be located a minimum of 300 FT from any residentially zoned lot.

**B.** Loading and processing activities, and stored vehicles, materials, and equipment, shall be completely screened from public view and view from adjoining lots, by buildings and/or decorative masonry block walls with view-obstructing gates.

**C.** Loading, processing, and storage activities shall not be conducted within a required setback area.

**D.** All setbacks from a street property line shall be fully landscaped and permanently maintained, excepting those areas necessary for pedestrian or vehicular access.

**E.** All sorting, compaction, shredding, grinding, crushing, and other similar processing activities, shall be conducted within a completely enclosed structure designed to minimize noise and dust generated by the activities.

**F.** All existing salvage facilities, regardless of the zoning district in which they are located, shall conform with the requirements of this Section within one-year following notification by the Planning Director of the pending amortization of the use. The Planning Commission may abrogate the requirements of this Subsection because unusual circumstances exist with regard to the site or its location, which makes full compliance with the requirements of this Section impracticable.

## 5.03.355: Self-Storage Facilities

A self-storage facility may exceed the maximum FAR of the zoning district in which it is located, provided that the facility, at its proposed maximum buildout, has been proven to be no more intense than other permitted land uses in the same general vicinity and the same zoning district. To this end, an Equivalent Impact Study (EIS) shall be prepared for the proposed self-storage

facility, which shall determine its maximum allowed gross floor area based upon the comparable traffic generation of other existing permitted land uses in the same general vicinity and the same zoning district, constructed at the maximum allowed FAR of the zoning district.

## 5.03.357: Semi-Trailer Storage Yard Facilities

**A. Purpose.** The purpose of this Section is to establish standards governing the design, establishment, and operation of Semi-Trailer Storage Yard Facilities. The purpose of these regulations is to provide adequate and convenient areas for outdoor storage of semi-trailers in industrial zoning districts. The intent of these regulations is to minimize visual impacts on adjacent properties and public rights-of-way and to protect public health, safety and welfare.

**B. Definitions.** For the purposes of administration and enforcement of this Section, the words or phrases listed below shall have the meanings thereafter specified:

**1.** Semi-Trailer. A type of trailer that is designed to be towed by a truck (specifically a tractor) and does not have a front axle.

**2.** Semi-Trailer Storage Yard. A type of outdoor storage use whereby an outdoor lot, lot area, or parcel of land used, is designed and maintained primarily for the purpose of storing and parking semi-trailers.

**3.** Shipping Container. A large, standardized metal box used to store and transport goods across ships, trucks, and trains.

**C. Minimum Separation and Locational Requirements.**

**1.** Semi-Trailer Storage Yard Facilities shall be located on vacant land in industrial zoning districts. For the purposes of this section, vacant land shall be any site that is currently vacant and has not had any buildings demolished over the past 10 years.

**2.** Buildings shall not be demolished to accommodate the development of a Semi-Trailer Storage Yard Facility.

**3.** Semi-Trailer Storage Yard Facilities shall not be located within close proximity (1,000 FT or less, as measured in a straight line from any point along the outer boundaries of the property containing the Semi-Trailer Storage Yard Facility) to any residentially zoned property or existing or proposed sensitive land use (as provided in BPC Section 23789), including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility.

**4.** Semi-Trailer Storage Yard Facility locations shall be located a minimum of 1,000 FT, as measured in a straight line from any point along the outer boundaries of the property containing the use, from any other outdoor vehicle and semi-trailer storage yard facility.

**D. Site Development Standards.**

**1.** Lot Area. Semi-Trailer Storage Yard Facilities shall be located on lots having a minimum area of 3-acres.

**2.** Parking and Access.

**a.** Parking shall be provided for any ancillary use associated with a Semi-Trailer Storage Yard Facility use in accordance with Chapter 6.03 (Off-Street Parking and Loading) of this Development Code or an applicable specific plan.

**b.** All drive-aisles and semi-trailer parking areas shall be improved with a permanent asphalt or concrete pavement surface. No areas within a developed site shall be left in an unfinished state; all remaining portions of the site shall be treated with permanent surface materials or permanent landscaping materials, inclusive of an approved irrigation system.

**c.** Sufficient space shall be provided to accommodate all maneuvering, queuing, stacking, loading, unloading, and parking of vehicles on-site. No queuing, stacking, loading, unloading, and parking of vehicles shall occur on adjacent properties or streets.

**d.** On-site directional signage shall be provided to ensure the safe and efficient circulation of vehicles entering, exiting, and maneuvering within the facility and shall be in conformance with Development Code.

**3.** Minimum Standards for Semi-Trailer Storage Yard Facility Parking Spaces and Drive Aisles.

**a.** The dimension of parking space and drive aisles shall be as follows:

**(1)** Tractor Parking Stall – 12 FT wide by 25 FT long

**(2)** Semi-Trailer (unhitched) Parking Stall – 12 FT wide by 55 FT long

**(3)** Drive Aisles – Minimum 50 FT wide

**b.** A truck maneuvering area equal to the width of the semi-trailer parking stall and a minimum of 120 FT in depth shall be provided in front of stalls, and, at a minimum, the maneuvering area shall be designed to accommodate the minimum practical turning radius of a 55-FT semi-trailer and tractor combination. Deviations from this minimum maneuvering standard may be permitted if it can be shown that the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific use; however, in permitting such deviation(s), a covenant of restriction to run with the land shall be required, which specifies limitations relating to truck size and/or type. Larger maneuvering areas shall be required if the use of a larger semi-trailer and tractor combination is proposed.

**4.** Screening.

**a.** All stored semi-trailers shall be completely screened from public view, including oblique views, by a combination of landscaping and solid screen walls in accordance with the standards set forth in this Section.

**b.** Required screen walls shall be constructed of one or more of the following approved materials. Screen wall materials and finishes shall be compatible with the architectural character of the surrounding development:

**(1)** *Decorative Concrete Masonry Block*. Slumpstone or split-face block, or precision block with a stucco, plaster, or cultured stone.

**(2)** *Decorative Concrete Tilt-Up Wall*. Precast concrete panels incorporating a combination of paint and architectural detailing, including raised patterns, reveals, and/or trim lines.

**c.** Screen walls shall be of sufficient height to fully conceal all vehicles, trucks and trailers from public rights-of-way and adjacent properties, to a minimum height of 8 FT and maximum height of 14 FT as measured from the highest finished grade. To reduce visual impacts of the wall from public rights-of-way, solid walls surrounding Semi-Trailer Storage Yard Facilities that are at grade or above the grade of an adjacent street shall incorporate a berm/slope along the entire length of the wall, ensuring that no more than 8 FT of the wall is visible from public view. Such slopes shall not exceed a 3:1 ratio.

**d.** Screen walls shall not be located within any required front yard or street side yard building or landscape setback area.

**e.** Access gates and doors may be constructed of open wrought iron if a perforated metal screen or other durable material is incorporated into the design that obscures views through the gate.

**f.** Anti-graffiti coating or equivalent measures to prevent graffiti shall be provided for all solid screen walls.

**g.** A line-of-sight analysis demonstrating that all trailers are screened from view from all adjacent public rights-of-way shall be required with all development applications. For the purpose of the line-of-sight analysis, the assumed height of the trailers to be stored shall be 13.5 FT.

**5.** Ancillary Structures and Equipment.

**a.** Ancillary structures and equipment, including but not limited to canopies, amenity buildings, restrooms, back-up generators, and guard shacks, shall be designed to be compatible with the surrounding buildings, overall project site design and screen walls, and to minimize its visual impact from public view.

**b.** All buildings, including amenity buildings, restrooms, guard shacks, etc., shall be constructed with permanent utility connections.

**5.** Landscape.

**a.** All outdoor Semi-Trailer Storage Yard Facilities shall incorporate a minimum 20-FT-deep landscaped setback along all street frontages with a combination of trees, shrubs, and groundcover, or the required building setback for the underlying zoning district, whichever is more. Parking of motor vehicles is not permitted within the required setback area.

**b.** Street trees shall be spaced 30' on center. On-site trees shall be planted every 30FT on center within all landscape planters on-site. Two rows of trees shall be provided within all landscape setbacks adjacent to public streets.

**c.** Refer to Division 6.05 (Landscaping) for landscape standards.

**E. Operating Requirements**. Truck and Semi-Trailer Storage Yard Facilities shall comply with the following operating standards:

**1.** Prohibited Uses and Activities.

**a.** Vehicle or trailer maintenance or repair;

**b.** Occupying stored vehicles or trailers;

**c.** Parking in required setbacks;

**d.** Shower facilities;

**e.** Food sales or food vending;

**f.** Storage of materials and/or merchandise in semi-trailers; and

**g.** Storage of shipping containers.

**2.** Truck Route Plan and Facility Access. An operations and truck route plan shall be submitted for review and approval as part of the Conditional Use Permit and Development Plan application. The plan shall describe the operational characteristics of the proposed use, including but not limited to, hours of operation, number of employees, and types of items to be stored at the site. The plan shall demonstrate the proposed truck routing to and from the facility to designated truck routes that avoids passing residential, educational, park and open space intended for public park and recreational use areas to the greatest extent feasible. The plan shall also include physical and operational measures for preventing truck queuing, stopping, and parking on public streets.

**3.** All semi-trailers stored at the facility shall be maintained in operable and movable condition (i.e. "road ready"). Semi-trailers that have flat tires, missing wheel(s), lack valid registration, etc. are not valid for storage at the facility and shall be promptly removed from the property.

**4.** Security.

**a.** All Semi-Trailer Storage Yard Facilities shall be secured and incorporate security cameras that are connected to the City's enforcement system to the satisfaction of the Police Chief.

**b.** All Semi-Trailer Storage Yard Facilities shall be illuminated entirely every night, from dusk until dawn, with a minimum of one foot candle across the site. Light fixtures shall be arranged or shielded so as not to spill light onto neighboring properties.

**c.** Semi-Trailer Storage Yard Facilities containing 100 or more semi-trailer storage parking stalls shall have 24-hour manned security on-site.

**F. Base Zoning District.** All Semi-Trailer Storage Yard Facilities shall comply with all requirements of the base zoning district, which are applicable to the design and use of outdoor storage areas.

**G. Development Agreement**. Semi-Trailer Storage Yard Facilities shall be required to enter into a Development Agreement with the City pursuant to Section 4.01.015 of the Ontario Development Code.

**H. Discretionary Review.** Semi-Trailer Storage Yard Facilities shall require review and approval of a Development Plan Application and a Conditional Use Permit Application by the Planning Commission, pursuant to Sections 2.02.005 and 4.02.025 of the Ontario Development Code.

## 5.03.360: Senior Citizen Housing Developments

**A. Purposes.** The purpose of this Section is to establish minimum standards, regulations and incentives for the development of senior citizen housing, and low income senior citizen housing within the City's commercial zoning districts, in a manner that is consistent with the Policy Plan component of The Ontario Plan, this Development Code, and State Density Bonus Law (GC Section 65915).

**B. Applicability.** Senior Citizen Housing Developments shall be allowed on property located pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**C. Definitions.** For purposes of this Section, the words or phrases listed below, in correct alphabetical order, shall have the meanings thereafter specified:

**1.** Affordable Housing Cost for Owner Occupied Low Income Household. The affordable housing costs as defined in HSC Section 50052.5, exclusive of subdivision (a).

**2.** Affordable Housing Cost for Owner Renter Occupied Low Income Household. The affordable housing costs as defined in HSC Section 50053, exclusive of subdivision (a).

**3.** Affordable Housing Cost for Owner Occupied Very Low Income Household. The affordable housing costs as defined in HSC Section 50052.5, exclusive of subdivision (a).

**4.** Affordable Housing Cost for Owner Renter Occupied Very Low Income Household. The affordable housing costs as defined in HSC Section 50053, exclusive of subdivision (a).

**5.** Density Bonus Waivers and Modifications. Those waivers and modifications of City development standards granted by City to Owner of a senior citizen housing development defined as conditions affecting the physical location or type of construction of the senior citizen housing development structure and do not include use restrictions, procedural requirements, and fees as more particularly described in GC Section 65915(o)(1).

**6.** Low Income Households (Lower Income Households). Households, as defined in HSC Section 50079.5, paying Affordable Housing Costs or Affordable Rents for a Senior Citizen Housing unit.

**7.** Very Low Income Households. Households, as defined in HSC Section 50105 paying Affordable Housing Costs or Affordable Rents for a Senior Citizen Housing unit.

**D. Base Density.** Within residential zoning districts, the base density for a Senior Citizen Housing Development shall be pursuant to the development standards of the respective zoning district. Within nonresidential zoning districts, the base density for a Senior Citizen Housing Development shall be as follows:

| **Base Density** *(in DU/Acre)* | **Districts** | | | |
|---|---|---|---|---|
| | **CN** | **CC** | **MU-1** | **MU-6** |
| | 25 | 25 | 25 | 25 |

**E. Density Bonus.**

**1.** In addition to the base density provided by Subsection D, above, senior citizen housing developments within residential zoning districts shall be eligible for a density bonus as provided in State density bonus law, as prescribed in Subsection 6.01.010.G (Density Bonus and Other Incentives) of this Development Code. Nonresidential zoning districts shall be eligible for a density bonus as provided in State density bonus law, as follows:

| **Density Bonus** *(in percentage/units)* | **Districts** | | | |
|---|---|---|---|---|
| | **CN** | **CC** | **MU-1** | **MU-6** |
| | 20% | 20% | 20% | 20% |

**2.** For senior citizen housing developments using the density bonus provisions of State density bonus law, a density bonus regulatory agreement securing the use of the senior citizen housing development by qualified senior citizens shall also be required. The density bonus regulatory agreement shall be recorded against the property and shall be in a form acceptable to the City Attorney.

**3.** The density bonus provisions shall apply to senior citizen housing developments consisting of 5 or more dwelling units, exclusive of a caretaker's unit. All density calculations resulting in fractional units shall be rounded up to the next whole number.

**4.** Pursuant to State density bonus law, applicants for senior citizen housing developments may request certain waivers and modifications of the City's development standards. For purposes of considering such requests for waivers and modifications of development standards, the "development standards" shall be defined as conditions affecting the physical location or type of construction of the senior citizen housing project, and do not include use restrictions, procedural requirements, and fees as more particularly described in GC Section 65915(o)(1).

**5.** Use of the senior citizen housing development for use by senior citizen households shall be secured via use of covenants and/or agreements recorded against the property in a form acceptable to the City Attorney.

**F. Affordability Bonus for Senior Citizen Housing Developments.**

**1.** In addition to the base density provided by Subsection D and the density bonus authorized by Subsection E of this Section, senior citizen housing developments shall be eligible for an additional density bonus of 10% above the total number of units that can be constructed (base density plus density bonus) whenever an applicant makes at least 50% of the additional units affordable (affordable rental units or affordable for-sale housing) to very low and/or low income senior citizen households. In example, a senior citizen housing development that is entitled to construct 100 units, may construct 10 additional units when it makes 5 of those units available to very low and/or low income senior citizen households.

**2.** All density calculations resulting in fractional units shall be rounded up to the next whole number, including the determination of affordable units. Use of the affordability bonus provided in this Section shall be subject to the senior citizen housing development meeting the development standards contained in this Section.

**3.** Affordability of the units for very low and/or low income senior citizen households shall be secured via use of covenants and/or agreements for a minimum term of 45 years for ownership units and 55 years for rental units. The affordability covenants/agreement shall be in a form acceptable to the City Attorney.

**G. Senior Citizen Housing Locational Criteria**. A request for Conditional Use Permit approval of a senior citizen housing development shall be reviewed pursuant to the extent to which the senior citizen housing development substantially complies with each of the following locational criteria:

**1.** Transit Amenities. The site is within one-quarter mile of a transit station, rail station, commuter rail station or bus station, or bus stop with service at least every 30 minutes during the hours of 7:00 AM to 9:00 AM, and 4:00 PM to 6:00 PM.

**2.** Parks and Open Space. The site is within one-quarter mile of a public park (not including school grounds, unless there is a bona fide, formal joint use agreement between the City and the school district providing availability to the general public of the school grounds and/or facilities) or a community center, senior citizen center, or other facility offering daily services specifically designed for senior citizens, which is open to the general public.

**3.** Library. The project site is within one-quarter mile of a public library, or senior or community center, which contains a library.

**4.** Daily Shopping Opportunities. The project site is within one-quarter mile of a grocery store/supermarket where staples, fresh meat, and fresh produce are sold.

**5.** Medical Facilities. The project site is within one mile of a medical clinic or hospital (not merely a private doctor's office).

**6.** Pharmacy. The project site is within one mile of a pharmacy or supermarket containing an interior pharmacy.

**H. Senior Citizen Housing Development Amenities**. A request for Conditional Use Permit approval of senior citizen housing development shall be reviewed pursuant to the extent to which the senior citizen housing development substantially complies with one or more of the following development amenities:

**1.** High speed internet service is provided in each unit (free of charge to the tenants) or within a group activity room within the senior citizen housing development.

**2.** The senior citizen housing development will provide a bona fide service coordinator available on the premises to assist with activities of daily living, or provision of counseling services, social event planning, and/or concierge service.

**3.** The Senior Citizen Housing Development will provide exercise facilities on the premises.

**I. Senior Citizen Dwelling Unit Standards.** Notwithstanding any other provision of this Section, the minimum floor area for each residential unit for senior citizen use shall be as follows:

**1.** Bachelor or studio-type dwelling units: Four hundred fifty (450) SF;

**2.** One-bedroom dwelling units: Five hundred fifty (550) SF; and

**3.** Two-bedroom dwelling units: Six hundred fifty (650) SF.

**J. Senior Citizen Development Parking Standards.** Notwithstanding any other provision of this Development Code, the number of parking spaces required to be provided for senior citizen housing developments may be as low as 0.25 spaces per rental dwelling unit and as high as 1.0 space per for-sale dwelling unit. The actual ratio shall be determined at the time of project approval for the use and shall be based upon a parking demand study to be prepared by a qualified traffic consultant or engineer. Ten percent of the parking spaces provided shall be designated as parking for the physically impaired ("handicapped parking spaces"). In determining the number of parking spaces required, the following factors, as well as any other relevant factors, shall be considered:

**1.** The number of employees required by the use, whether such employees will reside on the premises, and hours during which any nonresident employees will be employed;

**2.** The availability of public transportation;

**3.** Whether residents of the use will be eligible for government rent subsidies;

**4.** The degree to which on-site provision of services and facilities will affect the need of residents to leave the site; and

**5.** The proximity of facilities and services to the site. Where appropriate, employee parking on the site shall be separately identified and shall be available only to employees.

**6. Other Development Standards.** Except as provided by this Section, additional development standards for senior citizen housing developments shall be those applicable to residential uses in such underlying zoning districts.

## 5.03.363: Short Term Rentals

**A. Definitions.** As used in this Section, the words or phrases listed below shall have the meanings thereafter specified:

**1.** Booking transaction. Any reservation or payment service provided by a person who facilitates a short-term rental, home sharing, or similar transaction between a prospective guest and a host.

**2.** Director. The finance director of the City of Ontario.

**3.** Dwelling unit. A structure or portion thereof which is used for human habitation.

**4.** Guest. A person who rents a short-term rental for a period of less than 30 days.

**5.** Group. A single guest or any number of guests who are occupying a short-term rental on a single rental agreement.

**6.** Host. A person engaged in providing short-term rental at their primary residence.

**7.** Hosted stay. Short-term rental activity whereby the host remains on the site of his or her primary residence throughout the duration of the guest's stay, expect during daytime and/or work hours.

**8.** Hosting platform. A marketplace in whatever form or format which facilitates the short-term rental activity, through advertising, match-making, or any other means, using any medium of facilitation, and from which the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining the marketplace.

**9.** Primary residence. The dwelling unit used as the permanent residence or usual place of return for housing by the host. A person may have only one primary residence.

**10.** Short-term rental. A dwelling unit, or any portion thereof, that is rented by the host to another party for a period of not more than 30 consecutive days in exchange for any form of monetary or non-monetary consideration, including trade, fee, swap or any other consideration in lieu of cash payment. Hosted stays, Un-hosted stays, and vacation rentals are types of short-term rental.

**11.** Transient occupancy tax or "TOT". The tax imposed on occupancies of 30 consecutive calendar days or less under Chapter 6 of Title 3 of the Ontario Municipal Code.

**12.** Un-hosted stay. A short-term rental activity whereby the host remains off the site of his or her primary residence-site for some or all of the duration of the guest's stay.

**13.** Vacation rental. A dwelling unit that is not a primary residence, and which is available for temporary lodging, for compensation or any form of consideration. The term "vacation rental" shall not include: single-room occupancy buildings, bed and breakfast inns, hotels, a dwelling unit for which a tenant has a month-to-month rental agreement and the rental payments are made on a monthly basis, or corporate housing.

**B.** **Permit required for authorized short-term rental.** No person, either for themselves or any other person, shall cause, allow, conduct, permit, maintain, or facilitate short-term rental at any dwelling unit within the city without first obtaining a short-term rental permit pursuant to this chapter, and complying with all other applicable provisions of this code. A short-term rental permit shall only be issued to authorize hosted stays and un-hosted stays. Vacation rentals are prohibited.

**C.** **Permit application.** To apply for a short-term rental permit, a person seeking to become a host must file an application with the City, accompanied by a nonrefundable processing fee in an amount established by resolution of the city council. The application shall be in a form prescribed by the City and shall contain, at a minimum, the following:

**1.** The legal name, current address and telephone number of the applicant;

**2.** Address of the short-term rental property, and if applicable, location telephone number;

**3.** An index of all residents of the property with name and date of birth, juveniles may be listed by title and age only;

**4.** A diagram of the property indicating areas intended for use as short-term rental;

**5.** Documentation indicating the number of bedrooms within the dwelling unit, such as a record from the County Assessor's Office;

**6.** A parking plan indicating sufficient lawful parking on the property for all vehicles belonging to residents and one additional space for each bedroom of the house to be used for short-term rental;

**7.** Evidence that the applicant has applied for and is in the process of obtaining a business license pursuant to Chapter 1 of Title 3 of the Ontario Municipal Code;

**8.** A home occupation permit pursuant to Section 5.03.240 of the Ontario Development Code is not required;

**9.** Emergency contact information for 24-hour response within 30 minutes;

**10.** Certification by the applicant that the information contained in the application is true to his or her knowledge and belief;

**11.** Documentation establishing that the dwelling unit proposed to be used as a short-term rental is the host's primary residence. Such documentation shall include at least two of the following and be in the name of the host: Motor vehicle registration, driver's license, voter registration, or tax documents showing the residential unit as the residence of the host;

**12.** Two passport size photographs of the applicant; and

**13.** Any other information required by regulations promulgated pursuant to this chapter or deemed necessary by the director.

**D.** **Application investigation and criteria for approval or denial or permit.** Upon receipt of a completed application, the City, shall cause an investigation of the applicant and the application as submitted. The investigation shall be completed in a timely manner as follows and the applicant shall be notified of the result in writing in a timely manner:

**1.** The applicant shall be required to pay the established fees for such service in addition to the permit fee.

**2.** Inspection of the property by city staff shall be scheduled within 30 days of application. Annual inspections will be required upon renewal of a short-term rental permit.

**3.** If, as a result of this investigation, the applicant is found to satisfy all of the requirements of Section 5.03.063.D., and no grounds for denial exist, the application shall be approved, and a short-term rental permit shall be issued to the applicant. The permit shall contain the name, address of the permittee, a description of the short-term rental to be offered, the date of issuance and term of the permit, photograph of the permittee, and the signature of the Planning Director or his or her designee.

**4.** A short-term rental permit application may be denied for any of the following reasons:

**a.** Information contained in the application, or supplemental information requested from the applicant, is false or misleading in any material detail;

**b.** The applicant failed to provide a complete application, after having been notified of the requirement to produce additional information or documents;

**c.** The applicant is delinquent in payment of any city or county taxes, fines, or penalties in relation to short-term rental;

**d.** The applicant has previously held a short-term rental permit which was revoked by the city during the year prior to the application;

**e.** The applicant has failed to pay any previous administrative fines, remediate any other violations, and/or complete any other alternative disposition associated with a previous violation of this chapter; or

**f.** The applicant has failed to demonstrate an ability to conform to the operating standards set forth in Section 5.03.363.1.

If the permit application is denied, written notice of such denial and the reasons therefore shall be provided to the applicant.

**E.** **Permit expiration and renewal.** A short-term rental permit shall be valid for 12 months from the date of issuance and shall expire and become null and void on the first anniversary date of its issuance. A person may apply for a permit renewal on a form provided by the city prior to the expiration of his or her active short-term rental permit and upon successfully completing an inspection by city staff. The applicant shall be required to pay the administrative fee for the permit renewal fee in the amount established by city council resolution at the time the renewal application is filed. In addition, the applicant shall renew their business license. Failure of the applicant to submit a complete application prior to the expiration date of the existing short-term rental permit shall be a basis for denial of the renewal.

**F.** **Permit revocation.** Two (2) violations of any provision of this chapter or this code within one year by any applicant, occupant, responsible person, local contact person, owner, or owner's authorized agent or representative, with respect to any one residential dwelling shall result in an immediate suspension of the short-term vacation rental permit. A revocation under this section may be appealed in accordance with the procedure set forth in Section 5.03.363(G), below.

**G.** **Appeals.** Any person whose short-term rental permit is denied or revoked may file an appeal of the decision in writing with the city clerk within 15 days following the date of the director's decision stating the grounds for said appeal. The appellant shall pay a non-refundable fee in an amount established by resolution of the city council for such appeal. The city clerk shall schedule an appeal hearing with the city manager or his or her designee within 15 days of an appeal being filed. The decision of the city manager or the designee shall be final.

**H. Permits nontransferable.** A short-term rental permit granted pursuant to this chapter shall not be transferable to another person, parcel number, or to another property owner. Said permit shall not run with the land or property to which it applies.

**I. Operating requirements.** Short-term rental hosts shall comply with the following requirements:

**1.** The host shall be:

**a.** The property owner or the spouse, parent, or adult child of the property owner.

**b.** A tenant of the property who has occupied the property as his or her primary residence prior to making application for a short-term rental permit and who has submitted written authorization from the property owner to operate short-term rental at the residence.

**2.** The dwelling unit shall be the primary residence of the host.

**3.** The dwelling unit must be located within the following zones: AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-3, MU-2, MU-1, MU-3, MU-6, MU-8B, MU-8C, MU-8D and MU-8E, including residential and mixed-use zoning districts within specific plan and planned unit development areas. Dwelling units are not permitted to be used as short-term rentals in any other zones.

**4.** All advertising for the dwelling unit as a short-term rental that is displayed on a hosting platform or other media shall display the number of the current and valid permit as issued by the city, a street-view photo of the front of the house and the maximum number of guests based on the occupancy limit set forth in subsection 1.5.

**5.** The dwelling unit's occupancy, including the host, other residents of the dwelling unit, and guests, during a short-term rental shall not exceed two times the number of bedrooms of the dwelling unit.

**6.** The short-term rental permit shall be conspicuously displayed in each area of the dwelling unit available for occupancy.

**7.** Any accessory dwelling unit subject to a covenant that specifically prohibits rentals of 30 days or less may not be used as a short-term rental.

**8.** A single dwelling unit shall be limited to two groups of any number concurrently or two concurrent booking transactions.

**9.** The short-term rental shall comply with all applicable provisions of this Code and State law.

**10.** Conditions that cause a public nuisance, as defined by this code or state law, are prohibited at the dwelling unit during a short-term rental.

**11.** Un-hosted stays shall be limited to a total of 90 days within a calendar year at the same dwelling unit. Hosted stays shall not be limited.

**12.** Excessive traffic to and from the short-term rental that significantly impairs the quiet enjoyment of neighboring properties is prohibited.

**13.** Excessive noise that significantly impairs the quiet enjoyment of neighboring properties is prohibited. The amplification of sound by any device outside the short-term rental is prohibited. Quiet hours during which noise must be restricted to the interior of the short-term rental shall be between 10:00 PM~~p.m.~~ and 7:00 AM~~a.m.~~ the following morning.

**14.** The obstruction of any public right-of-way, road, street, highway, or private road by occupants of the unit is prohibited.

**15.** No event, including a conference, wedding, fundraiser, or similar gathering, or any commercial event, may be held at a short-term rental.

**16.** The permittee shall install at least one public-facing camera at or near the front entrance of the home that enables the host or manager to remotely monitor the number of individuals entering the home and activity in the front yard. The permittee shall install at least one public-facing camera over the garage of the home that enables the host or manager to remotely monitor the activity in the front driveway and street in front of the residence. The permittee shall maintain video recordings from both required cameras for a minimum of 30 days.

**17.** A permittee shall, for a period of at least one year after the date of each stay, keep written rental records that document the following information:

**a.** All dates on which the permittee rented the short-term rental to one or more guests;

**b.** The name and contact information for each renter; and

**c.** The license plate(s) of vehicles associated with the renter stored at or near the short-term rental during their stay.

**18.** Short-term rentals, within those neighborhood communities with established Homeowner Associations (HOAs), shall comply with any HOA Short-Term Rental provisions and/or regulations.

**19.** Off-street parking spaces shall be provided on the property sufficient for all vehicles associated with the short-term rental property or its occupants in accordance with the Ontario Development Code Section 6.03.015. Parking is allowed only in designated driveways and garages. The maximum number of vehicles at a Short-Term rental property at any time is equivalent to the minimum number of parking spaces required for that property.

**J. Hosting platform requirements.**

**1.** Hosting platforms shall be responsible for collecting all applicable TOTs and remitting the same to the city. TOT remittance is due monthly, in accordance with Chapter 6 of Title 3 of the Ontario Municipal Code. The hosting platform shall be considered a managing agent of the host for purpose of TOT collections and remittance responsibilities as set forth in Chapter 6 of Title 3 of the Ontario Municipal Code.

**2.** Subject to applicable laws, hosting platforms shall disclose to the city on a regular basis each short-term rental listing located in the city, the names of the persons responsible for

each such listing, the address of each such listing, the length of stay for each such listing and the price paid for each stay.

**3.** Hosting platforms shall require hosts to include the city-issued registration number in their listing(s), in a format designated by the city. Upon notice from the city that a listing is non-compliant, hosting platforms shall cease any short-term rental booking transactions for said listing(s) within five business days. A hosting platform shall not complete any booking transaction for a residential property or unit subject to a city notice until notified by the city that the residential property or unit is in compliance with the local registration requirement.

**4.** Hosting platforms shall not collect or receive a fee, directly or indirectly through an agent or intermediary, for facilitating or providing services ancillary to a vacation rental or unregistered short-term rental, including, but not limited to, insurance, concierge services, catering, restaurant bookings, tours, guide services, entertainment, cleaning, property management, or maintenance of the dwelling unit.

**5.** A hosting platform operating exclusively on the internet, which operates in compliance with subsections 1., 2., 3., and 4. above, shall be presumed to be in compliance with this chapter.

**6.** The provisions of this section shall be interpreted in accordance with otherwise applicable state and federal law(s) and will not apply if determined by the city to be in violation of, or preempted by, any such law(s).

**K. Enforcement and penalties.**

**1.** Operating a short-term rental without a valid short-term rental permit and business license is prohibited. Advertising shall be considered prima facie evidence of operation. Additional evidence of operation may include, but shall not be limited to, guest testimony, online reviews, rental agreements, receipts, or any other information deemed relevant by the city.

**2.** A violation of this chapter shall constitute a public nuisance, which may be abated by any means provided by law, including, but not limited to, injunctive relief, issuance of administrative fines pursuant to Chapter 2 of Title 1 of the Ontario Municipal Code, and shall also constitute a misdemeanor punishable pursuant to Chapter 2 of Title. The city may issue an administrative citation to any applicant, occupant, responsible person, local contact person, owner, owner's authorized agent or representative, or hosting platform of this code, if there is any violation of this chapter committed, caused or maintained by any of the above parties. Nothing in this section shall preclude the city from also issuing a citation upon the occurrence of the same offense on a separate day.

**3.** An administrative citation may impose a civil penalty for one (1) or more violations of this chapter in the maximum amount allowed by state law or this code. A civil penalty issued in accordance with this code shall be in the amount of one thousand dollars ($1,000.00) for the first violation, two thousand dollars ($2,000.00) for the second violation, and three thousand dollars ($3,000.00) for the third and all subsequent violations.

**4.** Each and every day, or portion thereof, a violation of this chapter exists shall constitute a separate and distinct violation.

**5.** The remedies provided herein are intended to be cumulative and may be used in lieu of or in addition to any other remedy provided by this chapter or other law."

## 5.03.365: Single-Family Dwellings

Within the MDR-25 and HDR-45 zoning districts, single-family dwellings shall only be allowed:

**A.** On legally established lots having a gross area that is less than the minimum required by the base zoning district pursuant to Table 6.01-3 (Multiple-Family Residential Development Standards); and

**B.** On legally established lots having a gross area that results in a density calculation of less than the allowed density range for the base zoning district pursuant to Table 6.01-3 (Multiple-Family Residential Development Standards) of this Development Code.

## 5.03.370: Single Room Occupancy (SRO) Facilities

The following standards shall govern the establishment and operation of SRO facilities:

**A.** A minimum of one full common kitchen shall be provided on each floor (story) if full kitchens are not provided within each unit. For the purposes of this provision, a full kitchen shall include a range or stove and oven, sink, and refrigerator.

**B.** If complete bathrooms are not provided in each unit, shared showers shall be provided at a ratio of one shower for each 8 residents, or fraction thereof, on the same floor. Lockers shall be provided for use of the residents.

**C.** An SRO facility shall not be located within 500 FT, as measured in a straight line from any point along the outer boundaries of the property, of any existing SRO facility.

**D.** A comprehensive management plan shall be submitted including the company or agency responsible for resident selection, day-to-day maintenance of the facility, proposed security arrangements and background information and references for the proposed management company or agency.

## 5.03.375: Soap, Cleaning Compound, and Toilet Preparation Manufacturing

Within the IP zoning district, the development of new soap, cleaning compound, and toilet preparation manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.380: Sound (Audio) Recording Facilities

Within the OL, OH and IH zoning districts, sound (audio) recording facilities shall only be allowed in conjunction with a permitted or conditionally permitted land use. Standalone sound recording facilities within these zoning districts shall be prohibited.

## 5.03.385: Spring and Wire Product Manufacturing

Within the IP zoning district, the development of new spring and wire product manufacturing shall be limited to small-scale (GFA of less than 45,000 SF for single-tenant buildings and 60,000 SF for multiple-tenant buildings) facilities.

## 5.03.390: Tattooing, Body Piercing, Branding, and the Application of Permanent Cosmetics

The below-listed standards shall govern the establishment and operation of body art services in the City. For the purposes of this section, "body art services" shall mean tattooing, body piercing, branding, or the application of permanent cosmetics, excepting the piercing of an ear with a disposable, single-use, presterilized stud or solid needle that is applied using a mechanical device to force the needle or stud through the ear.

**A.** Every person and every business engaged in body art and/or permanent cosmetics services shall comply with all applicable provisions of the Safe Body Art Act (HSC Section 119300 et seq.).

**B.** Every person and every business engaged in body art and/or permanent cosmetics services shall obtain a health permit from the San Bernardino County Division of Environmental Health Services prior to commencement of the business activity.

**C.** A person proposing to construct, remodel, or revise a body art and/or permanent cosmetics facility shall first submit plans to the Ontario Planning Department and the San Bernardino County Division of Environmental Health Services for review and approval, prior to construction.

**D.** A body art services business located in the MU-1 (Downtown Mixed Use) zoning district shall not be located within 0.25-mile, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, to any other body art services business. Refer to Figure 5.01-2: MU-1 (Downtown Mixed Use) Zoning District Land Use Map for locations.

## 5.03.395: Temporary and Interim Land Uses, Buildings, and Structures

The following temporary and interim land uses shall be allowed upon the issuance of an Administrative Use Permit by the City pursuant to Section 4.03.015 (Administrative Use Permit) of this Development Code:

**A.** **Interim Farming Activities on Vacant or Underdeveloped Lands.** Farming activities may be established and operated as an interim use on vacant or underdeveloped lands pursuant to the requirements of Subsection 5.03.405.F (Urban Farms) of this Division.

**B.** **Model Homes.** The following standards shall govern the design and establishment of model homes:

1. Access shall meet the requirements of the Americans with Disabilities Act.

2. Any "trap" fencing shall be located on private property.

**3.** Any garage used as a sales office shall be converted back to a garage prior to dwelling occupancy.

**4.** A model complex consisting of 3 or more model homes shall develop and improve a separate lot to accommodate off-street parking, which shall be provided pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code.

**5.** Subdivisions of 8 or more dwellings having at least one model home that is landscaped, shall demonstrate by installed landscape and irrigation, the principles of water-efficient landscaping and irrigation.

**6.** The developer of model homes constructed prior to the recordation of a final map for the subdivision containing the model homes, shall enter into a model home agreement with the City, in a form satisfactory to the City Attorney, to ensure that the model homes will not be sold prior to recordation of the final map, and that the model homes will be demolished and removed should the final map not record within a period acceptable to the City.

**7.** The project proponent shall remove the model homes and their appurtenances from the affected property within 30 days following the expiration of the Administrative Use Permit.

**8.** In approving a model home facility, the Reviewing Authority may require the installation of certain minimum improvements, such as paved parking, lighting and landscaping, and other improvements necessary to ensure and protect the public health, safety, and welfare.

**9.** To ensure removal of model homes and their appurtenances within the required period, the Reviewing Authority may require the project proponent provide a performance guarantee pursuant to Division 2.06 (Performance Guarantees) of this Development Code, in the amount of $10,000. The performance guarantee may be utilized by the City to pay any fees and costs incurred by the City, which is associated with the enforcement of Paragraphs A.1 through 8, above, and any conditions of Administrative Use Permit approval imposed by the Reviewing Authority.

**C.** **Street Fairs.** Street fairs may be allowed within any commercial or mixed-use zoning district.

**D.** **Temporary Alcoholic Beverage Sales.** Temporary alcoholic beverage sales for consumption on the premises may be allowed within nonresidential zoning districts in conjunction with a temporary activity, display, or event for which an Administrative Use Permit is granted pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code.

**E.** **Temporary Buildings and Structures.** Temporary buildings and structures, including but not limited to trailers and prefabricated ("modular") buildings, and appurtenances thereto, may be allowed within any residential, commercial, mixed-use, industrial, specialized use, or overlay zoning district, subject to the following:

**1.** The Planning Director may approve temporary buildings and structures for an initial 2-year period, which shall be granted pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code. The time in which the approval expires may be extended by the Reviewing Authority for a maximum of 2 one-year periods.

**2.** Temporary buildings and structures requested for periods in excess of the maximum 4 years allowed pursuant to Paragraph E.1, above, may be allowed for periods not to exceed a

total of 10 years, subject to Conditional Use Permit approval, granted pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code.

**3.** In approving temporary buildings and structures, the Reviewing Authority may require the installation of certain minimum improvements, such as paved parking, lighting and landscaping, and other improvements necessary to ensure and protect the public health, safety, and/or welfare.

**4.** The project proponent shall remove the temporary building(s) or structure(s), and any appurtenances thereto, from the affected property within 30 days following the expiration of project approval.

**5.** To ensure removal of a temporary building or structure, and all appurtenances thereto, within the required period, the Reviewing Authority may require the project proponent provide a performance guarantee pursuant to Division 2.06 (Performance Guarantees) of this Development Code, in the amount of $10,000. The performance guarantee may be utilized by the City to pay any fees and costs incurred by the City, which is associated with the enforcement Paragraphs F.1 and F.3, above, and any conditions of Administrative Use Permit or Conditional Use Permit approval, as applicable, imposed by the Reviewing Authority.

**F. Temporary Facilities.** Temporary facilities, such as parking lots for interim use, may be allowed within any residential, commercial, mixed-use, industrial, specialized use, or overlay zoning district, subject to the following:

**1.** The Planning Director may approve temporary facilities for an initial 2-year period, which shall be granted pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code. The time in which the approval expires may be extended by the Planning Director a maximum of 2 one-year periods.

**2.** Temporary facilities requested for periods in excess of the maximum 4 years allowed pursuant to Paragraph E.1, above, may be allowed for periods not to exceed a total of 10 years, subject to Conditional Use Permit approval, granted pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code.

**3.** In approving a temporary facility, the Reviewing Authority may require the installation of certain minimum improvements, such as paved parking, lighting and landscaping, and other improvements necessary to ensure and protect the public health, safety, and/or welfare.

**4.** The project proponent shall remove the temporary facility and all appurtenances thereto from the affected property within 30 days following the expiration of the Administrative Use Permit.

**5.** To ensure removal of a temporary facility and all appurtenances thereto within the required period, the Reviewing Authority may require the project proponent provide a performance guarantee pursuant to Division 2.06 (Performance Guarantees) of this Development Code, in the amount of $10,000. The performance guarantee may be utilized by the City to pay fees and costs incurred by the City, associated with the enforcement of Paragraphs E.1 and E.3, above, and any conditions of Administrative Use Permit or Conditional Use Permit approval, as applicable, imposed by the Reviewing Authority.

**G. Temporary Outdoor Activities, Displays, Events, and Sales.** Temporary outdoor sales, displays, and activities may be allowed within any commercial, mixed-use, industrial, or specialized use zoning district, and within residential zoning districts in conjunction with a legally established religious assembly land use, subject to the approval of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permit) of this Development Code, and are further classified as follows:

**1.** Retail Sales Events and Other Similar Business Events. Retail sales events and other similar business events, including but not limited to special outdoor sales, sidewalk sales, and parking lot sales, are subject to the following:

**a.** A retail sales event or other similar business event shall only be allowed in conjunction with a legally established business that has been operated for a period of at least 180 days prior to the retail sales event or other similar business event.

**b.** Retail sales events and other similar business events shall be limited to a maximum of 10 events per calendar year (maximum of 20 days/calendar year), for each commercial center, office, or industrial/business park complex. Each event may occur for a maximum of 2 consecutive days and each additional event (maximum of 2 consecutive days) after the initial event shall count towards the 10-event annual maximum, even when events are held on consecutive days. The annual event maximum shall apply collectively to all tenants within the commercial center, office, or industrial/business park complex. For the purposes of this section, a commercial center, office or industrial/business park complex shall be considered a single site, regardless of the number of parcels, property owners, or tenants within the development area.

**c.** The outdoor display of merchandise shall be restricted to an area directly adjacent to the business' exterior storefront; however, in the case of shopping centers, when it is not practical for the outdoor display area to be located directly adjacent to the business front, the sale area shall be located in an area as close as practically possible, to the business' exterior storefront.

**d.** The display of merchandise shall not impede pedestrian or vehicular circulation.

**e.** All merchandise, materials, signs, and debris shall be removed from the outdoor area by 9:00 AM following the last day of the retail sales event.

**2.** Holiday Retail Sales. Holiday retail sales include Christmas tree and pumpkin sales, and shall be limited to 30 days duration, 2 times per calendar year, for each business location.

**3.** Shows and Exhibits. Religious, historic, patriotic, or other similar outdoor displays may be permitted within a yard, parking lot or landscaped area, by or for the benefit of nonprofit organizations, subject to the following:

**a.** Shows and exhibits shall be limited to 30 days duration within any 90-day period.

**b.** The show or exhibit shall not impede pedestrian or vehicular traffic.

**c.** Shows and exhibits shall not be conducted within 1,000 FT of any residential land use, as measured in a straight line from any point along the outer boundaries of the property containing the show or exhibit. This separation requirement may be reduced by the Planning

Director, provided the type and size of event proposed could in no way adversely affect residential land uses.

**d.** All equipment, materials, signs, and debris shall be removed from the outdoor area by 9:00 AM following the last day of the display.

**4.** Amusement and/or Sporting Events. Bazaars, circuses, carnivals, rodeos, pony rides and other similar temporary amusement and/or sporting events may be permitted, subject to the following:

**a.** Events shall be limited to 2 periods of 7 days duration per calendar year, for each event location. The 2 event periods may be used consecutively.

**b.** Events shall not be conducted within 1,000 FT of any residential zoning district, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the event. This separation requirement may be reduced by the Planning Director, provided the type and size of event proposed could in no way adversely affect residential land uses.

**c.** All equipment, materials, signs, and debris shall be removed from the event location by 9:00 AM following the last day of the event.

**5.** Tent Revivals. Tent revivals and other similar temporary events involving the large assemblage of people and/or equipment within a temporary structure or in the open air, may be permitted, subject to the following:

**a.** Tent revivals shall be limited to 2 periods of 7 days duration per calendar year, for each event location. The 2 event periods may be used consecutively.

**b.** Tent revivals shall not be conducted within 1,000 FT of any residential land use, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the tent revival. This separation requirement may be reduced by the Planning Director, provided the type and size of event proposed could in no way adversely affect residential land uses.

**c.** All equipment, materials, signs, and debris shall be removed from the event location by 9:00 AM following the last day of the event.

**6.** Charitable and Fund Raising Events. Fund raising events for charitable organizations and other non-profit organizations, such as churches, schools, clubs, and other similar organizations, may be permitted to hold special outdoor fund raising events, hosted by and in conjunction with a legally established commercial or industrial land uses, subject to the following:

**a.** Charitable and fund raising events shall be limited to 12 events per calendar year per location, not to exceed one event per month. Events shall be limited to a maximum of 4 days duration.

**b.** Charitable and fund raising events shall be restricted to an area directly adjacent to the host business' exterior; however, when it is impractical for the event to be located directly adjacent to the host business, such as in the case of a commercial shopping center, the event shall be located in an area as close as practically possible to the host business' exterior.

**c.** Charitable and fund raising events shall not impede pedestrian or vehicular circulation.

**d.** All equipment, materials, signs, and debris shall be removed from the event location by 9:00 AM following the last day of the event.

**H. Temporary Produce Stands.** Temporary produce stands may be established and operated pursuant to the requirements of 5.03.410.E.2.d (Community Garden On-Site Produce Sales) and 5.03.410.F.d.2 (Urban Farm On-Site Produce Sales) of this Division.

**I. Temporary Real Estate Sales, Lease and Rental Offices.** Temporary real estate sales, lease, and rental offices may be allowed within any residential, commercial, mixed-use, industrial, specialized use, or overlay zoning district, subject to the following:

**1.** A temporary real estate sales, lease, or rental office shall be located a minimum of 200 FT from any existing dwelling outside of the subdivision or development project.

**2.** A temporary real estate sales, lease, or rental office may be established within a model dwelling, or within a temporary structure specifically designed for the use and approved pursuant to Subsection E (Temporary Office Structures) of this Section.

**3.** A certificate of occupancy for a temporary real estate sales, lease, or rental office shall not be issued until after a subdivision has been recorded with the San Bernardino County Recorder, or a building permit has been issued for a multiple-family development project.

**4.** Temporary real estate sales, lease, or rental offices shall be removed from the site within 30 days following the sale, lease, or rental of the last dwelling unit.

**5.** Comply with all provisions of Division 8.1 (Sign Regulations) pertaining to temporary real estate sales, lease, and rental signs.

**J. Temporary Wireless Telecommunications Facilities.** Temporary wireless telecommunications facilities may be allowed to fulfill short-term wireless capacity and/or coverage needs of the community, resulting from special activities or events for which a Temporary Use Permit has been approved, or to serve areas experiencing short-term population increases which the existing wireless telecommunications system cannot adequately support, such as seasonal retail sales, and other City-supported activities/events.

**1.** The Planning Director may approve short-term temporary wireless telecommunications facility pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code. Should the City determine that a temporary wireless telecommunications facility is needed to fulfill the short-term wireless capacity and coverage needs of the community, an application for the short-term temporary wireless telecommunications facility, and applicable processing fees, shall be submitted for review and approval by the City. Furthermore, the following shall be imposed as a condition of application approval:

**a.** The short-term temporary wireless telecommunications facility may remain in place for a period of 90 days from date of installation. The time in which the approval expires may be extended for a maximum of 2 periods of 90 days duration, each, for a total of 270 days.

**b.** Engineered plans and drawings (if required) to erect the temporary wireless telecommunications facility are to be submitted to the Building and Planning Departments for review and approval. All applicable building permits shall be required.

**c.** If a generator is to be provided to operate or provide backup power to the temporary wireless telecommunications facility, all applicable requirements of OMC Chapter 29 (Noise) of Title 5 (Public Welfare, Morals and Conduct) shall be complied with.

An agreement with the City and the posting of a $10,000 bond shall be required for any short-term temporary wireless telecommunications facility. The agreement shall state the applicant's concurrence with the temporary nature of the permit and the acceptance of the conditions of approval. The bond shall secure the applicant's obligations to immediately remove approved facility upon expiration of the use permit. (Note: The bond requirement may be waived by the Development Agency Director.)

**K. Temporary Truck Parking Facilities.** Temporary truck parking facilities for interim use, may be allowed within the IND (Industrial), BP (Business Park), and GC (General Commercial) Policy Plan land use designations, and the AG (Agricultural) zoning district, subject to the following:

**1.** Temporary truck parking facilities may be allowed in the general area south of Schaefer Avenue, north of Merrill Avenue, east of Euclid Avenue, and west of the Cucamonga Creek Flood Control Channel.

**2.** Temporary truck parking facilities shall only be allowed on owner occupied parcels.

**3.** The Planning Director may approve temporary truck parking facilities for an initial 2-year period, which shall be granted pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code. The time in which the approval expires may be extended by the Planning Director a maximum of 2 one-year periods.

**4.** Temporary truck parking facilities requested for periods in excess of the maximum 4 years allowed pursuant to Paragraph K.3, above, may be allowed for periods not to exceed a total of 10 years, subject to Conditional Use Permit approval, granted pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code.

**5.** In approving a temporary truck parking facility, the Reviewing Authority may require the installation of certain minimum improvements, such as paved parking, lighting and landscaping, and other improvements necessary to ensure and protect the public health, safety, and/or welfare.

**6.** The project proponent shall remove the temporary truck parking facility and all appurtenances thereto from the affected property within 30 days following the expiration of the Administrative Use Permit.

**7.** To ensure removal of a temporary truck parking facility and all appurtenances thereto within the required period, the Reviewing Authority may require the project proponent provide a performance guarantee pursuant to Division 2.06 (Performance Guarantees) of this Development Code, in the amount of $10,000. The performance guarantee may be utilized by the City to pay fees and costs incurred by the City, associated with the enforcement of Paragraphs K.3 and K.5, above, and any conditions of Administrative Use Permit or Conditional Use Permit approval, as applicable, imposed by the Reviewing Authority.

## 5.03.400: Thrift and Secondhand Stores, and Used Goods Stores

The on-site collection of salvageable personal property in conjunction with thrift and secondhand stores, and used goods stores, shall be prohibited, except as allowed by Section 5.03.320 (Personal Property Collection Bins) of this Division.

## 5.03.403: Single-Family Two-Unit Projects

**A.** **Purpose.** The purpose of this Section is to allow and appropriately regulate Single-Family Two-Unit Projects pursuant to GC Section 65852.21.

**B.** **Definition**. A "Single-Family Two-Unit Project" means the development of two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot pursuant to the requirements of this Section.

**C.** **Application**.

**1.** Only individual property owners may apply for a Two-Unit Project. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.) except for a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Section 214.15).

**2.** An application for a Two-Unit Project shall be submitted on a City application form.

**3.** The applicant shall obtain a certificate of compliance with the Subdivision Map Act for the lot and provide the certificate with the application.

**4.** Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days following application submittal.

**5.** The City may establish a fee to recover its costs for adopting, implementing, and enforcing this Section of the Development Code, pursuant to applicable law. The City council may establish and change the fee by resolution. The fee shall be paid with the application.

**D.** **Approval**.

**1.** An application for a Two-Unit Project is approved or denied ministerially, by the Planning Director, without discretionary review.

**2.** The ministerial approval of a Two-Unit Project does not take effect until the City has confirmed that all required documents have been recorded, such as the deed restriction and easements.

**3.** The approval shall require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.

**4.** The approval shall require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Development Code.

**E.** **Requirements**. A Two-Unit Project shall satisfy all of the following requirements:

**1.** Subdivision Map Act (SMA) Compliance. The lot shall have been legally subdivided.

**2.** Zoning District. The lot is in a single-family residential zoning district. For the purpose of this Section, a site likely qualifies as being in a single-family residential zone if the general plan designation or zoning classification allows single-family uses as a primary use and multiple-family uses are prohibited.

**3.** Lot Location. Pursuant to the GC Section 65913.4(a)(6)(B) through (K), the lot to be split shall not be located on a site that is any of the following:

**a.** Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

**b.** A wetland.

**c.** Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

**d.** A hazardous waste site that has not been cleared for residential use.

**e.** Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

**f.** Within a 100-year flood hazard area, unless the site has either:

**(1)** Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction; or

**(2)** Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

**g.** Within a regulatory floodway, unless all development on the site has received a no-rise certification.

**h.** Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

**i.** Habitat for protected species.

**j.** Land under conservation easement.

**4.** Not Historic. The lot shall not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark, or as a historic property or district.

**5.** No Impact on Protected Housing. The Two-Unit Project shall not require or include the demolition or alteration of any of the following types of housing:

**a.** Housing that is income-restricted for households of moderate, low, or very low income.

**b.** Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

**c.** Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (GC Sections 7060–7060.7) at any time in the 15 years prior to submission of the Urban Lot Split application.

**d.** Housing that has been occupied by a tenant in the last 3 years. The applicant and the owner of a property for which an Urban Lot Split is sought shall provide a sworn statement as to this fact with the application for the tentative parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

**6.** Unit Standards.

**a.** *Quantity*.

**(1)** No more than two dwelling units of any kind may be built on a lot that results from an Urban Lot Split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created pursuant to Section 5.03.403 (Two-Unit Projects) of this Development Code, or an ADU or JADU created pursuant to State law and Section 5.03.010 (Accessory Dwelling Unit) of this Development Code.

**(2)** A lot that is not created by an Urban Lot Split may have a Two-Unit Project as provided by this Section, plus any ADU or JADU that shall be allowed pursuant to State law and Section 5.03.010 (Accessory Dwelling Unit) of this Development Code.

**b.** *Unit Size*.

**(1)** The total floor area of each primary dwelling that is developed under this Section shall be a minimum of 500 SF in area and a maximum of 800 SF in area.

**(2)** A primary dwelling that was legally established on the lot prior to the Two-Unit Project and is larger than 800 SF is limited to the lawful floor area at the time of the Two-Unit Project. The unit may not be expanded.

**(3)** A primary dwelling that was legally established prior to the Two-Unit Project and is smaller than 800 SF may be expanded to 800 SF after or as part of the Two-Unit Project.

**c.** *Height Restrictions*.

**(1)** On a lot that is larger than 2,000 SF, no new primary dwelling unit may exceed one-story or 16 FT in height, measured from grade to peak of the structure.

**(2)** On a lot that is smaller than 2,000 SF, no new primary dwelling unit may exceed two-stories or 22 FT in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story in height shall be stepped back by an additional 5 FT from the ground floor; no balcony deck or other portion of the second story may project into the stepback.

**(3)** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot with a Two-Unit Project.

**d.** *Demo Cap*. The Two-Unit Project shall not involve the demolition of more than 25 percent of the existing exterior walls of an existing dwelling unless the site has not been occupied by a tenant in the last 3 years.

**e.** *Lot Coverage*. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 SF each, as required by the underlying zoning district.

**f.** *Setback Requirements*.

**(1)** **Generally**. All setbacks shall conform to the minimum requirements of the underlying zoning district.

**(2)** **Exceptions**. Notwithstanding subpart E.6.f above:

**(a)** Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

**(b)** Cannot Preclude Construction of Two 800-SF Units and 4-FT Side/Rear Setbacks. The setbacks imposed by the underlying zoning district shall yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 SF in floor area; but in no event may any structure be less than 4 FT from a side or rear property line.

**(3)** **Front Setback Area**. Notwithstanding any other part of this code, dwellings that are constructed under this Section shall conform to the front setback requirement of the underlying zoning district. The front setback area shall:

**(a)** Be kept free from all structures greater than 3 FT high; and

**(b)** Allow for vehicular and fire-safety access to the front structure.

**g.** *Parking*. Each new primary dwelling unit shall have at least one off-street parking space per unit within a fully enclosed garage having a minimum interior clear area measuring 10 FT in width and 20 FT in length, unless one of the following applies:

**(1)** The lot is located within one-half mile walking distance of either:

**(a)** A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours, or

**(b)** A site that contains:

**(i)** An existing rail or bus rapid transit station,

**(ii)** A ferry terminal served by either a bus or rail transit service, or

**(iii)** The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

**(2)** The site is located within one block of a permanently established car-share vehicle pickup/drop-off location.

**h.** *Architecture*.

**(1)** If there is a legal primary dwelling on the lot that was established before the Two-Unit Project, any new primary dwelling unit shall match the existing primary dwelling unit with respect to exterior materials, finishes, color, and dominant roof pitch. The dominant roof pitch means the slope shared by the largest portion of the roof.

**(2)** If there is no legal primary dwelling on the lot before the Two-Unit Project, and if two primary dwellings are developed on the lot, the dwellings shall match each other with respect to exterior materials, finishes, color, and dominant roof pitch. The dominant roof pitch means the slope shared by the largest portion of the roof.

**(3)** All exterior lighting shall be limited to down-lights.

**(4)** No window or door of a dwelling that is constructed on the lot may have a direct line of sight to an adjoining residential property. Decorative masonry block walls, dense landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

**(5)** If any portion of a dwelling is less than 30 FT from a property line that is not a public street right-of-way line, then all windows and doors in that portion shall either be (for windows) clerestory with the bottom of the glass at least 6 FT above the finished floor, or (for windows and doors) utilize frosted or obscure glass.

**i.** *Walls, Fences, and Obstructions*.

**(1)** A lot comprising a Two-Unit Project shall be provided with 6-FT high decorative masonry block walls (reduced to 3 FT in height within front setback areas) at the following locations:

**(a)** Interior side and rear lot lines of each lot; and

**(b)** Street side property lines and along the rear property line of through lots, setback a minimum of 5 FT behind the sidewalk.

**(2)** The construction and maintenance of walls, fences, and other obstructions shall comply with the requirements of Chapter 6.0 (Development and Subdivision Regulations), (Division 6.02 (Walls, Fences, and Obstructions) of this Development Code.

**j.** *Landscaping*. A lot comprising a Two-Unit Project shall be fully landscaped and provided with a permanent automatic irrigation system pursuant to the requirements Chapter 6.0 (Development and Subdivision Regulations), Division 6.05 (Landscaping) of this Development Code.

**k.** *Nonconforming Conditions*. A Two-Unit Project shall be approved only if all nonconforming zoning conditions are corrected.

**l.** *Utilities*.

**(1)** Each primary dwelling unit on the resulting lots shall have its own direct utility connection to the utility service provider.

**(2)** Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system shall first have a percolation test completed within the last 5 years or, if the percolation test has been recertified, within the last 10 years.

**m.** *Building & Safety*. All structures built on a lot comprising a Two-Unit Project shall comply with all current local building standards. A project under this Section is a change of use and subjects the whole of the lot, and all structures, to the City's current code.

**7.** Fire-Hazard Mitigation Measures. A lot in a very high fire hazard severity zone shall comply with each of the following fire-hazard mitigation measures:

**a.** It shall have direct access to a public street right-of-way with a paved street with a width of at least 40 FT. The public street right-of-way shall have at least two independent points of access for fire and life safety to access and for residents to evacuate.

**b.** All dwellings on the site shall comply with current fire code requirements for dwellings in a very high fire hazard severity zone.

**c.** All enclosed structures on the site shall have fire sprinklers.

**d.** All sides of all dwellings on the site shall be within a 150-FT hose-pull distance from either the public street right-of-way or of an onsite fire hydrant or standpipe.

**e.** If the lot does not have a swimming pool, the lot shall have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

**8.** Separate Conveyance.

**a.** Primary dwelling units on the lot may not be owned or conveyed separately from each other.

**b.** Condominium airspace divisions and common interest developments are prohibited.

**c.** All fee interest in a lot and all dwellings on the lot shall be held equally and undivided by all individual property owners.

**9.** Regulation of Uses.

**a.** *Residential-Only*. No non-residential use is permitted on the lot.

**b.** *No Short Term Rentals*. No dwelling unit on a lot comprising a Two-Unit Project shall be rented for a period of less than 30 days.

**c.** *Owner Occupancy*. Unless the lot comprising a Two-Unit Project was formed by an Urban Lot Split, the individual property owners of a lot with a Two-Unit Project shall occupy one of the dwellings on the lot as the owners' principal residence and legal domicile.

**10.** Notice of Construction.

**a.** At least 30 business days before starting any construction of a Two-Unit Project, the property owner shall give written notice to all the owners of record of each of the adjacent residential parcels, which notice shall include the following information:

**(1)** Notice that construction has been authorized,

**(2)** The anticipated start and end dates for construction,

**(3)** The hours of construction,

**(4)** Contact information for the project manager (for construction-related complaints), and

**(5)** Contact information for the Building & Safety Department.

**b.** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under state law, the City has no discretion in approving or denying a particular project under this Section. This notice requirement is purely to promote neighborhood awareness and expectation.

**11.** Deed Restriction. The owner shall record a deed restriction, acceptable to the City, that does each of the following:

**a.** Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

**b.** Expressly prohibits any non-residential use of the lot.

**c.** Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

**d.** If the lot is not created by an Urban Lot Split: Expressly requires the individual property owners to live in one of the dwelling units on the lot as the owners' primary residence and legal domicile.

**e.** States that the property is formed by an Urban Lot Split and is therefore subject to the City's Urban Lot Split regulations, including all applicable limits on dwelling size and development.

**F. Specific Adverse Impacts**.

**1.** Notwithstanding anything else in this Section, the City may deny an application for a Two-Unit Project if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

**2.** The term "specific adverse impact" has the same meaning as in GC Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

**3.** The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

**G. Remedies**. If a Two-Unit Project violates any part of this Development Code or any other legal requirement:

**1.** The buyer, grantee, or lessee of any part of the property has an action for damages or to void the deed, sale, or contract.

**2.** The City may:

**a.** Bring an action to enjoin any attempt to sell, lease, or finance the property.

**b.** Bring an action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

**c.** Pursue criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both; or a misdemeanor.

**d.** Record a notice of violation.

**e.** Withhold any or all future permits and approvals.

**f.** Pursue all other administrative, legal, or equitable remedies that are allowed by law, this Development Code, or the City's Municipal Code.

## 5.03.405: Temporary Shelters and Supportive Housing

The following standards shall govern the establishment and operation of Supportive Housing for the homeless families, persons with disabilities and homeless youth, and Temporary Shelters, including Emergency Shelters, Low Barrier Navigation Centers, Transitional Housing, and Transitional Living Centers.

**A. General Requirements.**

**1.** No portion of any Temporary Shelter or Supportive Housing facility shall be located within 300 FT of another such facility that is constructed, or that is approved for construction.

**2.** Temporary Shelters and Supportive Housing facilities shall observe State and Federal Fair Housing regulations and standards.

**3.** No more than one Federal, State, or Youth Authority parolee shall be allowed to live in a Temporary Shelter or Supportive Housing facility.

**4.** An application submitted for approval of a Temporary Shelter or Supportive Housing facility shall identify whether any boarders are currently Federal, State, or Youth Authority parolees. Owners and/or operators of Temporary Shelters and Supportive Housing facilities shall update the information required by this Section anytime a person that is a Federal, State, or Youth Authority parolee is provided accommodations at the facility.

**5.** All Temporary Shelters and Supportive Housing facilities shall require boarders to sign a Crime Free Lease Addendum as part of their lease or rental agreement (as applicable), which provides that any criminal violations perpetrated by boarders shall be grounds for termination of the written or oral lease, sublease, or agreement under which they reside at the temporary/transitional shelter or housing.

**6.** Temporary Shelters and Supportive Housing facilities shall be operated in full compliance with all applicable requirements of this Development Code. Violation of any local, State, or Federal laws by individual boarders while on the premises shall be grounds for Conditional Use Permit (if applicable) and/or business license revocation, including but not limited to, violations of PC Section 3003.5.

**7.** No Temporary Shelter or Supportive Housing facility shall be maintained as a nuisance. The conduct of any Temporary Shelter or Supportive Housing facility within the City, in violation of any of the terms of this Article or other applicable provisions of this Development Code found and declared to be a public nuisance, and the City Attorney or the District Attorney may, in addition or in lieu of prosecuting a criminal action hereunder, commence an action or proceeding for the abatement, removal and enjoinment thereof, in the manner provided by law; and shall take other steps and shall apply to such courts as may have jurisdiction to grant such relief as will abate or remove such Temporary Shelter or Supportive Housing facility, and restrain and enjoin any person from conducting, operating or maintaining a Temporary Shelter or Supportive Housing facility contrary to the provisions of this Article or Development Code.

**8.** Any owner, operator, manager, employee or independent contractor of a Temporary Shelter or Supportive Housing facility violating or permitting, counseling, or assisting the violation of any of the provisions of this Article or applicable provisions of this Development Code regulating Temporary Shelters and Supportive Housing facilities shall be subject to any and all civil and criminal penalties pursuant to OMC Title 1, Chapter 2 (Penalty Provisions), and/or administrative citations pursuant to OMC Title 1, Chapter 5 (Administrative Citations). All remedies provided herein shall be cumulative and not exclusive. Any violation of these provisions shall constitute a separate violation for each and every day during which such violation is committed or continued.

**9.** For those Temporary Shelters and Supportive Housing facilities that require Conditional Use Permit approval pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, violation of any of provision of this Section, or the Conditional Use Permit authorizing the Temporary Shelter or Supportive Housing facility, shall be grounds for revocation of the Conditional Use Permit pursuant to the provisions of Division 2.05 (City Initiated Modification or Revocation) of this Development Code.

**10.** Temporary Shelters shall be prohibited within ALUCP safety zones.

**11.** Temporary Shelters and Supportive Housing facilities shall be in compliance with all requirements of this Development Code at all times, as well as any applicable provisions of the Ontario Municipal Code, including obtaining any other permits or licenses, such as building permits or a business license, required before establishing, expanding or maintaining the use.

**B.** **Emergency Shelters.** When allowed by Table 5.02-1 (Land Use Matrix) of this Development Code, Emergency Shelters shall be subject to the following standards:

**1.** The maximum length of stay for an Emergency Shelter client shall be 6 months.

**2.** On-site management shall be provided during the hours that the Emergency Shelter is in operation.

**3.** On-site security shall be provided during the hours that the Emergency Shelter is in operation.

**4.** No more than 20 client/tenant beds shall be allowed within any privately operated Emergency Shelter.

**5.** A publicly operated Emergency Shelter shall be permitted a maximum of 50 client/tenant beds, any increase in client/tenant beds is subject to Planning Director review and approval.

**6.** An intake waiting area equal to a minimum of 10 SF for each client/tenant bed shall be provided.

**7.** The exterior of the intake waiting areas shall be screened from public view by a 6-FT high decorative masonry block wall and appropriate landscaping.

**8.** A storage area for use by clients/tenants shall be provided at a rate of 7 SF for each client/tenant bed. A storage area is not required to be provided adjacent to the respective client/tenant bed.

**9.** An emergency shelter shall provide lavatory, toilet, and shower facilities adequate for the number of clients/tenants served; however, a minimum of one such facility shall be provided for each 15 client/tenant beds.

**10.** An emergency shelter shall not be required to provide more than 1.0 parking space per employee, or the required parking for other residential or commercial land uses within the same zoning district as it is located, whichever is less.

## 5.03.410: Urban Agriculture

**A. Purpose.** The purpose of these urban agriculture regulations is to create a more sustainable and secure local food system by increasing opportunities to grow and sell food within all zoning districts of the City.

**B. Applicability.** The urban agriculture regulations established by this Section govern the establishment and operation of agricultural activities and facilities within all zoning districts of the City. The regulations established by this Section recognize 5 different urban agricultural activities, including Animal Keeping and Production; Commercial Crop Production and Farming; Community Gardens; Urban Farms; and On-Site Produce Sales Stands.

**C. Animal Keeping and Production.**

**1.** Residential Animal Keeping.

**a.** *Allowed Activities/Facilities.* Residential animal keeping shall be maintained only as an ancillary use to single-family dwellings, and shall be maintained only for noncommercial hobby or show purposes, or for the personal enrichment of City residents, as follows:

**(1) Residential Zones.** Residential animal keeping is permitted by right within the AR-2 and RE-2 zoning districts in conjunction with a single-family dwelling. Furthermore, the keeping of 4 or fewer household pets is permitted by right within all residential and mixed-use zoning districts, and within the AG and MHP zoning districts, in conjunction with a single-family or multiple-family dwelling.

**(2) Commercial Zones.** Residential animal keeping is prohibited within all commercial zoning districts.

**(3) Mixed-Use Zones.** Residential animal keeping is limited to the keeping of household pets within all mixed-use zoning districts.

**(4) Industrial Zones.** Residential animal keeping is prohibited within all industrial zoning districts.

**(5) Specialized Use Zones.** Residential animal keeping is permitted by right within the AG zoning district. Furthermore, the keeping of 4 or fewer household pets is permitted within the MHP zoning district.

**b.** *Land Use Standards.* The following standards govern residential animal keeping activities and facilities:

**(1) General Requirements.**

**(a)** Animals At Large—It shall be unlawful for any person within the City having the care, charge, control, or possession of any animal, fowl or bird to permit it to be, remain, go, or run at large upon any public street, alley, or unenclosed lot or land in the City, except dogs on leashes, cats, racing homing pigeons during runs, an animal in a vehicle, or a horse mounted or led by a responsible person. Animals shall be secured by a fence or wall at least 5 FT in height when out of doors.

**(b)** Sanitation of Premises—

**(i)** Every person owning or occupying property within the City upon which any animal, fowl, or bird is kept shall maintain the property and any stable, barn, stall, pen, coop, building, or place thereon in which animals are kept, in a clean and sanitary condition so as not to be detrimental to the public health.

**(ii)** Proper management of animal waste shall be carried out pursuant to all requirements of the State Regional Water Quality Control Board or regulating agency.

**(c)** Proximity of Animals to Yards, Property Lines, Dwellings and Residential Accessory Structures—

**(i)** It shall be unlawful in residential zones of the City to keep any animal, except household pets, within 20 FT of any property line.

**(ii)** It shall be unlawful for any person to keep any animal, other than household pets, within 50 FT (70 FT for swine) of any structure, other than that of the owner, which is used for human habitation, or for educational, health care, social assistance, religious assembly, food service, or governmental purposes, except as allowed by Subparagraph (iii), below.

**(iii)** It shall be unlawful for any person to keep any hobby, show or game bird, fowl, or rabbit, other than a household pet, within 30 FT of any structure, other than that of the owner, which is used for human habitation, or for educational, health care, social assistance, religious assembly, food service, or governmental purposes.

**(iv)** No animal is to be stabled, kept, or maintained in any front or street-side yard area.

**(d)** Nonconforming Animal Keeping Activities. Animal keeping that becomes non-conforming by reason of new development on neighboring properties may be continued; provided, the nonconforming activity maintains compliance with the provisions of Division 3.01 (Nonconforming Lots, Land Uses and Structures) of the Ontario Development Code.

**(e)** Maximum Animal Keeping Densities. Table 5.03-6 (Maximum Animal Keeping Densities as an Accessory Use), below, establishes the maximum number of animals that may be maintained on a lot, provided the particular animal type is allowed pursuant to Table 5.01-1 (Land Use Matrix) of the Ontario Development Code. The maximum animal densities are based upon net lot area; however, any portion of a lot used to qualify one animal type shall not be used to qualify another animal type.

*Table 5.03-5: Maximum Animal Keeping Densities as an Accessory Use*

| Animal Type | Maximum Animal Density |
|---|---|
| **A.** Birds | One animal for each 1,000 SF of lot area, except that within the AR-2 zoning district, maximum animal density may be increased as determined by a Conditional Use Permit |
| **B.** Cattle and Buffalo | One animal for each 6,000 SF of lot area |
| **C.** Exotic Pets | As determined by Conditional Use Permit |
| **D.** Horses | One animal for each 6,000 SF of lot area |
| **E.** Household Pets | Pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, not to exceed 8 animals |
| **F.** Llamas, Alpacas, Burros, Donkeys, and Mules | One animal for each 4,000 SF of lot area |
| **G.** Ostriches, Emus, and Rheas | One animal for each 6,000 SF of lot area |
| **H.** Poultry and Fowl | One animal for each 1,000 SF of lot area |
| **I.** Rabbits and Chinchillas | One animal for each 1,000 SF of lot area |
| **J.** Swine | One animal for each 20,000 SF of lot area, not to exceed 3 animals |
| **K.** Sheep, Goats (female only), and Similar Livestock | One animal for each 3,600 SF of lot area |

**(2) Keeping of Exotic Pets.** The keeping of exotic pets shall be allowed only in conjunction with, and accessory to, a single-family dwelling, subject to the following standards:

**(a)** The keeping of exotic animals shall require approval of a Conditional Use Permit pursuant to Section 4.02.025 (Conditional Use Permits) of the Ontario Development Code.

**(b)** The approval of a Conditional Use Permit for an exotic animal shall not be effective until the Reviewing Authority receives written evidence that the applicant has obtained a permit from the State Department of Fish and Game, if required.

**(c)** The keeping of an exotic animal shall comply with all applicable Federal and State laws and requirements.

**(3) Keeping of a Potbellied Pig.** The keeping of a potbellied pig as a household pet shall only be allowed in the AR-2, RE-2, RE-4, and LDR-5 zoning districts, in conjunction with, and ancillary to, a traditional single-family dwelling, subject to the following standards:

**(a)** For the purposes of this Section, the term "potbellied pig" shall mean a domesticated miniature Vietnamese, Chinese, or Asian potbellied pig, not exceeding 90 pounds in weight and 18 inches in height (measured at the shoulder) and characterized by a swayed back and straight tail.

**(b)** Potbellied pigs shall be provided with a fenced yard designed to assure confinement of the animal when kept outside. Yard areas shall be maintained in a clean, safe, and odor-free condition.

**(c)** There shall be no more than one potbellied pig permitted on a lot.

**(d)** Potbellied pigs shall be licensed in the same manner as dogs, subject to the same restrictions and penalties, pursuant to the provisions of OMC Title 6 (Sanitation and Health).

**(e)** The breeding of potbellied pigs shall not be permitted. All potbellied pigs shall be spayed or neutered.

**(f)** Prior to licensing of a potbellied pig, veterinary certification shall be required stating:

**(i)** The pig is spayed or neutered;

**(ii)** The pig is in good health and has received all necessary vaccinations; and

**(iii)** The height and weight of the potbellied pig.

**(g)** All male potbellied pigs 2 years of age or older shall have their tusks removed.

**(h)** While outside the owner's premises or property, potbellied pigs shall be restrained by a harness and leash, or other similar restraint, no more than 6 FT in length.

**(4)** **Male Goats.** It shall be unlawful to keep any male goat that is not neutered.

**(5)** **Poisonous or Otherwise Dangerous Reptiles.** It shall be unlawful to keep any poisonous or otherwise dangerous reptile, as determined by the Zoning Administrator.

**(6)** **Crowing Fowl.** It shall be unlawful for any person to keep any crowing rooster, peacock, guinea fowl, or any other fowl that by sound or cry shall unreasonably disturb the peace and quiet of a neighborhood.

**2.** Commercial Animal Production.

**a.** *Allowed Activities/Facilities.* Commercial animal production includes cattle ranching and farming; sheep and goat farming; aquaculture; apiculture, horse, and other equine production; fur-bearing animal production; kennels and catteries, alpaca, and llama production; aviaries; ostrich, emu and rhea production; and support activities for animal production. Commercial animal production is allowed as a primary use of land, as follows:

**(1)** **Residential Zones.** Commercial animal production is prohibited within residential zoning districts, except that within the AR-2 zoning district, kennels and catteries having fewer than 8 animals shall be permitted as a Home Occupation pursuant to the requirements of the Section 5.03.240 of this Development Code.

**(2)** **Commercial Zones.** Commercial animal production is prohibited within commercial zoning districts, except that kennels and catteries, for the purpose of boarding only, shall be allowed within the CC and CR zoning districts in conjunction with veterinary and/or

animal hospital services (NAICS 541940), pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**(3) Mixed-Use Zones.** Commercial animal production is prohibited within mixed-use zoning districts.

**(4) Industrial Zones.** Commercial animal production is prohibited within industrial zoning districts, except that kennels and catteries shall be allowed within the IL and IH zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**(5) Specialized Use Zones.** Commercial animal keeping is conditionally permitted (requires Conditional Use Permit approval pursuant to the requirements of Section 4.02.015 of this Development Code) within the AG zoning district on lots no less than 2 acres in area (20,000 SF for farms exclusively for small animal keeping), except apiculture (bee keeping and production), which is permitted by right within the AG, ONT, and UC zoning districts.

**b.** *Land Use Standards.* The following standards shall govern the development and/or operation of facilities for commercial animal production and related uses:

**(1) Minimum Lot Area.** Animal keeping for animal production and related uses (excludes kennels and catteries, for the purpose of boarding only, in conjunction with veterinary and/or animal hospital services) shall be on a lot of no less than 2 acres in area, except that farms exclusively for small animal keeping, including apiaries, aviaries, rabbit, chinchilla, or other similar small raising, shall be permitted on lots of no less than 20,000 SF in area.

**(2) Animals At Large.** It shall be unlawful for any person within the City of Ontario, which has the care, charge, control, or possession of any animal, fowl or bird to permit it to be, remain, go, or run at large upon any public street, alley, or unenclosed lot or land in the City, except dogs on leashes, cats, racing homing pigeons during runs, an animal in a vehicle, or a horse mounted or led by a responsible person.

**(3) Sanitation of Premises.**

**(a)** Every person owning or occupying property within the City upon which any animal, fowl, or bird is kept shall maintain the property and any stable, barn, stall, pen, coop, building, or place thereon in which animals are kept, in a clean and sanitary condition so as not to be detrimental to the public health.

**(b)** Proper management of animal waste shall be carried out pursuant to all requirements of the State Regional Water Quality Control Board or regulating agency.

**(4) Hitching and Tethering Animals.** It shall be unlawful to hitch, tie, or otherwise fasten any horse, cow, or other animal to any tree or shrub within the City, or to tether or hitch for feeding any animal so as to allow the animal to cross any street, sidewalk, or alley within the City.

**(5) Proximity of Animals to Yards, Property Lines, Dwellings and Residential Accessory Structures, and Water Wells.**

**(a)** It shall be unlawful in residential zones of the City to keep any animal, other than household pets, within 20 FT of any property line.

**(b)** It shall be unlawful for any person to keep any animal, other than household pets, within 50 FT of any structure, other than that of the owner, which is used for human habitation, or for educational, health care, social assistance, religious assembly, food service, or governmental purposes, except as allowed by Subparagraph (c), below.

**(c)** It shall be unlawful for any person to keep any hobby, show or game bird, fowl, or rabbit, other than a household pet, within 30 FT of any structure, other than that of the owner, which is used for human habitation, or for educational, health care, social assistance, religious assembly, food service, or governmental purposes.

**(d)** No animal is to be stabled, kept, or maintained in any front or street-side yard area.

**(e)** No animals shall be kept within 100 FT of any domestic water well.

**(f)** Any new animal feed trough, corral/pen, dairy/feed lot, including manure stockpiles and related wastewater detention basins, shall maintain a minimum 500-FT separation from the boundary of any residential or non-residential subdivision map recorded after January 31, 2000. A reduction in the separation requirement may be considered for facilities with proven means of reducing odors, such as covering lagoons, substituting concrete-lined pits for lagoons, and employing recommended ventilation systems for animal confinement buildings. Consideration of alternative setbacks shall be subject to consultation with qualified agricultural engineers to ensure that the measure will reliably accomplish the intended purpose.

**(g)** A minimum 100-FT separation shall be maintained between any new residential or nonresidential development, or any structure used for public assembly, and any existing animal feed trough, corral/pen, or an existing dairy/feed lot, including manure stockpiles and related wastewater detention basins. The separation requirement may be satisfied by off-site easements acceptable to the Planning Director.

**(6) Nonconforming Animal Keeping Activities.** Areas used for animal keeping that become non-conforming by reason of new development on neighboring properties, may be continued indefinitely; provided, that the nonconforming animal keeping activity maintains compliance with the provisions of Division 3.01 (Nonconforming Lots, Land Uses and Structures) of the Ontario Development Code.

**(7) Maximum Animal Keeping Densities.** Table 5.03-7 (Maximum Animal Keeping Densities for Animal Production), below, establishes the maximum number of animals that may be maintained on a lot, provided the particular animal type is allowed pursuant to Table 5.01-1 (Land Use Matrix) of the Ontario Development Code. The maximum animal densities are based upon net lot area; however, any portion of a lot used to qualify one animal type shall not be used to qualify another animal type.

*Table 5.03-6: Maximum Animal Keeping Densities for Animal Production*

| Animal Type | Maximum Animal Density |
|---|---|
| **A.** Alpacas or Llamas | One for each 4,000SF of lot area |
| **B.** Cattle or Buffalo (raised for nondairy purposes) | One animal for each 6,000 SF of lot area |
| **C.** Dairy Cattle | As permitted by Reviewing Authority **[1]** |
| **D.** Fish | One pond for each acre of lot area, not to exceed 4 ponds per lot. Each pond shall not exceed 0.5-acre in surface area. |
| **E.** Goats | |
| **1.** Female | One animal for each 3,000 SF of lot area |
| **2.** Male | |
| **a.** Lots less than 10 acres in area | One |
| **b.** Lots 10 or more acres in area | One animal for each 5 acres of lot area, not to exceed 4 animals |
| **F.** Horses and Other Equine | One animal for each 6,000 SF of lot area |
| **G.** Kennels and Catteries | One animal for each 3,000 SF of lot area |
| **H.** Ostriches, Emus and Rheas | One animal for each 6,000 SF of lot area |
| **I.** Rabbits and Chinchillas | 50 animals for each 10,000 SF of lot area, not to exceed 200 animals |
| **J.** Sheep and similar livestock | One animal for each 3,000 SF of lot area |

*Notes:*

*[1] New or expansions to existing dairy or other animal confinement facilities are considered on a case-by-case basis, subject to Conditional Use Permit approval. Animal density shall be determined by Reviewing Authority, which may impose special operational conditions, requirements, or standards, as deemed necessary to insure the public health and safety. Animal density shall be based on measures to prevent the unacceptable nitrification or salt pollution of soils, and the pollution of groundwater by nitrates and salts emanating from the facility as defined by the Regional Water Quality Control Board.*

**3.** Aquaculture Production.

**a.** Aquaculture production shall be primarily for the commercial sale of freshwater and saltwater fish, crustaceans, mollusks, aquatic plants, algae, and other organisms under controlled conditions for food.

**b.** In the IG and IH zoning districts, aquaculture production shall be limited to building integrated aquaculture that incorporates a holistic design approach that efficiently integrates a closed-loop aquaculture system within the built industrial environment. Pond or pen-based aquaculture systems that are not wholly contained within a building shall be prohibited.

**D. Commercial Crop Production and Farming.** Commercial Crop Production and Farming is a use in which plants and their products are grown for sale, intended for widespread distribution to wholesalers or retail outlets. Commercial Crop Production and Farming includes oilseed and grain farming; vegetable and melon farming; fruit and tree nut farming; greenhouse, nursery and floriculture production; and other crop farming.

**1.** Allowed Activities/Facilities. Commercial Crop Production and Farming is allowed as a primary or ancillary use of land, and as an interim land use on vacant and underdeveloped properties, as follows

**a.** Residential Zones. Commercial Crop Production and Farming is conditionally permitted (requires Conditional Use Permit approval pursuant to the requirements of Section 4.02.015 of this Development Code) within the AR-2 and RE-2 zoning districts and is prohibited within all other residential zoning districts, excepting community gardens and urban farms allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**b.** Commercial Zones. Commercial Crop Production and Farming is prohibited within commercial zoning districts, excepting community gardens and urban farms allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**c.** Mixed-Use Zones. Commercial Crop Production and Farming is prohibited within mixed-use zoning districts, excepting community gardens and urban farms allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**d.** Industrial Zones. Commercial Crop Production and Farming shall be allowed within the IL, IG, and IH zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**e.** Specialized Use Zones. Commercial Crop Production and Farming shall be allowed within specialized use and overlay zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**2.** Land Use Standards. The following standards shall govern the establishment and operation of Commercial Crop Production and Farming:

**a.** *Operational Standards.* The following standards shall govern the operation of Commercial Crop Production and Farming:

**(1)** A Commercial Crop Production and Farming operation shall not sell plants and produce grown on-site or operate an On-Site Produce Sales Stand, excepting Community Gardens established pursuant to Subparagraph E.2.d (Community Garden On-Site Produce Sales) and Subparagraph F.2.d (Urban Farm On-Site Produce Sales) of this Section.

**(2)** A Commercial Crop Production and Farming operation shall be designed and maintained to ensure that irrigation and storm water will not drain to adjacent properties or the public right-of-way.

**(3)** A Commercial Crop Production and Farming operation shall be designed and maintained to prevent dust and other fugitive particles from leaving the site.

**(4)** A Commercial Crop Production and Farming operation shall be designed and maintained to prevent the uninhibited growth of weeds and the accumulation of debris.

**(5)** Refuse storage containers, serviced by the City, shall be provided and screened from the public right-of-way. The requirement and placement of storage containers shall be determined by the City.

**(6)** A storage area for tools, equipment and other materials shall be enclosed and located outside of designated front yard and street side yard setback areas. Storage buildings shall not exceed 120 SF in area and 14 FT in height.

**(7)** The hours of operation shall be limited to the hours between 7:00 AM and dusk.

**(8)** Lighting for the site shall be reviewed and approved by the Planning and Police Departments. Light shall be for general security and not for nighttime operations.

**b.** *Composting.* The on-site composting of site-generated refuse shall be prohibited.

**E. Community Gardens.** Community Gardens include small-scale crop production and farming by individuals on multiple plots, or food and/or ornamental crop production on larger plots, which is maintained and grown by volunteers or community groups as a form of recreation, education, and/or community charity. (Note: To ensure the sustainability of a Community Garden, up to 49 percent of the Community Garden may consist of an Urban Farm established in compliance with Subsection F (Urban Farm) of this Section).

**1.** Allowed Activities/Facilities. Community Gardens are allowed as an interim land use on vacant or underdeveloped land, or as a long-term ancillary land use, as follows:

**a.** *Residential Zones.* Community Gardens are administratively permitted within all residential zoning districts.

**b.** *Commercial Zones.* Community Gardens are administratively permitted within all commercial zoning districts.

**c.** *Mixed-Use Zones.* Community Gardens are administratively within all mixed-use zoning districts.

**d.** *Industrial Zones.* Community Gardens are administratively permitted within the BP, IP and IL zoning districts. Within the IG and IH zoning districts, Community Gardens shall be prohibited as a permanent use of land; however, the use may be administratively permitted as an interim land use on undeveloped or underdeveloped properties

**e.** *Specialized Use Zones.* Community Gardens are administratively permitted within all specialized use and overlay zoning districts.

**2.** Land Use Standards. The following standards shall govern the establishment and operation of Community Gardens:

**a.** *General Provisions.* Community Garden approval is subject to the granting of an Administrative Use Permit filed pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code, and the requirements of this Section. The Administrative Use Permit application shall include a copy of all contract templates that will be utilized between the garden owner/manager and all garden participants. The templates shall include plot maintenance requirements, fee requirements, and any other requirements that would be imposed on the participants of the Community Garden.

**b.** *Development Standards for Community Gardens.* Community Gardens shall comply with the following operational standards:

**(1)** The on-site sale of produce for profit is strictly prohibited.

**(2)** The site shall be designed and maintained to ensure that water will not drain to adjacent properties or the public right-of-way.

**(3)** The site will be designed and maintained to prevent dust and other fugitive particles from leaving the Community Garden.

**(4)** Community Gardens shall not use non-organic pesticides or herbicides.

**(5)** The site shall be designed and maintained to prevent the uninhibited growth of weeds and the accumulation of debris.

**(6)** Permanent open fencing shall be provided around the perimeter of a Community Garden, such as chainlink, and shall be consistent with the fencing standards of the zoning district in which the Community Garden is located. Furthermore, fenced Community Gardens shall have at least one access gate, and fencing shall be affixed to the ground with steel posts anchored in a concrete footing.

**(7)** A landscape screen may be provided along street frontages through the use of vines or espalier fruit trees to provide an attractive visual buffer from the public right-of-way.

**(8)** A minimum 4-FT wide walkway shall be provided from the public right-of-way to the Community Garden. The walkway shall be clearly marked and made from a decorative compacted material, such as decomposed granite, or a decorative pervious surface, such as concrete pavers.

**(9)** Refuse storage containers, serviced by the City, shall be provided and screened from the public right-of-way. The requirement and placement of storage containers shall be determined by the City during the Administrative Use Permit review process.

**(10)** Any storage area for tools, equipment and other materials shall be enclosed and located outside of designated front yard and street side yard setback areas. Storage buildings shall not exceed 120 SF in area and 14 FT in height. The use of metal shipping containers shall not be permitted.

**(11)** A water meter and hose bibs shall be provided for the site and shall be consistent with all applicable landscape regulations. Standard water rates will be applied to Community Gardens.

**(12)** The hours of operation shall be limited to the hours between 7:00 AM and dusk, or as set forth in the Administrative Use Permit for the Community Garden. The property should be locked and secure during non-operating hours.

**(13)** Lighting for the site shall be reviewed and approved by the Planning and Police Departments. Light shall be for general security and not for nighttime operations.

**(14)** Maintenance of the Community Gardens shall not involve the use of commercial or industrial grade machinery and powered equipment without prior approval by the City's Planning Department (only mechanical equipment designed for household use should be used). The use of tractors, excavators, etc., may be limited by the Administrative Use Permit issued for the Community Garden.

**(15)** Approval by a homeowner or property owner association (if any) shall be provided prior to the issuance of an Administrative Use Permit for a Community Garden.

**c.** *Composting*. The composting of site-generated refuse is an excellent method for providing sustainable fertilization of Community Gardens. Materials from off-site sources shall be limited to green waste (no manure from off-site sources shall be used for composting purposes). Facilities that choose to engage in composting shall provide a Composting Plan with their Administrative Use Permit application (required pursuant to Subparagraph E.2.a (General Provisions) of this Section), and shall comply with each of the following standards:

**(1)** A compost pile and composting facilities shall be located at least 20 FT from any interior property line and shall not be located within any front or street side yard setback area.

**(2)** A compost pile shall be located at least 50 FT from any habitable structure.

**(3)** A compost pile and composting facilities shall be screened and/or hidden from public view and shall not exceed 5 FT in height.

**(4)** Composting activities shall be conducted in a manner that does not create a nuisance (generation of noise, odors, insects, etc.) nor impact the public health, safety or welfare of the area surrounding the Community Garden, and/or Community Garden participants.

**(5)** The scale of the composting activity shall be consistent with the fertilizer requirements for the Community Garden the composting activity is intended to serve.

**d.** *Community Garden On-Site Produce Sales.*

**(1)** An On-Site Produce Sales Stand may be permitted by issuance of the Administrative Use Permit for the Community Garden.

**(2)** An On-Site Produce Sales Stand shall be operated by a non-profit organization and are intended to be small in scale and designed to benefit residents and businesses immediately surrounding the Community Garden. Furthermore, On-Site Produce Sales Stands may be used as a marketing tool to encourage new Community Garden participants, and to offset the costs of maintaining and operating a Community Garden. Community Gardens that choose to operate an On-Site Produce Sales Stand shall submit a Produce Sales Stand Operation Plan with their Administrative Use Permit application.

**(3)** An On-Site Produce Sales Stand established and operated in conjunction with a Community Garden shall comply with each of the following standards:

**(a)** The produce sales stand shall be located on the same site as the Community Garden established pursuant to this Section.

**(b)** At least 51 percent of the produce sold at the produce sales stand shall be grown on-site or at other Community Gardens located within the City, which have been established pursuant to this Section. The balance of the produce sold at the stand may be grown outside the City, at a facility holding a County Certified Producer Permit.

**(c)** All proceeds from the produce sales stand shall directly benefit the Community Garden program; however, a nominal amount of proceeds, not to exceed 10 percent of gross revenues, may be used to supplement the overhead costs of the non-profit organization that operates the sales stand.

**(d)** The applicant shall provide information on the non-profit organization that will operate the garden and shall include a copy of the Internal Revenue Service 501(c)(3) non-profit status form.

**(e)** The non-profit organization operating the produce sales stand shall be responsible for obtaining all necessary food and health licenses, and permits issued by the State and County.

**(f)** One produce sales stand shall be permitted on lots greater than 20,000 SF in area. The floor area of the stand shall not exceed 120 SF, and it shall not have a permanent foundation.

**(g)** The produce sales stand shall be removed by the property owner(s), at their expense, upon termination of the host Community Garden.

**(h)** The produce sales stand shall not be located within a public right-of-way.

**(i)** The produce sales stand shall be setback a minimum of 20 FT from any street property line (public right-of-way), or side or rear property line.

**(j)** The off-street parking area for the produce sales stand shall be improved with compacted gravel or other material approved by the City, to control dust and erosion, and provide an all-weather driving surface.

**(k)** Adequate provision for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the Planning Director and City Engineer.

**F. Urban Farms.** Urban Farms are smaller-scale private farming operations in which plants and their products are grown and sold (on-site and/or off-site) for profit. Urban Farms include, but are not limited to, strawberry fields, flower and vegetable raising orchards, and vineyards. Additionally, Urban Farms may include items grown or produced as an ancillary activity to established land uses, such as, but not limited to, food service uses, including restaurants and special food services. Items not grown or produced on-site shall not be sold on-site, except in conjunction with an allowed retail store. (Note: An Urban Farm may be established and operated ancillary to a Community Garden pursuant to Subsection E (Community Gardens) of this Section.)

**1.** Allowed Activities/Facilities. Urban Farms are allowed as an interim land use on vacant or underdeveloped property, and as an ancillary activity to established food service uses, including but not limited to restaurants and special food services that grow spices, seasonings, or produce on-site, for use in their business operations. Plants and their products grown on-site may be sold on-site and/or off-site. Allowed activities/facilities are as follows:

**a.** *Residential Zones.* Urban Farms are administratively permitted within all residential zoning districts, as an interim land use on vacant lands.

**b.** *Commercial Zones.* Urban Farms are administratively permitted within all commercial zoning districts, as an interim land use on vacant lands, or as an ancillary activity to a legally established food service use.

**c.** *Mixed-Use Zones.* Urban Farms are administratively within all mixed-use zoning districts, as an interim land use on vacant lands, or as an ancillary activity to a legally established food service use.

**d.** *Industrial Zones.* Urban Farms are administratively permitted within all industrial zoning districts, as an interim land use on vacant or underdeveloped lands.

**e.** *Specialized Use Zones.* Urban Farms are administratively permitted within specialized use and overlay zoning districts, except within the MHP zoning district, wherein the land use is prohibited.

**2.** Land Use Standards. The following standards shall govern the establishment and operation of Urban Farms:

**a.** *General Provisions.* Urban Farm approval is subject to the granting of an Administrative Use Permit filed pursuant to Section 4.03.015 (Administrative Use Permits) of this Development Code, and the requirements of this Section.

**b.** *Operational Standards.* The following standards shall govern the establishment and operation of Urban Farms:

**(1)** An Urban Farm may sell plants and produce grown on-site in compliance with the "On-Site Produce Sales Stands" (see Subsection G of this Section) standards listed below.

**(2)** An Urban Farm shall be designed and maintained to ensure that irrigation and storm water will not drain to adjacent properties or the public right-of-way.

**(3)** An Urban Farm shall be designed and maintained to prevent dust and other fugitive particles from leaving the site.

**(4)** An Urban Farm shall be designed and maintained to prevent the uninhibited growth of weeds and the accumulation of debris.

**(5)** A fence may be required around the perimeter of an Urban Farm, as set forth by the Administrative Use Permit. Fencing shall comply with the standards of the zoning district in which the Urban Farm is located. Fencing located adjacent and parallel to a street shall be of an open design to allow for views into the site, shall have at least one access gate. Fences shall be affixed to the ground with steel posts anchored in a concrete footing.

**(6)** A landscape screen may be required along street frontages, as set forth in the approved Administrative Use Permit, through the use of vines or espalier fruit trees, to provide an attractive visual buffer from the public right-of-way.

**(7)** Refuse storage containers, serviced by the City, shall be provided and screened from the public right-of-way. The requirement and placement of storage containers shall be determined by the City during the Administrative Use Permit review process.

**(8)** A storage area for tools, equipment and other materials shall be enclosed and located outside of designated front yard and street side yard setback areas. Storage buildings shall not exceed 120 SF in area and 14 FT in height.

**(9)** A water meter and appropriate hose bibs shall be provided for the site and shall be consistent with all applicable landscape regulations.

**(10)** The hours of operation shall be limited to the hours between 7:00 AM and dusk, or as set forth in the Administrative Use Permit.

**(11)** Lighting for the site shall be reviewed and approved by the Planning and Police Departments. Light shall be for general security and not for nighttime operations.

**(12)** The use of commercial grade machinery and powered equipment, such as tractors, tillers, or excavators, may be limited by the Administrative Use Permit, based upon the Urban Farm location and its proximity to, and impact on, neighboring sensitive land uses.

**(13)** Approval by a homeowner or property owner association, if any, shall be provided prior to the issuance of an Administrative Use Permit for an Urban Farm.

**c.** *Composting.* The composting of site-generated refuse is an excellent method for providing sustainable fertilization of Urban Farms. Facilities that choose to engage in composting shall provide a Composting Plan with their Administrative Use Permit application (required pursuant to Subparagraph F.2.a (General Provisions) of this Section), and shall comply with the composting standards set forth in the "Community Gardens" requirements (see Subparagraphs E.2.c(1) through (5) of this Section).

**d.** *Urban Farm On-Site Produce Sales Stands.*

**(1)** An On-Site Produce Sales Stand may be permitted by issuance of the Administrative Use Permit for the Urban Farm.

**(2)** An On-Site Produce Sales Stand established and operated in conjunction with an Urban Farm shall comply with all of the following standards:

**(a)** The produce sales stand shall be located on the same site as the Urban Farm it serves.

**(b)** The operator of the produce sales stand shall be responsible for obtaining all necessary food and health licenses, and permits issued by the State and/or County.

**(c)** The produce sales stand shall only be used for the retail sales of plants or products that are grown on-site.

**(d)** One produce sales stand shall be permitted on lots greater than 20,000 SF in area. The floor area of the stand shall not exceed 120 SF, and it shall not have a permanent foundation.

**(e)** The produce sales stand shall be removed by the property owner(s), at their expense, upon termination of the host Community Garden or Urban Farm.

**(f)** The produce sales stand shall not be located within a public right-of-way.

**(g)** The produce sales stand shall be setback a minimum of 20 FT from any street property line (public right-of-way), or side or rear property line.

**(h)** The off-street parking area for the produce sales stand shall be improved with compacted gravel or other material approved by the City, to control dust and erosion, and provide an all-weather driving surface.

**(i)** Adequate provision for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the Planning Director and City Engineer.

## 5.03.415: Waste Treatment and Disposal—Composting and Anaerobic Digestion Facilities

The following standards shall govern the establishment and operation of composting and anaerobic digestion facilities:

**A.** Any new Dairy for which a Conditional Use Permit is required, shall not be located within 100 FT, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, to any residentially zoned property or sensitive land use, including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate.

**B.** A Manure Only Composting Facility shall not be located within 0.25-mile, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, to any residentially zoned property or sensitive land use, including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate.

**C.** A Green Waste or combination Green Waste and Manure Composting Facility shall not be located within 0.50 mile, as measured in a straight line from any point along the outer boundaries of the property or lease space containing the use, to any residentially zoned property or sensitive land use, including hospitals and other healthcare facilities; senior citizen care facilities; preschools; daycare facilities; public or private elementary, middle (junior high) or high schools; public parks; recreation centers; sports parks; or any similar facility where minors (persons under 18 years of age) regularly congregate.

**D.** A 100-FT setback shall be maintained between a project's perimeter property line and any material being composted or anaerobic digester on the project site.

**E.** A Conditional Use Permit application for a Composting or Anaerobic Digestion Facility shall be submitted with a traffic study, which analyzes the impacts of project generated truck traffic on traffic from residential development in the area and the surrounding roadway system, and recommends measures to mitigate identified impacts to a level of non-significance and appropriate routes to freeways.

**F.** The following shall be considered for inclusion as conditions of approval, as appropriate, for any Composting or Anaerobic Digestion Facility requiring Conditional Use Permit approval:

**1.** Maintain good air flow through the compost material;

**2.** Turn compost based on temperature, not a schedule;

**3.** Restrict material movement to times when the potential for winds are low and general population is least (i.e., when people are indoors or away from their homes, and not on weekends);

**4.** Minimize disturbance of dusty areas by equipment;

**5.** Minimize dust by adding moisture to material when moving or turning, and regularly water dirt roadways, dry material, and unused areas;

**6.** Berms (defined as earthen mounds constructed along the perimeter of a composting site to minimize sight into the property and reduce debris from blowing off-site) shall be maximum 15 FT in height, and in no case higher than the allowed material rows;

**7.** Berms shall be set back minimum 10 FT behind a street property line and minimum 5 FT from all other property lines, or one-half the height of the berm, whichever is greater;

**8.** Berms shall be comprised primarily of soil, and shall have a slope not to exceed a 2:1 ratio (horizontal to vertical (h:v)). Berms can be as steep as 1.5:1, if properly evaluated, with appropriate calculations, by the City Engineer; and

**9.** The surface of the outside portions of the slopes (facing a public street) should have properly installed and maintained landscaping or hydro seeding with jute matting to prevent erosion or sloughing.

## 5.03.420: Wireless Telecommunications Facilities

The following regulations shall govern the establishment and operation of wireless telecommunications facilities:

**A. Review of Wireless Telecommunications Facilities.** All applications for wireless telecommunication facilities are subject to a 3-tier review process established by this Section. The Planning Director shall have the discretion to determine the design and level of review requirements for projects proposed in specific plan areas, based upon the similarity of the specific plan's land use designation to the citywide zoning districts.

**1.** Tier 1 Review. The following applications for wireless telecommunications facilities shall be reviewed and acted upon utilizing the Building Department's plan check review process:

**a.** A wireless telecommunications facility integrated into a building/structure design;

**b.** A roof-mounted wireless telecommunications facility that is less than 10 FT in height, which is architecturally screened from view and is located within a nonresidential zoning district;

**c.** The establishment of small cell wireless telecommunications facilities, which conform to the following conditions:

**(1)** Small cell wireless telecommunications facilities should be attached to existing City light standards; however, if new or replacement light standards are necessary, concrete of steel poles shall be used, which match poles in the surrounding area and is consistent with current City standards. The use of new or existing wood poles shall not be permitted.

**(2)** Small cell wireless telecommunications facilities shall be limited to single-carrier facilities.

**(3)** All transmission equipment, excluding antennas and remote radio units, shall be placed underground, to the extent possible, in a manner consistent with City regulations. To the extent that the project proponent determines that all transmission equipment cannot be placed underground, the project proponent shall provide written supporting justification to the City, which excludes the cost of equipment undergrounding, for review and approval by the Planning Director and City Engineer.

**(4)** Small cell wireless telecommunications facilities shall be erected to a height no greater than the height of surrounding light standards, not to exceed a total of 35 FT, including antennas, lightning rods, or other extensions.

**(5)** Supporting equipment, such as cabling and conduits, shall be concealed within the pole so as not to be visible to the public. All other equipment such as antennas, enclosures, brackets, equipment boxes, etc., shall be painted to match pole.

**(6)** A Small Cell Wireless Telecommunications Facilities Agreement by and between the City and the project proponent shall be prepared, and reviewed and approved by the City Council, prior to encroachment permit issuance by the City for the installation of small cell telecommunications facilities.

**d.** The alteration or expansion of existing wireless telecommunications facilities, or collocation of additional facilities with an existing wireless telecommunications facility, in any zoning district, that does not exceed the below-listed thresholds, the calculation for which shall be cumulative over time, following the initial approval of the telecommunications facility:

**(1)** The height of the existing antenna array is increased by no more than 20 percent or 20 FT, whichever is greater; however, no such increase in height shall be permitted to exceed the maximum height limit prescribed in this Section;

**(2)** The existing facility is increased by no more than 4 new equipment cabinets;

**(3)** The new facility will not have an additional protrusion more than 20 percent greater than the existing tower width; and

**(4)** Installation of the new facility will not require excavation outside existing leased or owned property and current easements. The calculation for such modifications shall be cumulative over time following the initial approval of the telecommunications facility. No such modification shall be permitted if the antenna array will exceed the maximum height prescribed by this Section (refer to Subparagraphs E.6.a and E.6.b of this Section).

**2.** Tier 2 Review.

**a.** A proposed wireless telecommunications facility meeting each of the following criteria shall require Development Plan approval pursuant to Section 4.02.025 (Development Plans) of this Development Code:

**(1)** The facility is located within a nonresidential zoning district;

**(2)** The facility is more than 500 FT from a residential zoning district, as measured in a straight line from any point along the outer boundaries of the property containing the wireless telecommunications facility;

**(3)** The facility complies with all development standards of this Section and the applicable zoning district;

**(4)** The facility is of a stealth design so as not to be recognized as a telecommunications facility; and

**(5)** All support equipment to the proposed facility is located within a completely enclosed structure or is otherwise screened from public view.

**b.** A new wireless telecommunications facility proposed within a nonresidential zoning district, which is to be collocated with an existing wireless telecommunications facility and complies with all development standards of this Section and the applicable zoning district, shall be reviewed and acted upon by the Development Advisory Board.

**3.** Tier 3 Review. A proposed wireless telecommunications facility meeting one or more of the following criteria shall require Development Plan approval pursuant to Section 4.02.025 (Development Plans) of this Development Code:

**a.** Wireless telecommunications facilities not meeting the above-stated Tier 1 or Tier 2 review criteria;

**b.** Wireless telecommunications facilities located 500 FT or less (as measured in a straight line from any point along the outer boundaries of the property containing the wireless telecommunications facility) from a residential zoning district;

**c.** All nonstealth wireless telecommunications facilities;

**d.** Wireless telecommunications facilities proposed in the AG Overlay District, excepting those facilities meeting the Tier 1 review criteria, above. In addition to requiring Development Plan approval, wireless telecommunications facilities proposed in the AG Overlay District shall also require Conditional Use Permit approval pursuant to Table 5.02-1 (Land Use Matrix) and Paragraph C.1.f (Conditionally Permitted Uses) of Section 6.01.035 (Overlay Zoning Districts) of this Development Code;

**e.** Wireless telecommunications facilities creating more than a minimal visual impact on surroundings, as determined by the Planning Director. In determining whether more than a minimal visual impact exists, the Planning Director shall consider the facility's location and size, the view of the facility from the public street and neighboring properties, and the contrast between the facility and other external structural equipment. The applicant may be required to perform tests that would replicate the height of a proposed facility in order to adequately assess potential visual impacts;

**f.** Wireless telecommunications facilities located within line-of-sight of any scenic corridor identified by the Policy Plan component of The Ontario Plan; and

**g.** Wireless telecommunications facilities that include a request for an increase in height, which exceeds the maximum height provisions established by Paragraph E.5 of this Section. The Reviewing Authority may consider an increase in height if the strict application of Paragraph E.5 of this Section would prevent a provider of wireless telecommunications services from attaining adequate coverage to a service area due to practical difficulties beyond the control of the service provider. The service provider shall clearly demonstrate the nature of the problem, and that no other reasonable alternative is available to provide adequate coverage to the service area.

**B. Additional Submittal Requirements.**

**1.** In addition to the general submittal requirements for plan checks, wireless telecommunication facilities requiring Development Plan and/or Conditional Use Permit approval shall provide the plans and information required by the *Minimum Filing Requirements Checklist* and the *Plan Preparation Guidelines and Minimum Plan Contents Checklist* of the General Application Packet.

**2.** The City may contract with an independent radio frequency engineering consultant, or other qualified professional with knowledge and expertise regarding wireless telecommunication systems, to verify applicant's technical assertions. Such verification may include, but is not limited to, issues related to transmission coverage requirements, required height of facilities, technical limitations related to collocating facilities, evaluation of new technologies that are available and the potential for interference with other facilities, such as public safety radio communications systems. All costs associated with verification shall be borne by the applicant.

**C. Performance Standards for Wireless Telecommunications Facilities.** The operator of a wireless telecommunications facility and/or the owner of the property upon which the facility is located is responsible for compliance with the following:

**1.** No existing or future wireless telecommunications facility shall interfere with any public safety radio communications system including but not limited to the 800 MHz radio system operated by the West End Communication Authority (WECA), which provides public safety

communications during emergencies and natural disasters. Pursuant to GC Section 38771, a violation of this standard constitutes a public nuisance.

**2.** If any wireless telecommunications facility is found to interfere with a public safety radio communications system, or any system facilitating the transmission or relay of voice or data information for public safety, the carrier and/or property owner shall immediately cease operation of the radio channel(s) causing system interference. Operation of an offending wireless telecommunications facility shall only be allowed to resume upon removal, or other resolution, of the interference, to the satisfaction of the City.

Any request for an increase in antenna height that would exceed the maximum height provisions established by Paragraph E.6 of this Section in order to resolve interference conflicts with a public safety radio communications system, shall only be considered by the City after the facility operator and/or property owner have sufficiently demonstrated that all feasible methods of eliminating the conflict have been considered.

**3.** A wireless telecommunications facility, including poles, antennas, materials used to camouflage or stealth the facility, and equipment buildings and enclosures, shall be maintained in a manner so as to ensure that the facility will maintain its original appearance. In the event that over time, with exposure to wind, rain, sunlight, etc., any part of the facility begins to flake, pit, fade, discolor, disintegrate, or otherwise not maintain its original appearance as initially constructed, as determined by the Planning Director, it shall be repaired/replaced at the sole expense of the carrier.

**4.** The inspection and approval of a wireless telecommunications facility shall be received from the Planning Department prior to Building Department final inspection and the establishment/release of permanent electrical power to the facility.

**5.** Wireless telecommunications facilities, including landscaping and surface areas, shall be continuously maintained free of weeds, debris, litter, and temporary signage. All graffiti shall be removed from the premises within 48 hours of discovery.

**D. Location Guidelines and Criteria.** All applications for wireless telecommunications facilities are subject to the following location guidelines and criteria:

**1.** The preferred order of location for wireless telecommunications facilities is: industrial zoning districts, followed in descending order by commercial, mixed-use, and residential zoning districts. If proposed within an established specific plan area, the preferred order of location, listed in descending order, is:

**a.** Industrial zoning/land use districts;

**b.** Business park zoning/land use districts;

**c.** Commercial zoning/land use districts;

**d.** Mixed Use zoning/land use districts; and

**e.** Residential zoning/land use districts.

**2.** Wireless communications facilities located within residential zoning districts shall be allowed only in conjunction with a nonresidential land use, such as, but not limited to, a church, fire station, park, or school.

**3.** Wireless telecommunications facilities may be located in close proximity to each other; provided, they utilize a stealth design, meet the height requirements of this Section, and are compatible with surrounding development. Wireless telecommunication facilities that are nonstealth in design shall be located a minimum of 1,000 FT from any other nonstealth wireless telecommunication facility, as measured in a straight line from any point along the outer boundaries of the property containing the wireless telecommunications facility.

**4.** Wireless telecommunication facilities shall not be located within any front or street side setback area.

**5.** Wireless telecommunications facilities shall not be located so as to create a nonconforming condition, such as reductions in parking, landscaping, loading zones or other applicable development standards.

**6.** Wireless telecommunications facilities shall be located where existing vegetation, structures, and/or topography provide the greatest amount of screening. Where insufficient screening exists, additional screening shall be provided through the installation of dense landscaping, installation of enhanced architectural treatments, or relocation of the facility so that the massing of existing buildings or vegetation will provide adequate screening. Support structures shall be constructed of galvanized steel and painted an unobtrusive color to neutralize and blend with surroundings or be of a stealth design.

**E.** **Development Standards.** It is a goal of the City that wireless telecommunications facilities be developed in harmony with the surrounding environment so as to be as unobtrusive as possible. This is especially true when located in visually prominent locations (e.g., along major thoroughfares, at entry points into the City, near high activity areas, etc.). The following guidelines are intended to ensure that the design of wireless telecommunications facilities is compatible with the community:

**1.** Wireless telecommunications facilities should:

**a.** Be collocated with another facility, where possible;

**b.** Be stealth in design, or building/structure or roof mounted as an integral architectural element on an existing structure; and

**c.** Utilize state-of-the-art wireless technology.

**2.** Wireless telecommunications facilities shall meet all applicable zoning and setback regulations of the zoning district in which they are located.

**3.** Wireless telecommunications facilities shall be installed and maintained in full compliance with all Federal, State and local codes and standards.

**4.** All proposed nonstealth facilities shall be designed to accommodate co-location of 2 or more service providers. To the extent possible, stealth facilities shall also be designed to accommodate co-location of facilities.

**5.** The height of wireless telecommunications facility support structures shall be the minimum necessary to provide adequate user coverage; however, an antenna or its support structure shall not exceed the maximum allowed height for wireless telecommunications facilities set forth below, except as provided for in Subparagraph A.3.f of this Section. The height of stealth design "tree" monopoles shall be measured to the top of the antenna arrays, with the branches/fronds extending above antenna arrays, to create a natural appearance.

**6.** The maximum height for wireless telecommunications facilities shall be as follows:

**a.** Freestanding single-carrier facilities shall not exceed 55 FT in height;

**b.** Freestanding collocated facilities (two or more carriers) shall not exceed 75 FT within the IL (Light Industrial), IG (General Industrial), and IH (Heavy Industrial) zoning districts, and 65 FT in height within all other zoning districts; and

**c.** Roof-mounted or building-mounted facilities shall not exceed 10 FT above the height of the building.

**7.** Prior to the issuance of a building permit for a wireless telecommunications facility, the carrier shall submit a Federal Aviation Administration determination for the proposed facility. Safety lighting or colors, if prescribed by the City or other approving agency, such as the Federal Aviation Administration, may be required for support structures.

**8.** Wireless communications facilities located within residential zoning districts shall be of stealth design.

**9.** All accessory equipment associated with the wireless telecommunications facility shall be screened from public view by a decorative fence, wall, landscaping, berming or a combination thereof, or shall be located within a building, enclosure or underground vault, which is designed, colored and textured to match the architecture of adjacent buildings or blend in with surrounding development.

**10.** All utilities associated with wireless telecommunications facilities shall be undergrounded. Cable connections from equipment structures to any antennae shall not be visible by the public.

**11.** The design of stealth wireless telecommunications facilities shall be compatible with the surrounding neighborhood. Stealth designs include building mounted designs and freestanding designs. Examples of building mounted designs include architecturally screened roof mounted facilities, facilities attached to a building/structure, bell towers, clock towers, or steeples, installation behind false windows, or other types of architectural features that are designed to camouflage the facility and are integrated into the building design. Examples of stealth freestanding wireless telecommunications facilities include facilities that are camouflaged as freestanding signage, flagpoles, light poles, or "tree" monopoles (such as "monopalms" and "monopines") that are blended with groupings of real trees. The use of "monopalms" should not be the default design if no other live palms are within the immediate surroundings. Wireless telecommunications facilities may be designed as, or within, a piece of public art or a historical monument for public benefit.

**12.** The use of whip and/or microwave dish antennas shall be permitted only if integrated into the design of a structure and/or if fully screened from public view.

**13.** Chainlink fencing is not permitted for containment of wireless telecommunications facilities, unless the fencing is located in the interior side or rear portion of property and is out of public view.

**14.** The use of lattice-type telecommunications towers shall not be permitted within the City.

**15.** Planning Department approval shall be received prior to any modification or addition to any existing wireless telecommunications facility.

**16.** Stealth wireless telecommunications facilities utilizing a flagpole monopole design shall comply with the following:

**a.** The flag to be placed on the flagpole monopole shall be proportionate in size to the height and diameter of the pole and shall be maintained at all times and replaced when needed due to weathering, as determined necessary by the Planning Director.

**b.** Only the National, State, County or City flags shall be flown on the flagpole. A flag shall be flown on the flagpole at all times, which shall be properly lighted.

**c.** Covers concealing antenna arrays shall be painted to match the flagpole.

**17.** Stealth wireless telecommunications facilities utilizing a monopine design shall comply with the following:

**a.** The branch count shall be a minimum of 3 branches per lineal FT of trunk height. Branches shall be randomly dispersed and of differing lengths to provide a natural appearance.

**b.** Simulated bark shall extend the entire length of the pole (trunk), or the branch count shall be increased so that the pole is not visible.

**c.** Branches and foliage shall extend beyond an antenna array a minimum of 2 FT horizontally and 7 FT vertically, in order to adequately camouflage the array, antennas and bracketry. In addition, antennas and supporting bracketry shall be wrapped in artificial pine foliage.

**d.** The size and spread of antenna arrays shall be the minimum necessary to ensure that they are adequately camouflaged.

**e.** A minimum of 2 live pine trees shall be planted for each proposed monopine, which shall have the same growth habit as the pine tree being simulated by the monopine and shall be in scale with the height of the monopine. The pine trees may be planted adjacent to the proposed monopine, or elsewhere on the site as deemed appropriate by the Planning Director. The planting of additional trees and tree species may be required for larger project sites.

**18.** Stealth wireless telecommunications facilities utilizing a monopalm design shall comply with the following:

**a.** All antennas shall be fully concealed within a "pineapple ball" (also referred to as "growth ball" or "terminal bud ball") located at the end of the trunk. Furthermore, all wires

and connectors shall be fully concealed within the trunk, and all unused ports (for co-location) shall have covers installed.

**b.** Simulated bark shall extend the entire height of the pole (trunk).

**c.** A minimum of 2 live palm trees shall be planted for each proposed monopalm, which shall have the same growth habit as the type of palm tree being simulated by the monopalm and shall be in scale with the height of the monopalm. The palm trees may be planted adjacent to the proposed monopalm, or elsewhere on the site as deemed appropriate by the Planning Director. The planting of additional trees and tree species may be required for larger project sites.

**19.** A sign measuring 2 FT high by 2 FT wide shall be posted at the exterior entrance of wireless telecommunications facilities, and clearly visible to the public, identifying the carrier(s) and contact telephone number(s) for reporting emergency and maintenance issues.

## 5.03.425: Work/Live Units

**A.** **Purpose.** The purpose of this Section is to provide for, and make feasible, the construction of new buildings, and the reuse of existing buildings, for joint work/live units occupied by artists, artisans, professionals, and similarly situated individuals, as contemplated by HSC Section 17958.11.

**B.** **Applicability.** Work/live units shall be allowed pursuant to the provisions of this Section, within the zoning districts designated in Table 5.02-1 (Land Use Matrix) as permitting "work/live units."

**C.** **Definitions.** As used in this Section, the following words, terms, and phrases are defined as follows:

**1.** Adaptability. The capability of altering or adding to certain building spaces, and/or elements such as kitchen counters, sinks, and grab bars, so as to accommodate the needs of persons with or without disabilities or to accommodate the needs of persons with different types or degrees of disabilities.

**2.** Artist or Artisan. One whose works are subject to aesthetic criteria. An individual who practices one of the fine arts, who works in one of the performing arts including music, or whose trade or profession requires a knowledge of design, drawing, painting, sculpting, writing or similar trades such as the creative and/or applied arts. This definition specifically does not include tattoo applicators, and designers/fabricators of drug and tobacco paraphernalia/accessories.

**3.** Commercial Building Use. An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee.

**4.** Industrial Building Use. A use engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials.

**5.** Listed or Listing. Terms referred to equipment and materials that are shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions, and which listing states that the material or equipment complies with accepted national standards that are approved, or standards that have been evaluated for conformity with approved standards.

**6.** Prevailing Code. The adopted federal, state, and local laws and regulations to be applied at the time of permit application.

**7.** Professional. One who engages in a pursuit or is active professionally in fields that include architecture, education, law, computer programming, media, and similar fields.

**8.** Work/Live Unit. An area comprised of one or more rooms or floors in new construction, or in a building originally designed for industrial or commercial occupancy that has been remodeled, which includes each of the following:

**a.** Cooking space and sanitary facilities;

**b.** Sleeping space; and

**c.** Assigned working space in, adjacent to, or near the unit.

**D. Administration.**

**1.** Requirements for Application.

**a.** An application for a work/live unit permit shall be made pursuant to the prevailing Building and Fire Codes. The application shall be accompanied by architectural drawings (drawn pursuant to standards established by the Building Official) depicting the existing uses within the building or new construction, and where the proposed work/live units will be located.

**b.** The Building Official shall be responsible for distributing a copy of the submitted application and architectural drawing to all affected departments for review and approval.

**c.** A Certificate of Appropriateness shall be required for properties that meet the State or local criteria for historic resources.

**2.** Work/Live Units Permit Required. No building shall be used for work/live units unless a work/live permit has first been obtained from the Building Department.

**3.** Building Permit Required. No building or structure regulated by this Section shall be constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished unless a separate permit for each building, or portion thereof, has first been obtained from the Building Official.

**4.** Business License Requirement. No work/live unit shall be occupied without obtaining an appropriate business license pursuant to OMC Title 3 (Finance), Chapter 1 (Business License Regulations), commencing with Section 3-1.101.

**5.** Certificate of Occupancy.

**a.** *Use and Occupancy.* No work/live unit shall be used or occupied until the Building Official and the Fire Marshall have completed and approved their final inspection of the unit, and a certification of occupancy has been requested for the work/live unit. In a complex with multiple work/live units, an individual unit or units can receive final inspection(s), request a

certificate of occupancy, and be occupied, prior to all units being completed and receiving final inspection.

**b.** *Occupancy Violations.* Whenever any portion of a building designated as work/live is being used contrary to the provisions of this code, the Building Official may order such use discontinued within the unit or specified portion of the building. Provided the violation is not life threatening to the occupants within the building, such person shall discontinue the use within 7 days after the receipt of such notice, as prescribed by the Building Official, to make the structure, or portion thereof, comply with the requirements of this code.

**E. Development Criteria.** The following criteria shall be imposed upon the development of work/live units:

**1.** Work/live units may be located in upper stories, basements (below grade), or within the first floor of all commercial and industrial buildings.

**2.** Work/live developments that have frontage along Holt Boulevard or Euclid Avenue, where the City has designated a historic retail corridor, the first 20 FT of floor area depth at the street level frontage shall be devoted to pedestrian-oriented gallery, showroom, retail, or similar commercial activity, except that if the 20 FT of floor area depth exceeds 30 percent of the primary ground floor area, less than 20 FT of depth is allowed as determined appropriate by the Reviewing Authority.

**3.** Each work/live unit shall be provided a primary entry from common areas, such as hallways, corridors, and/or exterior portions of the building, including courtyards, breezeways, parking areas, common open spaces, and public spaces.

**4.** Where any unit containing a work/live occupancy is adjacent to any other unit containing a separate work/live occupancy, such units shall be separated by one-hour fire resistant floors and walls, except that if 2 or more work-live units are combined into a single suite, then the partition walls and floors do not need to be fire rated.

**5.** Doors opening into corridors shall be protected by 20-minute fire assemblies or solid wood doors, not less than 1.75 inches thick. Where an existing frame will not accommodate a 1.75-inch thick door, a 1.375-inch thick solid, bonded wood core door, or equivalent insulated steel door, shall be permitted. The doors shall be provided with a gasket so installed as to provide a seal where the door meets the stop on both sides and across the top.

**6.** The minimum area of a work/live unit shall be 700 SF. No more than 50 percent of the primary floor or level (i.e., excluding mezzanines, upper levels, and raised sleeping areas) of any individual work/live unit shall be used or arranged for residential purposes, such as a sleeping area and kitchen, except that in new construction, work/live units on upper floors, or on ground floors without public street frontage, do not have a minimum area set aside for work purposes.

**7.** The residential occupancy in any work/live unit shall not exceed 4 persons.

**8.** For the purposes of determining the minimum number of persons for which the building exiting system shall be designed, the occupant load factors prescribed by the California Building Code shall be used.

**9.** Each work/live unit shall have one openable window accessible for exiting, with an opening of not less than 20 inches wide by 30 inches high, or a second exit door. Any security bars

placed over required window openings shall be operable and have an opening not less than 20 inches wide by 30 inches high. Work/live units are not required to meet light and ventilation standards for habitable spaces if no life-safety hazard is created.

**10.** The life-safety requirements contained in the Building Code shall apply to all work/live units. For the purpose of providing a reasonable degree of life-safety for individuals occupying work/live units, the code provisions regarding dwelling units shall apply.

**11.** All work/live units shall be provided with single station smoke detectors, which shall receive their primary power from the building's wiring system and provided with a battery backup. Smoke detectors shall be installed pursuant to approved manufacturer's instructions and shall be mounted on the ceiling at a point centrally located in the residential portion of the unit and in each sleeping-room separated by floor to ceiling walls. In the working area of the work/live unit, one hardwired smoke detector shall be centrally located on the ceiling. Where the working area is subdivided into separate rooms by floor to ceiling walls, one smoke detector shall be installed on the ceiling of each workroom.

**12.** Any new commercial or industrial building developed with work/live units shall retain its industrial or commercial classification. Any building converted or partly converted to work/live units shall not be considered to have changed occupancy classification (i.e., there is no intensification of use).

**13.** All work/live units, including any alteration to a work/live unit, shall be required to meet the minimum life-safety standards set forth in this Section, and the following requirements:

**a.** Each work/live unit shall have a kitchen area consisting of a sink and garbage disposal, with ground fault interrupted circuit outlets provided.

**b.** Each work/live unit shall have sanitation facilities consisting of a toilet, lavatory, and shower and/or bathtub.

**c.** Each work/live unit shall have an approved UL listed heating system in the residential portion of the unit.

**d.** Habitable space shall have a dimension of not less than 7 FT.

**e.** Restrooms and bathrooms located on the primary floor area of a work/live unit shall be designed and equipped to be adaptable to ADA compliance, and shall include the following:

**(1)** 36-inch doors.

**(2)** Inside 60-inch diameter clear wheelchair turning radius.

**(3)** Water closet meeting ADA fixture specifications.

**(4)** Water closet with ADA clearances from adjacent walls.

**(5)** Walls shall include necessary blocking for the installation of ADA grab bars.

**(6)** Sinks shall meet ADA height and clearance specifications.

**(7)** All switches and outlets shall meet ADA specifications.

**f.** Restrooms and bathrooms located on the second level of a work/live unit (e.g., mezzanines or upper levels) can follow residential standards for bathrooms if an ADA compliant restroom is available to visitors within the building and on an accessible path of travel from the unit. Table 5.03-8 (Minimum Number of Work/Live Units to be Equipped with a Shower Adaptable for ADA Compliance), below, prescribes the number of all work/live units within the building that shall be equipped with a shower that can be adapted for ADA compliance.

***Table 5.03-7: Minimum Number of Work/Live Units to be Equipped with a Shower Adaptable for ADA Compliance***

| *Number of Work/Live Units* | *Number of Units with Adaptable Showers* |
|---|---|
| Fewer Than 5 Units: | None |
| 5 to 12 Units: | One Unit |
| 13 to 20 Units: | 2 Units |
| More than 20 Units: | 2 Units, Plus One Unit for Each 7 Work/Live Units in Excess of 20 Units |

**14.** Energy insulation need not be installed, nor energy audits and mitigations provided, resulting from work/live units being developed within an existing building. In addition, sound mitigations need not be provided or installed resulting from work/live units being developed within an existing building, unless otherwise required by a Conditional Use Permit. However, all new buildings shall comply with current Building Code requirements for new construction.

**15.** Stairways serving a mezzanine, or second level of a work/live unit, shall comply with the City's Building Code; stairs are to have an 8-inch maximum rise a 9-inch minimum run and a 30-inch minimum width. In addition, mezzanines of less than 400 SF may be accessed by spiral stairways or other similar reduced tread, open riser alternative stairways. A mezzanine can cover up to 50 percent of the primary floor area of a work/live unit without being considered a story or triggering additional exiting requirements.

**16.** An elevator need not be provided resulting from work/live units being developed within an existing building; however, all new buildings shall comply with current Building Code requirements for new construction.

**17.** Modifications that create a life-safety hazardous condition shall not be authorized by the Building Official. The Building Official shall have the power to render interpretations of this Section and to adopt and enforce rules and supplemental regulations, which are in conformance with the intent and purpose of this Section, in order to clarify the application of its provisions.

**18.** Existing buildings that are renovated to include work/live units shall be presumed to have adequate parking for both the renovated and unaltered portions of the building. Stalls for work/live units are not required to be covered or secured.

**19.** New construction of work/live units shall provide off-street parking facilities pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code. The intent is to provide lower, flexible parking standards wherever possible and appropriate. Consideration shall be given to shared parking systems, on and off street parking resources, compatibility with historic patterns of development, and the availability of mass transit resources.

**F. Conditions of Approval.** The following conditions of approval shall be imposed upon any work/live units established pursuant to this Section:

**1.** Business hours shall be clearly posted within the main lobby area of the building containing work/live units.

**2.** Sales of artists' materials shall be restricted to products of the occupant and similar or related items. Sales of drug and tobacco related paraphernalia/accessories are prohibited.

**3.** Work/live units shall be occupied and used only by an artist, artisan, professional, or a similarly situated individual and their family, consisting of not more than 4 unrelated persons.

*This page intentionally left blank*

## Chapter 6.0:
# Development and Subdivision Regulations

Division 6.01—District Standards and Guidelines
Division 6.02—Walls, Fences and Obstructions
Division 6.03—Off-Street Parking and Loading
Division 6.04—Congestion Management and Trip Reduction
Division 6.05—Landscaping
Division 6.06—Street Naming and Address Numbering
Division 6.07—Reserved
Division 6.08—Development Projects and Subdivisions
Division 6.09—Reserved
Division 6.10—Reserved
Division 6.11—Shopping Cart Retention and Storage

*This page intentionally left blank*

# Division 6.01—District Standards and Guidelines

Sections:


6.01.000: Purpose
6.01.005: Applicability
6.01.010: Residential Zoning Districts
6.01.015: Commercial Zoning Districts
6.01.020: Mixed Use Zoning Districts
6.01.025: Industrial Zoning Districts
6.01.030: Specialized Use Zoning Districts
6.01.035: Overlay Zoning Districts


## 6.01.000: Purpose

This Division addresses development standards and guidelines, to ensure that proposed development produces an environment of stable and desirable character, is compatible with existing and future development in the vicinity, and protects the use and enjoyment of neighboring properties consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

## 6.01.005: Applicability

**A. New Development Projects and Land Uses.** The requirements of this Chapter shall apply to all proposed development projects and subdivisions, and new land uses, except as specified in Division 3.01 (Nonconforming Lots, Uses, Structures, and Signs), and shall be considered in combination with the provisions of Division 5.03 (Standards for Specific Land Uses, Activities, and Facilities). If any provision of this Division conflicts with the standards contained in Division 5.03 (Standards for Specific Land Uses, Activities, and Facilities), the standards contained in Division 5.03 (Standards for Specific Land Uses, Activities, and Facilities) shall control.

**B. Conformity with District Regulations.**

**1.** No site or structure shall be used for any purpose or in any manner other than in conformity with the regulations of the zoning district in which the site or structure is located.

**2.** No structure is to be erected and no existing structure is to be moved, altered, or enlarged, except in conformity with the regulations of the zoning district in which the structure or use is located.

**3.** No required yard or open space area related to any structure or use shall be used, encroached upon, or reduced in any manner, except in conformity with the regulations of the zoning district in which the yard or open space is located.

**4.** No lot or parcel shall be reduced in area to less than the minimum area prescribed for the district in which the site is located, unless a Variance is granted pursuant to Section 4.02.020 (Departures from Development Standards) of this Development Code.

**5.** Any lot that is shown on a recorded map prior to November 5, 1947, and that had a legal area, width, and frontage at the time the subdivision map was recorded or the lot was legally created, may be used for an allowed land use, and shall be subject to all other regulations applicable to the zoning district in which the site is located.

## 6.01.010: Residential Zoning Districts

**A.** **Purpose.** The purpose of the provisions of this Section is to ensure that development within residential zoning districts of the City will contribute toward an urban environment of stable, desirable character; which is harmonious with existing and future development; and is consistent with the goals and policies of the Policy Plan (General Plan) component of The Ontario Plan. These regulations are further established to:

**1.** Assist in implementing the goals and objectives of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan;

**2.** Reserve appropriate areas for residential living in a variety of dwelling types and tenures, at reasonable ranges of population densities, that will accommodate the City's future population growth;

**3.** Encourage the continued vitality of existing neighborhoods, and, where appropriate, encourage the revitalization of neighborhoods by the use of appropriate standards and incentives;

**4.** Provide a physical environment that contributes to, and enhances, the quality of life;

**5.** Promote stable neighborhoods that are well designed, safe, and pleasant places to live, and that contributes to the establishment of Ontario as a "complete community;"

**6.** Ensure adequate light, air, privacy, and open space for dwellings;

**7.** Establish architectural and design guidelines to encourage a high quality appearance of new and remodeled structures;

**8.** Establish standards ensuring that new infill residential construction is consistent with the character and fabric of existing neighborhoods, including densities, design and exterior appearance;

**9.** Protect residential properties from the hazards of traffic congestion, noise, fire, explosion, noxious fumes, and other hazards;

**10.** Facilitate the provision of public utilities and services commensurate with their need; and

**11.** Allow for innovative and flexible methods of implementing the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

**B.** **Applicability.** The standards and guidelines established by this Section shall apply to each of the City's residential zoning districts. The provisions of this Section shall apply to all residential

land subdivision and any new residential construction, addition, remodel, or reallocation requiring a building permit or other similar entitlement by the City.

**C. Development Standards.** The design and development of residentially zoned properties shall comply with the following:

**1.** Traditional Single-Family Residential Development Standards.

**a.** Traditional single-family residential development projects shall comply with the requirements of Table 6.01-1 (Traditional Single-Family Residential Development Standards), which specifies development standards within the AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts.

**b.** Traditional single-family residential development projects consist of the construction of one or more single-family (detached) dwellings within zoning districts that allow for such development pursuant to Table 5.01-1 (Land Use Matrix) of this Development Code and which meet or exceed the minimum lot size (area and dimensions) of the affected zoning district, as prescribed in Table 6.01-1 (Traditional Single-Family Residential Development Standards) of this Division. Examples of traditional single-family residential development are contained in Figure 6.01-1A (Example Development—Traditional Single-Family Residential) and Figure 6.01-1B (Example Development—Traditional Single-Family Residential with Public Alley Access) of this Division.

**2.** Small Lot Traditional Single-Family Residential Development Standards.

**a.** Small lot traditional single-family residential development projects shall comply with the requirements of Table 6.01-2A (Small Lot Traditional Single-Family Residential Development Standards), which specifies development standards within the LDR-5, MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts.

**b.** Small lot traditional single-family residential development projects consist of the construction of single-family (detached) dwellings in zoning districts that allow for such development pursuant to Table 5.01-1 (Land Use Matrix) of this Development Code, and which meet or exceed the minimum lot size (area and dimensions) of the affected zoning district, as prescribed in Table 6.01-2A (Small Lot Traditional Single-Family Residential Development Standards) of this Division. Examples of traditional single-family residential development are contained in Figure 6.01-2A (Example Development—Small Lot Traditional Single-Family Residential) of this Division.

**3.** Small Lot Alley-Loaded Single-Family Residential Development Standards.

**a.** Small lot alley-loaded single-family residential development projects shall comply with the requirements of Table 6.01-2B (Small Lot Alley-Loaded Single-Family Residential Development Standards), which specifies development standards within the LDR-5, MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts.

**b.** Small lot alley-loaded single-family residential development projects consist of the construction of one or more single-family (detached) dwellings, which take garage access from a private lane/alleyway or public alley, and are located within zoning districts that allow for such development pursuant to Table 5.01-1 (Land Use Matrix) of this Development Code, and which meet or exceed the minimum lot size (area and dimensions) of the affected zoning district, as prescribed in Table 6.01-2B (Small Lot Alley-Loaded Single-Family Residential Development Standards) of this Division. An example of small lot alley-loaded single-family residential

development is contained in Figure 6.01-2B (Example Development—Small Lot Alley-Loaded Single-Family Residential) of this Division.

**4.** Cluster Single-Family Residential Development Standards.

**a.** Cluster single-family residential development projects shall comply with the requirements of Table 6.01-2C (Cluster Single-Family Residential Development Standards), which specifies development standards within the LDR-5, MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts.

**b.** Cluster single-family residential development projects consist of the construction of 3 or more single-family (detached) dwellings, which take garage access from a private lane/alleyway or public alley, and are located within zoning districts that allow for such development pursuant to Table 5.01-1 (Land Use Matrix) of this Development Code, and which meet or exceed the minimum lot size (area and dimensions) of the affected zoning district, as prescribed in Table 6.01-2C (Cluster Single-Family Residential Development Standards) of this Division. An example of cluster single-family residential development is contained in Figure 6.01-2C (Example Development—Cluster Single-Family Residential) of this Division.

**5.** Multiple-Family Residential Development Standards.

**a.** Multiple-family (attached) residential development projects shall comply with the requirements of Table 6.01-3 (Multiple-Family Residential Development Standards), which specifies development standards within the MDR-11, MDR-18, MDR-25, and HDR-45 zoning districts.

**b.** Multiple-family (attached) residential development projects consist of the construction of multiple-family (attached) dwellings in zoning districts that allow for such development pursuant to Table 5.01-1 (Land Use Matrix) of this Development Code, and which meet or exceed the development standards prescribed in Table 6.01-3 (Multiple-Family Residential Development Standards) of this Division. Examples of multiple-family residential development are contained in Figure 6.01-3A (Example Multiple-Family Development—MDR-11 (5.1 to 11.0 DU/Acre) Zoning District), Figure 6.01-3B (Example Multiple-Family Development—MDR-18 (11.1 to 18.0 DU/Acre) Zoning District), Figure 6.01-3C (Example Multiple-Family Development—MDR-25 (18.1 to 25.0 DU/Acre) Zoning District), and Figure 6.01-3D (Example Multiple-Family Development—HDR-45 (25.1 to 45.0 DU/Acre) Zoning District) of this Division.

**6.** Nonresidential Land Uses within Residential Zoning Districts. Nonresidential land uses allowed within residential zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code shall comply with the setback requirements applicable to multiple-family developments, except as follows:

**a.** The minimum building setback from any exterior (front and street side) property line that abuts a street or public alley shall meet the requirements of the zoning district upon which the building is located.

**b.** The minimum building setback from any interior residential property line (a property line that abuts another residentially zoned property) shall be 25-FT.

**c.** The minimum off-street parking space, drive aisle, or driveway setback, from any exterior property line or from any interior residential property line, shall be 10-FT. Off-street parking facilities shall not be located adjacent to a Euclid Avenue property line.

*Table 6.01-1: Traditional Single-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | | | Additional Regulations |
|---|---|---|---|---|---|---|
| | AR-2 | RE-2 | RE-4 | LDR-5 | MDR-11, MDR-18, MDR-25 & HDR-45 | |
| **A. SITE DEVELOPMENT STANDARDS** | | | | | | |
| **1. Density Range** (minimum to maximum, in dwelling units per acre) | 0 to 2.0 | 0 to 2.0 | 2.1 to 4.0 | 2.1 to 5.0 | MDR-11: 5.1 to 11.0<br>MDR-18: 11.1 to 18.0<br>MDR-25: 18.1 to 25.0<br>HDR-45: 25.1 to 45.0 | Notes 2, 4 & 5 |
| **2. Minimum Lot Size** | | | | | | |
| **a.** Minimum (in SF) | 18,000 | 10,000 | | 7,200 | 5,000 | Note 1 |
| **b.** Average (in SF) | | 18,000 | | 8,000 | 6,000 | |
| **3. Maximum Lot Coverage** | 30% | 40% | | 50% | 60% | |
| **4. Minimum Lot Dimensions** | | | | | | |
| **a.** Lot Width | | | | | | |
| **(1)** Interior Lots | 100 FT | 70 FT | | 60 FT | 50 FT | Note 1 |
| **(2)** Corner Lots | 120 FT | 80 FT | | 65 FT | 50 FT | Note 1 |
| **(3)** Cul-de-Sac Lots | | | | | | |
| **(a)** At Front Property Line | 40 FT | | | | | Note 1 |
| **(b)** At Front Building Setback | 70 FT | | | 60 FT | 40 FT | Note 1 |
| **b.** Lot Depth | 135 FT | 100 FT | | 75 FT | 100 FT | Note 1 |
| **5. Equestrian Trails Required** | Yes | | No | | | If yes, see Section 6.01.010. G.9 |
| **6. Walls, Fences, and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts). | | | | | |
| **7. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | | | |
| **8. Landscaping** | Refer to Division 6.05 (Landscaping) and Paragraph 6.01.010.G.6 (Landscaping). | | | | | |
| **9. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | | | |
| **10. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | | | |
| **11. Signs** | Refer to Division 8.1 (Sign Regulations). | | | | | |
| **12. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | | | |

*Table 6.01-1: Traditional Single-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | | | Additional Regulations |
|---|---|---|---|---|---|---|
| | AR-2 | RE-2 | RE-4 | LDR-5 | MDR-11, MDR-18, MDR-25 & HDR-45 | |
| **13. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | | | |
| **14. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | | | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | | | | | |
| **1. Minimum Setback from Street and Alley Property Lines** | | | | | | Note 9 |
| **a.** From Freeways | 20 FT | | | | | |
| **b.** From Arterial Streets | 30 FT – Front<br>For street side and rear setbacks, refer to the Collector and Local Streets standards, below. | | | | | Note 7 |
| **c.** From Collector and Local Streets | 30 FT | | 20 FT – Front<br>10 FT – Front Garage Other (side-on condition)<br>10 FT – Street Side<br>10 FT – Street Rear 1st Floor<br>20 FT – Street Rear 2nd/3rd Floor | | | Note 7 |
| **d.** From Rear Alleys | 10 FT – 1st Floor<br>20 FT – 2nd/3rd Floor<br>5 FT –Garage Entry (1st Floor Only)<br>10 FT –Garage Other (1st Floor Only)<br>For side alley conditions, refer to the Interior Property Lines standards, below. | | | | | Note 8 |
| **2. Minimum Setbacks from Interior Property Lines** | | | | | | |
| **a.** From Side Property Lines | 10 FT | | 5 FT | | | Note 3 |
| **b.** From Rear Property Lines | 25 FT | | 10 FT – 1st Floor Living Area<br>20 FT – 2nd/3rd Floor Living Area<br>10 FT – Patio Covers | | | |
| **3. Minimum Separation Between Buildings** | 6 FT (from buildings on the same lot) | | | | | |
| **4. Maximum Height** | 35 FT | | | | | |
| **5. Minimum Setback from Major Pipelines** | 50 FT (to any habitable structures) | | | | | Note 6 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located (refer to Subsection 3.01.010.B of this Development Code).*

2. *A density bonus and other incentives pursuant to GC 65915 through 65918 may be granted by the Approving Authority. Refer to Subsection 6.01.010.H (Density Bonus and Other Incentives) of this Section.*

3. *When vehicle parking is provided at the rear of a lot (whether within a garage or carport, or uncovered) that does not have alley access, a minimum 10-FT interior side building setback, which is clear of meters and mechanical equipment, shall be provided to ensure clear vehicular access to the rear of the lot.*

4. *Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.*

5. *A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.*

6. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*

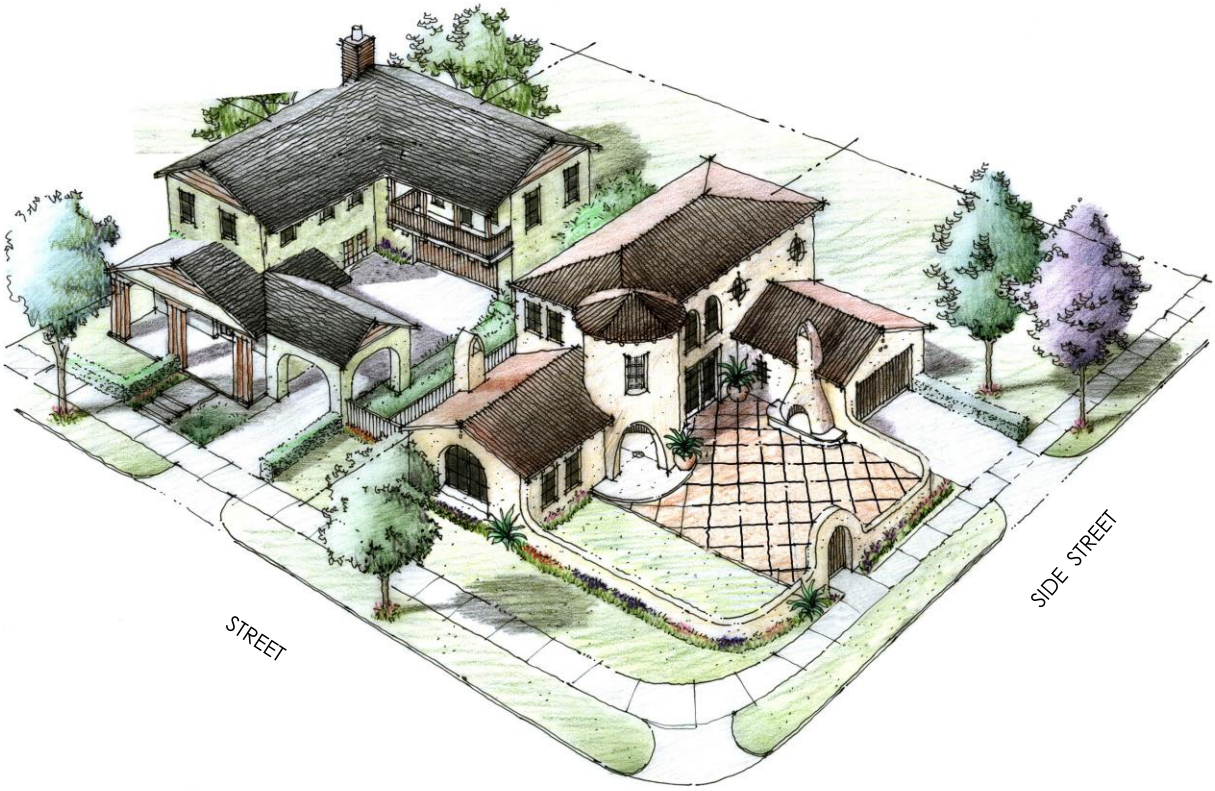
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*

    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*

7. *On a lot having a street adjacent rear property line (arterial, collector and local streets, only), for the purpose of wall placement, each wall shall be setback a minimum of 5 FT behind the street property line to allow for landscaping beyond any required parkway landscaping.*

8. *A traditional single-family lot shall maintain a useable rear yard area having minimum horizontal dimension of 20 FT in any direction and a clear vertical dimension of 8 FT.*

9. *The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 FT behind face-of-curb (a.k.a., "parkway").*



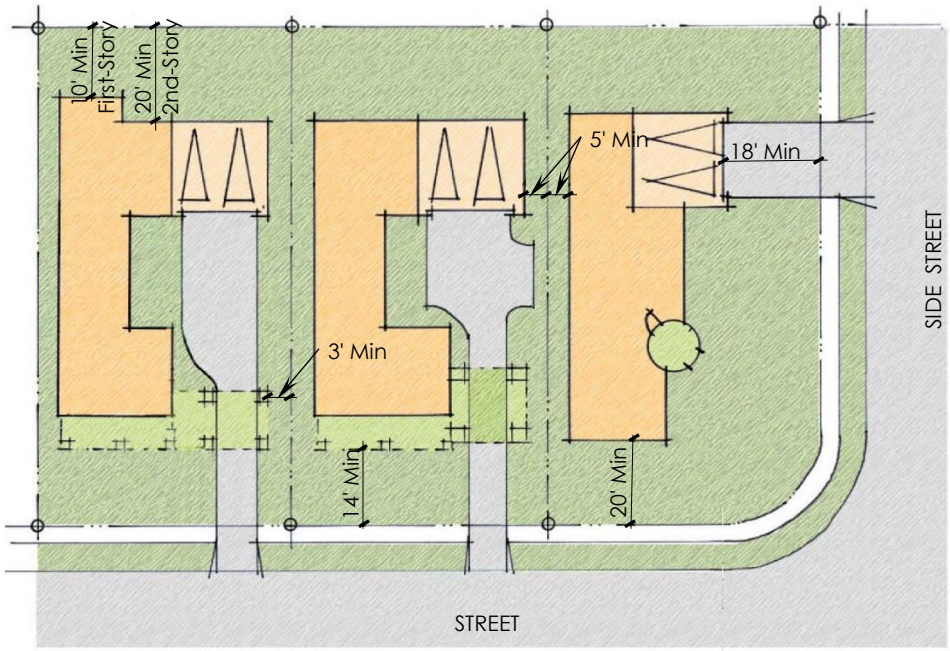




*Figure 6.01-1A: Example Development—Traditional Single-Family Residential*

*Figure 6.01-1B: Example Development—Traditional Single-Family Residential with Public Alley Access*

*Table 6.01-2A: Small Lot Traditional Single-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **A. SITE DEVELOPMENT STANDARDS** | | | | |
| **1. Density Range** (minimum to maximum, in dwelling units per acre) | 2.1 to 5.0 | 5.1 to 11.0 | MDR-18: 11.1 to 18.0<br>MDR-25: 18.1 to 25.0<br>HDR-45: 25.1 to 45.0 | Notes 2, 3 & 4 |
| **2. Minimum Project Area** | One acre | | | Note 1 |
| **3. Minimum Lot Size** | 4,000 SF – Interior Lot<br>4,500 SF – Corner Lot | | 2,800 SF – Interior Lot<br>3,200 SF – Corner Lot | |
| **4. Maximum Lot Coverage** | 55% | 60% | 70% | |
| **5. Minimum Lot Dimensions** | | | | |
| **a.** Lot Width | 40 FT – Interior Lots<br>45 FT – Corner Lots | | 35 FT – Interior Lots<br>40 FT – Corner Lots | |
| **b.** Lot Depth | 75 FT | | 70 FT | |
| **6. Minimum Parking Space (Uncovered), Drive Aisle, and Driveway Setbacks** | | | | |
| **a.** From Project Boundary Street Property Lines | 20 FT - Freeways<br>30 FT – Arterial Streets<br>20 FT – All Other Streets | | | |
| **b.** From Project Boundary Interior Property Lines | 5 FT | | | |
| **7. Equestrian Trails Required** | No | | | |
| **8. Walls, Fences, and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts). | | | |
| **9. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | |
| **10. Open Space and Recreation Amenities** | Refer to Subsection 6.01.010.E (Open Space Requirements for Small Lot Traditional and Alley-Loaded Development Projects, Cluster Single-Family Development Projects, and Multiple-Family and Mixed-Use Development Projects). | | | |
| **11. Landscaping** | Refer to Division 6.05 (Landscaping) and Paragraph 6.01.010.G.6 (Landscaping). | | | |
| **12. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | |
| **13. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | |
| **14. Signs** | Refer to Division 8.1 (Sign Regulations). | | | |
| **15. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | |

*Table 6.01-2A: Small Lot Traditional Single-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **16. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | |
| **17. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | | | |
| **1. Minimum Setback from Street Property Lines** | | | | Note 7 |
| **a.** From Freeways | 20 FT | | | |
| **b.** From Arterial Streets | 30 FT – Front<br>For street side, rear, and alley setbacks, refer to the Collector and Local Streets standards, below. | | | |
| **c.** From Collector and Local Streets | | | | |
| **(1)** From Street Front | 14 FT – Living Area<br>18 FT – Garage Entry<br>10 FT – Other Garage (side-on condition) | | | |
| **(2)** From Street Side | 10 FT | | | Note 6 |
| **(3)** From Street Rear | 10 FT – 1st Floor<br>15 FT – 2nd/3rd Floors<br>18 FT – Garage Entry<br>5 FT –Garage Other (1st Floor Only)<br>5 FT – Patio Covers | | | Note 6 |
| **d.** From Alley Rear | 5 FT –Garage (1st Floor Only)<br>10 FT – Rear 2nd/3rd Floors<br>For side alley conditions, refer to the Interior Property Lines standards, below. | | | |
| **2. Minimum Setback from Interior Property Lines** | | | | |
| **a.** From Side Property Lines | 5/4 FT | | | Note 8 |
| **b.** From Rear Property Lines | 10 FT - Living Area<br>5 FT –Garage (1st Floor Only)<br>5 FT – Patio Cover to Side or Rear | | | |
| **3. Minimum Separation Between Buildings** | 6 FT (from buildings on the same lot) | | | |
| **4. Maximum Building Height** | 35 FT | | | |
| **5. Minimum Setback from Major Pipelines** | 50 FT (to habitable structures) | | | Note 5 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.*
2. *A density bonus and other incentives pursuant to GC 65915 through 65918 may be granted by the Approving Authority. Refer to Subsection 6.01.010.H (Density Bonus and Other Incentives).*
3. *Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.*
4. *A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.*
5. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
6. *On a lot having a street adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 FT behind the street property line to allow for landscaping beyond any required parkway landscaping.*
7. *The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 FT behind face-of-curb (a.k.a., "parkway").*
8. *The interior side property line setback may be reduced to 4 FT if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-FT wide outdoor use area clear of walls, thereby allowing a minimum 8–FT wide side to side building separation.*

**Small Lot Traditional Single-Family Residential; 4,000/4,500 SF Lots**

**Small Lot Traditional Single-Family Residential; 2,800/3,200 SF Lots**

*Figure 6.01-2A: Example Development—Small Lot Traditional Single-Family Residential*

*Table 6.01-2B: Small Lot Alley-Loaded Single-Family Development Standards*

| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **A. SITE DEVELOPMENT STANDARDS** | | | | |
| **1. Density Range** (minimum to maximum, in dwelling units per acre) | 2.1 to 5.0 | 5.1 to 11.0 | MDR-18: 11.1 to 18.0;<br>MDR-25: 18.1 to 25.0;<br>HDR-45: 25.1 to 45.0 | Notes 2, 3 & 4 |
| **2. Minimum Project Area** | One acre | | | Note 1 |
| **3. Minimum Project Dimensions** | 200 FT – Width<br>200 FT - Depth | | | Note 1 |
| **4. Minimum Lot Size** | | | | |
| a. Lot width | 40 FT – Interior Lots<br>45 FT – Corner Lots | | 35 FT – Interior Lots<br>40 FT – Corner Lots | |
| b. Lot Depth | 75 FT | | 70 FT | |
| **5. Maximum Lot Coverage** | 55% | 60% | 70% | |
| **6. Minimum Lot Dimensions** | N/A | | | |
| **7. Minimum Parking Space (Uncovered) and Private Street, Drive, or lane/Alleyway Setbacks** | | | | |
| a. From Project Boundary Street Property Lines | 20 FT - Freeways<br>30 FT – Arterial Streets<br>20 FT – Other Streets | | | |
| b. From Project Boundary Interior Property Lines | 5 FT | | | |
| **8. Equestrian Trails Required** | No | | | |
| **9. Walls, Fences, and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts). | | | |
| **10. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | |
| **11. Open Space and Recreation Amenities** | Refer to Subsection 6.01.010.E (Open Space Requirements for Small Lot Traditional and Alley-Loaded Development Projects, Cluster Single-Family Development Projects, and Multiple-Family and Mixed-Use Development Projects). | | | |
| **12. Landscaping** | Refer to Division 6.05 (Landscaping) and Paragraph 6.01.010.G.6 (Landscaping). | | | |
| **13. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | |
| **14. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | |
| **15. Signs** | Refer to Division 8.1 (Sign Regulations). | | | |
| **16. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | |

*Table 6.01-2B: Small Lot Alley-Loaded Single-Family Development Standards*

| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **17. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | |
| **18. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | | | |
| **1. Minimum Setback from Street Property Lines** | | | | Note 8 |
| **a.** From Freeways | 20 FT | | | |
| **b.** From Arterial Streets | 30 FT | | | Note 5 |
| **c.** From Collector and Local Streets | 10 FT - Front<br>10 FT – Street Sides<br>15 FT – Street Rear | | | Note 5 |
| **2. Minimum Setback from Project Boundary Property Lines** | 10 FT – Project Boundaries<br>5/4 FT – Side<br>10 FT – Rear<br>5 FT – Patio Cover | | | Note 6 |
| **3. Minimum Setback from Private Drives** | 10 FT – Living Area<br>6 FT – Porch (Single-Story)<br>18 FT – Garage Entry<br>10 FT – Other Garage (side/rear) | | | Note 8 |
| **4. Minimum Setback from Private Lanes/Alleyways** | 10 FT – Living Area<br>5 FT – Garage | | | |
| **5. Minimum Setback from Parking Spaces** | 10 FT | | | |
| **6. Minimum Separations Between Buildings** | | | | |
| **a.** Dwelling Front to Front | 25 FT | | | |
| **b.** Dwelling Front to Side | 20 FT | | | |
| **c.** Dwelling Side to Side | 10/8 FT | | | Note 6 |
| **d.** Dwelling Rear to Rear | 20 FT | | | |
| **e.** Garage to Garage | 30 FT – Entry to Entry<br>30 FT – Entry to Side<br>10/8 FT – Side to Side<br>10/8 FT – Side to Rear | | | Note 6 |
| **7. Maximum Building Height** | 35 FT | | | |
| **8. Minimum Setback from Major Pipelines** | 50 FT (to habitable structures) | | | Note 7 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.*
2. *A density bonus and other incentives pursuant to GC 65915 through 65918 may be granted by the Approving Authority. Refer to Subsection 6.01.010.H (Density Bonus and Other Incentives).*
3. *Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.*
4. *A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.*
5. *On lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 FT behind the street property line to allow for landscaping beyond any required parkway landscaping.*
6. *The interior side property line setback may be reduced to 4 FT if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-FT wide outdoor use area clear of walls, thereby allowing a minimum 8–FT wide side to side building separation.*
7. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
8. *The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 FT behind face-of-curb (a.k.a., "parkway").*

*Note: Private lanes/alleyways shall be provided with enhanced paving, such as interlocking pavers, integral color stamped and/or scored concrete, or other similar materials acceptable to the Planning Director.*

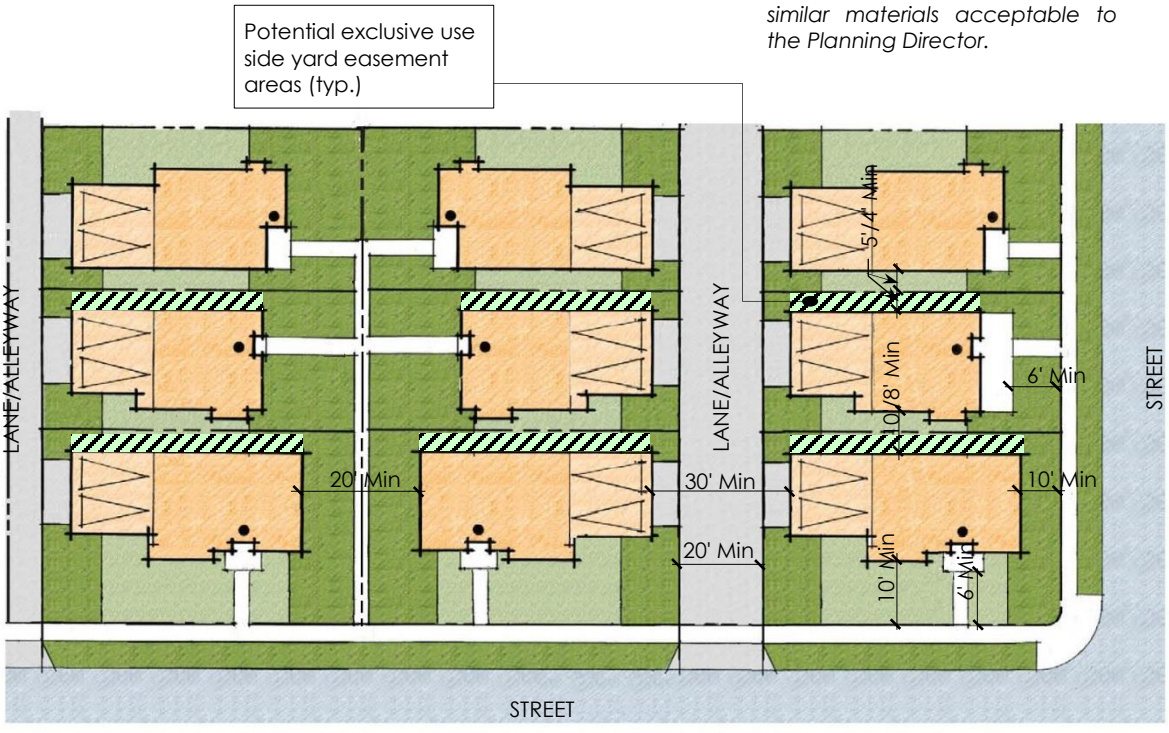



***Figure 6.01-2B: Example Development—Small Lot Alley-Loaded Single-Family Residential Example***

*Table 6.01-2C: Cluster Single-Family Residential Development Standards*

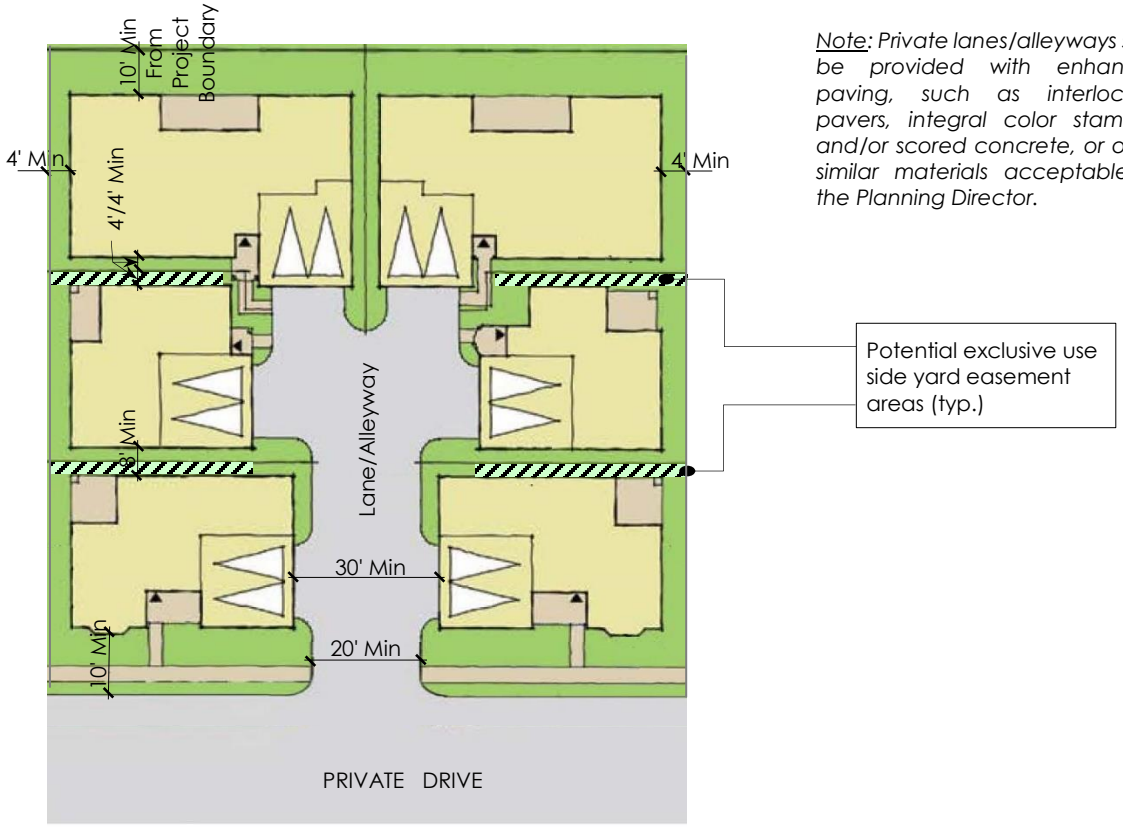
| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **A. SITE DEVELOPMENT STANDARDS** | | | | |
| **1. Density Range** (minimum to maximum, in dwelling units per acre) | 2.1 to 5.0 | 5.1 to 11.0 | MDR-18: 11.1 to 18.0<br>MDR-25: 18.1 to 25.0<br>HDR-45: 25.1 to 45.0 | Notes 2, 3 & 4 |
| **2. Minimum Project Area** | One acre | | | Note 1 |
| **3. Minimum Project Dimensions** | 200 FT - Width<br>200 FT - Depth | | | Note 1 |
| **4. Minimum Lot Size** | N/A | | | |
| **5. Maximum Lot Coverage** | N/A | | | |
| **6. Minimum Lot Dimensions** | N/A | | | |
| **7. Minimum Parking Space (Uncovered) and Private Street, Drive, or lane/Alleyway Setbacks** | | | | |
| **a.** From Project Boundary Street Property Lines | 20 FT - Freeways<br>30 FT – Aerial Streets<br>20 FT – Other Streets | | | |
| **b.** From Project Boundary Interior Property Lines | 5 FT | | | |
| **8. Equestrian Trails Required** | No | | | |
| **9. Walls, Fences, and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts). | | | |
| **10. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | |
| **11. Open Space and Recreation Amenities** | Refer to Subsection 6.01.010.E (Open Space Requirements for Small Lot Traditional and Alley-Loaded Development Projects, Cluster Single-Family Development Projects, and Multiple-Family and Mixed-Use Development Projects). | | | |
| **12. Landscaping** | Refer to Division 6.05 (Landscaping) and Paragraph 6.01.010.G.6 (Landscaping). | | | |
| **13. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | |
| **14. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | |
| **15. Signs** | Refer to Division 8.1 (Sign Regulations). | | | |
| **16. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | |
| **17. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | |

*Table 6.01-2C: Cluster Single-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | Additional Regulations |
|---|---|---|---|---|
| | LDR-5 | MDR-11 | MDR-18, MDR-25 & HDR-45 | |
| **18. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | | | |
| **1. Minimum Setback from Public Street Property Lines** | | | | Note 8 |
| **a.** Freeways | 20 FT | | | |
| **b.** Arterial Streets | 30 FT | | | Note 5 |
| **c.** Collector and Local Streets | 20 FT - Front<br>10 FT – Street Sides<br>15 FT – Street Rear | | | Note 5 |
| **2. Minimum Setback from Interior Property Lines** | 10 FT – Project Boundaries<br>4 FT – Side<br>4 FT – Rear<br>4 FT – Patio Cover | | | Note 6 |
| **3. Minimum Setback from Private Drives** | 10 FT – Living Area<br>5 FT – Porch (Single-Story)<br>≤ 5 FT or ≥ 18 FT – Garage Entry<br>10 FT – Garage Other | | | Note 8 |
| **4. Minimum Setback from Lanes/Alleyways** (measured from back-of-curb) | 5 FT – Living Area<br>5 FT – Porch (Single-Story)<br>5 FT – Garage | | | |
| **5. Minimum Setback from Parking Spaces** | 10 FT – Living Area<br>8 FT – Porch (Single-Story)<br>5 FT - Garage | | | |
| **6. Minimum Separation Between Buildings** | | | | |
| **a.** Dwelling Front to Front | 30 FT | | | |
| **b.** Dwelling Front to Side | 14 FT | | | Note 6 |
| **c.** Dwelling Side to Side | 8 FT | | | Note 6 |
| **d.** Dwelling Side to Rear | 8 FT | | | |
| **e.** Dwelling Rear to Rear | 16 FT | | | |
| **f.** Garage to Garage | 30 FT – Entry to Entry<br>30 FT – Entry to Side<br>8 FT – Side to Side<br>8 FT – Side to Rear | | | Note 6 |
| **7. Maximum Building Height** | 35 FT | | | |
| **8. Minimum Setback from Major Pipelines** | 50 FT (to habitable structures) | | | Note 7 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.*
2. *A density bonus and other incentives pursuant to GC 65915 through 65918 may be granted by the Approving Authority. Refer to Subsection 6.01.010.H (Density Bonus and Other Incentives).*
3. *Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.*
4. *A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.*
5. *On a lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 FT behind the street property line to allow for landscaping beyond any required parkway landscaping.*
6. *The interior side property line setback may be combined with the side setback area of the adjacent property to create a single minimum 8-FT wide outdoor use area clear of walls, which is defined in the project CC&Rs.*
7. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
8. *The minimum setback from private streets and drives shall be measured from a line running parallel to the street/drive, which is located 12 FT behind face-of-curb (a.k.a., "parkway").*




*Note: Private lanes/alleyways shall be provided with enhanced paving, such as interlocking pavers, integral color stamped and/or scored concrete, or other similar materials acceptable to the Planning Director.*

***Figure 6.01-2C: Example Development—Cluster Single-Family Residential***

*Table 6.01-3: Multiple-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | | Additional Regulations |
|---|---|---|---|---|---|
| | MDR-11 | MDR-18 | MDR-25 | HDR- 45 | |
| **A SITE DEVELOPMENT STANDARDS** | | | | | |
| **1. Density Range** (minimum to maximum, in dwelling units per acre) | 5.1 to 11.0 | 11.1 to 18.0 | 18.1 to 25.0 | 25.1 to 45.0 | Notes 1, 2, 6 & 7 |
| **2. Minimum Project Area** | 0.23 Acre (10,000 SF) | | | 1.0 AC | Note 1 |
| **3. Minimum Project Dimensions** | | | | | |
| a. Width | 100 FT | | | 180 FT | Note 1 |
| b. Depth | 100 FT | | | 200 FT | Note 1 |
| **4. Maximum Project Coverage** | 60% | | | 100% | |
| **5. Minimum Lot Size** | N/A | | | | |
| **6. Maximum Lot Coverage** | N/A | | | | |
| **7. Minimum Lot Dimensions** | | | | | |
| a. Lot Width<br>b. Lot Depth | Refer to Subsection 6.08.045.C (Common Interest Subdivisions are Exempt from Minimum Lot Area and Building Setback Requirements). | | | | |
| **8. Minimum Parking Space (Uncovered), Drive Aisle and Driveway Setbacks** | | | | | |
| a. From Project Boundary Street Property Line | 20 FT – Freeways<br>20 FT – Arterial Streets<br>10 FT – Collector and Local Streets | | | 10 FT – Freeways<br>10 FT – Arterial Streets<br>10 FT – Collector and Local Streets | |
| b. From Project Boundary Interior Property Line | 5 FT | | | | |
| **9. Equestrian Trails Required** | No | | | | |
| **10. Walls, Fences and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts). | | | | |
| **11. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | | |
| **12. Open Space and Recreation Amenities** | Refer to Subsection 6.01.010.E (Open Space Requirements for Small Lot Traditional and Alley-Loaded Development Projects, Cluster Single-Family Development Projects, and Multiple-Family and Mixed-Use Development Projects). | | | | |
| **13. Landscaping** | Refer to Division 6.05 (Landscaping) landscape standards. Also refer to Paragraph 6.01.010.G.6.c (Single-Family Cluster and Multiple-Family Development) for additional standards addressing multiple-family development within commercial zoning districts. | | | | |
| **14. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | | |

*Table 6.01-3: Multiple-Family Residential Development Standards*

| Requirements | Residential Zoning Districts | | | | Additional Regulations |
|---|---|---|---|---|---|
| | MDR-11 | MDR-18 | MDR-25 | HDR- 45 | |
| **15. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | | |
| **16. Signs** | Refer to Division 8.1 (Sign Regulations). | | | | |
| **17. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | | |
| **18. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | | |
| **19. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | | |
| **B BUILDING DEVELOPMENT STANDARDS** | | | | | |
| **1. Minimum Setback from Public Street Property Lines** | 20 FT – Freeways<br>30 FT – Arterial Streets<br>20 FT – Collector and Local Streets | | | 10 FT | Notes 3 & 9 |
| **2. Minimum Setback from Interior Project Boundary Property Lines** | 5 FT | | | | Note 4 |
| **3. Minimum Setback from Public Alley Property Lines** | 5 FT | | | | |
| **4. Minimum Setback from Private Drives/Alleyways** (from edge of drive aisle) | | | | | |
| a. Living Area | 15 FT | | | | |
| b. Garages and Other Nonhabitable Structures | 5 FT | | | | |
| **5. Minimum Setback from Dwellings to Parking Spaces** | | | | | |
| a. Living Area | 10 FT | | | | |
| b. Garages and Other Nonhabitable Structures | 5 FT | | | | |
| **6. Minimum Setback from Parking Space or Drive Aisle to Wall or Fence** | 5 FT | | | | |
| **7. Minimum Separation Between Detached Buildings** | | | | | |
| a. Dwelling Front to Front | ≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT | | | | |
| b. Dwelling Front to Rear | ≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT | | | | |
| c. Dwelling Front to Side | ≤ 2-Stories: 25 FT; ≥ 3 Stories: 30 FT | | | | |
| d. Dwelling Side to Side | ≤ 2-Stories: 10 FT; ≥ 3 Stories: 15 FT | | | | |

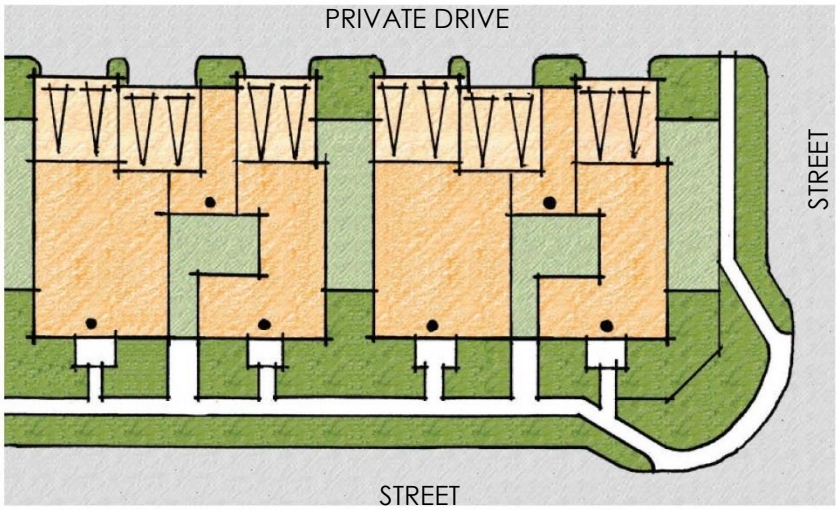
***Table 6.01-3: Multiple-Family Residential Development Standards***

| Requirements | Residential Zoning Districts | | | | Additional Regulations |
|---|---|---|---|---|---|
| | MDR-11 | MDR-18 | MDR-25 | HDR- 45 | |
| **e.** Dwelling Side to Rear | 15 FT | | | | |
| **f.** Dwelling Rear to Rear | 20 FT | | | | |
| **g.** Garage to Garage (or other nonhabitable structures) | 30 FT – Entry to Entry<br>30 FT – Entry to Side<br>10 FT – Side to Side<br>10 FT – Side to Rear | | | | |
| **8. Minimum Storage Space** | 240 CF | | | | Note 5 |
| **9. Maximum Building Height** | 35 FT | 45 FT | 60 FT | 75 FT | |
| **10. Minimum Setback from Major Pipelines** | 50 FT (to habitable structures) | | | | Note 8 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all of the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum number of dwelling units allowed within the specified density range for the applicable zoning district.*
2. *A density bonus and other incentives pursuant to GC Sections 65915 through 65918, may be granted by the Approving Authority. Refer to Subsection 6.01.010.H (Density Bonus and Other Incentives).*
3. *A health risk assessment shall be required for multiple-family development projects located within close proximity to a freeway, as determined by the Zoning Administrator.*
4. *A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-FT setback from the corresponding interior property line.*
5. *Adequate lockable private storage space shall be provided within a garage or storage building, or a space directly accessible from the dwelling. Exterior closets accessed from patios or balconies may be used if screened from public view.*
6. *Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.*
7. *A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.*
8. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
9. *The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 FT behind face-of-curb (a.k.a., "parkway").*

***Triplex Townhomes — 5.1 to 11 DU/Acre***



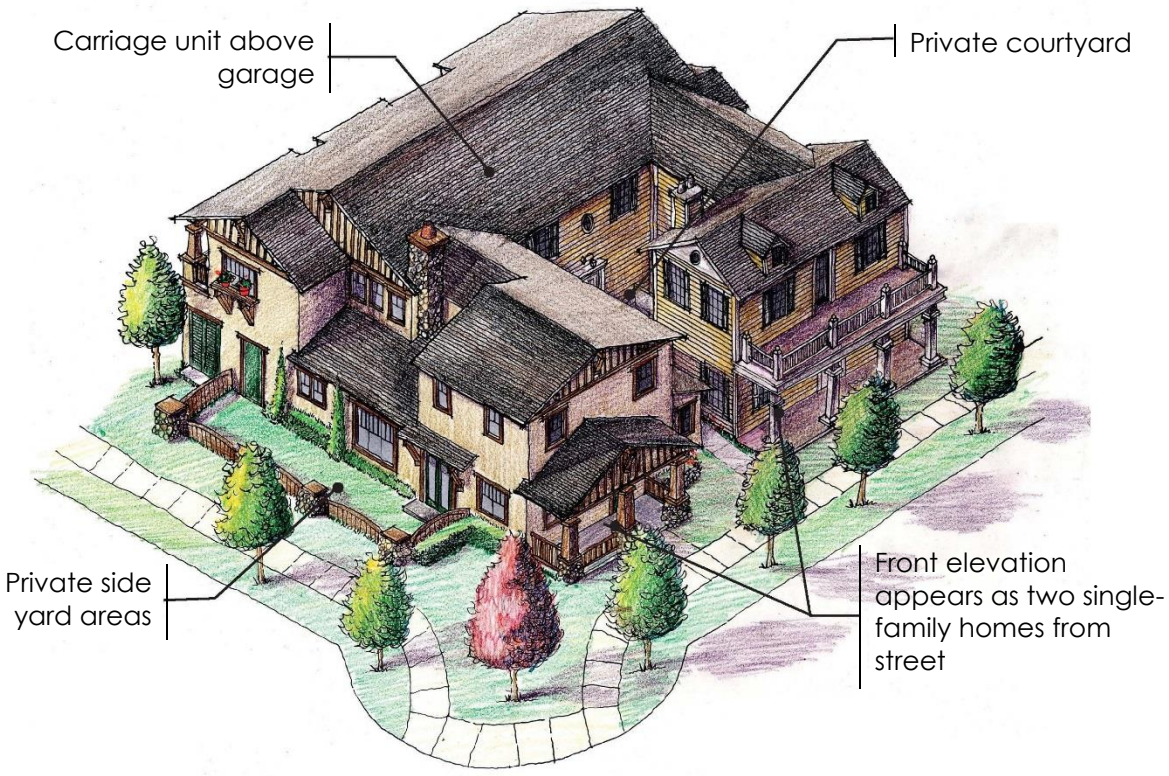
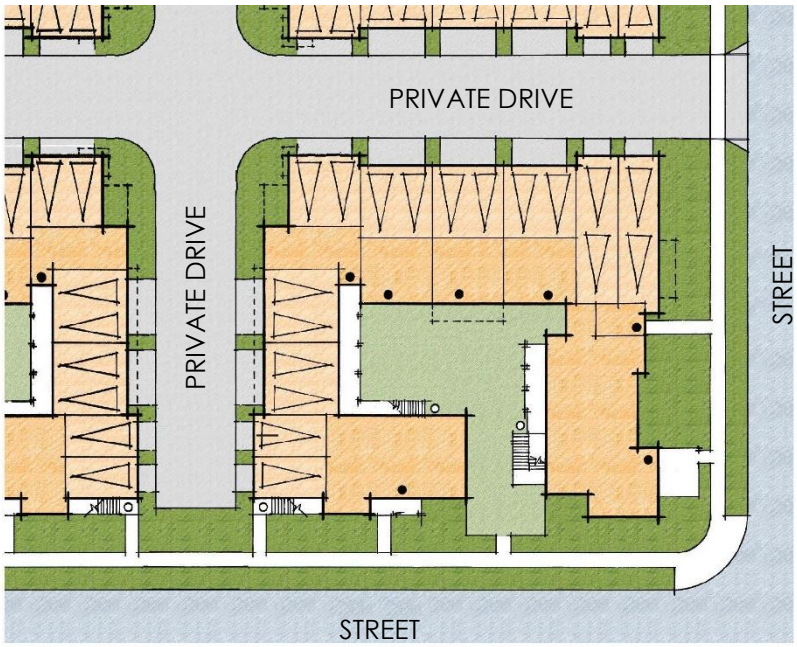




*Figure 6.01-3A: Example Multiple-Family Development — MDR-11 (5.1 to 11.0 DU/Acre) Zoning District*

***Courtyard Townhomes — 11.1 to 18 DU/Acre***



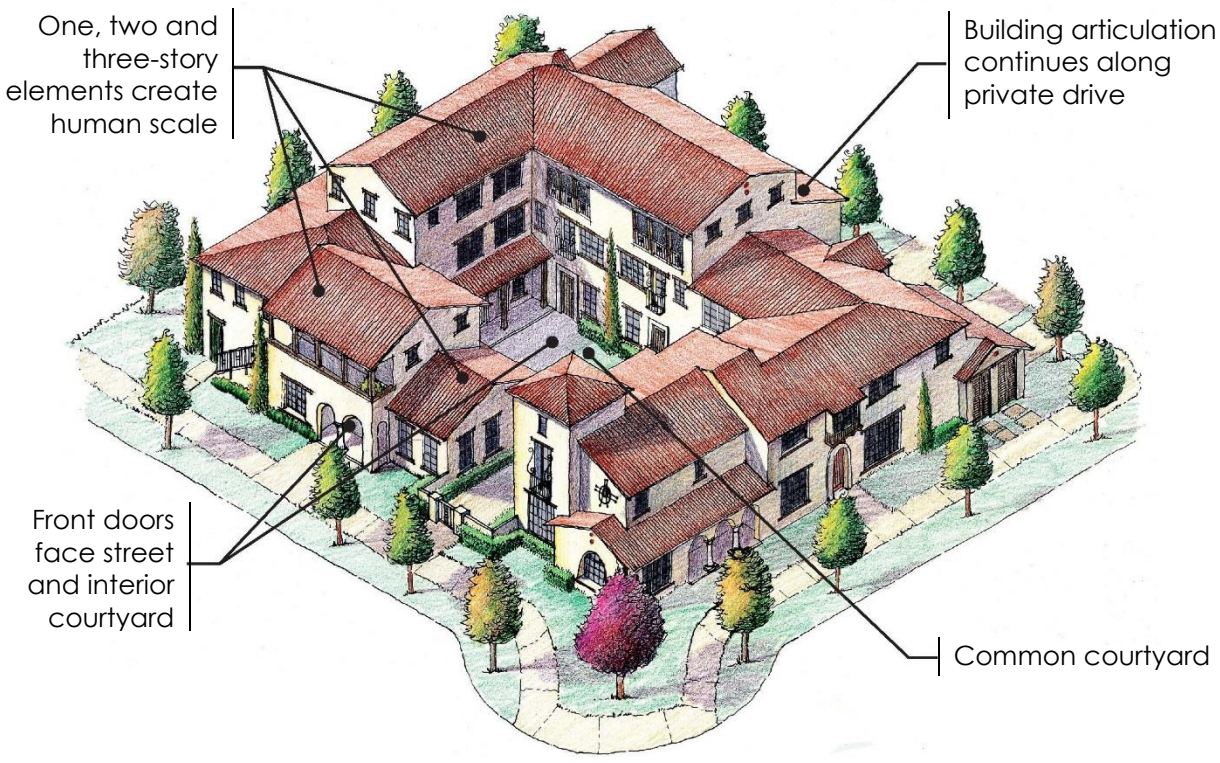




*Figure 6.01-3B: Example Multiple-Family Development — MDR-18 (11.1 to 18.0 DU/Acre) Zoning District*

***Motorcourt Townhomes — 18.1 to 25 DU/Acre***

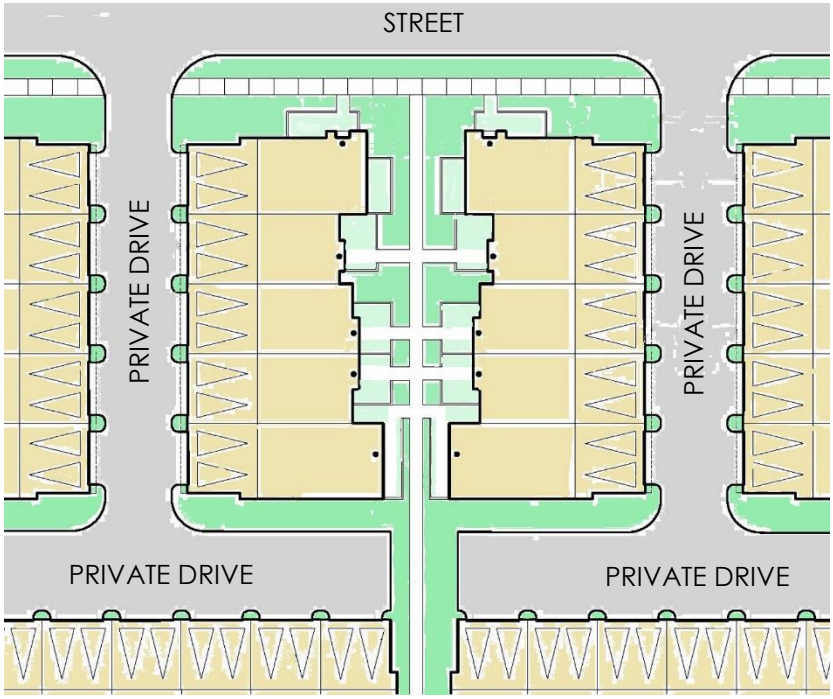


*Figure 6.01-3C: Example Multiple-Family Development — MDR-25 (18.1 to 25.0 DU/Acre) Zoning District*

***Stacked Flats Condominiums Over Podium Parking — 25.1 to 45 DU/Acre***

*Figure 6.01-3D: Example Multiple-Family Development — HDR-45 (25.1 to 45.0 DU/Acre) Zoning District*

**D. Exceptions to Development Standards.** The following exceptions from the maximum height and minimum setback requirements stipulated in Table 6.01.010-1 (Traditional Single-Family Residential Development Standards), Table 6.01.010-2 (Single-Family Residential Small Lot and Cluster Development Standards), and Table 6.01.010-3 (Multiple-Family Residential Development Standards) shall be permitted:

**1.** Height.

**a.** *Aerials and Antennas, Chimneys, Cupolas, Elevator Penthouses, Flagpoles, Monuments, Parapet Walls, Spires, Towers, Water Tanks, and Other Similar Structures*. Aerials and antennas, chimneys, cupolas, elevator penthouses, flagpoles, monuments, parapet walls, spires, towers, water tanks, and other similar structures may be erected to a height of up to 25 percent above the prescribed height limit of the base zoning district.

**b.** *Amateur (HAM) Radio Antennas*. HAM radio antennas may exceed the maximum prescribed height limit of a zoning district by a maximum of 10 FT. The Zoning Administrator, however, may allow HAM radio antennas to exceed this height limitation if it is necessary to accommodate amateur radio service communications. A HAM radio antenna that exceeds the maximum prescribed height limit of the zoning district in which it is located shall not exceed the minimum height and dimensions necessary to accommodate amateur radio service communications.

**c.** *Wireless Telecommunication Facilities*. Wireless telecommunication facilities shall comply with Section 5.03.420 (Wireless Telecommunications Facilities) of this Development Code.

**2.** Encroachments into Required Setback Areas.

**a.** *Attached Porte Cocheres.* Porte cocheres attached to the main dwelling may extend into a required front setback a maximum of 30 percent of the required setback depth and may extend into a side setback a maximum of 50 percent of the required setback width, provided the porte cochere is no greater than 20 FT in width. In no case, however, shall the side setback width be reduced to less than 3 FT.

**b.** *Cornices, Eaves, Canopies, Decorative Wall Elements, and Similar Architectural Features*. Cornices, eaves, canopies, decorative wall elements, and similar architectural features may extend into a required front, street side, or rear setback area, a maximum of 50 percent of the required setback, not to exceed 2.5 FT.

**c.** *Fireplaces and Chimneys.* Fireplaces and chimneys may extend a maximum of 2 FT into a required front, rear, side, or street side setback area; however, in no case shall the side setback be reduced to less than 3 FT.

**d.** *Porches, Patios, and Decks.* A porch, patio, or deck, may extend up to 30 percent into a required street setback area, provided the porch, patio, or deck, is no greater than 20 FT in width.

**e.** *Decorative Archways, Pergolas, and Porticos.* Decorative archways, pergolas, and porticos may be located within a front or street side setback area, provided the structure does not exceed 5 FT in width, 4 FT in depth, and 8 FT in height, and a minimum clear interior vertical dimension of 7 FT is maintained.

**f.** *Patio Covers.* Support structure for patio covers (i.e., columns, beams, and lintels) attached to single-family dwellings may extend into a required rear setback, to within 10 FT of the rear property line, to within 5 FT of an interior property line and to within 5 FT of a street side property line.

**g.** *Signs*. Signs allowed pursuant to Division 8.1 (Sign Regulations) of this Development Code may encroach into a required front or street side setback area, or rear setback area of a through-lot.

**h.** *Single-Story Additions to Single-Family Dwellings.* Single-story additions to single-family dwellings may extend into a required rear setback to within 10 FT of the rear property line, provided the building addition does not occupy more than 25 percent of the required rear setback area.

**i.** *Stairwells and Balconies.* Open, unenclosed stairways and balconies, which are not covered by a roof or canopy, may extend a maximum of 4 FT into a required setback area; however, in no case shall the side setback be reduced to less than 2.5 FT.

**j.** *Walls, Fences, and Obstructions.* Walls, fences, and obstructions may be permitted within required setback areas pursuant to the provisions of Division 6.02 (Fences, Walls, and Obstructions) of this Chapter.

**k.** *Utility and Storage Closets.* Utility and storage closets may extend a maximum of 2 FT into a required rear or side setback area. In no case, however, shall the setback be reduced to less than 3 FT.

**E. Open Space Requirements for Small Lot Traditional and Alley-Loaded Development Projects, Cluster Single-Family Development Projects, and Multiple-Family and Mixed-Use Development Projects.**

**1.** It is the intent of this section to ensure sufficient open space areas for the active enjoyment of recreational activities by residents and guests of small lot single-family and cluster development projects, and multiple-family and the residential portion of mixed-use development projects. In this regard, active open space elements shall be of sufficient size and location, and easily accessible to each dwelling unit.

**2.** Active open space areas that feature recreational amenities, such as pools, spas, court activities, etc., shall be placed and managed so as not to infringe upon the peacefulness of any neighboring traditional single-family development. The following open space areas shall contribute to the open space requirements for single-family small lot and cluster development projects, and multiple-family and the residential portion of mixed-use development projects:

**a.** *Minimum Open Space Requirements.*

**(1) Small Lot Traditional and Alley-Loaded Development Projects, and Cluster Single-Family Development Projects—**Small lot traditional, small lot alley-loaded, and cluster single-family development projects, which consist of more than 3 dwellings, shall devote a minimum of 20 percent of the project site to open space (private and common area), and shall include common recreation amenities and facilities pursuant to Paragraph E.2.c (Common Active Open Space Area) et seq., of this Section.

**(2) Minimum Open Space Requirements for Multiple-Family and Mixed-Use Development Projects—**

**(a)** Table 6.01-4 (Minimum Open Space Requirements for Multiple-Family and Mixed-Use Development Projects), below, establishes the minimum open space requirements for multiple-family development projects and the multiple-family residential portion of mixed-use development projects consisting of more than 3 dwellings. The required open space area shall be calculated on a per unit basis and includes **[i]** private open space for the exclusive use of a dwelling's occupants and guests, and **[ii]** common open space areas for the enjoyment of all residents within a development project. Common open space consists of active areas, with recreation facilities, and passive areas incorporating features that enhance the appearance and desirability of a development project, such as turf areas, exotic plantings, pathways, waterscape, hardscape, rockscapes, benches, gazebos, raised planters, and other unique features.

*Table 6.01-4: Minimum Open Space Requirements for Multiple-Family and Mixed-Use Development Projects*

| Open Space Type | Zoning Districts | | |
|---|---|---|---|
| | MDR-11 & MDR-18 | MDR-25 | HDR-45 |
| Private Open Space | 200 SF (40%) | 150 SF (37.5%) | 60 SF (20%) |
| Common Open Space | 300 SF (60%) | 250 SF (62.5%) | 250 SF (80%) |
| Total Open Space | 500 SF (100%) | 400 SF (100%) | 310 SF (100%) |

**(b)** The ratios of "private" open space area to "common" open space area specified in Table 6.01-4 (Minimum Open Space Requirements for Multiple-Family and Mixed-Use Development Projects), above, are recommended and may be adjusted by the developer, based upon the housing market the proposed development is intended to serve, and subject to approval by the Approving Authority for the project. At a minimum, the "required total" open space for each zoning district shall be provided by all single-family residential small lot and cluster development projects, and multiple-family development projects.

**(c)** Off-street parking spaces, drive aisles, driveways, loading areas, or service areas, shall not be included in minimum open space calculations.

**b.** *Private Open Space Areas.*

**(1)** For small lot and cluster single-family development projects, a contiguous useable private open space area shall be provided for each dwelling at ground level, with a minimum clear horizontal dimension of 15 FT in depth by 15 FT in width (225 SF), and a minimum clear vertical dimension of 8 FT.

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

**(3)** Private ground level open spaces located on the street side of a structure shall be screened from street public view by a decorative wall or fence, and densely planted landscaping.

**(4)** Private open spaces shall be permanently maintained in an orderly manner, and kept clear of weeds and refuse, debris, rubble, or any other waste.

**c.** *Common Active Open Space Area.*

**(1)** Common active open space areas containing recreation facilities shall be provided pursuant to Table 6.01-5A (Minimum Requirements for Common Recreation Amenities). For the purpose of this provision, required recreation facilities shall be categorized as follows:

**(a)** Major Recreation Facilities—A major recreation facility is intended to be a significant recreation node or focal point for residents, and include recreation buildings, swimming or wading pools, splash pads and water play fountains, tennis courts, childcare facilities, and other major amenities requiring significant investment and of appropriate size to serve the project residents, as determined by the City. (Note: For projects consisting of 45 or fewer dwellings, two minor recreation facilities may be provided in place of one major recreation facility.)

**(b)** Minor Recreation Facilities—A minor recreation facility is intended to augment the variety and availability of recreation facilities, and include tot lots for ages 2 to 5 and/or play areas/equipment for ages 5 to 12, spas or saunas, picnic and barbecue areas, cabanas and shade structures, basketball courts, volleyball courts, community gardens, and other similar amenities requiring significant investment and appropriate to serve project residents, as determined by the City.

***Table 6.01-5A: Minimum Requirements for Common Recreation Amenities***

| *Type* | *No. of Dwelling Units* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *4-10* | *10-25* | *26-100* | *101-150* | *151-200* | *201-250* | *251-300* | *> 300* |
| **Major Facilities:** | 0 | 1** | 1** | 1 | 2 | 2 | 3 | One per 100 DUs |
| **Minor Facilities:** | 1 | 0 | 1 | 2 | 2 | 3 | 3 | One per 50 DUs |

*Note: **Projects consisting of 45 or fewer dwellings may provide two minor recreation facilities in place of one major recreation facility.*

**(2)** Common active open space areas shall not be located within required setback areas from public or private streets.

**(3)** Common active open space areas shall be located a minimum of 10 FT from any habitable structures, and shall have a minimum contiguous area of 300 SF, with no horizontal dimension less than 15 FT, and no clear vertical dimension less than 8 FT.

**(4)** All common active open space areas shall be planted with permanent landscaping or be devoted to recreational facilities, such as swimming pools, tennis courts, tot lots, patios, or similar open space and recreational facilities.

**(5)** Common active open space areas are to be permanently maintained in an orderly manner.

**d.** *Common Active Open Space Area – Ontario Ranch.*

**(1)** Common active open space areas containing recreation facilities shall be provided pursuant to Table 6.01-5B (Minimum Requirements for Common Recreation Amenities – Ontario Ranch). For the purpose of this provision, required recreation facilities shall be categorized as follows:

**(a)** Minimum Requirements—2 acres of parkland per 1,000 people (3.806 PPU for single-family, 3.373 PPU for multiple-family), community pool (including restrooms/showers) required at >150 units, and clubhouse/amenity center per below at >200 units.

**(b)** Major Recreation Facilities—A major recreation facility is intended to be a significant recreation node or focal point for residents, and include recreation open lawn amphitheater (min. 100' x 150' or equivalent) or active lawn area (min. 150' x 150' or equivalent), clubhouse/amenity center with a minimum of 3 of the following amenities (multi-purpose room, kitchen facility, fitness center, child friendly amenity (indoor play area, game room, or educational center) movie room, business center/co-working spaces, library/study room, beverage area or common meeting space), community pool (min. 25' x 60' (1,500 SQ FT) or equivalent) and associated restroom/shower building, additional swimming pools (e.g., adult only, lap, children pool), splash pad or water play fountain, tennis/pickleball courts (1 tennis court = 1 amenity, 2 pickleball courts = 1 amenity), childcare facilities, dog park, SEC Utility Corridor Trail, private parkland/pocket park in excess of 2.5 AC/1,000 people, and other major amenities requiring significant investment and of appropriate size to serve project residents, as determined by the City.

**(i)** Larger Clubhouses with More Amenities – 2 additional amenities within the clubhouse courts towards a minor amenity.

**(ii)** Community Pool – Each additional 1,500 square feet added to the size of the pool shall be treated as another major amenity.

**(c)** Minor Recreation Facilities—A minor recreation facility is intended to augment the variety and availability of recreation facilities, and include open lawn amphitheater (min. 100' x 150' or equivalent) or active lawn area (min. 150' x 150' or equivalent), tot lots for ages 2 to 5 and/or play areas/equipment for ages 5 to 12, spas or saunas, picnic tables and barbecue areas, cabanas and shade structures, basketball courts, volleyball courts, community gardens, internal community trail(s) 13' minimum with minimum distance of ¼ mile, outdoor fitness stations, pocket parks, firepit, and other similar amenities to serve project residents, as determined by the City.

***Table 6.01-5B: Minimum Requirements for Common Recreation Amenities – Ontario Ranch***

| Type | No. of Dwelling Units | | | | | | |
|---|---|---|---|---|---|---|---|
| | <75 | 76-100 | 101-150 | 151-200 | 201-250 | 251-300 | >301 |
| **Major Facilities:** | TBD (*) | 1 | 1 | 2 | 2 | 3 | TBD (**) |
| **Minor Facilities:** | TBD (*) | 1 | 2 | 2 | 3 | 3 | TBD (**) |

*Note:* **Amenities to be determined on a case-by-case basis during the entitlement process for the project.*
***Amenities to be determined on a case-by-case basis during the entitlement process for the project, with the idea being to allow flexibility in the amenity package to the benefit of the residents.*

**e.** *Common Passive Open Space Area.*

**(1)** Common passive open space areas shall not be located within required setback areas from public or private streets.

**(2)** Passive common open space areas shall be located a minimum of 5 FT from the habitable portion of any dwelling on the project site.

**(3)** Passive common open space areas shall have a minimum dimension of 5 FT; however, not more than 50 percent of the passive areas having a dimension less than 10 FT may be counted toward the minimum open space requirements of this Section.

**F. General Provisions.** The following general provisions are applicable within all residential zoning districts:

**1.** Single-Family Dwellings.

**a.** *Minimum Dwelling Width.* All traditional single-family residential dwellings units, including mobile homes constructed outside of mobile home parks, shall have a minimum overall width of 24 FT, excepting accessory detached residential structures and second dwellings.

**b.** *Variety of Floor Plans and Elevations.* For the development of 5 or more single-family dwellings, a variety of floor plans and building elevations shall be provided pursuant to Table 6.01-6 (Minimum Requirements for Floor Plan and Exterior Elevation Variation), below.

***Table 6.01-6: Minimum Requirements for Floor Plan and Exterior Elevation Variation for Single-Family Dwellings***

| *No. of Dwellings Proposed* | *Minimum No. of Differing Floor Plans Required* | *Minimum No. of Elevations for Each Floor Plan Required* |
|---|---|---|
| 5 to 10 | 2 | 2 |
| 11 to 25 | 2 | 3 |
| 26 to 50 | 3 | 3 |
| 51 to 75 | 3 | 4 |
| 76 to 100 | 4 | 4 |
| > 100 | Requirement for 76 to 100 dwellings, plus one additional floor plan with 4 elevations for each additional 25 units exceeding 100 | |

**2.** Roofing Materials on Sloped Roofs. Roofing materials used on sloped roofs, whether new construction or replacement roofing, shall be of clay or concrete tile, architectural grade dimensional composition shingle, or decorative metal shingle. Built-up/rock, roll-roofing, or other material shall not be permitted.

**3.** Temporary Structures. No temporary structure shall be located within a front or street side yard area. A temporary structure may be located within the rear or interior side yard area, provided it is screened from view by a solid 6-FT high fence or wall with appropriate view-obstructing access gate.

**4.** Refuse Storage Areas.

**a.** Within all residential zoning districts, refuse and recyclable materials shall be stored in an appropriate container, out of view from public streets and adjacent properties.

**b.** Any new dwelling unit or residential development project, for which a building permit has been issued, shall provide adequate, accessible, and convenient areas and facilities for the collection and storage of refuse and recyclable materials.

**c.** All animal keeping uses within residential zoning districts that generate a substantial amount of waste or refuse, as determined by the Ontario Municipal Utilities Company, shall provide refuse enclosures conforming to City standards.

**d.** New dwellings that have individual trash pick-up shall include an area for the storage of recyclable materials within a garage, or side or rear yard area. Furthermore, developers shall provide areas or systems containing recyclable materials receptacles, such as under-cabinet rollout drawers within kitchens, to make recycling more convenient and accessible to residents.

**e.** Single-family small lot and cluster developments, and multiple-family development projects that have not been approved by the City for individual dwelling unit pick-up of refuse and recyclable materials, shall provide trash enclosures for the storage of refuse and recyclable materials containers, as follows:

**(1)** The number of enclosures, and their precise locations, dimensions, and design shall be provided consistent with City standards.

**(2)** Trash enclosures shall be designed to contain separate containers for the collection of refuse and recyclable materials, with an adequate number of containers provided to allow for the collection of both refuse and recyclable materials generated by the development, pursuant to standards established by the Ontario Municipal Utilities Company.

**(3)** Trash enclosures shall meet the minimum design standards depicted in the standard drawings adopted by the City, which shall include: **[i]** a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, **[ii]** separate pedestrian access that is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion, and **[iii]** a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable, and screen trash bins from view of the upper floors of adjacent dwellings. Furthermore, trash enclosures shall be architecturally enhanced, and shall be consistent with the architectural design of adjacent buildings.

**(4)** Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

**(5)** Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.

**(6)** Trash enclosures shall be located a minimum of 10 FT from the interior project boundary/property line.

**(7)** Care shall be given when placing trash enclosures immediately adjacent to dwelling units; however, in no case should a trash enclosure be located within 10 FT of the livable portion of a structure.

**(8)** Trash enclosures shall be bordered by a minimum 5-FT wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates.

**(9)** Prior to the issuance of an occupancy permit, a developer or homeowners association may be required to develop a written recycling plan, which specifies the identification of targeted materials to be recycled, and methods of recycling program promotion to tenants or homeowners.

**5.** Stored Automobiles, Recreational Vehicles, Light Trucks, Trailers, and Other Similar Vehicles.

**a.** Automobiles, boats, recreational vehicles, trucks, trailers, and other similar vehicles stored within a front or street side yard area, is prohibited. For the purposes of this Section, the term "stored" means continuously parked in the same location for more than 72 hours.

**b.** Automobiles, boats, recreational vehicles, trucks, trailers, and other similarly used vehicles that are not stored within an enclosed structure, shall comply with the following:

**(1)** Vehicles shall be stored on a paved surface and screened from public view by buildings, decorative screen walls or fences, or a combination thereof.

**(2)** Vehicles shall only be stored on property owned by the owner of the vehicle or on property where the registered owner resides.

**(3)** Vehicles shall bear current vehicle registration (as required by state law).

**(4)** Vehicles shall not be stored in a wrecked, dismantled, or inoperative condition.

**(5)** Vehicles stored within side and rear yard areas shall be limited to 5 percent of the total lot area.

**c.** Recreational vehicles shall not be occupied or otherwise used as a living unit.

**6.** Landscaping.

**a.** *Traditional and Small Lot Single-Family Development.* The front and street side yards of lots developed with single-family dwellings shall be fully landscaped and provided with an automatic irrigation system irrigated prior to Certificate of Occupancy issuance.

**b.** *Maximum Allowed Area Devoted to Hardscape.* A maximum of 45 percent of the front yard of traditional single-family lots, including the street side yard area of corner lots, that is open to public view may be comprised of hardscape materials, including, but not limited to, paved porches, patios, courtyards, walkways, and driveways, areas of gravel and/or decomposed granite, and areas of artificial turf.

**c.** *Single-Family Cluster and Multiple-Family Development.* All areas of a development project not covered by structures, drive aisles, off-street parking facilities, or hardscape, shall be fully landscaped and provided with a permanent automatic irrigation system

prior to Certificate of Occupancy issuance, excepting private open space areas that are enclosed by a minimum 6-FT high decorative wall or fence.

**7.** Drive Approaches, Driveways, and Drive Aisles. Residential drive approaches, driveways, and drive aisles shall comply with the following:

**a.** *Drive Aisles and Driveways.*

**(1)** Drive aisles and driveways shall be allowed solely for the purpose of providing access to off-street parking facilities, and emergency vehicle access to a property.

**(2)** For lots developed with single-family dwellings:

**(a)** One driveway per lot may be permitted, which shall lead to a garage or carport, and shall not exceed the overall width of the garage or carport, except that vehicular access (maximum 10 FT in width, pursuant to Paragraph 6.01.010.F.6 (Landscaping)) may be provided to the side or rear yard area of lot used for vehicle storage pursuant to Paragraph 6.01.010.F.5 (Storage of Automobiles, Recreational Vehicles, Light Trucks, Trailers, and Other Similar Vehicles) of this Section; and

**(b)** Temporary off-street parking within a front or street side yard area shall only be allowed on a driveway leading to a garage or carport, or on an approved circular driveway constructed pursuant to Subparagraph 6.01.010.G.7.b (Circular Driveways) of this Section.

**(c)** Corner lots may have a rear yard access drive from a side street, subject to Planning Director and City Engineer approval. The rear yard access drive shall not exceed 12 FT in width and shall lead to a parking area that is screened by a view-obstructing wall or fence, with appropriate view-obstructing gate.

**b.** *Circular Driveways.* Circular driveways shall be permitted on lots developed with a single-family dwelling, which meet all of the following:

**(1)** The lot is located within the AR-2, RE-2, RE-4, or LDR-5 zoning district, or AG overlay zoning district, and is at least 10,000 SF in area;

**(2)** The property takes vehicular access from an arterial street, as identified on Exhibit M1 (Mobility Plan Map) of the Policy Plan component of The Ontario Plan, and does not front onto, or take vehicular access from, Euclid Avenue;

**(3)** The dwelling is setback at least 30 FT behind the front property line; and

**(4)** The proposed circular driveway does not exceed 10 FT in width.

**c.** *Maximum Drive Approach Width.*

**(1)** **Driveway Access for Traditional Single-Family Developments—**A drive approach on a public street shall not exceed the maximum widths prescribed by Table 6.01-7 (Maximum Single-Family Residential Drive Approach Widths), below, based upon the lot width range.

*Table: 6.01-7: Maximum Single-Family Residential Drive Approach Widths*

| Lot Width Range | Maximum Drive Approach Width |
|---|---|
| Less than 51 FT | 12 FT |
| 51 to 80 FT | 16 FT |
| Greater than 80 FT | 20 FT |

**(2) Drive Aisle Access for Single-Family Cluster and Multiple-Family Developments—**A drive approach providing street access to an intersecting drive aisle shall not exceed the width of the corresponding drive aisle, not to exceed 26 FT in width, unless otherwise required by the City Engineer.

**d.** *Drive Approaches, Driveways, and Drive Aisles Serving Developments with Multiple Dwellings.*

**(1)** Drive approaches serving a development project of 5 or more dwellings shall be delineated with enhanced paving treatment, such as interlocking pavers, textured and color pigmented concrete, or stamped concrete. Such treatment shall extend from the back of the drive approach to the first intersecting drive aisle or parking space.

**(2)** Single-family and multiple-family development projects that include dwellings configured into one or more motorcourts, shall incorporate enhanced paving treatments consisting of interlocking pavers, and textured and/or color pigmented concrete, throughout all motorcourt drives.

**(3)** Pedestrian pathways that cross driveways and drive aisles shall be delineated by enhanced paving treatments, such as interlocking pavers, and textured and/or color pigmented concrete.

**8.** Conversion of Garages. No garage shall be converted to another use unless a replacement garage is constructed on-site, which meets the minimum requirements of Division 6.03 (Off-Street Parking and Loading) of this Chapter, excepting a garage conversion to accommodate an Accessory Dwelling Units conforming to Section 5.03.010 (Accessory Dwelling Units) of this Development Code.

**9.** Equestrian Trails and Related Facilities. The following standards shall govern the establishment of equestrian trails and easements within the City:

**a.** If required by Table 6.01-1 (Traditional Single-Family Residential Development Standards) of this Section, an unobstructed 8-FT wide easement for equestrian trail purposes shall be dedicated immediately adjacent to the front property line. Furthermore, if determined necessary by the Planning Director, additional 8-FT wide equestrian trail easements may be required at the end of blocks, and along interior side, street side, or rear property lines, to create connections to adjacent public streets or equestrian trail easements. Moreover, if determined by the Planning Director that providing equestrian easements on both sides of a street is not necessary or practical, the requirement to provide equestrian trail easements may be waived.

**b.** Trails shall not be surfaced with hard materials such as concrete or asphalt. Preferred surface materials include wood chips, decomposed granite, and shale;

**c.** Fencing built at the edge of an easement shall not be over 48 inches in height; an additional inch of height shall be allowed for every 2 inches that the fence is setback from the easement. Within 4 FT of the easement, fences shall not be opaque for more than 50% of their surface area. Wooden rail and wood plank fencing are preferred, while chainlink and wrought iron fencing should be avoided. Entries to individual properties should be accentuated with hitching posts and gates;

**d.** Entrances to an equestrian trail from the street shall allow the free movement of pedestrians and equestrians. Vehicular access to the trail may be limited by removable bollards or a gate and should be designed to permit emergency vehicle access and occasional vehicular access by residents, as shown in Figure 6.01-4 (Equestrian Trail Step-Through Entry Design) and Figure 6.01-5 (Equestrian Trail Steel Barrier Gate Entry Design). Street crossing by pedestrians and equestrians should be facilitated at the street-trail entry by restricting on-street parking, narrowing paved widths (to minimize crossing distances), and marking the crossing with striping and signs.

**10.** Infill Traditional Single-Family Dwellings. Infill traditional single-family dwellings within existing residential neighborhoods are to be complementary with the character of the surrounding neighborhood in which they are proposed in terms of building height, setbacks, general architectural style, and use of exterior finish materials, and shall comply with the following standards:

**a.** New infill traditional single-family dwellings constructed within existing residential neighborhoods shall be integrated with existing surrounding homes to protect, enhance, and preserve the physical integrity of the existing neighborhood.

**b.** The area, dimensions, lot coverage, height, bulk, and scale of a proposed infill traditional single-family dwellings shall be compatible with existing residential development in the surrounding neighborhood.

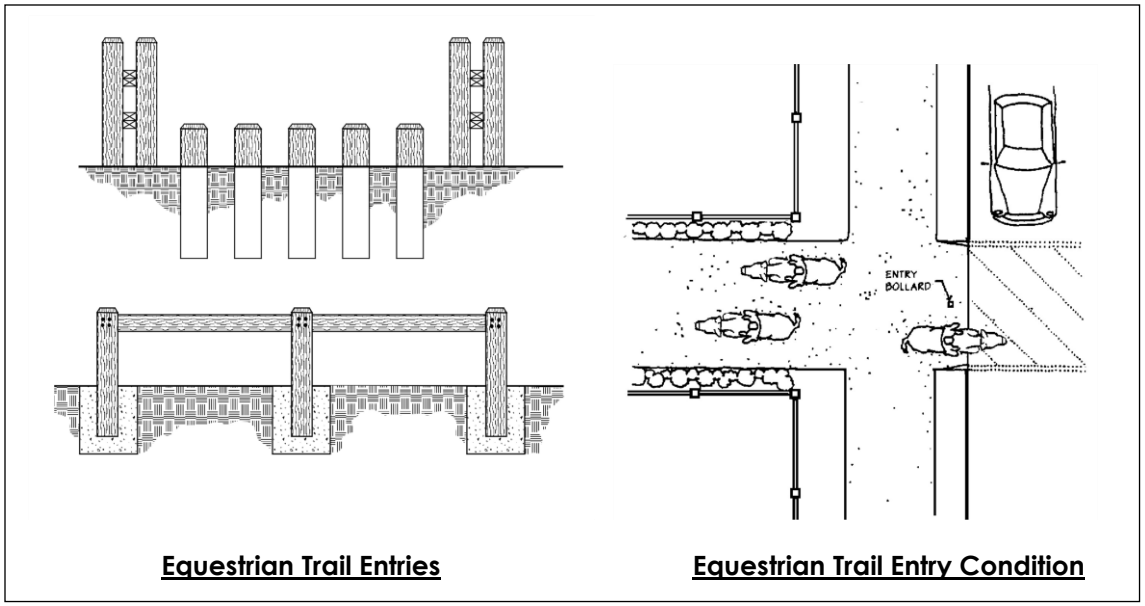



*Figure 6.01-4: Equestrian Trail Step-Through Entry Design*

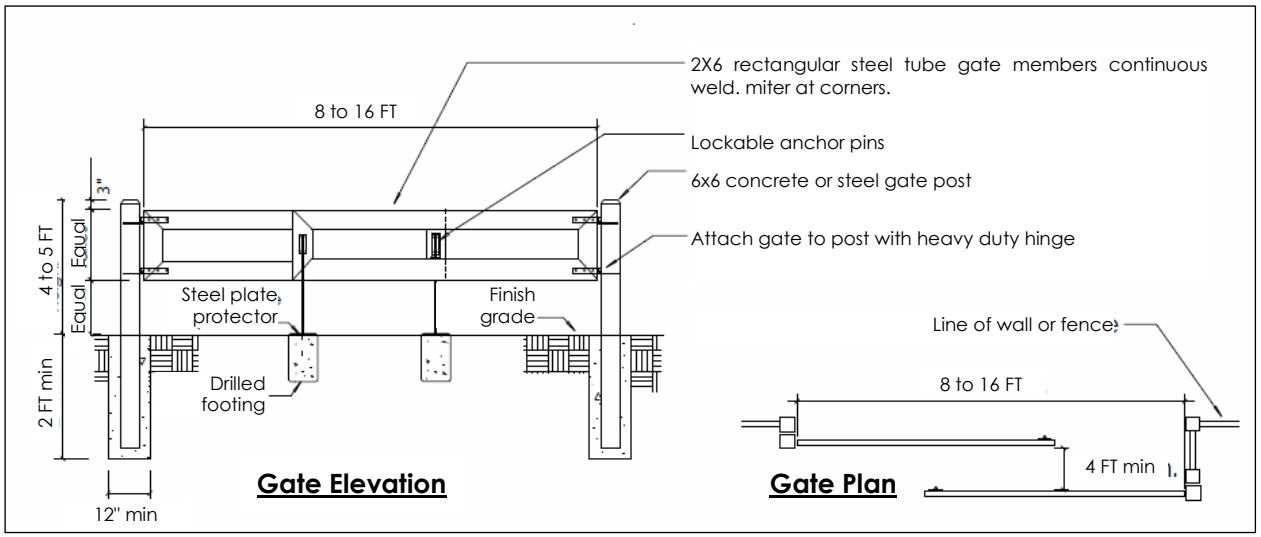



*Figure 6.01-5: Equestrian Trail Steel Barrier Gate Entry Design*

**c.** Infill traditional single-family dwellings shall be plotted on a lot in a manner consistent with the pattern of development in the surrounding residential neighborhood. The front door should be oriented toward the frontage street and any secondary entrances and side yard facing windows should be situated in such a way that the privacy of adjacent homes is not substantially impacted. Placing side yard facing windows across from side yard facing windows of adjacent houses is discouraged.

**d.** Garages shall be oriented consistent with garage orientations within the surrounding neighborhood. Garages shall be oriented with access off an alley on lots with alley access.

**e.** New street curb cuts should not be permitted on lots with alley access. If permitted, new curb cut locations should not compromise street trees, visibility, or neighborhood consistency.

**f.** Separation of pedestrian and vehicular circulation within the lot is encouraged. Exterior doors should not exit onto a driveway unless a porch or landing is provided.

**11.** Mobile Homes and Manufactured Housing on Residential Lots Not Constructed Within a Mobile Home Park. The following standards shall govern the development of mobile homes and manufactured housing on residential lots not constructed within a mobile home park:

**a.** Each housing unit shall meet and be certified under the standards set forth in the National Manufactured Housing Construction and Safety Act (42USC5401 et. seq.), as amended, at the time of any application for the placement of a mobile home or a manufactured housing unit;

**b.** The mobile home or manufactured housing unit shall be placed on a permanent foundation system;

**c.** The mobile home is to be covered with exterior finish materials similar in appearance to new, conventionally constructed dwellings within area surrounding the project site;

**d.** The exterior finish material shall extend to the ground. If a solid concrete or masonry perimeter foundation is used, the exterior finish material need not extend below the top of the foundation. Alternative skirting materials commonly found on conventionally built residential structures shall be considered compatible;

**e.** The roofing material shall be of a type commonly found on conventionally built residential structures located within the area surrounding the project site;

**f.** Electricity, water and natural gas service, and sewer connections are to be made in a permanent manner, as typically required for permanent buildings. Gas shut-off valves, meters, and regulators shall not be located beneath a mobile home or manufactured housing structure; and

**g.** An attached or detached garage, which is similar to conventionally built residential structures within the area surrounding the project site, shall be provided for each mobile home or manufactured housing unit. The roof material and exterior wall finishes of the garage or carport shall exactly match the mobile home or manufactured housing unit.

**12.** Gutters, Vents, and Downspouts. Gutters, vents, and downspouts shall be concealed from public view to the extent possible. Exposed gutters and downspouts, where necessary, shall be colored to match the fascia or wall material to which they are attached. Roof vents shall be colored to match the roof material or the dominant trim color of the structure, as appropriate.

**13.** Swimming Pools, Hot Tubs, Spas, Ponds, and Decorative Bodies of Water. Swimming pools, hot tubs, spas, ponds, and decorative bodies of water shall be permitted ancillary to those land uses allowed within residential zoning districts pursuant Table 5.02-1 (Land Use Matrix), subject to the following regulations governing their placement, construction, and security:

**a.** Swimming pools, hot tubs, spas, ponds, and decorative bodies of water that are 1.5 FT or more in depth, shall be secured by a decorative fence or wall pursuant to the requirements of Section 6.02.020.A.3 (Ponds and Swimming Pools) of this Development Code.

**b.** All gates or doors within the fence or wall shall be kept securely closed at all times when not in use.

**c.** A clear path, minimum of 3 FT wide, shall be provided around the entire perimeter of a swimming pool, hot tub, spa, pond, or decorative body of water to permit emergency access. For properties containing 2 or fewer dwellings, a clear path shall be provided around at least 50 percent of said perimeter.

**d.** Swimming pools, hot tubs, spas, ponds, and decorative bodies of water that are 1.5 FT or more in depth shall not be constructed within a front yard area and shall be setback a minimum of 3 FT from any side or rear property line.

**e.** Diving boards, slides, waterfalls, fountains, decorative rockscapes, and other similar appurtenances shall be setback a minimum of 5 FT from side and rear property lines, except that appurtenances that exceed 6 FT in height, measured from adjacent grade to the highest point of the structure, shall comply with the minimum building setback requirements of the applicable zoning district.

**f.** Swimming pools, hot tubs, spas, ponds, and decorative bodies of water shall comply with all applicable provisions of the City's building code.

**14.** Lighting. Exterior light fixtures shall be designed and/or located to eliminate adverse impacts of light spillover on to adjacent properties and promote safe vehicular and pedestrian access.

**a.** Exterior light fixtures shall prevent glare and light spillover on to adjacent properties, buildings, and public and private streets and roadways.

**b.** Parking lot lighting shall comply with Section 6.03.050 (Parking Lot Lighting) of this Development Code, and OMC Section 4-11.09(j).

**c.** Exterior light fixtures should use color-correct luminaires such as halogen, metal halide, or LED, to ensure true-color at night, visual comfort for pedestrians, and energy efficiency.

**d.** Pedestrian-level pole-mounted lighting, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on buildings or walls, shall be used to light pedestrian walkways. Pole-mounted, building-mounted, or tree-mounted lighting fixtures shall be no more than 12 FT in height. Bollard-type lighting shall be no more than 4 FT in height.

**e.** Steps, ramps, and seatwalls shall be illuminated with built-in light fixtures, were possible.

**15.** Building Color. Building exteriors shall incorporate colors that are of compatible hues and intensities. Color schemes shall tie building elements together, relate separate buildings within the same development, and enhance the architectural form of a building.

**a.** Exterior building colors shall be low-reflecting and subtle. Furthermore, overly intense, overly bright, or fluorescent or Day-Glo colors, shall not be used on a building exterior, as determined by the Planning Director.

**b.** The exterior building color of a new development project shall be reviewed and approved in conjunction with the approval of the structure by the Approving Authority. Development projects consisting of multiple buildings shall incorporate colors that are coordinated between structures, utilizing compatible hues and intensities. The final review and approval of paint colors, utilizing a color test, may be required by the City, prior to painting a building.

**c.** All building mechanical equipment and appurtenances, including, but not limited to, meters, flues, vents, gutters, and utilities, shall match or complement the permanent color of the surface from which they are attached or project.

**16.** Equipment Screening.

**a.** *Single-Family Dwellings*. The placement of new exterior roof-mounted mechanical, heating and air conditioning equipment is prohibited; however, the replacement of existing permitted roof mounted equipment shall be permitted provided the replacement equipment does not exceed the size, height, and location of the existing equipment.

**b.** *Multiple-Family Dwellings*. The placement of exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**c.** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened by landscaping and/or decorative low garden walls.

**G. Small Lot Infill Subdivisions**.

**1.** Purpose. The purpose of this Subsection is to regulate the development and subdivision of existing lots within certain residential and mixed use zoning districts, with infill small lots as an alternative form of fee simple homeownership.

**2.** Applicability. Small Lot Infill Subdivisions are permitted within residential and mixed use zoning districts specified in Table 5.02-1 (Land Use Matrix) of this Development Code.

**3.** Development Standards.

**(a)** *Site Development Standards.* A Small Lot Infill Single-Family Subdivision shall comply with the following site development standards:

**(1) Maximum Number of Dwelling Units.** A Small Lot Infill Single-Family Subdivision shall contain no more than 45 dwelling units.

**(2) Density Range.** A Small Lot Infill Single-Family Subdivisions shall comply with the density requirements of the underlying zoning district in which it is located.

**(3) Lot Area and Dimension.** Each individual lot established by a Small Lot Infill Single-Family Subdivision shall have a minimum area of 480 SF and a minimum lot width of 16 FT.

**(4) Lot Coverage and Open Space.**

**(a)** There shall be a maximum lot coverage of 80 percent for each individual lot established by a Small Lot Infill Subdivision.

**(b)** As an alternative to Subdivision (a), above, a Small Lot Infill Subdivision may provide common open space amenities within a common open space easement, which is equal to at least 20 percent of the total subdivision area, and having no horizontal dimension less than 5 FT Furthermore, each dwelling shall be provided a minimum of 50 SF of private open space (patios and/or balconies) having no horizontal dimension less than 5 FT.

**(5) Lot Access.** Access to a lot containing a dwelling unit and its required parking shall be by way of a public or private street, alley, or access easement.

**(6) Off-Street Parking.** Small Lot Infill Subdivisions shall provide off-street parking facilities pursuant to the requirements of Division 6.03 (Off-Street Parking and Loading) of this Development Code, except as follows:

**(a)** Off-street parking shall be provided for each dwelling at the minimum rate of 1.0 parking space per bedroom, plus guest/visitor parking at the minimum rate of 0.2 parking space per bedroom. A minimum of one space shall be provided in a fully enclosed garage.

**(b)** There shall be no limitations on the use of tandem parking spaces, except that tandem parking shall be no more than 2 parking spaces in depth and shall not be used for guest/visitor parking.

**(7)** **Fences, Walls, and Obstructions.** Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts).

**(8)** **Landscaping.** Refer to Division 6.05 (Landscaping) and Paragraph 6.01.010.G.6 (Landscaping).

**(9)** ***Historic Preservation.*** Certain portions of residential and mixed use zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances.

**(10)** **Security Standards.** Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings).

**(11)** **Noise.** Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**(12)** **Airport Safety Zones.** Properties within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

**(b)** *Building Development Standards.*

**(1)** **Minimum Setbacks.**

**(a)** No front, side, or rear yard setback is required between interior lots within an approved Small Lot Infill Single-Family Subdivision; however, a minimum 5-FT setback shall be provided where a lot abuts a lot that is not created pursuant to this Section.

**(b)** The front yard setback required by the underlying zoning district shall apply to the front lot line of a Small Lot Infill Subdivision that abuts a public street.

**(c)** Any Small Lot Infill Subdivision **sharing** a property line with a LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Ac) or higher density residentially zoned property, shall provide front, side, and rear yard setbacks along the subdivision perimeter that are consistent with the requirements of the underlying residential zoning district.

**(d)** Any Small Lot Infill Single-Family Subdivision **not sharing** a property line with a LDR-5 (Low Density Residential - 2.1 to 5.0 DUs/Ac) or higher density residentially zoned property shall provide a minimum 5-FT setback along the side lot line of the subdivision perimeter and a minimum 10-FT setback along the rear lot line of the subdivision perimeter.

**(2)** **Building Separations.** There shall be a minimum 6-FT separation between buildings, except that a minimum 10-FT separation shall be provided between the front face (contains the primary entry) of a Small Lot Home and the adjacent building wall of a neighboring Small Lot Home. Chimneys may extend up to 2 FT into the minimum building separation area.

**(3)** **Maximum Height.** Within a Small Lot Infill Subdivision, the maximum allowed building height is 40 FT.

**(4)** **Driveway Length.** Straight-in driveways to garages shall have a minimum length of 18 FT, measured from the right-of way of a public or private street, or from the edge of a private drive. No driveways shall be more than 5 FT in length if parking is not provided in front of a garage.

**4.** Building Design.

**(a)** *Dwelling Orientation.*

**(1)** Small Lot Dwelling Units that abut a public or private street shall orient the primary entryway (front door) toward the street. Where there is a physical site constraint, provide a clearly identifiable pedestrian entry to the site from the street.

**(2)** Small Lot Dwelling Units located in the interior of the subdivision shall orient the primary entryway toward, and be visible from, a pedestrian pathway that is connected to a public or private street.

**(3)** Small Lot Dwelling Units that abut an alley shall orient the primary entryway toward the alley or shall be connected to a pedestrian pathway that leads directly to a public or private street.

**(b)** *Small Lot Dwelling Primary Unit Entries.*

**(1)** All Small Lot Dwelling Units shall have a primary entry. All primary entries shall be provided with the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a porch or landing.

**(2)** All primary entries shall incorporate all of the following elements:

**(a)** The entry shall be recessed at least 3 FT behind the building façade to create a covered porch or landing area.

**(b)** The entry shall be designed with an overhead projection of at least 12 inches (awning, canopy, roof, or other design features) in depth, which distinguish the entry area from the rest of the building façade.

**(c)** The entry shall be clearly marked with a side lite window panel, adjacent window, or a door with a window.

**(d)** The entry porch or landing area shall be raised at least one stair step (6-inch riser) above the pedestrian pathway, except as otherwise required by the Building Code, Americans with Disabilities Act, or Universal Design Standards.

**(e)** The entry porch or landing area shall be enhanced with decorative paving, texture, pattern, or color that is differentiated from the pedestrian pathway.

**(c)** *Façade Articulation.* Façades facing a public or private street, the project perimeter, and all portions of exterior building elevations located greater than 7 FT from an adjacent Small Lot Dwelling Unit, shall be treated with an equal level of detail and articulation, and shall incorporate all of the following façade articulation techniques:

**(1)** Change in exterior building materials to include at least two high-quality building façade materials that accentuate or correspond to variations in building massing. Building materials may include, but are not limited to wood, glass, brick, metal spandrel, cement board siding, tile, or other material acceptable to the Approving Authority.

**(2)** Porticos, awnings, terraces, balconies, eyebrows, or trellises of at least 12 inches in depth that provide variations in the building plane.

**(3)** Window treatments that are recessed behind the building façade a minimum of 4 inches. Windows or doors that are flush with the plane of the building (rather than recessed at least 4 inches) will not qualify as facade articulation.

**(4)** A break in the façade plane of at least 8 inches in depth, which is applied to at least 10 vertical FT of the facade.

**(5)** Other additional architectural enhancements that create a human scale to the building. Examples include handrails, fixed planters, and ornamental details such as lighting, molding, tiles, or other similar design elements acceptable to the Approving Authority.

**(d)** *Varied Roofline.* Any Small Lot Dwelling Unit façade exceeding two stories in height, which faces a public or private street, shall be provided with an articulated roofline incorporating at least two of the following design elements:

**(1)** A roof with a slope equal to or greater than 3 inches of rise for every 12 inches of run, including but not limited to a sloped or curved roofline at the top of the dwelling.

**(2)** An open deck having a minimum clear area of 6 FT in depth and 8 FT in width.

**(3)** A flat roof with a minimum of 2 FT vertical height difference for a minimum of 10 horizontal FT along the roofline of each building façade.

**(4)** A vertical break in the façade plane of at least 1.5 FT in depth, which extends up and through the roofline.

**(5)** Any form of roofline variation incorporating a change or break in roof plane, such as horizontal recesses, incorporation of dormers, or other similar design elements acceptable to the Approving Authority.

**(e)** *Roof Decks.* All roof decks shall be stepped back a minimum of 5 FT from the roof edge to prevent direct views of abutting residential neighbors, except that roof decks facing a street are not required to be stepped back.

**(f)** *Building Massing Variation.*

**(1)** Small Lot Dwelling Units shall be grouped into clusters to avoid long spans of building wall, not to exceed six dwelling units in a single continuous row or 180 linear FT, whichever is less. Clusters of Small Lot Dwelling Units shall be separated with a building gap of at least 6 FT, which shall be treated with a combination of landscaping, open space, common walkways, or driveways.

**(2)** Small Lot Dwelling Units in a single row shall provide a horizontal change in plane in the building façade of at least 1.5 feet for every 3 dwelling units, or every 90 linear FT, whichever is less. The Approving Authority may approve alternate exterior building designs that achieve the City's desired variation in building massing.

**(3)** The exterior design of adjoining Small Lot Dwelling Units shall be unique, so as to provide architectural variety within a subdivision. A Small Lot Infill Subdivision containing more than 5 dwelling units in a single row shall provide at least two variations in building design, such as changes in dwelling orientation, primary entryways, fenestration patterns, façade articulation, and rooflines. A Small Lot development of 10 or more dwelling units shall provide at least 3 variations in exterior building design.

**5.** Pedestrian Connectivity and Access.

**(a)** *Pedestrian Pathways.*

**(1)** Pedestrian pathways, minimum 3 FT in width, shall be provided from the public street to all primary entryways and common areas.

**(2)** A pedestrian pathway located within or parallel to a common driveway shall be constructed and/or treated with a change of material, finish, pattern, or paving that distinguishes the pathway from vehicular traffic.

**(3)** Small Lot Infill Subdivisions shall provide pedestrian and bicycle access to surrounding neighborhood streets.

**(b)** *Walls and Fences.*

**(1)** Walls and fences abutting a public or private street or alley, or common open space area, shall be decorative. Walls shall be finished with a decorative masonry material, such as brick, natural or cultured stone, or stucco, or be constructed of decorative concrete block, such as split-face, slump, burnished, or shot block. Fences shall be constructed of ornamental tube steel or iron.

**(2)** Garden walls and fences, maximum 3 FT in height, that abut a public or private street shall provide a point of entry into each individual lot that abuts the street.

**(c)** *Landscaping, Common Open Space Areas, and Amenities.*

**(1)** All areas of a Small Lot Infill Subdivision not used for buildings, parking areas, driveways, pedestrian pathways, utilities, or common open space areas shall be automatically irrigated, and fully landscaped and maintained.

**(2)** Required common open space areas shall have a minimum area of 300 SF, with no horizontal dimension less than 15 FT, measured perpendicular from any point on each of the boundaries of the open space area. Driveways, parking spaces, or pedestrian pathways cannot be counted toward the open space requirement.

**(3)** Required common open space areas shall be open to the sky and have no structures that project into the common open space area, excepting structures provided as a common open space enhancement pursuant to Subparagraph G.3(c)(5), below.

**(4)** Common open space areas shall be located at grade level, contiguous or connected, and readily accessible to all residents of the Small Lot Infill Subdivision.

**(5)** Common open space areas shall be multi-functional and designed to accommodate a range of passive, active, or social uses, and may include enhancements such as activity lawns, swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas, sitting areas, decorative bike racks, and/or dog washing stations. Enhanced common side and rear yards that meet the minimum area and dimension specified in Subparagraph G.3(c)(2), above, may be counted toward common open space requirements.

**(6)** All yards of a subdivision abutting the right-of-way shall be improved with landscaping (combination of groundcover, shrubs, and trees) and amenities. Amenities may include decorative fencing, uncovered patios, enhanced pedestrian pathways, garden walls, seating areas, and/or decorative bike racks.

**6.** Small Lot Infill Subdivisions with Existing Dwellings. Small Lot Infill Subdivisions incorporating existing dwelling units, such as, but not limited to, multiple detached single-family structures or historic detached bungalow courts on a single lot, may be subdivided. The conversion of an existing structure to a Small Lot Infill Subdivision shall be required to comply with the following design standards:

**(a)** *Common Access Driveway.* Existing common access driveways, pedestrian pathways, and central common open space areas shall be maintained and not reduced in size.

**(b)** *Pedestrian Pathway.* Pedestrian pathways, minimum 3 FT in width, shall be provided from the public street to all primary entryways and common areas, such as centralized trash enclosures, guest parking, and open space easements, etc. If narrower pathways exist, they may be maintained in the same footprint and area and shall not be further reduced in width.

**(c)** *Existing Structures.* New dwelling unit construction or building additions affecting designated or identified historic structures shall be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

**(d)** *New Dwelling.* All new dwelling units shall meet all applicable design standards in Paragraphs G.3 (Development Standards) and G.4 (Building Design) of this Subsection.

**(e)** *Landscaping.* All areas of the Small Lot Infill Subdivision not used for buildings, parking areas, driveways, pedestrian pathways, utilities, or amenity areas shall be fully landscaped and maintained, and automatically irrigated.

## H. Density Bonus and Other Incentives.

**1.** Purpose. The purpose of these provisions is to establish a process whereby the City may provide a density bonus and other incentives to a developer agreeing or proposing to produce affordable housing within the City. The density bonus and incentives allowed by these regulations are used by the City as a means of meeting its commitment to encouraging the provision of affordable housing to all economic groups living within the City.

**2.** Applicability. A developer may request a density bonus and other incentives as prescribed in GC Section 65915, et seq. These density bonus provisions shall apply to single-family and multiple-family residential development projects, and mixed-use development projects, which contain a minimum of 5 dwelling units, excluding dwellings units granted as a density bonus.

**3.** Procedure.

**a.** A request for a density bonus and other incentives shall be filed, processed, and acted upon following the procedures for Development Agreements contained in Section 4.01.015 (Development Agreements) of this Development Code, and shall require the approval and adoption of a Development Agreement and a Density Bonus Agreement for its implementation. The Density Bonus Agreement shall be filed, processed, and acted upon following the procedures for Development Agreements.

**b.** A request for a density bonus, in and of itself, shall not require a General Plan Amendment, Zone Change, Development Agreement, or other discretionary approval and shall be filed, processed, and acted upon following the procedures for Ministerial (Administrative) Permits and Decisions.

**4.** Findings and Decision. In considering a proposed density bonus and other incentives, the Approving Authority shall consider and clearly establish that the density bonus and other incentives are consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and any applicable specific plans, giving reasons as to how the proposed density bonus and other incentives are consistent. Furthermore, the Approving Authority shall grant the requested concession or incentive, unless one or more of the following findings is established, based upon substantial evidence:

**a.** The concession or incentive is not required in order to provide for affordable housing costs, as defined in HSC Section 50052.5, or for rents for the targeted units to be set as specified in GC Section 659159(c).

**b.** The concession or incentive would have a specific adverse impact, as defined in GC Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

**c.** The concession or incentive would be contrary to state or federal law.

**I. Residential Design Guidelines.**

**1.** The City Council adopted Residential Design Guidelines, included as Reference "D" of this Development Code, applicable to all residential zoning districts, which are intended as a reference to assist the designer in understanding the City's goals and objectives for residential development. The guidelines compliment the mandatory residential development regulations

contained in this Section, by providing examples of potential design solutions, and by providing design interpretations of the various mandatory regulations contained herein.

**2.** The design guidelines authorized herein shall be enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 6.01.015: Commercial Zoning Districts

**A.** **Purpose.** The purpose of the provisions of this Section is to ensure that development within commercial zoning districts of the City will contribute toward an urban environment of stable, desirable character; which is compatible with existing and future development; and is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. These regulations are further established to:

**1.** Promote the construction of well-designed professional office buildings.

**2.** Reserve certain areas of the City, consistent with the Policy Plan (General Plan) component of The Ontario Plan, allowing the establishment of a full range of retail stores, business and professional offices, personal and business service establishments, transportation related service establishments, and certain wholesale establishments, which are scaled to meet the needs of City neighborhood dwellers, residents of the City as a whole, residents of the nearby region and visitors.

**3.** Establish appropriate standards for the siting of neighborhood convenience retail stores, helping foster neighborhood cohesion, and reducing the need for vehicular traffic.

**4.** Encourage the construction of attractive and functional community shopping centers at strategic locations throughout the City, consistent with the Policy Plan (General Plan) component of The Ontario Plan.

**5.** Ensure adequate space on commercial lots to meet the needs of commercial development, including on-site parking, loading, and landscaping.

**6.** Provide a strong economic and financial base, and to increase employment opportunities for City residents and those of the surrounding area.

**7.** Ensure a high quality of exterior appearance for commercial uses and structures is maintained in harmony with the visual character of the area in which they are located, and at the same time, minimize the impact of uses and structures on surrounding residential neighborhoods.

**8.** Provide specific design guidelines that will result in well-designed and high quality commercial development projects.

**B.** **Applicability.** The standards and guidelines established by this Section shall apply to each of the City's commercial zoning districts. Furthermore, the provisions of this Section shall apply to all commercial land subdivisions and any new commercial construction, addition, remodel, or reallocation requiring a building permit or other similar entitlement by the City.

**C.** **Commercial Zoning District Development Standards.** Development within commercial zoning districts shall comply with the requirements of Table 6.01-8 (Commercial Zoning District

Development Standards), below, which specifies standards for the development of structures within the CS, CN, CC, CR, CCS, OL, and OH zoning districts.

*Table 6.01-8: Commercial Zoning District Development Standards*

| Requirements | Commercial Zoning Districts | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|
| | CS | CN | CC | CR | CCS[6] | OL | OH | |
| **A SITE DEVELOPMENT STANDARDS** | | | | | | | | |
| **1. Minimum Lot Size** | 10,000 SF | | | | 20,000 SF | 7,200 SF | | Note 1 |
| **2. Maximum Floor Area Ratio (FAR)** | 0.4 | | | | 1.0 | 0.75 | | Note 5 |
| **3. Minimum Lot Dimensions** | | | | | | | | |
| a. Lot Width | 100 FT | | | | | 60 FT | | Note 1 |
| b. Lot Depth | 100 FT | | | | | | | Note 1 |
| **4. Minimum Landscape Coverage** | Refer to Division 6.05 (Landscaping) landscape standards. Also refer to Paragraph 6.01.010.G.6.c (Single-Family Cluster and Multiple-Family Development) for additional standards addressing multiple-family development within commercial zoning districts. | | | | | | | |
| a. Interior Lots | 15% | | 10% | | | 15% | | Notes 2 and 3 |
| b. Corner Lots | 18% | | 13% | | | 18% | | Notes 2 and 3 |
| c. Off-Street Parking Areas | 7% | | | | | | | Section 6.05.040.D (Landscaping of Off-Street Parking Facilities) |
| **5. Minimum Parking Space and Drive Aisle Separations** | | | | | | | | |
| a. Parking Space or Drive Aisle to Street Property Line | | | | | | | | |
| (1) Freeway | 20 FT | | | | | | | |
| (2) Arterial Street | 20 FT | | | | 25 FT | 20 FT | | |
| (3) Collector and Local Street | 20 FT | | | | 15 FT | 10 FT | | |
| b. Parking Space or Drive Aisle to Interior Property Line | 10 FT | 5 FT | | | | | | |
| Exception: Property line common to a residential zoning district | 10 FT (area shall be densely landscaped) | | | | | | | |
| c. Parking Space or Drive Aisle to Buildings, Walls, and Fences | 5 FT | | | | | | | Note 4 |
| **6. Walls, Fences and Obstructions** | Refer to Section 6.02.025 (Design Standards for Nonresidential Zoning Districts). | | | | | | | |
| **7. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | | | | | |
| **8. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | | | | | |

*Table 6.01-8: Commercial Zoning District Development Standards*

| Requirements | Commercial Zoning Districts | | | | | | | Additional Regulations |
|---|---|---|---|---|---|---|---|---|
| | CS | CN | CC | CR | CCS[6] | OL | OH | |
| **9. Historic Preservation** | Certain portions of commercial zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | | | | | |
| **10. Signs** | Refer to Division 8.1 (Sign Regulations). | | | | | | | |
| **11. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | | | | | |
| **12. Noise** | Buildings shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | | | | | |
| **13. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | | | | | |
| **B BUILDING DEVELOPMENT STANDARDS** | | | | | | | | |
| **1. Minimum Street Setback** | | | | | | | | |
| a. From Freeway Property Line | 20 FT | | | | | | | |
| b. From Arterial Street Property Line | 20 FT | | | | 25 FT | 20 FT | | |
| c. From Collector and Local Street Property Line | 20 FT | | | | 15 FT | 10 FT | | |
| **2. Minimum Interior Property Line Setback** | 10 FT | 5 FT | 0 FT | | | 5 FT | 0 FT | |
| Exception: Setback at a property line common to a residential zoning district | 15 FT | | 20 FT | | | 15 FT | | |
| **3. Maximum Height** | 35 FT | | 55 FT | | | 55 FT | 65 FT | |
| Exception: Project contains properties having one or more property lines common with, or across the street from, a residential zoning district | Same as the adjacent residential zoning district. This exception shall not apply to development projects within the CIV (Civic) zoning district that are subject to the requirements of the OH zoning district. | | | | | | | |
| **4. Minimum Setback from Major Pipelines** (to habitable structures) | 50 FT | | | | | | | Note 5 |

*Notes:*

1. *There is no minimum lot area or dimension for common interest subdivisions established pursuant to Section 6.08.010 (Common Interest Subdivisions) of this Development Code.*
2. *Landscaped areas with a minimum dimension of 5 FT or more shall contribute toward the "minimum landscape coverage" calculation.*
3. *The "minimum landscape coverage" calculation for interior and corner lots shall exclude all landscaped areas located within public rights-of-way.*

4. *The minimum separation area between a building, wall or fence, and a parking space or drive aisle, shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 3-FT wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension does not include any area devoted to vehicle overhang.*

5. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*

   a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*

   b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*

6. *Development standards applicable to projects within the CCS (Convention Center Support Commercial) zoning district within the Ontario Sports Empire may be subject to the Minor Adjustments/Alterations process under Section 4.02.020(C) of this Development Code.*

---

**D. Exceptions to Development Standards.**

**1.** Building Height.

**a.** *Aerials and Antennas, Chimneys, Cupolas, Elevator Penthouses, Flagpoles, Monuments, Parapet Walls, Spires, Towers, Water Tanks, and Other Similar Structures*. Aerials and antennas, chimneys, cupolas, elevator penthouses, flagpoles, monuments, parapet walls, spires, towers, water tanks, and other similar structures may be erected to a height of up to 25 percent above the prescribed height limit of the base zoning district.

**b.** *Amateur (HAM) Radio Antennas*. HAM radio antennas may exceed the maximum prescribed height limit of a zoning district by a maximum of 10 FT. The Zoning Administrator, however, may allow HAM radio antennas to exceed this height limitation if it is necessary to accommodate amateur radio service communications. A HAM radio antenna that exceeds the maximum prescribed height limit of the zoning district in which it is located shall not exceed the minimum height and dimensions necessary to accommodate amateur radio service communications.

**c.** *Wireless Telecommunication Facilities*. Wireless telecommunication facilities shall comply with Section 5.03.420 (Wireless Telecommunications Facilities) of this Development Code.

**2.** Encroachments into Required Setback Areas.

**a.** *Balconies.* Balconies may extend into a required street or interior property line setback area a maximum of 50 percent of the required setback, not to exceed 4 FT.

**b.** *Cornices, Eaves, Canopies, Decorative Wall Elements, and Similar Architectural Features*. Cornices, eaves, canopies, decorative wall elements, and similar architectural features may extend into a required street or interior property line setback area a maximum of 50 percent of the required setback, not to exceed 4 FT.

**c.** *Signs*. Signs and advertising structures may encroach into a required front setback area, street side setback area, or rear setback area of a through-lot, pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**d.** *Walls, Fences, and Obstructions.* Walls, fences, and obstructions may be permitted within required setback areas pursuant to the provisions of Division 6.02 (Fences, Walls, and Obstructions) of this Chapter.

**E. General Provisions.**

**1.** Building Setback Areas Adjoining Streets. Except as otherwise specifically provided by this Development Code, required setback areas adjoining streets shall only be used for the placement of landscaping and irrigation installed pursuant to Division 6.05 (Landscaping), vehicular and pedestrian accesses, off-street parking and vehicular circulation, and site lighting pursuant to Division 6.03 (Off-Street Parking and Loading), walls and fences installed pursuant to Division 6.02 (Walls, Fences, and Obstructions), and signs installed pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**2.** Location of Off-Street Parking Lots on Properties that Front or Have Direct Access to Euclid Avenue. Proposed off-street parking lots on properties with Euclid Avenue frontage, or having direct access to Euclid Avenue, shall be located at the side or rear of the buildings they serve, excepting shared off-street parking lots serving shopping centers. This provision shall not preclude the City approval of access driveways to parking lots on properties with Euclid Avenue frontage or having direct access to Euclid Avenue.

**3.** Parking Space and Drive Aisle Setback Areas. Parking space and drive aisle setback areas required pursuant to Table 6.01-7 (Commercial Zoning District Development Standards) of this Division shall only be used for landscaping and irrigation installed pursuant to Division 6.05 (Landscaping), walls and fences installed pursuant to Division 6.02 (Walls, Fences, and Obstructions), and signs installed pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**4.** Compatibility with Existing Surrounding Development. New buildings shall respect and enhance the qualities and features of the existing neighborhood or area in which they are built. In-fill development projects within existing developed areas that have an established character shall be compatible with, or complement, the established architectural character of the area in terms of **[i]** consistency of rooflines, materials, and colors; **[ii]** similar window and door patterns; and **[iii]** similar decorative elements.

**5.** Compatibility within a Complex or Center. Development projects consisting of multiple buildings within a complex or center shall be designed as a distinct place or district, establishing a cohesive identity for the development, which differentiates it from other commercial development projects within the area.

**6.** 360-Degree Architecture. Buildings shall not have the appearance of a false facade attached to the front of a uniform building shell. A building shall be designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance.

**7.** Corporate Architecture. A building within a complex or center, or an in-fill building within a developed area that has an established character, shall not be dominated by corporate or trademark architectural details, or building forms intended to serve as signing and marketing elements.

**a.** Individual corporate image, trademark, or design elements and colors intended to market the occupant of a building shall be incorporated only as secondary design elements, and not as dominant features of the building. These secondary design elements shall be compatible with the surrounding development and shall not define the character or style of the building or development.

**b.** The City hereby reserves the right to require significant departures from "corporate architecture," which is proposed for the purpose of marketing or branding the occupant of a structure, when such architectural features are determined by the Approving Authority, to dominate the established architectural theme or character of a complex or center, or that of a developed area that has an established architectural character.

**8.** Building Materials. Building exteriors shall be finished with attractive and durable materials, which are of high quality and require minimal maintenance.

**a.** *Acceptable Exterior Building Finishes.* Exterior building finishes shall be classified according to their visual weight and are listed in Table 6.01-9 (Acceptable Exterior Building Finishes), below. The list of finishes is not all-inclusive but is intended to describe the types of finishes applicable to each weighted category.

***Table 6.01-9: Acceptable Exterior Building Finishes***

| *Heavy Materials* | *Intermediate Materials* | *Light Materials* |
|---|---|---|
| Natural Stone | Stucco | Natural Wood |
| Integrally-Colored Decorative Masonry Block | Exterior Insulation and Finishing System (EIFS) | Cement Board |
| Brick | Smooth Textured Tilt-Up or Precast Concrete Panels | Synthetic Wood |
| Cast and Synthetic Stone | | Architectural Metal |
| Richly Textured Tilt-Up or Precast Concrete Panels | | Glass Curtain Wall |

**b.** *Hierarchy of Materials.*

**(1)** **Heavy Materials**—Heavy materials shall be principally located: (a) at the base of the structure, as a foundation material that visually carries the weight of the structure; and/or (b) on significant architectural elements of a structure, to define those elements or suggest that the building has been built and added to, over time. Generally, heavy materials comprise the foundation (most visually significant) materials used on the exterior wall surface area.

**(2)** **Intermediate Materials**—Intermediate materials shall be situated so as to be visually supported by heavy materials. Generally, intermediate materials comprise the body (primary building material) of a building.

**(3)** **Light Materials**—Light materials shall be positioned above intermediate materials, at the top of the structure, and visually supported by the intermediate and heavy materials below.

**c.** *Manufactured Materials.* The use of manufactured materials, such as synthetic, cast, and cultured materials is allowed, provided the materials are identical in

appearance and of equal or greater durability to the natural materials they are intended to emulate.

**9.** Use of Structural Masonry and Masonry Veneers. Concrete block, brick, stone, and other types of structural masonry or masonry veneer shall be detailed as masonry bearing walls, especially at openings. Proper masonry detailing allows the building to be more pleasing to the eye, as the openings appear to be structurally supported.

**a.** *Exterior Corners.* Stone and brick used on exterior walls shall not terminate at exterior corners, except where such termination would be consistent with the architectural style being represented.

**b.** *Masonry Openings.* Openings in a block, brick, or stone façade, including all windows and doors, shall have a lintel, arch, or soldier course at the top of the opening, which appears to structurally support the area of masonry above the opening.

**c.** *Horizontal Change in Material.* A horizontal change in material from masonry to another material shall include a decorative cap or sill that projects from the face of the building.

**10.** Parapets and Cornices.

**a.** A parapet wall and decorative cornice shall be used to visually terminate an exterior wall on a building with a flat roof and shall be used as the primary method for screening roof-mounted mechanical equipment.

**b.** The parapet and cornice design shall be in proportion to the size and scale of the building and shall reflect the architectural style and detailing of the building.

**11.** Gutters and Downspouts.

**a.** Gutters and downspouts shall be concealed from public view, unless designed as a continuous architectural feature.

**b.** Exposed gutters and downspouts used as architectural features should be colored to match the fascia or wall material to which they are attached.

**c.** Care shall be taken to avoid locating downspouts near building public entrances and openings.

**12.** Glazing. The ground floor glazing of a building shall be transparent. Ground floor transparency guarantees a visual connection to the casual observer located at the building exterior, which is an essential feature of commercial structures. By exposing the ground floor to the exterior, there is an invitation to participate with the activity inside. Furthermore, the use of transparent glazing provides the City's public safety personnel the ability to view inside a building without having to first enter the structure.

**a.** The minimum glazing required on all primary building façades shall be equal to at least 60 percent of the view plane area, with at least 50 percent of the view plane area being transparent.

**b.** For the purposes of these regulations governing glazing on a building, the following words, terms, and phrases are defined as follows:

**(1)** *Primary Facade*. Primary facade shall mean any exterior building elevation that faces a street, access way, pedestrian walkway, or drive aisle internal to a complex or center. For the purposes of this requirement, alleys and service drives shall not be considered a street, access way, or internal drive aisle.

**(2)** *View Plane Area.* View plane area shall mean the wall area on the primary façade of a building, which is located between 2 FT and 10 FT above the adjacent exterior grade.

**(3)** *Transparent*. Transparent shall mean glazing that is see-through from both the exterior and the interior of the building. This does not, however, preclude the use of tinted glazing.

**c.** This standard shall not apply if the Approving Authority determines that the required transparency is inconsistent with the operational or design needs of the building.

**13.** Lighting. Commercial development shall incorporate lighting fixtures that are decorative and are designed to eliminate adverse impacts of light spillover and promote safe vehicular and pedestrian access.

**a.** Light fixtures shall be full cut-off fixtures to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.

**b.** Parking lot lighting shall comply with Section 6.03.050 (Parking Lot Lighting) of this Development Code and OMC Section 4-11.09(j).

**c.** Lighting fixtures shall be color-correct types, such as halogen, metal halide, or LED, to ensure true-color at night, visual comfort for pedestrians, and energy efficiency.

**d.** Pedestrian-level pole-mounted lighting, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on buildings or walls shall be used to light pedestrian walkways. Pole-mounted, building-mounted, or tree-mounted lighting fixtures shall be no more than 12 FT in height. Bollard-type lighting shall be no more than 4 FT in height.

**e.** Steps, ramps, and seatwalls shall be illuminated with built-in light fixtures, were possible.

**14.** Building Color. Building exteriors shall incorporate colors that are of compatible hues and intensities. Color schemes shall tie building elements together, relate separate buildings within the same development, and enhance the architectural form of a building.

**a.** Exterior building colors shall be low-reflecting and subtle. Furthermore, overly intense, overly bright, or fluorescent or Day-Glo colors, shall not be used on a building exterior, as determined by the Planning Director.

**b.** The exterior building color of a new development project shall be reviewed and approved in conjunction with the approval of the structure by the Approving Authority. Development projects consisting of multiple buildings shall incorporate colors that are coordinated between structures, utilizing compatible hues and intensities. The final review and

approval of paint colors, utilizing a color test, may be required by the City, prior to painting a building.

**c.** All building mechanical equipment and appurtenances, including, but not limited to, meters, flues, vents, gutters, and utilities, shall match or complement the permanent color of the surface from which they are attached or project.

**15.** Roof Access Ladders. Ladders for roof access shall be mounted on the inside of the building, or if located on the building exterior, shall be completely concealed from public view.

**16.** Equipment Screening.

**a.** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**b.** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened by landscaping and/or decorative low garden walls.

**17.** Refuse Storage Areas (Trash Enclosures).

**a.** Within commercial zoning districts, refuse and recyclable materials shall be stored in an appropriate container, out of view of public or private streets, and adjacent properties.

**b.** Refuse and recyclable materials container storage shall be within City-approved enclosures designed to contain separate containers for the collection of refuse and recyclable materials. The number of trash enclosures required, their precise locations and dimensions, and their design shall be pursuant to the City's Refuse and Recycling Planning Manual. The requirement for refuse container storage areas may be reduced or waived by the Approving Authority if a trash compactor is used, which is screened from public view.

**c.** Trash enclosures shall consist of a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, and separate pedestrian access, which is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion. The enclosure design shall be consistent with the architectural design of adjacent buildings and shall include a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable.

**d.** To the extent practicable, trash enclosures shall be located away from property lines common with sensitive uses, such as, but not limited to, dwellings, schools, playgrounds, childcare centers, health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

**e.** Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

**f.** Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling, shall be posted adjacent to all points of access to each trash enclosure.

**g.** Trash enclosures shall be bordered by a minimum 5-FT wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates, except when located out of public view.

**h.** Prior to the issuance of an occupancy permit, a developer or property owner(s) may be required to develop a written recycling plan, which specifies the identification of targeted materials to be recycled, and methods of recycling program promotion to tenants.

**18.** Trip Reduction. All new development projects shall fully implement trip reduction measures in compliance with Division 6.04 (Congestion Management and Trip Reduction) of this Chapter.

**19.** Outdoor Loading and Storage Areas.

**a.** Loading facilities shall be designed and constructed pursuant to Division 6.03 (Off-Street Parking and Loading) of this Development Code.

**b.** Areas designated for open space, landscaping, off-street parking, loading, and vehicular circulation and maneuvering shall not be used for the outdoor storage of materials or equipment.

**c.** The outdoor storage of materials and equipment shall be permitted only within the CC and CR zoning districts in conjunction with, and ancillary to, the primary allowed land use. Outdoor loading and storage areas, and loading doors, shall be fully enclosed by a masonry screen wall with view-obstructing gates pursuant to Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) of this Development Code. Walls and gates visible to the public shall be decorative. Chain link fencing with a screening material shall not be used to screen loading and storage activities and areas.

**20.** Outdoor Activities. All business activities shall be conducted entirely within a completely enclosed structure, except for the following:

**a.** Sale or display of new or used automobiles, boats, trucks, recreational vehicles and similar large equipment;

**b.** Outdoor cafes and eating areas;

**c.** Sale or display of building material, lumber, nursery stock and similar bulk stock, subject to the location and screening requirements of this Section;

**d.** Temporary activities, such as Christmas tree sales, sidewalk sales and other temporary or seasonal activities, subject to the issuance of an Administrative Use Permit for temporary uses, activities, and facilities pursuant Section 4.03.015 (Administrative Use Permits) of this Development Code;

**e.** Off-street parking facilities, and outdoor loading and storage areas, which are properly screened pursuant to Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) of this Chapter; and

**f.** As allowed pursuant to the standards contained in Division 5.03 (Standards for Specific Land Uses, Activities as Facilities) of this Development Code.

**21.** Noise. Within all commercial zoning districts, structures and equipment shall be designed, located, constructed, and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in OMC Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**22.** Airport Safety Zones. Within commercial zoning districts, properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

**23.** Security Standards. Within commercial zoning districts, any lot, and any building or structures thereon, shall comply with all applicable requirements of OMC Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**F. Commercial Design Guidelines.**

**1.** The City Council adopted Commercial Design Guidelines, included as Reference "E" of this Development Code, applicable to all commercial zoning districts, which are intended as a reference to assist the designer in understanding the City's goals and objectives for commercial development. The guidelines compliment the mandatory commercial development regulations contained in this Section, by providing examples of potential design solutions and by providing design interpretations of the various mandatory regulations contained herein.

**2.** The design guidelines authorized herein shall be enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 6.01.020: Mixed Use Zoning Districts

**A. Purpose.**

**1.** The purpose of this Section is to establish regulations intended to encourage innovative mixed-use development as an alternative to the typical suburban, use-segregated developments found throughout the Inland Empire, which is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Generally, mixed-use districts are intended for the creation of development projects that:

**a.** Create a dynamic, walkable, mixed-use environment;

**b.** Provide for a development pattern that encourages the use of public transportation;

**c.** Provide for a mix of housing types that are within close proximity to retail and service uses;

**d.** Establish high standards for the design and development of buildings, infrastructure, and landscaping;

**e.** Ensure a high degree of pedestrian and vehicular connectivity, and enhance the vitality of commercial corridors within the City;

**f.** Facilitate the development of housing, retail, and office uses within close proximity to one another, allowing residents to walk to retail and service uses, and transit services; and

**g.** In selected areas, locate buildings close to the street, so that streets and squares feel enclosed, establishing outdoor rooms.

**2.** The intent of each established mixed-use district is as follows:

**a.** *Downtown Mixed-Use Area.* The Downtown Mixed-Use District (MU-1 zoning district) is intended to accommodate an intensive mixture of vertical and horizontal retail and office uses at a development intensity of up to 2.0 FAR, and residential uses at a density of 25 to 75 DU/AC. The Downtown Mixed-Use District is intended to encourage the development and revitalization of the City's historic downtown district in such manner as to achieve the District's full potential as a unique shopping and residential area, as well as the City's focus for governmental, cultural, and educational activities.

**b.** *East Holt Mixed-Use Area*. The East Holt Mixed-Use District (MU-2 zoning district) is intended to accommodate the intensification of the East Holt Boulevard Corridor with low-rise (up to 5 stories) buildings housing a mixture of retail and office uses at a development intensity of up to 2.0 FAR and 1.0 FAR, respectively, and residential uses at a density of 14 to 40 DU/AC. The intent of this zoning district is to create identity and place along the Holt Boulevard Corridor and provide a connection between the Downtown Mixed Use Area and the Ontario Airport Metro Center.

**c.** *Euclid/Francis Mixed-Use Area.* The Euclid/Francis Mixed-Use District (MU-11 zoning district) is intended to accommodate a low-rise (up to 3 stories) mixture of retail uses at an intensity of up to 1.0 FAR, and residential uses at a density of 14 to 25 DU/AC, that will create identity and place along the Euclid Avenue corridor.

**B. Applicability.** The standards and guidelines established by this Section shall apply to each of the City's mixed-use zoning districts. Furthermore, the provisions of this Section shall apply to all land subdivisions for mixed-use purposes, and any new mixed-use construction, addition, remodel, or reallocation requiring a building permit or other similar entitlement by the City.

**C. Mixed Use Zoning District Development Standards.** Development within the MU-1, MU-2, and MU-11 mixed-use zoning districts shall comply with the following standards:

**1.** MU-1 (Downtown Mixed Use Area) Zoning District.

**a.** *Planned Unit Development Required.* Within the MU-1 zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Area Plan and Form-Based Development Standards In Lieu of Planned Unit Development Adoption.* In lieu of Planned Unit Development adoption, the City may elect to prepare and adopt an Area Plan to provide additional policy-level guidance for development

within MU-1 zoning district, in conjunction with the inclusion of appropriate form-based development standards within this Section, to be established on a minimum per block basis.

**c.** *Allowed Development Density/Intensity*. Within the MU-1 zoning district, residential development shall range from a minimum allowed density of 25 dwelling units per acre, to a maximum allowed density of 75.0 dwelling units per acre. Commercial-retail and/or office development shall not exceed 2.0 FAR.

**d.** *Downtown Ontario Design Guidelines*. In August 1998, the City Council adopted the Downtown Ontario Design Guidelines, included as Reference "C" of this Development Code, which establishes a set of architectural, graphic, and lighting design principles, to provide guidance to business owners, homeowners, City staff, and design professionals, for the development and/or rehabilitation of properties within the City's historic original downtown area (project area). The project area is bordered by "I" Street on the north, Vine Street on the west, Sultana Avenue on the east, and railroad tracks on the south, and is defined in Figure 1.4 (Land Use Districts) of the Downtown Ontario Design Guidelines. The design guidelines also apply to those properties located across the street from, and directly abut, the project area.

**2.** MU-3 (East Guasti Mixed Use) Zoning District.

**a.** *Planned Unit Development Required*. Within the MU-3 zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Allowed Development Density/Intensity*. Within the MU-3 zoning district, commercial and residential development shall be low-rise, not to exceed 5 stories in height. Residential development shall range from a minimum allowed density of 20.0 dwelling units per acre, to a maximum allowed density of 65.0 dwelling units per acre. Commercial-retail and office development shall not exceed 1.0 FAR.

**3.** MU-6 (East Holt Boulevard Mixed Use Area) Zoning District.

**a.** *Planned Unit Development Required*. Within the MU-6 zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Allowed Development Density/Intensity*. Within the MU-6 zoning district, residential development shall range from a minimum allowed density of 14.1 dwelling units per acre, to a maximum allowed density of 40.0 dwelling units per acre. Commercial-retail development shall not exceed 1.0 FAR and commercial-office development shall not exceed 2.0 FAR.

**4.** MU-8B (Mountain/Fourth Mixed Use) Zoning District.

**a.** *Planned Unit Development Required*. Within the MU-8B zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Allowed Development Density/Intensity.* Within the MU-8B zoning district, commercial and residential development shall be low-rise, not to exceed 5 stories in height. Residential development shall range from a minimum allowed density of 20.0 dwelling units per acre, to a maximum allowed density of 75.0 dwelling units per acre. Commercial-retail and office development shall not exceed 1.0 FAR.

**5.** MU-8C (West Holt Boulevard Mixed Use) Zoning District.

**a.** *Planned Unit Development Required.* Within the MU-8C zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Allowed Development Density/Intensity.* Within the MU-8C zoning district, commercial and residential development shall be low-rise, not to exceed 5 stories in height. Residential development shall range from a minimum allowed density of 14.0 dwelling units per acre, to a maximum allowed density of 40.0 dwelling units per acre. Commercial-retail development shall not exceed 1.0 FAR and commercial-office development shall not exceed 2.0 FAR.

**6.** MU-8D (Euclid/Francis Mixed Use Area) Zoning District.

**a.** *Residential Development.* Within the MU-8D zoning district, low-rise (up to 5 stories) residential development shall be allowed pursuant to the standards of the HDR-45 zoning district and shall range from a minimum allowed density of 20.0 dwelling units per acre, to a maximum allowed density of 75.0 dwelling units per acre.

**b.** *Nonresidential Development.* Within the MU-8D zoning district, nonresidential development shall be allowed pursuant to the requirements of the CC zoning district, and shall not exceed 1.0 FAR.

**7.** MU-8E (Euclid/Walnut Mixed Use) Zoning District.

**a.** *Planned Unit Development Required.* Within the MU-8E zoning district, development shall occur only after a Planned Unit Development has first been adopted for the affected property pursuant to Section 4.01.030 (Planned Unit Developments and Amendments) of this Development Code.

**b.** *Allowed Development Density/Intensity.* Within the MU-3 zoning district, commercial and residential development shall be low-rise, not to exceed 5 stories in height. Residential development shall range from a minimum allowed density of 20.0 dwelling units per acre, to a maximum allowed density of 75.0 dwelling units per acre. Commercial-retail and office development shall not exceed 1.0 FAR.

## 6.01.025: Industrial Zoning Districts

**A.** **Purpose.** The purpose of this Section is to ensure that development within the industrial zoning districts of the City will contribute toward an urban environment of stable, desirable character, which is harmonious with existing and future development, and is consistent with the goals and policies of the Policy Plan (General Plan) component of The Ontario Plan. These regulations are further established to:

**1.** Reserve appropriate areas in the community for a full range of industrial uses, which are grouped to achieve maximum compatibility with respect to the characteristics of the various types of industrial activities and processes;

**2.** Encourage the development of all types of industrial establishments in a manner that is consistent with sound standards of public health and safety;

**3.** Allow certain types of light industrial uses that are relatively free of nuisance or hazardous features, which may be located in areas nearest to residential, office, and commercial areas, while providing space for industrial uses with more severe impacts in more remote locations;

**4.** Protect areas appropriate for industrial development from intrusion by residences and other incompatible uses, while providing opportunities for various types of industrial establishments and similar uses to concentrate in mutually beneficial relationships to each other;

**5.** Ensure the provision of adequate space to meet the needs of industrial development, including landscaped setbacks, off-street parking and truck loading areas;

**6.** Strengthen the City's economic base and jobs-housing balance by increasing employment opportunities close to home for residents of the City and surrounding communities;

**7.** Ensure that the appearance of industrial buildings and uses is compatible with the visual character of the area in which they are located; and

**8.** Provide a sufficient number of appropriately located sites for adult businesses within the IH (Heavy Industrial) zoning district.

**B. Applicability.** The standards and guidelines established by this Section shall apply to each of the City's industrial zoning districts. Furthermore, the provisions of this Section shall apply to all industrial land subdivisions and any new industrial construction, addition, remodel, or reallocation requiring a building permit or other similar entitlement by the City.

**C. Development Standards.** Development within industrial zoning districts shall comply with the requirements of Table 6.01-10 (Industrial Zoning District Development Standards), below, which specifies standards for the development of structures within the BP, IP, IL, IG, and IH zoning districts.

*Table 6.01-10: Industrial Zoning District Development Standards*

| Requirements | Industrial Zoning Districts | | | | | Additional Regulations |
|---|---|---|---|---|---|---|
| | BP | IP | IL | IG | IH | |
| **A. SITE DEVELOPMENT STANDARDS** | | | | | | |
| **1. Minimum Lot Area** | 1.0 AC | | 10,000 SF | | | Note 1 |
| **2. Maximum Floor Area Ratio (FAR)** | 0.60 | | 0.55 | | | Note 7 |
| **3. Minimum Lot Dimensions** | 100 FT – Lot Width<br>100 FT – Lot Depth | | | | | Note 1 |
| **4. Minimum Landscape Coverage** | Refer to Division 6.05 (Landscaping) | | | | | |
| **a.** Interior Lots | 15% | 10% | | | | Notes 2 and 3 |

*Table 6.01-10: Industrial Zoning District Development Standards*

| Requirements | Industrial Zoning Districts | | | | | Additional Regulations |
|---|---|---|---|---|---|---|
| | BP | IP | IL | IG | IH | |
| **b.** Corner Lots | 20% | 15% | | | | Notes 2 and 3 |
| **c.** Off-Street Parking Areas | 7% | | | | | See Section 6.05.040.D (Landscaping of Off-Street Parking Facilities) |
| **5. Minimum Parking Space and Drive Aisle Separations** | | | | | | |
| **a.** Parking Space or Drive Aisle to Street Property Line | 20 FT | | 10 FT | | | |
| **b.** Parking Space or Drive Aisle to Interior Property Line | 5 FT | | | | | Notes 4 and 5 |
| Exception: From property line common with residential district | 10 FT (area shall be densely landscaped) | | | n/a | | |
| **c.** Parking Space to Buildings, Walls, and Fences | 10 FT - Areas adjacent to public entries and office areas<br>5 FT - Areas adjacent to other building areas | | | | | Note 5 |
| Exception: Within screened loading and storage yard areas | 0 FT | | | | | |
| **d.** Drive Aisles to Buildings, Walls, and Fences | 10 FT | | | | | Note 5 |
| Exception: Within screened loading and storage yard areas | 0 FT | | | | | |
| **6. Minimum Screened Loading and Storage Yard Separations** | | | | | | |
| **a.** Enclosed Loading and Storage Yard to Street Property Line | 20 FT - Freeways<br>20 FT - Arterial Streets<br>10 FT - Collector/Local Streets | | | | | |
| **b.** Screened Loading and Storage Yard to Interior Property Line | 0 FT | | | | | |
| Exception: From interior property line common with residential district | 10 FT (area shall be densely landscaped) | | | | n/a | |
| **c.** Screened Loading and Storage Yard to Buildings, Walls, and Fences | 0 FT | | | | | |
| **7. Walls, Fences and Obstructions** | Refer to Section 6.02.025 (Design Standards for Nonresidential Zoning Districts). | | | | | |
| **8. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading). | | | | | |
| **9. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance). | | | | | |

*Table 6.01-10: Industrial Zoning District Development Standards*

| Requirements | Industrial Zoning Districts | | | | | Additional Regulations |
|---|---|---|---|---|---|---|
| | BP | IP | IL | IG | IH | |
| **10. Historic Preservation** | Certain portions of commercial zoning districts are identified as historic or potentially historic, and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | | | | | |
| **11. Signs** | Refer to Division 8.1 (Sign Regulations). | | | | | |
| **12. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | | | | | |
| **13. Noise** | Buildings shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | | | | | |
| **14. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | | | | | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | | | | | |
| **1. Maximum Area Per Building** | 45,000 SF - Single-Tenant<br>60,000 SF - Multi-Tenant | | See Note 9 | n/a | | |
| **2. Minimum Street Setback** | | | | | | |
| **a.** From Freeway Property Line | 20 FT | | | | | |
| **b.** From Arterial Street Property Line | 10 FT - Holt Boulevard<br>20 FT - All Other Arterial Streets | | | | | |
| **c.** From Collector and Local Street Property Line | 10 FT | | | | | |
| **3. Minimum Interior Property Line Setback** | 0 FT | | | | | Note 6 |
| Exception: Property line common with residential districts | 30 FT | | | | | |
| **4. Maximum Height** | 45 FT | | 55 FT | | | Note 7 |
| **5. Minimum Setback From Major Pipelines** (to habitable structures) | 50 FT | | | | | Note 8 |

*Notes:*

1. *There is no minimum lot area or dimension for common interest subdivisions established pursuant to Section 6.08.010 (Common Interest Subdivisions) of this Development Code.*
2. *Landscaped areas with a minimum dimension of less than 5 FT shall not contribute toward the "minimum landscape coverage" calculation.*
3. *The "minimum landscape coverage" calculation for interior and corner lots shall exclude all landscaped areas located within public rights-of-way.*
4. *Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties.*

5. *The minimum separation area between a building, wall, or fence, and a parking space or drive aisle, shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 3-FT wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension does not include any area devoted to vehicle overhang.*
6. *There shall not be a minimum required building setback from property lines that are interior to a business park, or industrial park or complex.*
7. *The maximum building height and FAR may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ALUCP). Refer to the ALUCP for properties affected by airport safety zones.*
8. *Includes major high pressure pipelines for fuel oil, gasoline, and diesel and aviation fuels within the City. Existing pipelines include:*
    a. *Two parallel pipelines (a 16-inch and a 20-inch) that enter the City at Benson Avenue, traveling parallel to the northerly side of the Southern Pacific right-of-way to Ontario International Airport, then parallel to the southerly side of the Southern Pacific right-of-way, then parallel to the northerly side of the right-of-way beyond Ontario International Airport, then exiting the City at Etiwanda Avenue; and*
    b. *Two parallel pipelines that traverse the easterly portion of the City, entering the City at the southerly portion of Milliken Avenue, then traveling north under Milliken Avenue to Inland Empire Boulevard, then east to Rochester Avenue, then north to the City Limits.*
9. *Within the IL zoning district, lots abutting, or directly across the street from, a residentially zoned property, shall comply with the "Maximum Height" applicable to the BP and IP zoning districts.*

**D. Exceptions to Development Standards.** The following exceptions from the industrial zoning district development standards stipulated in Table 6.01-8 (Industrial Zoning District Development Standards) shall be permitted:

**1.** Building Height.

**a.** *Aerials and Antennas, Chimneys, Cupolas, Elevator Penthouses, Flagpoles, Monuments, Parapet Walls, Spires, Towers, Water Tanks, and Other Similar Structures*. Aerials and antennas, chimneys, cupolas, elevator penthouses, flagpoles, monuments, parapet walls, spires, towers, water tanks, and other similar structures may be erected to a height of up to 25 percent above the prescribed height limit of the base zoning district.

**b.** *Amateur (HAM) Radio Antennas*. HAM radio antennas may exceed the maximum prescribed height limit of a zoning district by a maximum of 10 FT. The Zoning Administrator, however, may allow HAM radio antennas to exceed this height limitation if it is necessary to accommodate amateur radio service communications. A HAM radio antenna that exceeds the maximum prescribed height limit of the zoning district in which it is located shall not exceed the minimum height and dimensions necessary to accommodate amateur radio service communications.

**c.** *Wireless Telecommunication Facilities*. Wireless telecommunication facilities shall comply with Section 5.03.42 (Wireless Telecommunications Facilities) of this Development Code.

**2.** Encroachments into Required Setback Areas.

**a.** *Cornices, Eaves, Canopies, Decorative Wall Elements, and Similar Architectural Features*. Cornices, eaves, canopies, decorative wall elements, and similar architectural features may extend into a required street or interior property line setback area a maximum of 50 percent of the required setback, not to exceed 4 FT.

**b.** *Signs*. Signs and advertising structures may encroach into a required front street setback area pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**c.** *Walls, Fences, and Obstructions.* Walls, fences, and obstructions may be permitted within required setback areas pursuant to the provisions of Division 6.02 (Fences, Walls, and Obstructions) of this Chapter.

**E.** **General Provisions.** The following general regulations shall be applicable to all land uses, activities, and facilities within each industrial zoning district:

**1.** Building Setback Areas Adjoining Streets. Except as otherwise specifically provided by this Development Code, required setback areas adjoining streets shall only be used for the placement of landscaping and irrigation installed pursuant to Division 6.05 (Landscaping), . vehicular and pedestrian accesses, off-street parking and vehicular circulation, and site lighting pursuant to Division 6.03 (Off-Street Parking and Loading), walls and fences installed pursuant to Division 6.02 (Walls, Fences, and Obstructions), and signs installed pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**2.** Parking Space and Drive Aisle Setback Areas. Parking space and drive aisle setback areas required pursuant to Table 6.01-10 (Industrial Zoning District Development Standards) shall only be used for landscaping and irrigation installed pursuant to Division 6.05 (Landscaping), walls and fences installed pursuant to Division 6.02 (Walls, Fences, and Obstructions), and signs installed pursuant to Division 8.1 (Sign Regulations) of this Development Code.

**3.** Refuse Storage Areas (Trash Enclosures).

**a.** Within industrial zoning districts, refuse and recyclable materials shall be stored in an appropriate container, out of view of public or private streets, and adjacent properties.

**b.** Refuse and recyclable materials container storage shall be within City-approved enclosures designed to contain separate containers for the collection of refuse and recyclable materials. The number of trash enclosures required, their precise locations and dimensions, and their design shall be pursuant to the City's Refuse and Recycling Planning Manual. The requirement for refuse container storage areas may be reduced or waived by the Approving Authority if a trash compactor is used, which is screened from public view.

**c.** Trash enclosures shall consist of a minimum 6-FT high decorative masonry wall, with appropriate view-obstructing gates for container access, and separate pedestrian access, which is designed to screen the interior of the enclosure from view from the exterior and prevent refuse dispersion. The enclosure design shall be consistent with the architectural design of adjacent buildings and shall include a decorative overhead roof structure to protect bins containing recyclable materials from adverse environmental conditions, which might render the collected materials unusable.

**d.** To the extent practicable, trash enclosures shall be located away from property lines common with sensitive uses, such as, but not limited to, dwellings, schools, playgrounds, childcare centers, health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

**e.** Trash enclosure dimensions shall be of adequate size to accommodate containers consistent with the City's current methods of collection within the area in which the project is located.

**f.** Signs clearly identifying all recycling and refuse collection areas, and the materials accepted for recycling shall be posted adjacent to all points of access to each trash enclosure.

**g.** Trash enclosures shall be bordered by a minimum 5-FT wide planter and screened with landscaping on all exposed sides, excluding the side with bin access gates, except when located out of public view.

**h.** Prior to the issuance of an occupancy permit, a developer or property owner(s) may be required to develop a written recycling plan, which specifies the identification of targeted materials to be recycled, and methods of recycling program promotion to tenants.

**4.** Lighting. Commercial development shall incorporate lighting fixtures that are decorative and are designed to eliminate adverse impacts of light spillover and promote safe vehicular and pedestrian access.

**a.** Light fixtures shall be full cut-off fixtures to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.

**b.** Parking lot lighting shall comply with Section 6.03.050 (Parking Lot Lighting) of this Development Code and OMC Section 4-11.09(j).

**c.** Lighting fixtures shall be color-correct types, such as halogen, metal halide, or LED, to ensure true-color at night, visual comfort for pedestrians, and energy efficiency.

**d.** Pedestrian-level pole-mounted lighting, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on buildings or walls shall be used to light pedestrian walkways. Pole-mounted, building-mounted, or tree-mounted lighting fixtures shall be no more than 14 FT in height. Bollard-type lighting shall be no more than 4 FT in height.

**e.** Steps, ramps, and seatwalls shall be illuminated with built-in light fixtures, were possible.

**5.** Equipment Screening.

**a.** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**b.** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**6.** Outdoor Loading and Storage Areas.

**a.** Loading facilities shall be designed and constructed pursuant to Division 6.03 (Off-Street Parking and Loading) of this Chapter.

**b.** Areas designated for open space, landscaping, off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**c.** The outdoor storage of materials and equipment shall be permitted only within the IL, IG, IH, and ONT zoning districts in conjunction with, and ancillary to, the primary allowed land use, except as otherwise allowed pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**d.** Outdoor loading and storage areas, and loading doors, shall be screened from public view by a decorative masonry wall with view-obstructing gates, pursuant to Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) of this Development Code. Furthermore, loading and storage areas, and loading doors, shall not face a freeway, Euclid Avenue, or Mission Boulevard, unless fully screened from view of the freeway or street.

**e.** The outdoor storage of materials or equipment shall not be allowed within the BP and IP zoning districts.

**7.** Outdoor Manufacturing and Processing.

**a.** Manufacturing and processing activities shall be conducted within a wholly enclosed building, except that outdoor manufacturing and processing activities may be allowed within the IG, IH, and ONT zoning districts in conjunction with, and ancillary to, the primary allowed land use, subject to the approval of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code.

**b.** Outdoor manufacturing and processing activities allowed pursuant to Subparagraph C.7.a, above, shall be screened from public view by buildings and/or decorative masonry walls with view-obstructing gates.

**8.** Outdoor Sales and Display. Within industrial zoning districts, all sales and display activities shall be conducted within a wholly enclosed building, except as follows:

**a.** Sale or display of new or used automobiles, boats, trucks, recreational vehicles and similar large equipment;

**b.** Outdoor cafes and eating areas;

**c.** Sale or display of building material, lumber, nursery stock and similar bulk stock, subject to the location and screening requirements of this Section;

**d.** Temporary activities, such as Christmas tree sales, sidewalk sales and other temporary or seasonal activities, subject to the issuance of an Administrative Use Permit for temporary uses, activities, and facilities pursuant Section 4.03.015 (Administrative Use Permits) of this Development Code;

**e.** Off-street parking facilities, and outdoor loading and storage areas, which are properly screened pursuant to Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) of this Chapter; and

**f.** As allowed pursuant to the standards contained in Division 5.03 (Standards for Specific Land Uses, Activities as Facilities) of this Development Code.

**9.** Building Color. Building exteriors shall incorporate colors that are of compatible hues and intensities. Color schemes shall tie building elements together, relate separate buildings within the same development, and enhance the architectural form of a building.

**a.** Exterior building colors shall be low-reflecting and subtle. Furthermore, overly intense, overly bright, or fluorescent or Day-Glo colors, shall not be used on a building exterior, as determined by the Planning Director.

**b.** The exterior building color of a new development project shall be reviewed and approved in conjunction with the approval of the structure by the Approving Authority. Development projects consisting of multiple buildings shall incorporate colors that are coordinated between structures, utilizing compatible hues and intensities. The final review and approval of paint colors, utilizing a color test, may be required by the City, prior to painting a building.

**c.** All building mechanical equipment and appurtenances, including, but not limited to, meters, flues, vents, gutters, and utilities, shall match or complement the permanent color of the surface from which they are attached or project.

**10.** Roof Access Ladders. Ladders for roof access shall be mounted on the inside of the building, or if located on the building exterior, shall be completely concealed from public view.

**11.** Gutters and Downspouts. Gutters and downspouts shall be concealed from public view, unless designed as a continuous architectural feature. Exposed gutters and downspouts used as architectural features should be colored to match the fascia or wall material to which they are attached.

**12.** Trip Reduction. All new development projects shall fully implement trip reduction measures in compliance with Division 6.04 (Congestion Management and Trip Reduction) of this Chapter.

**13.** Noise. Within all industrial zoning districts, structures and equipment shall be designed, located, constructed, and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in OMC Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**14.** Airport Safety Zones. Industrially zoned properties located within the Airport Influence Area (AIA) established by the LA/Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP.

**15.** Security Standards. Within industrial zoning districts, any lot, and any building or structures thereon, shall comply with all applicable requirements of OMC Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**F. Industrial Design Guidelines.**

**1.** The City Council adopted Industrial Design Guidelines, included as Reference "F" of this Development Code, applicable to all industrial zoning districts, which are intended as a reference to assist the designer in understanding the City's goals and objectives for industrial development. The guidelines compliment the mandatory industrial development regulations contained in this Section, by providing examples of potential design solutions and by providing design interpretations of the various mandatory regulations contained herein.

**2.** The design guidelines authorized herein shall be enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

## 6.01.030: Specialized Use Zoning Districts

**A.** **Purpose.** The purpose of this Section is to ensure that development within each Special Purpose zoning district of the City will contribute toward an urban environment of stable, desirable character, which is harmonious with existing and future development, and is consistent with the goals and policies of the Policy Plan (General Plan) component of The Ontario Plan.

**B.** **Applicability.** The standards and guidelines established by this Section shall apply to each of the City's special purpose zoning districts. Furthermore, the provisions of this Section shall apply to all subdivisions of land and any new construction, addition, remodel, or reallocation requiring a building permit or other similar entitlement by the City, within a Special Purpose zoning district.

**C.** **Specialized Use Zoning District Standards.** The design and development of properties located within specialized use zoning districts shall comply with the following:

**1.** CIV (Civic) Zoning District. The CIV zoning district is established to accommodate permanent public facilities such as City Hall, public libraries, museums, public and private schools and colleges/universities, police and fire stations, and other similar facilities utilized by the public. Properties within the CIV zoning district shall be developed pursuant to the standards and guidelines applicable to the OH zoning district (see Section 6.01.015 (Commercial Zoning District) of this Division).

**2.** MHP (Mobile Home Park) Zoning District. The MHP zoning district is established to accommodate communities consisting of mobile homes and manufactured housing. All development within the MHP zoning district shall be designed and constructed pursuant to the requirements of Section 5.03.295 (Mobilehome Parks) of this Development Code.

**3.** ONT (Ontario International Airport) Zoning District. The ONT zoning district is established to accommodate on-going development of Ontario International Airport and surrounding properties directly impacted by airport operations. All development within the ONT zoning district shall be designed and constructed pursuant to the applicable requirements of Section 5.03.020 (Air Transportation) of this Development Code.

**4.** OS-C (Open Space-Cemetery) Zoning District. The OS-C zoning district is established to accommodate cemetery sites. Properties within the OS-C zoning district shall be developed pursuant to the standards and guidelines applicable to the OL zoning district (see Section 6.01.015 (Commercial Zoning District) of this Division).

**5.** OS-R (Open Space-Recreation) Zoning District. The OS-R zoning district is established to accommodate open space uses, such as public parks and recreation centers.

Properties within the OS-R zoning district shall be developed pursuant to the standards and guidelines applicable to the OL zoning district (see Section 6.01.015 (Commercial Zoning District) of this Division).

**6.** PUD (Planned Unit Development) Zoning District. The PUD zoning district is established to accommodate the development and use of properties that require Planned Unit Development approval pursuant to Exhibit LU-05 (Additional Plans Map) of the Policy Plan component of The Ontario Plan. All development within the PUD zoning district shall only be allowed pursuant the applicable Planned Unit Development document.

**7.** RC (Rail Corridor) Zoning District. The RC zoning district is established to accommodate permanent rail or fixed transit corridors through the City, as well as stations and similar ancillary facilities. Properties within the RC zoning district shall be developed pursuant to the standards and guidelines applicable to the IH zoning district (see Section 6.01.025 (Industrial Zoning District) of this Division).

**8.** SP (Specific Plan) Zoning District. The SP zoning district is established to accommodate the adoption of Specific Plans pursuant to Exhibit LU-05 (Additional Plans Map) of the Policy Plan component of The Ontario Plan. All development within the SP zoning district shall be designed and constructed pursuant to the standards and guidelines of the applicable Specific Plan document. (Note: If no specific plan has been adopted for a property within the SP zoning district, a new specific plan shall be adopted for the property, or the property shall be annexed to an existing neighboring specific plan, prior to the issuance of any grading or building permits.)

**9.** UC (Utility Corridor) Zoning District. The UC zoning district is established to accommodate flood control channels, retention and detention basins, electrical transmission corridors, and landfills, and may include ancillary recreational facilities in conjunction with the primary use of the site. Properties within the UC zoning district shall be developed pursuant to the standards and guidelines applicable to the OL zoning district (see Section 6.01.015 (Commercial Zoning District) of this Division).

## 6.01.035: Overlay Zoning Districts

**A.** **Purpose.** The purpose of this Section is to ensure that development within each Overlay zoning district of the City will contribute toward an urban environment of stable, desirable character, which is harmonious with existing and future development, and is consistent with the goals and policies of the Policy Plan (General Plan) component of The Ontario Plan.

**B.** **Applicability.** The standards and guidelines established by this Section shall apply to each of the City's overlay districts. Furthermore, the provisions of this Section shall apply to all subdivisions of land and any new construction, addition, or remodel requiring a building permit or other similar entitlement by the City, within an overlay district.

**C.** **Overlay Zoning District Standards.** The design and development of properties located within overlay zoning districts shall comply with the following:

**1.** AG (Agricultural) Overlay Zoning District.

**a.** *Purpose*. The purpose of the AG Overlay zoning district is to accommodate the continuation of agricultural uses within the City, on an interim basis, until such time that the Overlay District is developed consistent with the goals and policies of The Ontario Plan. The

transition of the AG Overlay zoning district will be gradual, requiring the establishment of regulations intended to guide agricultural-related development activities for the interim period. It is the intent of the AG Overlay zoning district to allow for the continuation of agricultural uses and related support uses as defined herein. The AG Overlay zoning district is further intended to protect vital agricultural uses by limiting land use activity to those uses which are compatible and supportive of agriculture and related uses, and/or their products.

**b.** *Applicability*.

**(1)** The herein established rights and responsibilities applicable to the AG Overlay District shall apply to all property located within the boundary of the Overlay District, as shown on the official Zoning Map of the City. The AG Overlay zoning district provisions established herein, shall apply to all existing and new building construction, additions, remodels, or reallocations, whether or not a building permit, or other similar entitlement, is required by the City.

**(2)** Any new building construction, excepting buildings to accommodate agricultural uses or agricultural-related activities, and single-family homes and buildings ancillary thereto on lots 10 acres or more in area, shall first require the adoption of a Specific Plan pursuant to Section 4.01.035 (Specific Plans and Amendments) of this Development Code, which prescribes the allowed land uses, development regulations and guidelines, and sign regulations applicable to the project.

**(3)** All rights pertaining to the AG Overlay zoning district established herein, shall run with the land and shall be transferable to any future owner(s) of property within the AG Overlay district, and their assigns.

**c.** *Definitions.* For the purpose of the AG Overlay zoning district, the words or phrases listed below, in correct alphabetical order, shall have the meanings hereafter specified:

**Agricultural Support Services.** These uses are supportive of the farm community and are fully compatible with agricultural uses. Agricultural support services are uses which directly support, or which are accessory or incidental to, established agricultural uses within the AG Overlay zoning district. These include, but are not limited to the following:

**1)** Agricultural chemicals, fuel and fuel oil, nonflammable bottled gas;

**2)** Animal husbandry services veterinary services for large and small animals, and horseshoeing;

**3)** Farm machinery equipment and supplies, sale and repair;

**4)** Farm produce sales and supply (feed, hay, grain and grain products, fertilizer);

**5)** Farm products packaging and processing;

**6)** Feed storage, farm products warehousing and storage (except stockyards); and

**7)** Waste management facilities and fertilizer operations in accordance with applicable local, State and Federal regulations.

**Animal Confinement Facility.** Where used, the term "animal confinement facility" includes animal barns, corrals, or pens.

**Commercial Kennels and Catteries**. The keeping of more than 5 dogs or 5 cats over the age of 4 months for breeding, boarding, training, or sale on a lot minimum 2.5 acres in area.

**Cow and Goat Dairies.** Any premises where milk is produced for wholesale distribution and where 10 or more cows or goats are in lactation.

**Crop Production.** A primary use of the land which includes cultivation of open field or greenhouse crops, fruits, vegetables, grain, fibers, flowers, ornamental and nursery plant materials for wholesale or retail sales and ultimate consumption by others.

**Expanded Use.** An expanded use consists of a building expansion or new construction in excess of 5,000 square feet.

**Trade of Livestock**. Sale of livestock to general public (e.g. animal auctions).

**d.** *Uses Generally*. No building, structure, or land shall be used, and no building or structure shall be hereafter erected, structurally altered, or enlarged, except for the purposes set out in this Paragraph C.1 (AG (Agricultural) Overlay Zoning District) of this Section.

**e.** *Permitted Land Uses.* In addition to those land uses allowed in the AG Overlay District as prescribed by Table 5.01-1 (Land Use Matrix) of this Development Code, the following land uses are permitted by right of being within the correct zoning district:

**(1)** Row, field, tree, and crop production;

**(2)** Plant nurseries (retail and wholesale);

**(3)** Single dwelling unit on a lot not less than 10 acres in area; a specific plan is required for any subdivision or master planned development; and

**(4)** Animal keeping activities, excepting household pets, shall comply with the following:

**(a)** Animal keeping shall be on a legally recognized lot no less than 2 acres in area. Lot area used to qualify one animal type shall not be reused to qualify another animal type;

**(b)** Proper management of animal waste shall be carried out in accordance with all requirements of the State Regional Water Quality Control Board or regulating agency;

**(c)** Small animal keeping. Aviary or similar small animal ranches or farms (excluding chicken and hog ranches) shall be permitted on lots that are at least one-half acre in area. Fish raising shall be limited to one pond per acre, with a maximum of 4 ponds per parcel. Each pond shall not exceed one-half acre in area; and

**(d)** Refer to Table 6.01-11 (Animal Types and Densities), below, for animal density requirements and Section 5.03.410 (Urban Agriculture) of this Development Code, for animal separation/setback requirements.

***Table 6.01-11: Animal Types and Maximum Densities***

| *Animal Type* | *Maximum Animal Density* | *Additional Regulations* |
|---|---|---|
| **A. Dairy Cow** | As permitted by Approving Authority | Note 1 |
| **B. Non-dairy Cattle/Buffalo** | 1/6,000 SF of lot area | |
| **C. Horses** | 1/6,000 SF of lot area | |
| **D. Swine (5 maximum)** | 1/12,000 SF of lot area | |
| **E. Sheep, female goats and similar livestock** | 1/3,000 SF of lot area | |
| **F. Male adult goats** | | |
| **1.** Parcel < 10 acres | One maximum | |
| **2.** 10 acres and above | 1/5 acres of lot area (not to exceed 4 maximum) | |
| **G. Rabbits and chinchillas (200 maximum)** | 50/10,000 SF of lot area | |
| **H. Ostriches** | 1/6,000 SF of lot area | |
| **I. Emus and rheas** | 1/6,000 SF of lot area | |
| **J. Poultry** | | |
| **1.** Female | | |
| **a.** Parcel < 10 acres | 25 maximum | |
| **b.** 10 acres and above | 25/ 10 acres of lot area (50 maximum) | |
| **2.** Male (9 maximum) | | |
| **a.** Parcel < 10 acres | 2 species/parcel | |
| **b.** 10 acres and above | 2 species/5 acres | |

*Notes:*

1. *New or expansions to existing dairy or other animal confinement facilities shall be considered on a case-by-case basis, subject to the approval of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code. Animal density shall be as determined by the appropriate approving authority (i.e. Regional Water Quality Control Board) which may impose special operational conditions, requirements or standards deemed necessary to insure the public health, safety, and general welfare. Animal density shall be based on measures to prevent the unacceptable nitrification or salt pollution of soils, and the pollution of groundwater by nitrates and salts emanating from the facility, as defined by the Regional Water Quality Control Board.*

---

**f.** *Conditionally Permitted Land Uses.* In addition to those land uses allowed in the AG Overlay District as prescribed by Table 5.01-1 (Land Use Matrix) of this Development Code, the following land uses shall be allowed subject to the approval of a Conditional Use Permit pursuant to the requirements of Section 4.02.015 (Conditional Use Permits) of this Development Code:

**(1)** Agricultural Support Services;

**(2)** Animal raising of densities greater than or the raising of animal types different than those specified by this Paragraph C.1 (AG (Agricultural) Overlay Zoning District), subject to review by the appropriate Approving Authority (such as Regional Water Quality Control Board); and fish raising using ponds or lakes that are of greater surface area or number than those specified by this Paragraph C.1 (AG (Agricultural) Overlay Zoning District);

**(3)** Animal hospitals and veterinary clinics;

**(4)** Antennas and wireless telecommunications facilities;

**(5)** Apiaries;

**(6)** Calf growing ranches (lots shall be 5 or more acres in area);

**(7)** Places of worship within an existing building, and expansions to existing facilities (establishment of new places of worship in new structures shall only be permitted as part of a specific plan);

**(8)** Dairies, including expansions to existing dairies;

**(9)** Educational facilities and institutions;

**(10)** Fertilizer operations;

**(11)** Kennels (requires a 2.5-acre minimum lot size);

**(12)** Mushroom farms (the use of manure as a planting/growing medium is prohibited);

**(13)** Rodeos;

**(14)** Trade of livestock; and

**(15)** Waste management facilities.

**g.** *Time Limit for Conditionally Permitted Land Uses.* Conditionally permitted uses may be subject to a 5-year time limit through an agreement with the applicant, in order to assess potential impacts from the conditional use upon surrounding land uses. Under such time limit, a time extension application may be filed at least 6 months prior to the end of the 5-year period. Approval of a time extension request shall be based on the continued compatibility of the project with surrounding land uses.

**h.** *Temporary Uses.* The following temporary uses are permitted, subject to the requirements of Section 5.03.395 (Temporary and Interim Land Uses, Buildings and Structures) of this Development Code:

**(1)** Christmas tree and Halloween pumpkin sales, or other similar seasonal sales authorized by the City, not to exceed a period of 30 days, each;

**(2)** Temporary produce stands in conjunction with an Urban Farm established pursuant to Section 5.03.410.F (Urban Farms) of this Development Code; and

**(3)** Temporary Wireless Telecommunications Facilities.

**i.** *Accessory Uses.* The following accessory uses, and structures are permitted when customarily associated with, and subordinate to, a permitted use on the same lot:

**(1)** Barns, stables, storage tanks, and other farm buildings;

**(2)** Accessory dwelling unit or guesthouse, not to exceed one per lot, pursuant to the requirements of Section 5.03.030 (Accessory Residential Structures) of this Development Code. Any guesthouse or accessory dwelling unit shall meet the setbacks of the main structure as listed in Table 6.01-12 (AG (Agricultural) Overlay Zoning District Development Standards);

**(3)** Accessory building(s) not usable as a guesthouse or accessory dwelling unit. There shall be no maximum size for accessory structures in the AG Overlay District. Accessory Structures in the AG Overlay District in excess of 650 SF shall not require the approval of a Conditional Use Permit;

**(4)** Office unit in conjunction with row, field, tree, plant nursery, or crop production operation, not to exceed 1,500 SF in area (maximum one building per lot). An office unit shall meet the setbacks of the main structure as listed in Table 6.01-12 (AG (Agricultural) Overlay Zoning District Development Standards);

**(5)** Caretaker's unit, not to exceed 650 SF in area (maximum one building per lot). Any caretaker's unit shall meet the setbacks of the main structure as listed in Table 6.01-12 (AG (Agricultural) Overlay Zoning District Development Standards);

**(6)** Garages and carports;

**(7)** Fences and walls;

**(8)** Patio covers;

**(9)** Swimming pools; and

**(10)** Stands for the sale of agricultural products grown or produced on the same premises (excluding milk and meat products), subject to the following conditions:

**(a)** Stand shall be permitted only on lots containing a minimum of 10,000 SF;

**(b)** The floor area of the stand shall not exceed 100 SF;

**(c)** The stand shall not have a permanent foundation;

**(d)** The owner(s) shall remove such stand at their expense when the use has terminated;

**(e)** Stands shall be located a minimum of twenty (20) feet from the right-of-way line of any street or highway;

**(f)** Adequate provision for traffic circulation, off-street parking, and pedestrian safety shall be provided to the satisfaction of the Planning Director; and

**j.** *Prohibited Uses.* Notwithstanding Subparagraphs d through f of Paragraph C.1 (AG (Agricultural) Overlay Zoning District) of this Section, the following uses shall be specifically prohibited:

**(1)** Animal slaughter operations;

**(2)** Commercial poultry ranches;

**(3)** Commercial hog ranches; and

**k.** *Uses Not Specifically Listed.* The Zoning Administrator may make a land use determination pursuant to Section 1.02.010 (Interpretations and Land Use Determinations) of this Development Code, for those uses not specifically listed herein as permitted or conditionally permitted uses, based on the similarity of the subject use to one of the categories listed in Subparagraphs d through f of this Paragraph C.1 (AG (Agricultural) Overlay Zoning District), and the herein stated purpose of the AG Overlay District.

**l.** *Nonconforming Uses and Structures.* Nonconforming uses and structures within the AG Overlay District shall be governed by Division 3.01 (Nonconforming Lots, Land Uses, and Structures) of this Development Code, except as follows:

**(1)** **Abandonment.** Whenever a nonconforming use or structure has been abandoned, the nonconforming use or structure shall not be reestablished, and the use of the structure and the site thereafter shall be in conformity with the regulations of the AG Overlay District. For the purposes of this Paragraph C.1 (AG (Agricultural) Overlay Zoning District), discontinuance of the nonconforming use for a continuous period of 180 days shall be conclusive evidence of abandonment of such nonconforming use regardless of the landowner's intent.

**(2)** **Special Hardship Circumstances.** The Zoning Administrator may extend the 180-day period for up to an additional 180 days. To receive such consideration, the property owner shall request an extension, in writing, prior to the expiration of the initial 180-day period, including a full explanation of the reason why the extension should be granted.

**m.** *Animal Keeping/Separation Standards.* The following site development standards shall apply to the keeping of animals, except household pets:

**(1)** Animals shall be restrained a distance of at least 40 FT, measured in a straight line, from any habitable structure or structure used for public assembly located on adjoining property. For dairies, refer to Subparagraph n of this Paragraph C.1 (AG (Agricultural) Overlay Zoning District), for separation requirements;

**(2)** Animals shall be restrained a distance of at least 5 FT from interior side and rear property lines, and 15 feet from street side property lines;

**(3)** Animals shall be secured by a fence or wall at least 5 FT in height, made of chain link, wood with horizontal members no less than 6 inches apart, solid masonry or other appropriate solid confining material. Property line walls and fences may be used to secure animals, provided the appropriate restraint distances are maintained;

**(4)** Animals shall be kept a minimum of 100 FT from any domestic water well;

**(5)** For new diaries/feed lots, a separation of 500 FT shall be required between an animal feed trough, corral/pen from new development and/or from property with a residential or nonresidential tract map recorded after January 1, 2000, as measured from the building setback line; and

**(6)** A reduction in animal separation requirements may also be considered for facilities with proven means of reducing odors, such as covering lagoons, substituting concrete-lined pits for lagoons, and employing recommended ventilation systems for animal confinement buildings. Consideration of alternative setbacks shall be subject to consultation with qualified agricultural engineers to ensure that the measure will reliably accomplish the intended purpose.

**n.** *Separation Requirements for New Development.* The following separation requirements from existing dairies/feed lots shall apply to new residential, commercial, and/or industrial development or structures used for public assembly purposes from existing dairies/feed lots:

**(1)** A minimum 100-FT separation shall be required between a new residential, commercial, or industrial development or structure used for public assembly and an existing animal feed trough, corral/pen or an existing dairy/feed lot including manure stockpiles and related wastewater detention basins. The 100-FT separation requirement may be satisfied by an off-site easement acceptable to the Planning Director with adjacent properties, submitted with the initial final map and recorded prior to or concurrent with the final map; and

**(2)** Separation requirements between dairies within a proposed specific plan area and new development will be addressed through the specific plan review procedure which may include buffers, expanded parkways, open space, and other approved measures to mitigate potential impacts.

**o.** *Permanent Structures.* A Development Plan is required pursuant to Section 4.02.025 (Development Plans) of this Development Code, for all new, altered, or expanded structures/uses, including all new structures in excess of 5,000 SF in area.

**p.** *Development Standards and Guidelines.*

**(1)** The development of buildings to accommodate agricultural uses or agricultural-related activities, and single-family homes and buildings ancillary thereto, on lots 10 acres or more in area, shall be designed and constructed pursuant to the standards contained in Table 6.01-12 (AG (Agricultural) Overlay Zoning District Development Standards), below.

***Table 6.01-12: AG (Agricultural) Overlay Zoning District Development Standards***

| *Requirements* | *Standards* | *Additional Regulations* |
|---|---|---|
| **A. SITE DEVELOPMENT STANDARDS** | | |
| **1. Minimum Lot Size** | 10 acres | Note 1 |
| **2. Maximum Lot Coverage** | | |
| **3. Allowed Density Range** | One dwelling per 10 acres | |

*Table 6.01-12: AG (Agricultural) Overlay Zoning District Development Standards*

| Requirements | Standards | Additional Regulations |
|---|---|---|
| **4. Minimum Lot Dimensions** | | |
| a. Ratio (lot width to lot depth) | 1:4 | |
| b. Lot Width | 300 FT | Note 1 |
| c. Lot Depth | 300 FT | Note 1 |
| **5. Equestrian Trails Required** | No | |
| **6. Walls, Fences, and Obstructions** | Refer to Section 6.02.020 (Design Standards for Residential Zoning Districts) of this Development Code. | |
| **7. Off Street Parking** | Refer to Division 6.03 (Off-Street Parking and Loading) of this Development Code. | |
| **8. Landscaping** | Refer to Division 6.05 (Landscaping) of this Development Code. | |
| **9. Property Appearance and Maintenance** | Refer to Division 6.10 (Property Appearance and Maintenance) of this Development Code. | |
| **10. Historic Preservation** | Certain portions of residential zoning districts are identified as historic or potentially historic and are listed on the City's Historic Resources Eligibility List. Development regulations set forth in Division 7.01 (Historic Preservation), and application processing and permitting regulations set forth in Division 4.02 (Discretionary Permits and Actions) and of this Development Code, shall apply in these instances. | |
| **11. Signs** | Refer to Subparagraph q (Sign Standards) of this Paragraph C.1 (AG (Agricultural) Overlay Zoning District) and Division 8.1 (Sign Regulations) of this Development Code. | |
| **12. Security Standards** | Refer to Ontario Municipal Code Title 4, Chapter 11 (Security Standards for Buildings). | |
| **13. Noise** | Habitable structures shall be designed and constructed to mitigate noise levels from exterior sources. Refer to OMC, Tile 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise). | |
| **14. Airport Safety Zones** | Properties within the Airport Influence Area (AIA) established by the Ontario International Airport Land Use Compatibility Plan (ALUCP) shall be subject to the requirements and standards of the ALUCP. | |
| **B. BUILDING DEVELOPMENT STANDARDS** | | |
| **1. Minimum Building Setbacks** | | |
| a. From Front Property Line | 25 FT | |
| b. From Street Side Property Line | 25 FT | |
| c. From Interior Side Property Line | 15 FT | |
| d. From Rear Property Line | 15 FT | |
| **2. Minimum Building Separations** | 6 FT | |
| **3. Maximum Building Height** | 35 FT | Note 2 |

*Notes:*

1. *An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located (refer to Subsection 3.01.010.B of this Development Code).*
2. *The maximum building height and FAR may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ALUCP). Refer to the ALUCP for properties affected by Airport Safety Zones.*

---

**(2)** Development within the AG Overlay District shall be consistent with the Residential Design Guidelines established by resolution of the City Council, which are intended as a reference to assist the designer in understanding the City's goals and objectives for residential development. Such guidelines shall be enforceable in the same manner and to the same extent as any other applicable requirement of this Development Code.

**q.** *Sign Standards.* Notwithstanding the sign regulations contained in Division 8.1 (Sign Regulations) of this Development Code, signs installed within the AG Overlay District shall comply with the following:

**(1)** **Freestanding Signs.** One unlighted single or double faced sign shall be permitted, not to exceed 6 FT in height and 12 SF in area, for each 60 FT of street frontage, and shall be placed behind the street property line.

**(2)** **Wall Mounted Signs.** One wall-mounted sign shall be permitted on each building elevation facing a street, not to exceed one SF of sign area for each lineal foot of building elevation length, not to exceed 50 SF.

**2.** EA (Euclid Avenue) Overlay Zoning District.

**a.** *Purpose.* The purposes of the EA Overlay zoning district is to recognize and protect Euclid Avenue as a major scenic and historic resource of the City, and major contributor to Ontario's historic downtown. Furthermore, the EA Overlay zoning district is intended to help identify and safeguard Euclid Avenue's position on the National Register of Historic Places.

**b.** *Applicability.* The herein established rights and responsibilities applicable to the EA Overlay zoning district shall apply to all property located within the boundary of said Overlay District, as shown on the official Zoning Map of the City. The EA Overlay zoning district provisions established herein, shall apply to all existing and new building construction, additions, remodels, or reallocations, whether or not a building permit is required, or other similar entitlement by the City.

**c.** *Development Standards and Guidelines.* Land development within the EA Overlay zoning district shall be designed and constructed pursuant to the standards and guidelines applicable to the underlying base zoning district and the requirements of the Downtown Ontario Design Guidelines (see Reference C—Downtown Ontario Design Guidelines), as applicable.

**d.** *Certificate of Appropriateness Required.* A development project within the EA Overlay zoning district, which requires Development Plan approval pursuant to Section 4.02.025 (Development Plans) of this Development Code, shall require the approval of a Certificate of Appropriateness pursuant to Section 4.02.050 (Historic Preservation—Certificates of Appropriateness and Demolition of Historic Resources).

**e.** *Medical Offices and Clinics*. Medical offices and clinics within the EA Overlay zoning district, and which are located in the MU-1 zoning district and have street frontage on Euclid Avenue, shall be allowed only on the second floor of a building or above (occupancy of the ground/first floor shall not be allowed). Medical offices and clinics within the EA Overlay zoning district, which are not located in the MU-1 zoning district, or do not have street frontage on Euclid Avenue, may occupy the ground/first floor of a building.

**3.** ES (Emergency Shelter) Overlay Zoning District.

**a.** *Purpose*. The purpose of the ES Overlay zoning district (established pursuant to Section 5.01.010.F.3 (ES (Emergency Shelter) Overlay District) is to accommodate the establishment of emergency shelters, supportive housing, and transitional housing land uses within the City.

**b.** *Applicability*.

**(1)** The herein established rights and responsibilities applicable to the ES Overlay zoning district shall apply to all property located within the boundary of said Overlay District, as shown on the official Zoning Map of the City. The ES Overlay zoning district provisions established herein, shall apply to all existing and new building construction, additions, remodels, or reallocations, whether or not a building permit is required, or other similar entitlement by the City.

**(2)** The ES Overlay zoning district shall be located within areas of the City that are predetermined by the Housing Element, pursuant to GC Section 65583 and contained within the Policy Plan component of The Ontario Plan. Alternate locations may be established by resolution of the City Council, upon recommendation of the Planning Commission.

**c.** *Development Standards and Guidelines.* Within the ES Overlay zoning district, land and improvements thereon shall be designed and developed pursuant to the standards and guidelines of the underlying base zoning district.

**4.** MTC (Multimodal Transit Center) Overlay Zoning District.

**a.** *Purpose*.

**(1)** The multimodal transit facility anticipated by the Policy Plan component of The Ontario Plan is generally located south of Interstate 10, north of the railroad tracks, east of Guasti Road and west of Archibald Avenue. The multimodal center will serve as a transit hub for local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center circulator, and other future transit modes. Many of these transit modes require extensive capital outlay and years of planning, environmental review, design, and, ultimately, construction. Much of the financing of these facilities is beyond the control of the City, being handled by other local, regional, State and federal agencies. The development of a multimodal facility and related services is a long term endeavor, anticipated to take years, if not decades, to bring to fruition.

**(2)** The MTC Overlay zoning district (established pursuant to Section 5.01.010.F.4 (MTC (Multimodal Transit Center) Overlay District) of this Development Code) is currently developed with a ±425,000 SF warehouse/distribution building with ancillary offices, and a ±6,000 SF building used as a contractor's office and yard. These buildings are not suited for residential, retail, or office uses as envisioned by the Policy Plan, and use of these facilities in the

near term would be somewhat limited, until the property is redeveloped as a multimodal transit center. Consequently, the City wishes to authorize the use of the existing buildings for the purpose for which they were previously used.

**(3)** The purpose of the MTC Overlay zoning district is to allow for the establishment of warehouse and distribution land uses, on an interim basis, within existing buildings located within the overly district boundary.

**b.** *Applicability.*

**(1)** The herein established rights and responsibilities applicable to the MTC Overlay zoning district shall apply to all property located within the boundary of said Overlay District, as shown on the official Zoning Map of the City. The MTC Overlay zoning district provisions established herein, shall apply to all existing and new building construction, additions, remodels, or reallocations, whether or not a building permit is required, or other similar entitlement by the City.

**(2)** Allowed land uses within the MTC Overlay zoning district shall be limited to warehouse/distribution facilities, ancillary offices, and those temporary land uses allowed within the IG zoning district pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**(3)** Any expansion of existing buildings or proposals for new building construction shall require the adoption of a Specific Plan pursuant to Section 4.01.035 (Specific Plans and Amendments) of this Development Code, which prescribes the allowed land uses, development regulations and guidelines, and sign regulations applicable to the project.

**(4)** The MTC Overlay zoning district shall remain in effect until June 30, 2027, unless otherwise extended pursuant to Section 4.01.020 (Development Code Amendments) of this Development Code, or the existing buildings are removed.

**(5)** All rights pertaining to the MTC Overlay zoning district established herein, shall run with the land and shall be transferable to any future owner(s) of property within the MTC Overlay zoning district, and their assigns.

**5.** ICC (Interim Community Commercial) Overlay Zoning District.

**a.** *Purpose*. The purpose of the ICC Overlay zoning district (established pursuant to Section 5.01.010.F.5 (ICC (Interim Community Commercial) Overlay District) of this Development Code) is to allow for the establishment of Community Commercial land uses, on an interim basis, within existing buildings located within the overlay district boundary.

**b.** *Applicability.*

**(1)** The herein established rights and responsibilities applicable to the ICC Overlay zoning district shall apply to all property located within the boundary of said Overlay District, as shown on the official Zoning Map of the City. The ICC Overlay zoning district provisions established herein, shall apply to all existing and new building construction, additions, remodels, or reallocations, whether or not a building permit is required, or other similar entitlement by the City.

**(2)** The ICC Overlay zoning district may be established pursuant to the requirements of Section 4.01.040 (Zone Changes) of this Development Code, on property containing existing buildings constructed for occupancy by commercial land uses.

**(3)** The ICC Overlay zoning district shall allow those commercial uses allowed in the CN and CC zoning districts pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code, while at the same time preserving the City's vision for the development and use of property consistent with the underlying Policy Plan (general plan) land use designation.

**c.** *Expansion of Existing Commercial Structures and Uses.*

**(1)** Within the ICC Overlay zoning district, building expansion, shall only be allowed for the purpose of expanding an existing, legally established commercial land use, which is allowed pursuant to Subparagraph B.5.b(3) of this Section.

**(2)** The expansion of an existing commercial building shall be allowed pursuant to the requirements of Subsection 3.01.020.J (Alteration and/or Expansion of a Nonconforming Nonresidential Structure) of this Development Code and shall be developed consistent with the standards of the CC zoning district.

**(3)** *New Residential Development.* New residential development, which is proposed consistent with the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan, shall first require a zone change to the HDR-45 zoning district pursuant to Section 4.01.040 (Zone Changes) of this Development Code, and full compliance with the land use requirements, and development standards and guidelines of the HDR-45 zoning district.

**(4)** *Protection of ICC Overlay zoning district Land Use and Development Rights.* All land use and development rights granted by the ICC Overlay zoning district shall be transferable to any future owner(s) of property within the ICC Overlay zoning district, and their assigns.

**6.** AH (Affordable Housing) Overlay Zoning District.

**a.** *Purpose*. The purpose of the AH Overlay zoning district is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

**b.** *Applicability*. The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-8C at the northeast corner of West Holt Boulevard and Mountain Avenue.

**c.** *Definitions.* For the purpose of the AH Overlay zoning district, the words or phrases listed below, in correct alphabetical order, shall have the meanings hereafter specified:

**Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

- Tier 1. Any projects with a residential component with at least 20 percent of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

- Tier 2. Any projects with a residential component with at least 25 percent of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**d.** *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

**(1)** **Minimum Density.** Within the AH Overlay zoning district, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

**(2)** **Affordable Housing Projects.** The development of affordable housing projects within the AH Overlay zoning district shall be allowed by right and are encouraged in accordance with the following provisions:

**(a)** Tier 1 Affordable Housing Projects. Tier 1 Affordable Housing Projects on property having a base zoning designation of SP, may be developed as follows:

**(i)** *Medium Density Residential (MDR).* Affordable housing projects on property designated as MDR by the Land Use Plan (Figure LU-01) of the Policy Plan, may be developed pursuant to the requirements of either the SP zoning district or the MDR-25 zoning district.

**(ii)** *Mixed Use (MU).* Affordable housing projects on property designated as MU by the Land Use Plan (Figure LU-01) of the Policy Plan, may be developed pursuant to the requirements of either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project, except that the maximum density allowed shall be equivalent to the maximum density identified for the applicable Mixed Use area in the Land Use Designations Summary Table (Figure LU-02) of the Policy Plan.

**(iii)** *Calculating Minimum Density.* If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay zoning district.

**(b)** Tier 2 Affordable Housing Projects. Tier 2 Affordable Housing Projects on property having a base zoning designation of SP, may developed in the same manner as Tier 1 Affordable Housing Projects, with the following additions:

**(i)** *Medium Density Residential.* Affordable housing projects on property designated as MDR by the Land Use Plan (Figure LU-01) of the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

# Division 6.02—Walls, Fences, and Obstructions

Sections:


6.02.000: Purpose
6.02.005: Applicability
6.02.010: Prohibited Materials
6.02.015: General Requirements
6.02.020: Design Standards for Residential Zoning Districts
6.02.025: Design Standards for Nonresidential Zoning Districts
6.02.030: Protection of Intersection Visibility
6.02.035: Temporary Security or Construction Fencing


## 6.02.000: Purpose

The purpose of this Division is to establish standards regulating the construction and maintenance of walls, fences, and other obstructions to allow for the maximum enjoyment and use of property, and to ensure the maximum safety of persons using streets and sidewalks.

## 6.02.005: Applicability

**A.** The provisions of this Division shall apply to the construction, addition or remodel of any wall or fence, and the placement of landscaping, signs, poles, equipment, or any other object that may pose an obstruction to pedestrian or vehicular travel or visibility.

**B.** The design and location of all walls, fences, and gates shall be subject to review and approval by the Planning Director, regardless of whether a building permit is required for its construction.

## 6.02.010: Prohibited Materials

The following materials shall be prohibited in the construction and/or installation of walls, fences, and obstructions:

**A.** Walls or fences containing razor wire or any other material or application considered by the Planning Director to be unsafe, shall be prohibited.

**B.** Walls and/or fences containing barbed wire shall be prohibited within residential and commercial zoning districts, and within mixed-use zoning districts and overlay districts for residential or commercial purposes.

**C.** Walls and/or fences containing electrified wire, and the installation of electrified fences, shall be prohibited within residential zoning districts, and in conjunction with residential development in mixed-use zoning districts and overlay districts for residential purposes.

## 6.02.015: General Requirements

**A.** No hedge, fence, wall, merchandise, sign, or any other equipment may be constructed, placed, grown, or permitted on any sidewalk, excepting newsstands, public trash receptacles, U.S. Government mailboxes, public utility poles, public transit shelters and/or seating, or any other object that is deemed no more objectionable than the foregoing by resolution of the City Council. The authorized equipment shall be placed out of the normal flow of pedestrian traffic and shall not be so placed as to constitute a hazard or nuisance.

**B.** No hedge, fence, wall, merchandise, sign, or any other equipment shall be permitted in or on any parkway adjacent to any sidewalk, except as allowed by the City Engineer, or excepting newsstands, public trash receptacles, U.S. Government mailboxes, public utility poles, public transit shelters and/or seating, or any other object that is deemed no more objectionable than the foregoing by the City Engineer. The authorized equipment shall be placed out of the normal flow or pedestrian traffic and shall not be so placed as to constitute a hazard or nuisance.

**C.** No fence, wall, shrub, sprinkler system, or any construction may be placed within any street right-of-way without first obtaining an encroachment permit from the City Engineer.

**D.** Any fence, shrub, sprinkler system, or any construction placed within the street right-of-way without permission of the City Engineer shall be removed by the owner upon request of the City Engineer within 7 days of notification, at no expense to the City. Upon failure to comply with an order for removal, the City may cause removal at the expense of the owner.

**E.** No fence shall be constructed of metal other than ornamental iron or tube steel, chain link, or wire mesh having a minimum size and thickness of 4-inches by 4-inches by 12.5 gauge.

**F.** Walls, fences, hedges or other plant growth that, in the opinion of the Planning Director or City Engineering, adversely affects the safe ingress or egress of pedestrians or vehicles shall not exceed 3 FT in height within any required front or street side yard setback area.

**G.** A 6 FT high wall or fence shall be constructed along the perimeter of all areas determined by the Planning Director, Building Official, or City Engineer, to pose a danger to the public health or safety.

## 6.02.020: Design Standards for Residential Zoning Districts

Within residential zoning districts, walls and fences shall be constructed as follows:

**A. Required Walls and Fences.**

**1.** Single-Family Development Projects and Subdivisions. Single-family residential development projects and subdivisions, regardless of the number of dwellings proposed, shall provide 6-FT high walls, as follows:

**a.** A decorative masonry block wall shall be constructed along the perimeter of single-family development projects and subdivisions, including all interior side and rear project boundaries, and street frontages without front-on units.

**b.** A decorative masonry block wall shall be constructed along all street side property lines and along the rear property line of through lots and shall be setback a minimum of 5 FT behind the sidewalk.

**c.** A masonry block wall shall be constructed along interior side and rear property lines. Walls shall not be required along property lines that abut a property zoned or used as open space or maintained for recreation purposes.

**d.** A decorative masonry block wall shall be constructed between side yard walls and the adjacent dwelling. Appropriate gates for rear yard access shall be provided.

**2.** Multiple-Family Development Projects and Subdivisions. Multiple-family residential development projects and subdivisions, regardless of the number of dwellings proposed, shall provide 6-FT high walls or fences, as follows:

**a.** A decorative masonry block wall, or decorative tube steel fence with decorative masonry pilasters, shall be constructed along the interior side and rear project boundaries of multiple-family development projects and subdivisions. Walls or fences shall not be required along property lines that abut a property zoned or used as open space or maintained for recreation purposes.

**b.** A minimum 6-FT high decorative masonry wall shall be constructed along property lines that separate multiple-family development projects from neighboring residential developments. The wall height shall be measured from the highest adjacent grade.

**3.** Swimming Pools, Hot Tubs, Spas, Ponds, and Decorative Bodies of Water. Any swimming pool, hot tub, spa, pond, or decorative body of water that is more than 1.5 FT in depth, whether located above or below ground, shall be fully enclosed by a minimum 5-FT high decorative nonclimbable fence or wall, with decorative entrance and exit gates, and shall be constructed/installed pursuant to building code requirements.

**B. Materials and Design.**

**1.** All walls and fences visible to the public shall be designed to be compatible with the architecture of the buildings on the same lot.

**2.** All walls that are visible to the public shall be constructed of decorative masonry that is complimentary to the exterior finishes of adjacent buildings, such as, but not limited to, brick, split-face or slump concrete block, or other materials approved by the Planning Director that are consistent with industry standards, and shall include a decorative cap. The use of a grout cap shall not be permitted.

**3.** Fences shall be constructed of ornamental steel or iron, wood, or PVC materials, which are consistent with industry standards. Other materials may be used if the Planning Director determines the design to be compatible with the architecture of adjacent buildings and with buildings in the surrounding neighborhood.

**4.** Special design considerations shall be provided on walls and fences located within front yards and areas visible from public streets to ensure compatibility with the architecture of adjacent buildings, as well as with buildings in the surrounding neighborhood.

**5.** Long expanses of wall or fence (ranging from 150 FT to 200 FT in length) that is adjacent to a public right-of-way shall have offset areas (decorative pilasters or a horizontal change in the plane) and shall be architecturally designed to prevent monotony. The design of walls shall emphasize the highest quality of materials and design features.

**6.** Within existing neighborhoods, fences located within the front and street side yards of single-family homes may be constructed of chainlink if it is the predominate material used in the neighborhood, as determined by the Planning Director. If chainlink fencing is determined to be appropriate, it shall be installed in accordance with industry standards.

**C. Height.** The maximum height of a walls or fences located within a residential zoning district shall be as listed below. The wall height shall be measured on the street side or exterior side of the wall, from the top of the wall to the lowest adjacent finished grade.

**1.** Subdivision Perimeter Walls and Fences. Subdivision perimeter walls shall not exceed 6 FT in height, except as permitted by Paragraphs C.5 (Walls and Fences in Conjunction with Retaining Walls) and C. 7 (Sound Attenuation Walls) of this Section.

**2.** Street Side Yard Walls and Fences. Street side yard walls or fences shall not exceed 6 FT in height, except as permitted by Paragraphs C.5 (Walls and Fences in Conjunction with Retaining Walls) and C. 7 (Sound Attenuation Walls) of this Section.

**3.** Interior Side and Rear Property Line Walls and Fences. Interior side and rear yard property line walls or fences shall not exceed 6 FT in height, except as permitted by Paragraphs C.5 (Walls and Fences in Conjunction with Retaining Walls) and C. 7 (Sound Attenuation Walls) of this Section.

**4.** Front Yard Walls and Fences. Walls or fences within a front yard area shall not exceed 3 FT in height, except as permitted by Paragraphs C.5 (Walls and Fences in Conjunction with Retaining Walls) and C. 7 (Sound Attenuation Walls) of this Section.

**5.** Walls and Fences in Combination with Retaining Walls. To accommodate possible differences in grade between two properties, or between a property and a public right-of-way, the Planning Director may approve walls and fences constructed in combination with retaining walls, which have an overall height in excess of the maximum wall height allowed by Paragraphs C.1 through C.4 of this Section. However, walls and fences constructed in combination with retaining walls, which are located adjacent to a public right-of-way, shall: have a maximum retaining wall height of 3 FT and a maximum free wall height equal to the maximum wall heights allowed by Paragraphs C.1 through C.4 of this Section.

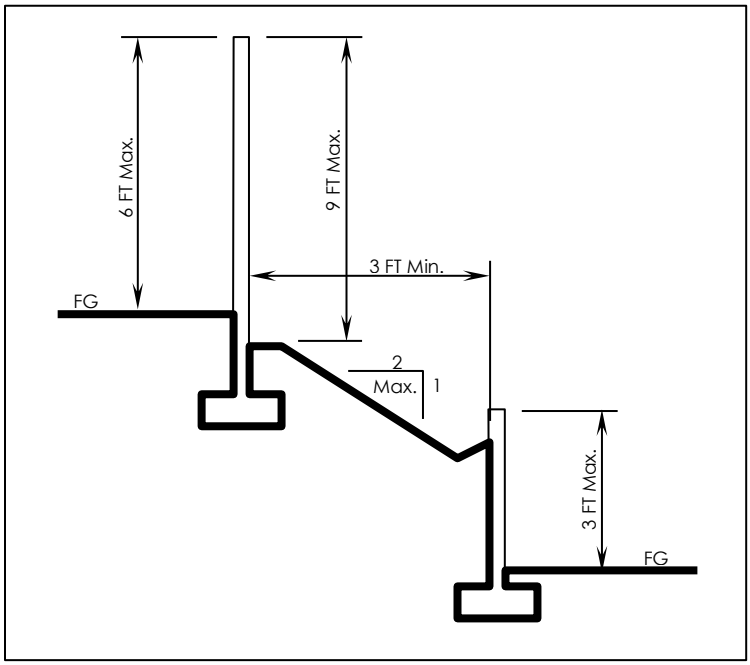



*Figure 6.02-1: Tiered Retaining Wall Design Concept*

**6.** Tiered Retaining Wall Design. In cases where more than 3 FT of earth retention is necessary adjacent to a public right-of-way, retaining walls shall be tiered as exemplified in Figure 6.02-1 (Tiered Retaining Wall Design Concept), above.

**7.** Sound Attenuation Walls. Walls constructed for sound attenuation pursuant to an impact study prepared by an acoustic engineer, shall be the minimum height necessary to ensure adequate sound attenuation. The design and construction of a noise attenuation wall in excess of 6 FT in height shall be approved by the Planning Director prior to building permit issuance.

**8.** Walls and Fences within the Buildable Area of a Lot (Behind Setback Areas). Fences and walls constructed within the buildable area of a lot shall be subject to the height limitations of the applicable base zoning district.

## D. Location.

**1.** Interior Property Lines (Side and Rear). Where the side or rear property line of a lot is common with another lot's side or rear property line, a wall or fence may be constructed along the common property line for purposes of property division or security.

**2.** Street Side Property Lines. On a corner lot or reverse corner lot, where a side and rear property line of a lot is common with a side or rear property line of another lot, a wall or fence may be constructed along the street side property line. The area between the wall or fence and the sidewalk (or curb) shall be fully landscaped and maintained.

**3.** Front Yard Walls or Fences. Within a front yard area, walls and fences up to 3 FT in height may be constructed along a front or street side property line. The area between the wall or fence and sidewalk (or curb) shall be fully landscaped and maintained.

**4.** Through-Lots. On a single lot having two street frontages, each frontage at opposite ends of the lot, for the purposes of wall placement, one frontage shall be a front yard

and the other a rear yard. A wall or fence shall be constructed a minimum of 5 FT behind the rear property line. The area between the wall or fence and sidewalk shall be fully landscaped and maintained.

## 6.02.025: Design Standards for Nonresidential Zoning Districts

Within nonresidential zoning districts, walls and fences shall be constructed as follows:

**A. Required Walls and Fences.**

**1.** Zoning District Boundary Separation.

**a.** A decorative masonry block wall shall be constructed along property lines that separate nonresidential zoning districts from neighboring residential zoning districts. The wall height on the nonresidential side of the wall shall be a minimum of 8 FT and shall be a minimum of 6 FT in height on the residential side of the wall.

**b.** A decorative tube steel fence with a sheppard's hook shall be constructed between railroad rights-of-way and development projects within nonresidential zoning districts.

**2.** Screening of Outdoor Loading/Storage Areas and Loading Doors.

**a.** Outdoor loading and storage areas, and loading doors shall be screened from public view by a decorative masonry wall with view-obstructing access gates

**b.** Screen walls shall be designed as an integral part of the architecture of the buildings on the lot.

**c.** Screen walls shall be of sufficient height to completely screen loading and storage activities, facilities, and equipment, but shall be no less than 8 FT in height.

**d.** Screen walls shall be constructed of tilt-up or poured-in-place concrete, brick, concrete block (split-face or slump), or other materials approved by the Planning Director.

**3.** Screening of Semi-Trailer Storage Yard Facilities and Electric Truck Vehicle Charging Facilities.

**a.** Semi-Trailer Storage Yard Facilities and Electric Truck Vehicle Charging Facilities shall be screened from public view by a decorative masonry wall with view-obstructing access gates.

**b.** Screen walls shall be designed to be compatible with the architecture of surrounding developments and adjacent buildings.

**c.** Screen walls shall be of sufficient height to completely screen loading and storage activities, facilities, and equipment, but shall be no less than 8 FT in height.

**d.** Screen walls shall be constructed of tilt-up or poured-in-place concrete, brick, concrete block (split-face or slump), or other materials approved by the Planning Director.

**B. Materials and Design.**

**1.** All walls and fences visible to the public shall be designed to be compatible with the architecture of the buildings on the same lot.

**2.** Walls that are visible to the public shall be constructed of decorative masonry that is complimentary to the exterior finishes of adjacent buildings, such as brick; split-face concrete block; or ribbed, scored, or sandblasted tilt-up or poured-in-place concrete. Ceramic tile and natural stone veneers may also be used. Precision block shall not be used in areas visible to the public.

**3.** Concrete block walls shall incorporate a decorative cap. The use of a grout cap shall not be permitted.

**4.** Fences that are visible to the public shall be constructed of decorative wrought iron or tube steel, with decorative masonry pilasters spaced at regular intervals. Other materials may be used if the Planning Director determines the design to be compatible with the architecture of adjacent buildings. Chainlink shall not be used in areas visible to the public.

**5.** Long expanses of wall or fence (ranging from 150 FT to 200 FT in length) that is adjacent to a public right-of-way shall have offset areas (decorative pilasters or a horizontal change in plane) and shall be architecturally designed to prevent monotony. The design of walls shall emphasize the highest quality of materials and design features.

**6.** Walls or fences containing barbed wire may be used within industrial zoning districts; however, the barbed wire shall not project above the top of walls or fences so as to be visible from public areas.

**C. Height.** The maximum height of a wall or fence located within nonresidential zoning districts shall be as listed below. The wall height shall be measured on the street side or exterior side of the wall, from the top of the wall to the lowest adjacent finished grade.

***Table 6.02-1: Maximum Height of Interior Side and Rear Property Line Walls and Fences***

| *Zoning District* | *Maximum Height* |
|---|---|
| Commercial and Mixed-Use Zoning Districts: | 8 FT |
| Industrial Zoning Districts: | 14 FT |
| All Other Nonresidential Zoning Districts: | 6 FT |

**1.** Interior Side and Rear Property Line Walls and Fences. Interior side and rear yard property line walls or fences shall not exceed the following heights shown in Table 6.02-1 (Maximum Height of Interior Side and Rear Property Line Walls and Fences), above, except as permitted by Paragraphs A.1 (Zoning District Boundary Separation), C.3 (Walls and Fences in Combination with Retaining Walls) and C.5 (Sound Attenuation Walls) of this Section.

**2.** Walls or Fences within Front and Street Side Setback Areas. Walls or fences located within front or street side setback areas shall not exceed the following heights shown in Table 6.02-2 (Maximum Height of Walls or Fences within Front and Street Side Setback Areas), below, except as permitted by Paragraphs C.3 (Walls and Fences in Combination with Retaining Walls) and C.5 (Sound Attenuation Walls) of this Section.

***Table 6.02-2: Maximum Height of Walls or Fences within Front and Street Side Setback Areas***

| *Zoning District* | *Maximum Height* |
|---|---|
| Commercial and Mixed-Use Zoning Districts: | 3 FT |
| Industrial Zoning Districts: | 6 FT maximum, constructed with at least 90 percent of the vertical surface designed to be open and not view-obstructing. |
| All Other Nonresidential Zoning Districts: | 6 FT maximum, except that the portion of a wall or fence in excess of 3 FT in height shall be constructed with at least 90 percent of the vertical surface designed to be open and not view-obstructing. |

**3.** Walls and Fences in Combination with Retaining Walls. To accommodate possible differences in grade between two properties or between a property and a public right-of-way, the Planning Director may approve walls and fences constructed in combination with retaining walls, which have an overall height in excess of the maximum wall height allowed by Paragraphs C.1 (Interior Side and Rear Property Line Walls and Fences) and C.2 (Walls or Fences Within Front and Street Side Setback Areas) of this Section. However, walls and fences constructed in combination with retaining walls, which are located adjacent to a public right-of-way, shall: **[i]** have a maximum retaining wall height of 3 FT, **[ii]** have a maximum free wall height of 6 FT, and **[iii]** have a maximum overall height of 9 FT.

**4.** Tiered Retaining Wall Design. In cases where more than 3 FT of earth retention is necessary adjacent to a public right-of-way, retaining walls shall be tiered pursuant to Figure 6.02-1 (Tiered Retaining Wall Design Concept).

**5.** Sound Attenuation Walls. Walls constructed for sound attenuation pursuant to an impact study prepared by an acoustic engineer, shall be the minimum height necessary to ensure adequate sound attenuation. The design and construction of a noise attenuation wall in excess of 6 FT in height shall be approved by the Planning Director, prior to building permit issuance.

**6.** Walls and Fences within the Buildable Area of a Lot (Outside of Setback Areas). Fences and walls constructed within the buildable area of a lot shall be subject to the height limitations of the applicable base zoning district.

**D. Location.**

**1.** Interior Property Lines (Side and Rear). Where the side or rear property line of a lot is common with another lot's side or rear property line, a wall or fence may be constructed along the common property line for purposes of property division or security.

**2.** Street Side Property Lines. On a corner lot or reverse corner lot, a wall or fence may be constructed for property security a minimum of 5 FT behind the street side property line. The area between the wall or fence and the sidewalk (or curb if no sidewalk is present) shall be fully landscaped and maintained.

**3.** Front Yard Walls or Fences. Within a front yard area, a wall or fence may be constructed for property security a minimum of 5 FT behind the front property line. The area between the wall or fence and sidewalk (or curb if no sidewalk is present) shall be fully landscaped and maintained.

**4.** Through-Lots. On a single lot having two street frontages, with each frontage at opposite ends of the lot, for the purposes of wall placement, one frontage shall be a front yard and the other a rear yard. A wall or fence shall be constructed a minimum of 10 FT behind the

rear property line. The area between the wall or fence and the sidewalk (or curb if no sidewalk is present) shall be fully landscaped and maintained.

**E. Electrified Fences.**

**1.** No electrified fence shall be installed or used unless first approved by the Planning Director. As used herein, "electrified fence" means any fence that meets the following requirements.

**a.** The fence is powered by an electrical energizer with both of the following output characteristics:

**(1)** The impulse repetition rate does not exceed 1 Hz.

**(2)** The impulse duration does not exceed 10 milliseconds (10/10,000 of a second).

**b.** The fence is used to protect and secure commercial or industrial property.

**2.** An owner of real property may install and operate an electrified fence on their property subject to all of the following:

**a.** The property is not located in a residential zone.

**b.** The fence meets the 2006 international standards and specifications of the International Electrotechnical Commission for electric fence energizers in "International Standard IEC 60335, Part 2-76."

**c.** The fence is identified by prominently placed warning signs that are legible from both sides of the fence. At a minimum, the warning signs shall meet all of the following criteria:

**(1)** The warning signs are placed at each gate and access point, and at intervals along the fence not exceeding 30 FT.

**(2)** The warning signs are adjacent to any other signs relating to chemical, radiological, or biological hazards.

**(3)** The warning signs are marked with a written warning or a commonly recognized symbol for shock, a written warning or a commonly recognized symbol to warn people with pacemakers, and a written warning or commonly recognized symbol about the danger of touching the fence in wet conditions.

**d.** Within nonresidential zoning districts, except industrial zoning districts, an electrified fence shall not exceed 10 FT in height and shall be located behind a fully enclosed perimeter wall or fence that is no less than 2 FT below the height of the electrified fence.

**e.** Within industrial zoning districts, an electrified fence shall not exceed 16 FT in height and shall be located behind a fully enclosed perimeter wall or fence that is no less than 2 FT below the height of the electrified fence.

**f.** A "Knox Box Electrical Shunt Switch" and a "Knox Box" or other similarly approved device, shall be installed for emergency access of Police and Fire Departments.

**g.** By issuance of a building and/or electrical permit to install or use an electric fence as provided by this Subsection, the applicant and property owner shall agree, as a condition of permit issuance, to defend, indemnify and hold harmless the City of Ontario and its agents, officers, consultants, independent contractors, and employees, from any and all claims, actions, or proceedings arising out of any personal injury, including death or property damage caused by the electrified fence.

**h.** In the event that access by the City of Ontario Fire Department and/or Police Department personnel to a property where a permitted electrified fence has been installed and is operating required due to an emergency or urgent circumstances, and the Knox Box or other similar approved device referred to in this Subsection is absent or non-functional, and an owner, manager, employee, custodian, or any other person with control over the property, is not present to disable the electric fence, the fire or police personnel shall be authorized to disable the electrified fence in order to gain access to the property. As a condition of permit issuance, all applicants issued permits to install or use an electrified fence as provided in this Subsection will agree to waive any and all claims for damages to the electrified fence against the City of Ontario and/or its personnel under such circumstances.

**i.** It shall be unlawful, and a misdemeanor, for any person to install, maintain, or operate an electrified fence in violation of this Subsection.

## 6.02.030: Protection of Intersection Visibility

There shall be no visual obstructions within the areas specified below. For the purposes of this Section, a visual obstruction shall be defined as any wall, fence, obstacle, mature landscaping, or thing allowed, installed, set out, or maintained, which exceeds a height of 3 FT above the nearest street pavement surface, excepting existing or future permanent buildings that are otherwise constructed or maintained in accordance with applicable zoning and building regulations, public utility poles, trees trimmed at the trunk to a point at least 8 FT above the level of the street (provided that trees are spaced so that trunks do not create a visual barrier), and official traffic or other government signs.

**A.** **Intersecting Streets.** At intersecting streets, an area (corner clearance) shall be maintained free of visual obstructions to ensure adequate sight distance for vehicular and pedestrian traffic. The corner clearance shall be provided pursuant to the Engineering Department's Traffic and Transportation Guidelines.

**B.** **Intersecting Private Driveway with a Street or Alley.** Where a private driveway intersects a street or alley, the Planning Director or City Engineer may require that a clear area (corner cutoff) be maintained free of visual obstructions to ensure adequate sight distance for vehicular and pedestrian traffic. The corner cutoff is defined by a line in a horizontal plane, taken at a 45-degree angle with the street or alley, which line passes through a point on the street or alley 20 FT from the intersection.

**C.** **Driveway Adjacent to a Reverse Corner Lot.** Where a key lot has a private driveway located along the side yard which abuts the rear yard of a reverse corner lot, the Planning Director or City Engineer may require that a clear area (corner cutoff) be provided on the reverse corner lot pursuant to Subsection B (Intersecting Private Driveway With a Street or Alley), above, to assure adequate sight distance for vehicular and pedestrian traffic. Generally, new developments containing reverse corner lots shall locate the key lot driveway in the side yard opposite the rear

property line of the reverse corner lot, unless determined by the Planning Director or City Engineer that the location of the driveway, as it relates to the adjoining property, will maintain adequate visibility at the intersecting driveway and street.

## 6.02.035: Temporary Security or Construction Fencing

**A.** **Purpose.** Temporary security or construction fences are typically used to secure vacant property from theft, vandalism and/or trespass; or to secure a construction site from the theft or vandalism of construction equipment and/or materials, protect work in progress, and to protect the public from injury while construction is underway. The herein stated regulations are intended to establish procedures and standards regarding the use of temporary security and construction fencing on sites with construction activity, on undisturbed land, around vacant buildings, on vacant sites, and for special events.

**B.** **Applicability.** Temporary security or construction fencing may be installed as follows:

**1.** Temporary construction fencing may be installed in conjunction with: **[i]** a building permit for the construction of a vacant property, **[ii]** the vacant portion of a partially developed property, or **[iii]** exterior improvements to an existing occupied or unoccupied building.

**2.** Temporary security fencing may be installed in conjunction with: **[i]** a vacant/unimproved property, **[ii]** a vacant building, or **[iii]** the vacant/unimproved portion of a partially developed property.

**C.** **Temporary Security or Construction Fencing Design Requirements.**

**1.** Temporary security or construction fencing shall not include barbed wire, razor wire, or any other material or application considered by the Planning Director to be unsafe.

**2.** Temporary security or construction fencing shall be built and maintained in good order, in full compliance with applicable Building Code and Development Code provisions.

**3.** The maximum height of temporary security or construction fencing shall be 6 FT within residential zoning districts, and 8 FT within nonresidential zoning districts, measured on the exterior side of the fence, from the top of the fence to the lowest adjacent finished grade.

**4.** All temporary security or construction fencing shall include a green fabric mesh screen or other view-obstructing material approved by the Planning Director, which shall be maintained in a neat and undamaged condition and shall include emergency identification and proper safety identification.

**5.** Fence openings for pedestrian access shall be provided, which consists of a lockable gate that swings into the property.

**6.** Fence openings for vehicular access shall be provided with a lockable rolling gate. The opening shall be no wider than the adjacent driveway approach.

**7.** Fencing shall not be installed in a manner that prohibits the safe and continued operation of a building pursuant to the Building Code. Required exits, existing structural elements, fire protection devices, and sanitary safeguards shall be maintained at all times, pursuant to Building Code requirements.

**8.** Existing streets, public transportation stops, fire hydrants, and/or public sidewalks shall not be enclosed by temporary security or construction fencing, unless the Building Official determines that the facilities are required to be fenced to protect the public health, safety, or welfare, and an encroachment permit has been obtained from the City.

**9.** The installation of temporary security or construction fencing shall not result in a diversion of water onto a separately owned parcel, tract, right-of-way, right-of-way easement, roadway easement, and/or private street."

*This page intentionally left blank*

# Division 6.03—Off-Street Parking and Loading

Sections:


6.03.000: Purpose
6.03.005: Applicability
6.03.010: General Requirements
6.03.015: Required Number of Off-Street Parking Spaces
6.03.020: Reduction in the Required Number of Parking Spaces
6.03.025: Tandem Parking
6.03.030: Parking for the Physically Disabled
6.03.035: Bicycle Parking
6.03.040: Parking for Fuel Efficient Vehicles
6.03.045: Off-Street Parking Design Standards
6.03.050: Parking Lot Lighting
6.03.055: Off-Street Loading Standards


## 6.03.000: Purpose

The off-street parking and loading regulations prescribed by this Article have been established to achieve the following purposes:

**A.** Provide accessible, attractive, secure, properly lighted, and well maintained parking facilities;

**B.** Reduce traffic congestion and hazards caused by the loading and unloading of trucks on public streets and the shortage of parking spaces;

**C.** To alleviate or to prevent traffic congestion caused by shortage of parking spaces and the loading and unloading of trucks on public streets;

**D.** Ensure that off-street parking and loading facilities are provided for new land uses and the expansion of existing land uses in proportion to the needs of the land uses they serve; and

**E.** To ensure that off-street parking and loading facilities are designed in a manner that will result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

## 6.03.005: Applicability

**A.** Off-street parking and loading facilities, and parking lot lighting shall be provided pursuant to the provisions of this Division when:

**1.** Any lot is developed, any new building is constructed, or any existing building or structure is added to or expanded, which requires Development Plan approval pursuant to Section 4.02.025 (Development Plans) of this Development Code;

**2.** Any new use is established, or any existing use is expanded or intensified, which requires Conditional Use Permit approval pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code;

**3.** The gross floor area of any existing building or structure is increased or enlarged by more than 5 percent (cumulative) of the existing floor area or permanent seating (off-street parking shall be provided for the total resulting buildings, structures and capacities of uses);

**4.** Permanent seating for an assembly use is increased or enlarged; (off-street parking shall be provided for the total resulting seating and capacities of uses); and

**5.** Any intensification of use or change in the occupancy of any building or in the manner in which any use is conducted, that would result in additional parking spaces being required.

**B.** No existing land use shall be deemed nonconforming solely based upon the lack of off-street parking or loading spaces required by this Division.

## 6.03.010: General Requirements

**A.** All off-street parking facilities required by this Division shall be designed and maintained to be fully usable for the duration of the use requiring the facilities.

**B.** Areas provided to meet applicable parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**C.** Requirements for uses not specifically addressed by this Division shall be determined by the Zoning Administrator, based upon the requirements for comparable uses and the particular characteristics of the use.

**D.** All off-street parking and loading spaces required by this Division shall be located on the same lot as the use that they are intended to serve, except that nonresidential uses that cannot accommodate the required number of parking spaces on the same lot may provide parking spaces at a separate off-site location, not more than 500 FT from the use the parking spaces are intended to serve, as measured in a straight line from any point from the outer boundaries of the property or lease space containing the use.

**E.** The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy, or at the time of occupancy of any building addition or intensification of use. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**F.** No vehicle shall be parked upon a public or private parking lot, or public property, for the purpose of displaying the vehicle for sale, hire, or rental, unless the property is appropriately zoned, the vendor is licensed to transact the applicable business at that location, and the vendor has obtained all appropriate land use approvals.

**G.** All parking stalls shall have direct access from a drive aisle, driveway or alley, and shall be designed in a side-by-side or parallel configuration, except as permitted by Section 6.03.030 (Tandem Parking) of this Division.

## 6.03.015: Required Number of Off-Street Parking Spaces

**A. Off-Street Parking Requirements.** Off-street parking spaces shall be provided pursuant to Table 6.03-1 (Off-Street Parking Requirements) of this Division, except that within the MU-1 (Downtown Mixed Use) zoning district, off-street parking shall not be required for existing buildings having a GFA less than 10,000 SF. If more than one land use is established on a lot or project site, the number of off-street parking spaces required shall be equal to the sum of the requirements prescribed for each individual land use.

**B. Minimum Standards.** The parking requirements of Table 6.03-1 (Off-Street Parking and Loading Requirements) are expressed as minimum standards, which should be met and not exceeded. Nevertheless, if additional parking is essential to a project, the minimum parking standard may be exceeded as follows:

**1.** Residential Uses—Additional Parking Allowed Without Limit. For residential uses, there is no maximum limit as to the number of parking spaces that may be provided. As such, any additional parking may be provided as a matter of right.

**2.** Nonresidential Uses—Limited Additional Parking Allowed. Additional parking spaces provided in excess of the number required pursuant to Table 6.03-1 (Off-Street Parking and Loading Requirements) of this Section may be provided for nonresidential uses or the nonresidential portions of mixed-use projects, as follows:

**a.** Parking spaces may be provided up to a maximum of 10 percent above the required number as a matter of right, without any discretionary review by the City.

**b.** Parking spaces provided in excess of 10 percent above the required number shall be allowed only upon approval by the Planning Commission, based upon proven need.

**C. Gross Floor Area (GFA).** References to spaces per square foot are to be computed based upon GFA, unless otherwise specified, and includes allocations of shared restrooms, and circulation and storage areas, and other similar common facilities.

**D. Rounding of Off-Street Parking Calculations.** If a fractional number results from calculations performed in compliance with this Section, one parking space shall be required for a fractional unit of 0.50 or greater, and no space shall be required for a fractional unit of less than 0.50.

**E. Uses Not Listed.**

**1.** Land uses not specifically listed in Table 6.03-1 (Off-Street Parking Requirements) of this Division, shall provide parking as required by the Zoning Administrator or Approving Authority pursuant to Table 2.02-1 (Review Matrix) of this Development Code, as applicable.

**2.** The Approving Authority shall rely upon the requirements of Table 6.03-1 (Off-Street Parking Requirements), and the standards recommended by the Institute of Transportation Engineers, as a guide in determining the necessary number of off-street parking spaces to be provided.

**F. Parking Management Plan.**

**1.** Parking Management Plan Required for Multiple-Family Residential Projects. A Parking Management Plan shall be submitted in conjunction with any Development Plan application for the construction of a multiple-family residential development project, or the residential portion of any mixed-use development project, which consists of 3 or more dwelling units. The Plan shall identify the number and location of resident parking spaces (existing and proposed) provided pursuant to Table 6.03-1 (Off-Street Parking and Loading Requirements) of this Section and establish to which dwelling each required resident parking space is to be assigned.

**2.** Parking Management Plan Shall Be Included in CC&Rs. The Parking Management Plan required pursuant to Paragraph F.1, above, shall be included in any CC&Rs required by the City as a condition of project approval.

**3.** Required Resident Parking Spaces Cannot Be Separately Rented/Leased. It shall be unlawful to rent or lease a required residential parking space, or any parking space required for the residential portion of any mixed-use development project, separately from the dwelling for which a parking space has been provided pursuant to Table 6.03-1 (Off-Street Parking and Loading Requirements) of this Section, and/or assigned by a Parking Management Plan prepared pursuant to Paragraph F.1 (Parking Management Plan Required for Multiple-Family Residential Projects) of this Section.

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| **A. Residential** | |
| 1. Caretaker Quarters | One space within a garage |
| 2. Live/Work Developments | 3 spaces per 1,000 SF (0.003/SF) of GFA |
| 3. Mobile Home Parks | |
| a. Resident Parking Spaces | 2 spaces per dwelling |
| b. Guest/Visitor Parking Spaces | **[1]** Portion of dwellings < 50: 0.25 spaces per dwelling;<br>**[2]** Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>**[3]** Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>**[4]** A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |
| 4. Model Homes | 2 spaces per model home |
| 5. Multiple-Family Residential | |
| a. Resident Parking Spaces | **[1]** Studio: 1.5 spaces per dwelling, including one space in a garage or carport;<br>**[2]** One-Bedroom: 1.75 spaces per dwelling, including one space in a garage or carport;<br>**[3]** Two-Bedrooms: 2.0 spaces per dwelling, including one space in a garage or carport; and<br>**[4]** Three or more Bedrooms: 2.5 spaces per dwelling, including one space in a garage or carport. |
| b. Guest/Visitor Parking Spaces | **[1]** Portion of dwellings < 50: 0.25 spaces per dwelling;<br>**[2]** Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>**[3]** Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>**[4]** A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| **6.** Senior Citizen Housing (as defined pursuant to CC Section 51.3 and CC Section 51.12) | |
| **a.** Income Qualified Development | 0.7 resident space per dwelling, plus, guest/visitor parking spaces pursuant to the Multiple-Family Residential standards (Subparagraph A.5.b of this Table). |
| **b.** Market Rate Development | One resident space per dwelling, plus, guest/visitor parking spaces pursuant to the Multiple-Family Residential standards (Subparagraph A.5.b of this Table). |
| **7.** Single-Family Dwellings | |
| **a.** Traditional Development | 2 spaces per dwelling within a garage |
| **b.** Small Lot and Common Interest Developments | 2 resident spaces per dwelling within a garage, plus, 0.2 guest/visitor spaces per dwelling. Guest parking spaces may be provided on-street, immediately adjacent to the development boundary, if available.<br>A minimum of 2 guest spaces shall be provided regardless of the number of dwellings proposed. |
| **8.** Single Room Occupancy Facilities | One resident space per room; plus, 2 spaces for the resident manager, plus, guest/visitor parking spaces pursuant to the Multiple-Family Residential standards (Subparagraph A.4.b of this Table). |
| **B. Commercial Agriculture** | |
| **1.** Commercial Crop Production and Farming | Determined by the Zoning Administrator |
| **2.** Commercial Animal Production | Determined by the Zoning Administrator |
| **3.** Support Activities for Agriculture | Determined by the Zoning Administrator |
| **C. Utilities** | One space per employee during the largest shift. |
| **D. Construction** | Required parking for "general warehousing;" plus 0.1 space per 1,000 SF (0.0001/SF) of outside storage yards. |
| **E. Manufacturing** | See parking standards for "Industrial and Business Park Developments". |
| **F. Retail Trade** | |
| **1.** General and Convenience Retail | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **2.** Grocery Stores | 4 spaces per 1,000 SF (0.004/SF) |
| **3.** Motor Vehicle Dealers | Interior show rooms: 2.5 spaces per 1,000 SF (0.0025/SF) of GFA; plus, outdoor display areas: one space per 1,000 SF of GFA; plus, required parking for "motor vehicle repair;" plus, required parking for "offices". |
| **4.** Motor Vehicle Parts and Accessories | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **5.** Tire Stores | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA |
| **6.** Furniture and Home Furnishings Stores | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA |
| **7.** Electronics and Appliance Stores | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **8.** Building Materials, Garden Equipment, and Supplies | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA; plus, one space per 1,000 SF of outdoor display and storage areas. |
| **9.** Food and Beverage Stores | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **10.** Health and Personal Care Stores | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **11.** Gasoline and Fueling Stations | |

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| a. Self-Serve and Full Service Fueling Stations | 3 spaces minimum; plus, parking requirements for combination uses (e.g., convenience store, food services, motor vehicle repair, etc.). Fueling stations operating in conjunction with other uses may be granted shared parking credit at the rate of one space for each fuel dispenser. |
| b. Automated Fueling Facilities | Determined by the Zoning Administrator |
| c. Truck Stops | Determined by the Zoning Administrator |
| 12. Clothing and Clothing Accessory Stores | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 13. Sporting Goods, Hobby, Book, and Music Stores | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 14. General Merchandise Stores | |
| a. General and Convenience Retail | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| b. Discount and Specialty Superstores | 5 space per 1,000 SF (0.005/SF) of GFA |
| **G. Transportation and Warehousing** | |
| 1. Airports | Determined by the Zoning Administrator |
| 2. Railroad Passenger Terminals | Determined by the Zoning Administrator |
| 3. Truck Transportation—General and Specialized Freight Trucking | One space per employee during the largest shift |
| 4. Warehousing and Storage | |
| a. Warehousing and General Storage | See U.1.a (Warehousing/Distribution) of this Table. |
| b. Motor Vehicle Storage | 0.1 space per 1,000 SF (0.0001/SF) of GFA devoted to storage; plus, required parking for "general business offices". |
| c. Self-Storage | 0.1 spaces per 1,000 SF (0.0001/SF) of GFA; plus, required parking for "caretaker quarters" (if provided). |
| **H. Information** | |
| 1. Publishing Industries | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 2. Motion Picture and Video Industries (except movie theaters) | Determined by the Zoning Administrator |
| 3. Movie Theaters | 0.33 spaces per fixed seat |
| 4. Sound Recording Facilities | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 5. Broadcasting | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 6. Wireless Telecommunications Antennas | One space per facility |
| 7. Data Processing, Hosting, and Related Services | 6 spaces per 1,000 SF (0.006/SF) of GFA |
| 8. Libraries and Archives | Determined by the Zoning Administrator |
| **I. Finance and Insurance** | |
| 1. Banks, Savings Institutions, and Credit Unions | 4.6 per 1,000 SF (0.0046/SF) of GFA |
| 2. Pawn Shops and Pawnbrokers | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 3. Insurance Carriers | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **J. Real Estate, Rental, and Leasing** | |

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| 1. Real Estate Lessors, Agents and Brokers, Property Managers and Appraisers, and Escrow and Listing Services | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 2. Rental and Leasing Services | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **K. Professional, Scientific, and Technical Services** | |
| 1. Professional, Scientific, and Technical Services | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 2. Scientific, Research, and Development Services | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 3. Veterinary and Animal Hospital Services | 5.7 spaces per 1,000 SF (0.0057/SF) of GFA |
| **L. Management of Companies and Enterprises** | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **M. Administrative and Support, and Waste Management and Remediation Services** | |
| 1. General Business Offices | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| 2. Telephone Call Centers | 6 spaces per 1,000 SF (0.006/SF) of GFA |
| 3. Waste Management and Remediation Service | Determined by the Zoning Administrator |
| **N. Education Services** | |
| 1. Elementary and Middle Schools | 0.28 spaces per student, based upon maximum enrollment. |
| 2. High schools | 0.26 spaces per student, based upon maximum enrollment. |
| 3. Colleges and Universities | 0.5 spaces per student, based upon maximum enrollment; plus, one space per employee or staff during the largest shift. |
| 4. Business, Technical and Trade Schools | 6 spaces per 1,000 SF (0.006/SF) of GFA |
| 5. Instructional Dance Studios | 5 spaces per 1,000 SF (0.005/SF) of GFA |
| **O. Health Care and Social Assistance** | |
| 1. Medical Offices | 5.7 spaces per 1,000 SF (0.0057/SF) of GFA |
| 2. Hospitals and Medical Centers | 1.8 spaces per bed; plus, one space per employee or staff during the largest shift; plus, required parking for associated "medical offices". |
| 3. Child and Youth Services | Determined by the Zoning Administrator |
| 4. Services for the Elderly and Persons with Disabilities | Determined by the Zoning Administrator |
| 5. Other Residential Care Facilities (more than 6 persons) | 0.5 spaces per bed; plus, one space per employee or staff. |
| 6. Child Day Care Services, excluding Small Family Residential Facilities | 0.2 spaces per child, based upon maximum licensed enrollment capacity; plus, one space per employee during the largest shift. |
| **P. Arts, Entertainment, and Recreation** | |
| 1. Performing Arts and Spectator Sports | 0.33 spaces per fixed seat |
| 2. Convention Centers, Auditoriums and Other Public Assembly Facilities | 0.25 spaces for each fixed seat or 25 spaces per 1,000 SF (0.025/SF) of GFA. |
| 3. Amusement and Theme Parks | Determined by the Zoning Administrator |
| 4. Game Arcades | 10 spaces per 1,000 SF (0.01/SF) of GFA |

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| **5.** Golf Courses and Country Clubs | 8 spaces per hole; plus, required parking for associated uses. |
| **6.** Golf Driving Range | One space per tee |
| **7.** Miniature Golf Course | 3 spaces per hole |
| **8.** Fitness and Recreational Sports Centers | |
| **a.** Health Clubs and Gyms | 5 spaces per 1,000 SF (0.005/SF) of GFA |
| **b.** Swim Clubs | 3.3 spaces per 1,000 SF of pool surface area (0.0033/SF) |
| **c.** Tennis Clubs | 3 spaces per tennis court |
| **9.** Bowling Centers | 4 spaces per lane |
| **10.** Batting Cages | Determined by the Zoning Administrator |
| **11.** Billiard Parlors and Pool Halls | 2 spaces per table |
| **12.** Dance Clubs and Halls, Ball Rooms, and Discotheques | 25 spaces per 1,000 SF (0.025/SF) of GFA |
| **13.** Skating Rinks | 3.3 spaces per 1,000 SF (0.0033/SF) of GFA |
| **14.** Stables (Commercial) | 0.2 spaces per horse maintained on-site |
| **Q. Accommodation and Food Services** | |
| **1.** Lodging Facilities (bed and breakfast inns, boarding and rooming houses, hotels and motels, and residence inns) | One space per sleeping room; however, provide no fewer than one space per 2 beds; plus, required parking for associated uses. |
| **2.** Full Service Restaurants | 10 spaces per 1,000 SF (0.01/SF) of GFA (includes outdoor seating area up to 25 percent of GFA). |
| **3.** Fast Food Restaurants | 13.3 spaces per 1,000 SF (0.0133/SF) of GFA (includes outdoor seating area up to 25 percent of GFA). Restaurants with drive-thru may be credited one space for each 24 lineal FT of drive-thru lane behind the pickup window. |
| **4.** Banquet Facilities | 25 spaces per 1,000 SF (0.025/SF) of GFA |
| **5.** Caterers | 2 spaces per 1,000 SF (0.002/SF) of GFA |
| **6.** Drinking Places (bars, cocktail lounges, and nightclubs) | 10 spaces per 1,000 SF (0.01/SF) of GFA |
| **R. Other Services** | |
| **1.** Motor Vehicle Repair and Maintenance | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA |
| **2.** Car Washes, Full-Service and Self-Service | One space per employee, minimum 10 spaces; plus, required parking for accessory uses (i.e., motor vehicle repair and service, and retail uses). |
| **3.** Upholstery and Furniture Repair | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA |
| **4.** Footwear and Leather Goods Repair | 2.5 spaces per 1,000 SF (0.0025/SF) of GFA |
| **5.** Personal Care Services | 4 spaces per 1,000 SF (0.004/SF) of GFA |
| **6.** Death Care Service | |
| **a.** Cemeteries | Determined by the Zoning Administrator |
| **b.** Funeral Homes and Services | 25 spaces per 1,000 SF (0.025/SF) of GFA of assembly area; plus, required parking for "general offices". |

**Table 6.03-1: Off-Street Parking Requirements**

| *Land Uses, Activities, and Facilities* | *No. of Parking Spaces Required* |
|---|---|
| **7.** Religious Assembly and Wedding Chapels | 0.33 spaces per fixed seat or 25 spaces per 1,000 SF (0.025/SF) of GFA |
| **S. Public Administration** | Determined by the Zoning Administrator |
| **T. Temporary and Interim Land Uses** | Determined by the Zoning Administrator |
| **U. Industrial and Business Park Developments** | |
| **1.** Industrial | |
| **a.** Warehousing and Distribution | **[1]** Portion of GFA 20,000 SF or Less: One space per 1,000 SF (0.001/SF);<br>**[2]** Portion of GFA Greater Than 20,000 SF: 0.5 space per 1,000 SF (0.0005/SF);<br>**[3]** Tractor-Trailer Parking: One tractor-trailer parking space per 4 dock-high loading doors;<br>**[4]** Parking for "general business offices" and other associated uses shall be provided when those uses exceed 10 percent of the building GFA; and<br>**[5]** The Approving Authority may require a restrictive covenant running with the land, filed with the office of the County Recorder, which restricts the use of a property/building to warehousing and distribution, unless an alternate parking plan is provided, which demonstrates that on-site parking can be provided in compliance with the "General Industrial" parking requirements (see U.1.c of this Table), to support more intense industrial land uses. |
| **b.** Manufacturing | **[1]** General Requirement: Provide1.85 spaces per 1,000 SF (0.00185/SF) of GFA;<br>**[2]** Tractor-Trailer Parking: One tractor-trailer parking space per 4 dock-high loading doors; and<br>**[3]** Parking for "general business offices" and other associated uses shall be provided when those uses exceed 10 percent of the building GFA. |
| **c.** General Industrial (speculative buildings) | **[1]** Portion of GFA < 50,000 SF: 1.85 spaces per 1,000 SF (0.00185/SF);<br>**[2]** Portion of GFA 50,000 SF to 100,000 SF: One space per 1,000 SF (0.001/SF);<br>**[3]** Portion of GFA > 100,000 SF: 0.5 space per 1,000 SF (0.0005/SF);<br>**[4]** Tractor-Trailer Parking: One tractor-trailer parking space per 4 dock-high loading doors; and<br>**[5]** Parking for "general business offices" and other associated uses shall be provided when those uses exceed 10 percent of the building GFA. |
| **2.** Multi-Tenant Business Park | 3 spaces per 1,000 SF (0.003/SF); plus, required parking for "general business offices" when exceeding 10 percent of GFA; plus, one trailer parking space per 4 dock-high loading doors. |

## 6.03.020: Reduction in the Required Number of Parking Spaces

A reduction in the number of parking spaces required by Section 6.03.020 (Number of Off-Street Parking Spaces Required) of this Division may be granted as follows:

**A. Shared Parking.** Any project site where the hours of operation allow the shared use of off-street parking spaces to occur without conflict, the number of parking spaces required may be reduced pursuant to the following conditions:

**1.** Approval Required. Shared parking may be allowed upon the approval of a Shared Parking Agreement by the applicable Approving Authority pursuant to Table 2.02-1 (Review Matrix) of this Development Code.

**2.** Reasonable Walking Distance Required to Shared Parking Facilities. Shared off-street parking facilities shall be provided within a reasonable walking distance from the uses they serve, and shall be located no further than 500 FT from the uses served, measured from the nearest point of the parking facility to the entrance of each use served via the shortest pedestrian route.

**3.** Shared Parking Agreement.

**a.** A Shared Parking Agreement by and between the City, the applicant, and all other affected property owners, shall be executed and recorded with the County Recorder, which shall ensure the availability of the number of parking spaces designated for joint use, during the hours specified in the Agreement, for the duration of the uses subject to the shared parking arrangement.

**b.** The Agreement shall be subject to City Attorney review and approval, as to form and content.

**4.** Parking Analysis. The Approving Authority may require the applicant to submit a parking demand analysis, prepared by a person/firm experienced in preparing such analyses, to assist the Zoning Administrator in determining the appropriate shared parking reduction. A parking demand analysis shall be prepared pursuant to the Urban Land Institute's *Shared Parking* publication. The methodology of the *Shared Parking* publication may be used as a guide in reviewing a shared parking proposal.

**5.** Shared Loading Spaces. Loading spaces required by this Division may be shared pursuant to this Section.

**B. Low Demand.** Any project site where it can be demonstrated that the land use thereon will not utilize the required number of parking spaces due to the nature of the specific land use, or the manner in which the specific land use is conducted, the number of parking spaces required by Table 6.03-1 (Off-Street Parking Requirements) of this Division may be reduced pursuant to the following:

**1.** Approval Required. A parking reduction based upon low parking demand may be allowed upon the approval of a Low Demand Parking Reduction Agreement by the applicable Approving Authority pursuant to Table 2.02-1 (Review Matrix) of this Development Code.

**2.** Alternate Parking Plan. In approving a parking reduction, the Approving Authority may require the preparation of an Alternate Off-Street Parking Plan, which demonstrates that additional parking spaces can be provided on-site, as necessary, to accommodate future land use changes or intensifications in land use. Alternately, a restrictive covenant that runs with the land may be required by the Approving Authority, which restricts the use of the subject property for the duration of the parking reduction.

**3.** Low Demand Parking Reduction Agreement. A Low Demand Parking Reduction Agreement by and between the City, the applicant, and all other affected property owners, shall be executed and recorded with the County Recorder, which, at a minimum, shall: **[i]** provide confirmation that the parking supply proposed will be adequate during periods of maximum demand, **[ii]** confirm that the parking demand is provided within a reasonable walking distance to the use it serves, and **[iii]** identify parking management strategies that are necessary to ensure the availability of the necessary number of parking spaces for the duration of the current use and future users of the project site. The Low Demand Parking Reduction Agreement shall be subject to City Attorney review and approval as to form and content.

**4.** Parking Analysis. The Approving Authority may require the applicant to submit a parking analysis, prepared by a person/firm experienced in preparing such analyses, to assist the Approving Authority in determining the appropriate reduction.

**5.** Loading Space Reduction. The number of loading spaces required by this Division may be reduced pursuant to this Section.

## 6.03.025: Tandem Parking

Tandem parking spaces may be allowed as follows:

**A.** **Family Child Day Care.** Family child day care homes may provide tandem parking spaces to satisfy the minimum parking requirement for the use.

**B.** **Mobile Home Parks.** Mobile home parks may provide tandem parking spaces to satisfy the minimum resident parking requirement for the use. The use of tandem parking spaces shall not be permitted for guest parking spaces.

**C.** **Multiple-Family Projects.**

**1.** Multiple-family development projects may provide tandem parking spaces to satisfy unenclosed (not within a garage or carport) on-site resident parking requirements (i.e., a driveway space located behind a garage or carport space). Multiple-family projects may also provide tandem parking spaces within a parking structure, which meet both enclosed (within garage or carport) and unenclosed resident parking requirements. Guest/visitor parking spaces shall not be designed in a tandem configuration.

**2.** A tandem parking space shall consist of no more than 2 automobile parking spaces. Both automobile spaces shall be assigned for use by the same dwelling unit.

**3.** Tandem parking spaces may be counted toward a maximum of 12 percent of the resident parking space requirement established by Section 6.03.020 (Number of Off-Street Parking Spaces Required) of this Division.

**D.** **Residential Component of Mixed-Use Projects.** Tandem parking spaces may be provided to satisfy resident parking requirements for the residential component of mixed-use projects and shall comply with the requirements for multiple-family projects, stated Subsection C (Multiple-Family Projects) of this Section.

**E.** **Single-Family Dwellings.** Tandem parking spaces may be provided in conjunction with single-family dwellings, when such parking spaces are provided in excess of the minimum parking

requirement for the use (i.e., driveway spaces and tandem garage spaces), as required by Table 6.03-1 (Off-Street Parking Requirements) of this Division.

**F. Valet Parking.** The Zoning Administrator may authorize valet parking as a means of satisfying the applicable off-street parking requirements of this Division, provided that:

**1.** Valet parking may be counted toward a maximum of 15 percent of the minimum parking space requirements established by Section 6.03.020 (Number of Off-Street Parking Spaces Required) of this Division.

**2.** Valet parking facilities shall be provided within a reasonable walking distance from the uses they serve and shall be located no further than 500 FT from the uses served, measured from the nearest point of the parking facility to the entrance of each use served via the shortest pedestrian route.

**3.** An automobile shall be retrievable from its parking space with the movement of a maximum of 2 additional vehicles;

**4.** An equivalent number of valet parking spaces shall be available to replace the parking spaces required by Section 6.03.020 (Number of Off-Street Parking Spaces Required) of this Division; and

**5.** Valet parking spaces shall not require individual striping.

## 6.03.030: Parking for the Physically Disabled

**A.** Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**B.** Parking spaces for the physically disabled required by this Section shall count toward fulfilling the minimum off-street parking requirements.

**C.** For existing parking facilities, the Zoning Administrator may approve a reduction in the number of parking spaces in an existing parking lot below the minimum required by this Section, in order to accommodate required parking spaces for the physically disabled.

## 6.03.035: Bicycle Parking

Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

## 6.03.040: Parking for Fuel Efficient Vehicles

Parking spaces specifically designated and conveniently located for fuel-efficient vehicles shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

## 6.03.045: Off-Street Parking Design Standards

### A. Minimum dimensions and design.

**1.** Minimum Dimensions. The minimum dimensions for off-street parking and loading spaces and access drives shall be as prescribed in Table 6.03-2 (Standards for Parking Spaces, Drive Aisles, and Driveways), below.

**Table 6.03-2: Standards for Parking Spaces, Drive Aisles, and Driveways**

| *Requirement* | *Standard* |
|---|---|
| **A. Garage or Carport Space Dimensions** (enclosed space) | 10 FT wide by 20 FT long |
| **B. Parking Space Dimensions** (unenclosed space) | |
| **1.** Standard Parking | 9 FT wide by 18 FT long [1][2] |
| **2.** Parallel Parking | 8 FT wide by 24 FT long [1] |
| **3.** Tandem Parking | 9 FT wide by 34 FT long (consists of 2 parking spaces) [1] |
| **4.** Trailer Parking | 12 FT wide by 45 FT long |
| **C. Loading Space Dimensions** | 12 FT wide by 18 FT long, unless otherwise specified by this Division |
| **D. Minimum Drive Aisle and Driveway Widths** | |
| **1.** Driveways for Single-Family Dwellings | 10 FT wide |
| **2.** One-Way Drive Aisles and Driveways for Multiple-Family and Nonresidential Projects | 12 FT wide |
| **3.** Two-Way Drive Aisles for Multiple-Family and Nonresidential Projects | 24 FT wide, except that fire lanes required pursuant to the Ontario Fire Code shall be designed pursuant to Ontario Fire Department standards. Furthermore, two-way drive aisles may be reduced to 20 FT in width along segments that are not directly accessed by parking spaces. |
| **4.** Two-Way Driveways for Residential Projects | 20 FT wide |

*Notes:*

*[1] An additional foot of width shall be provided for each side of a parking space that is contiguous with a fence, structure, wall, or other obstruction.*

*[2] The standard parking space length may be reduced to 16 feet, if 2 feet of width is added to adjacent sidewalk and/or landscape areas, to accommodate motor vehicle overhang. Vehicle overhang shall not encroach into a pedestrian path of travel.*

**2.** End of a Drive Aisle. A drive aisle providing access to a parking space that is perpendicular to the drive aisle shall extend 5 FT beyond the side of the last parking space in the drive aisle to provide adequate area for the backing-up of parked vehicles.

**3.** Minimum Vertical Clearances Required.

**a.** *All Off-Street Parking Spaces.* A minimum 7-FT vertical clearance shall be maintained for all off-street parking spaces, including entrances, except that the vertical

clearance for the front 4 FT of a parking space serving a single-family dwelling or multiple-family residents may be reduced to not less than 4.5 FT in height.

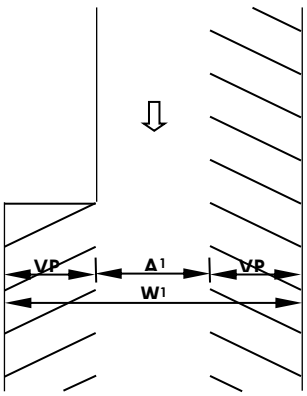
**b.** *Off-Street Parking Spaces for the Physically Disabled.* A minimum 98-inch vertical clearance shall be maintained for all off-street parking spaces for the physically disabled, including entrances and accesses to the spaces.

**c.** *All Off-Street Loading Spaces.* A minimum 14-FT vertical clearance shall be maintained for all off-street loading spaces, including entrances and accesses to the spaces.

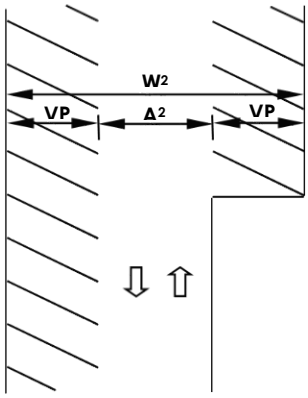
**4.** Parking Bays and Drive Aisles. The minimum dimension and design of parking bays and maneuvering drive aisles shall be as prescribed in Table 6.03-3 (Dimensions for Parking Facilities), below.

**Table 6.03-3: Dimensions for Parking Facilities**

| Parking Angle | Vehicle Projection (VP) | Aisle Width | | Base Module | |
|---|---|---|---|---|---|
| | | One-Way ($A^1$) | Two-Way ($A^2$) | One-Way ($W^1$) | Two-Way ($W^2$) |
| 45° | 17'-7" | 11'-10" | 24'-0" | 47'-0" | 59'-2" |
| 50° | 18'-2" | 12'-2" | 24'-0" | 48'-6" | 60'-4" |
| 55° | 18'-8" | 12'-8" | 24'-0" | 50'-0" | 61'-4" |
| 60° | 19'-0" | 13'-6" | 24'-0" | 51'-6" | 62'-0" |
| 65° | 19'-2" | 14'-8" | 24'-0" | 53'-0" | 62'-4" |
| 70° | 19'-3" | 15'-6" | 24'-0" | 54'-0" | 62'-6" |
| 75° | 19'-1" | 16'-10" | 24'-0" | 55'-0" | 62'-2" |
| 90° | 18'-0" | 24'-0" | 24'-0" | 59'-0" | 60'-0" |




One-Way Drive Aisle




Two-Way Drive Aisle

**B. Parking Lot Access and Location of Parking Spaces.**

**1.** The design and location of all vehicle accesses from a public street or alley to an off-street parking facility shall be approved by the City Engineer.

**2.** Each parking space shall be accessible from a street or alley, provided no parking space shall be designed to require that vehicles back into a street, excepting parking that serves a single-family dwelling.

**3.** No parking space shall be located so that a vehicle will be required to maneuver for position to enter or exit the space within 30 FT of a vehicular entrance from a public street.

**4.** Commercial or office developments with parking for at least 150 or more vehicles shall be designed with primary drive aisles unencumbered by parking spaces, intersecting parking aisles, or other access drives, for a distance of at least 100 FT behind the street property line or 112 FT behind the street curb face, whichever is greater.

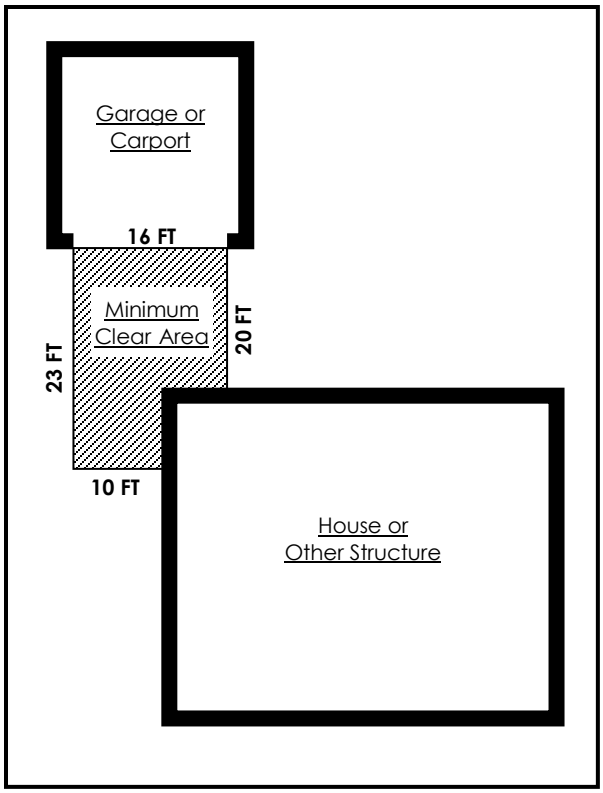



*Figure 6.03-1: Garage/Carport Entrance Clear Area*

**5.** Carpool and high occupancy vehicle spaces should be located in the most advantageous and reasonable location, as close as possible to the primary employee entrance(s) of the user(s) which they are intended to serve.

**6.** Parking spaces for dwellings shall be located within 150 FT from the dwelling (front or rear door) for which the space is provided, excluding structures containing 3 or more stories.

**7.** Bicycle and automobile parking areas shall be separated from one another by a physical barrier or sufficient distance to protect bicycles and their riders from damage by maneuvering automobiles.

**8.** A garage facing a public street shall provide a clear space of at least 20 FT between the garage entrance and the street property line.

**9.** The minimum clear area for vehicle access in front of a garage or carport entrance shall be as shown in Figure 6.03-1 (Garage/Carport Entrance Clear Area).

**10.** Except as otherwise provided in this Development Code, off-street parking spaces are not to be located within a required front or street side setback area, or the required rear setback area of a through lot.

**11.** All drive aisles entering a site shall be provided with an enhanced pavement treatment, excepting lots containing single-family dwellings. The enhanced paving shall extend

from the back of the drive approach apron to the first intersecting drive aisle, driveway, or parking space.

**C. Striping and Identification.**

**1.** All automobile parking spaces within commercial zoning districts shall be clearly outlined with double lines on the parking area surface. Within all other zoning districts, automobile parking shall be clearly outlined with single lines on the parking area surface (double lines may be used).

**2.** All parking area striping shall be permanently maintained in a clear and visible manor.

**3.** All parking spaces for the physically disabled shall be striped and marked in accordance with applicable State laws and standards.

**4.** All parking spaces reserved for low emissions vehicles shall be clearly marked with the words "Low Emissions Vehicles Only" either on the wheel stop or curb, or on the pavement at the opening of the space.

**5.** All spaces reserved for carpools and high occupancy vehicles shall be clearly marked with the words "Carpool/HOV Only" on either the wheel stop or curb at the back of each space, or on the pavement at the opening of the space.

**6.** Within multiple family residential developments, required guest parking spaces shall be clearly marked with the word "Guest" on either a wheel stop or curb at the head of each space, or on the parking surface at the opening of each space.

**D. Parking, Drive Aisle, and Driveway Surface Paving.** All permanent parking spaces, drive aisles, and driveways shall be paved with asphalt, concrete, or other all-weather surface approved by the Planning Director, Fire Marshall, and City Engineer.

**E. Wheel Stops and Curbs.**

**1.** Drive aisles and parking surfaces contiguous with planter areas shall have a 6-inch concrete curb separation constructed per City standards, except where a landscape area is parallel and adjacent to a parking stall the curb separation be increased to a minimum of 12 inches in width to provide a step-out area from motor vehicles.

**2.** All parking spaces located adjacent to buildings or walls shall have concrete wheel stops located from a minimum of 2.0 FT, to a maximum of 2.5 FT, from the building or wall.

**F. Maintenance.** All parking facilities shall be permanently maintained, free of weeds, liter, and debris.

## 6.03.050: Parking Lot Lighting

**A. Parking Lot Lighting Required.** All off-street parking facilities shall be provided with nighttime security lighting pursuant to OMC Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted

light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**B. Lighting Level Measurement.** Lighting levels shall be measured with a direct-reading portable light meter. The equipment used shall allow accurate measurements, with all measurements made after dark with the lights on and then again with the lights off. The difference between the two readings shall then be compared to the applicable standard for maximum permitted illumination.

**C. Light Fixtures Shall Be Decorative.** All parking lot lighting fixtures shall be decorative.

**D. Lighting Along Pedestrian Corridors.** Along pedestrian movement corridors, the use of decorative low-mounted bollard light standards, which reinforce pedestrian scale, shall be used.

**E. Illumination on Adjacent Property.** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

**F. Maximum Luminaire Heights.** The maximum permitted height of luminaires within a parking lot shall be as follows:

**1.** No Cutoff Luminaire. When a light source or luminaire has no cutoff (the point at which all light rays are completely shielded), the maximum permitted height of the luminaire shall be 14 FT.

**2.** Ninety Degree or More Cutoff Luminaire. When a luminaire has a total cutoff of light at an angle of 90 degrees or greater, the maximum permitted height of the luminaire shall be 24 FT.

**3.** Less than 90-Degree Cutoff Luminaire. When a luminaire has a total cutoff of light at an angle of less than 90 degrees, the maximum permitted height of the luminaire shall be 30 FT.

## 6.03.055: Off-Street Loading Standards

**A. Number of Loading Spaces Required.** Full-service and limited-service eating places, drinking places, convenience stores, hotels and motels, and all other traveler accommodations, and any other use deemed by the Zoning Administrator to be in need of off-street loading facilities, shall be provided a minimum of one off-street loading space.

**B. Minimum Dimensions and Design.**

**1.** At-Grade Loading Facilities. At-grade loading doors shall be provided with an off-street loading space located immediately in front of the door measuring a minimum of 12 FT in width and 18 FT in length, and having a minimum vertical clearance of 14 FT, measured from the finish grade of the space. The loading space may be provided either perpendicular or parallel to the loading door.

**2.** Dock-High Loading Facilities.

**a.** Dock-high loading doors shall be provided with an off-street loading space located immediately in front of the door measuring a minimum of 12 FT in width and 45 FT in length,

and having a minimum vertical clearance of 14 FT, measured from the finish surface of the loading dock.

**b.** A truck maneuvering area equal to the width of the loading door and a minimum of 120 FT in depth shall be provided in front of dock-high loading doors, and, at a minimum, the maneuvering area shall be designed to accommodate the minimum practical turning radius of a 55-FT semi-trailer and tractor combination. Deviations from this minimum maneuvering standard may be permitted if it can be shown that the spatial needs are less than the minimum required due to the truck size and type that will be utilized in the operation of a specific use; however, in permitting such deviation(s), a covenant of restriction to run with the land may be required, which specifies limitations relating to truck size and/or type. Larger maneuvering areas shall be required if the use of a larger semi-trailer and tractor combination is proposed.

**c.** Truck maneuvering areas shall not encroach into required off-street parking areas and landscaped areas.

**C. Loading Facilities Prohibited Within Setback Areas.** Except as otherwise provided by this Chapter, off-street loading spaces and areas, and associated vehicle maneuvering areas shall not be located within required front or street side setback areas, the rear setback area of a through lot, or any other required setback area located within 25 FT of a residentially zoned property.

**D. Screening of Loading Facilities.** Loading facilities should be located at the rear or interior side of buildings and shall be screened from public view or view from residential, retail and office uses, and the offices of industrial uses on adjacent properties. When it is not possible or desirable to locate loading facilities at the rear or interior side of buildings, loading facilities may be located on the street side or front of buildings, provided they are screened from public view by a decorative masonry wall with view-obstructing access gates pursuant to Division 6.02 (Walls, Fences, and Obstructions) of this Development Code.

**E. Loading Space Ingress and Egress.** All loading spaces shall have adequate ingress and egress as approved by the City Engineer and shall be designed and maintained so that vehicle maneuvering and loading/unloading activities do not interfere with the orderly movement of traffic and pedestrians on any public street or alley.

**F. Screening of At-Grade Loading Doors and associated Loading Spaces.** All at-grade loading doors shall be decorative, unless located within an enclosed yard area and screened from public view by a decorative masonry wall with view-obstructing access gates pursuant to Division 6.02 (Walls, Fences, and Obstructions) of this Development Code.

**G. Screening of Dock-High Loading Doors and Associated Loading Spaces and Truck Maneuvering, Parking, and Staging Areas.** All dock-high loading doors and associated loading spaces and truck maneuvering, parking, and staging areas, shall be located within an enclosed yard area and screened from public view by a decorative masonry wall with view-obstructing access gates pursuant to Division 6.02 (Walls, Fences, and Obstructions) of this Development Code.

**H. No Backing onto or from a Public Street.** All loading spaces shall be designed and maintained so that vehicles do not back in from, or onto, a public street.

**I. Match Loading Bay and Roll-Up Door Color to Adjacent Building Finish.** The loading bays and roll-up doors shall be painted to blend with the adjacent exterior building finishes.

**J. Concealment and Screening of Loading Areas.** Areas for loading and unloading shall be designed to avoid potential adverse noise, visual, and illumination impacts on neighboring residences. These areas shall be concealed from view by the public and adjoining land uses. Concealment and screening may be accomplished by use of any of the following methods, subject to Zoning Administrator approval:

**1.** Orient loading spaces, areas, and doors such that they are concealed from public view by buildings; and

**2.** Screen loading spaces, areas, and doors pursuant to Division 6.02 (Walls, Fences, and Obstructions) of this Development Code, with walls and view-obstructing gates, which are architecturally coordinated with adjacent buildings. In addition, incorporate intense on-site landscaping to block public views of loading areas.

**K. Loading Facilities in Close Proximity to Dwellings.** Special orientation or design treatment of loading bays and doors located in close proximity to dwellings shall be required in order to reduce associated light and noise impacts to less-than-significant levels.

**L. Striping and Identification.** Loading spaces shall be striped, indicating the loading spaces and identifying the spaces for "Loading Only." The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times.

*This page intentionally left blank*

# Division 6.04—Congestion Management and Trip Reduction

Sections:


6.04.000: Purpose and Intent
6.04.005: Applicability
6.04.010: Trip Reduction Measures


## 6.04.000: Purpose

Use of the private automobile in Southern California has created serious traffic congestion and air quality problems. At the regional and local levels, government agencies have adopted policies and programs aimed at reducing the number of single-passenger vehicles traveling along the region's highways, thereby alleviating congestion and improving air quality within the region. The trip reduction measures contained in this Division are intended to help meet congestion management and air quality goals of the region.

## 6.04.005: Applicability

A project requiring the approval of a tentative tract or parcel map pursuant to Section 4.02.100 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps), Development Plan pursuant to Section 4.02.030 (Development Plan), and/or Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of this Development Code, and for which an application was submitted on or after January 1, 1994, provision shall be made for the applicable trip reduction measures required by this Division.

## 6.04.010: Trip Reduction Measures

The following trip reduction measures shall be implemented:

**A. Non-Residential Projects.**

**1.** Bicycle Parking and Shower/Changing Rooms. Safe and convenient access to bicycle racks shall be provided from public streets. Bicycle racks or other secure bicycle parking, and shower/changing rooms, shall be provided pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.** On-Site Pedestrian Walkways. On-site pedestrian walkways shall be provided, which connect each building in a development to bicycle parking facilities (if required) and public streets.

**3.** Passenger Loading Areas. Passenger loading areas shall be provided pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**4.** Carpool/Vanpool Parking Spaces. Parking spaces reserved for use by carpool/vanpool vehicles shall be provided pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**5.** Transit Facilities. Transit facilities, such as bus shelters, bus pullouts, and bus pads, shall be provided if the Planning Director, in consultation with local transit providers, determines they are needed to serve the development.

**6.** On-Site Video Conferencing Facilities. On-site video conferencing facilities shall be provided for office buildings with a capacity of 1,000 employees or greater.

**B.** **Multiple-Family Residential Projects** (consisting of 10 or more dwellings)**.**

**1.** Bicycle Parking and Shower/Changing Rooms. Safe and convenient access to bicycle racks shall be provided from public streets. Bicycle racks or other secure bicycle parking, and shower/changing rooms, shall be provided pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.** On-Site Pedestrian Walkways. On-site pedestrian walkways shall be provided, which connect each building in a development to bicycle parking facilities (if required) and public streets.

**3.** Passenger Loading Areas. Passenger loading areas shall be provided pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**4.** Transit Facilities. Transit facilities, such as bus shelters, bus pullouts, and bus pads, shall be provided if the Planning Director, in consultation with local transit providers, determines they are needed to serve the development.

**C.** **Single-Family Residential Projects of 500 or More Dwellings.** Facilities shall be provided to give residents an opportunity to telecommute, or an in-lieu contribution, shall make provision for telecommuting facilities, or an alternate strategy for reducing an equal amount of trips as would have occurred from provision of telecommuting facilities shall be implemented per Subsection D (Modification of Trip Reduction Measures) of this Section.

**D.** **Modification of Trip Reduction Measures.** The Approving Authority may modify all or part of the trip reduction measures for new projects, if the following findings can be clearly established:

**1.** One or more of the measures are not applicable due to special circumstances, including, but not limited to, the location or configuration of the project, the implementation of existing trip reduction measures and transportation demand strategies, or other specific factors that make implementation infeasible or reduce the effectiveness of the prescribed measures.

**2.** An alternative trip reduction and transportation demand management strategy will be implemented to reduce an equal number of trips as would have occurred as a result of imposition of the prescribed measures. Implementation of the alternative strategy shall be a condition of project approval.

**E.** **Trip Reduction and Transportation Demand Management Program/Facility Credit.** Credit may be granted for trip reduction and transportation demand management programs and facilities, as follows:

**1.** Existing trip reduction and transportation demand programs and facilities in a development program may satisfy all or part the requirements of this Section pertaining to new construction, subject to the approval of the Approving Authority. The amount of credit given shall

be determined through an assessment of how the existing facilities would meet the requirements of this Section if based upon the GFA of the entire complex.

**2.** The Planning Commission may determine that a reduction in the required number of parking spaces for the proposed use or uses is acceptable because implementation of the trip reduction and transportation demand management measures would eliminate some of the demand for parking.

**F.** **Certificate of Occupancy.** Prior to the issuance of a certificate of occupancy for any new building or addition to an existing building, all facilities and improvements required by this Section shall be constructed or otherwise provided.

**G.** **Improvements and Facilities to be Maintained in Good Repair.** All facilities and improvements constructed or otherwise required by this Section shall be maintained in a state of good repair.

*This page intentionally left blank*

# Division 6.05—Landscaping

Sections:


6.05.000: Purpose
6.05.005: Applicability
6.05.010: Landscape Design Principles
6.05.015: Landscape Plans
6.05.020: Tree Preservation Policy and Protection Measures
6.05.025: Heritage Tree Preservation Mitigation Fee
6.05.030: Heritage Tree Preservation Trust Fund
6.05.035: Violation—Penalty
6.05.040: Required Landscaped Areas
6.05.045: Landscape Development Standards
6.05.050: Landscape Maintenance
6.05.055: Landscape Design and Construction Guidelines


## 6.05.000: Purpose

The purpose of this Division is to establish standards regulating landscaping and irrigation systems, which:

**A.** Improve the connection between the built and natural environments, increase the function of outdoor spaces and buffer land use compatibility conflicts;

**B.** Enhance the aesthetic appearance of development in all areas of the City by providing standards relating to the quality, quantity, and functional aspects of landscaping;

**C.** Reduce heat and glare generated by development;

**D.** Promote public health, safety, and welfare, by minimizing the impacts of all forms of physical and visual pollution, preserving the integrity of neighborhoods, and enhancing pedestrian and vehicular traffic safety;

**E.** Reduce energy use and associated costs from heating and air conditioning buildings and the transportation and pumping of water.

**F.** Preserve existing protected trees and topsoil where possible, incorporate native plant communities, and ecosystems into landscape design, and control soil erosion;

**G.** Promote the conservation of water by establishing provisions for water management practices, and techniques for the installation and maintenance of appropriate landscape materials and efficient irrigation systems as required by the Water Conservation in Landscaping Act of 2006 (AB 1881) and Executive Order No. B-29-15 (updated 2015), Model Water Efficient Ordinance (MWELO), commencing with GC Section 65591.

## 6.05.005: Applicability

**A. Landscaping Required.** All projects shall provide and maintain landscaping and irrigation systems in compliance with the provisions of this Division.

**B. Landscape and Irrigation Plans Subject to City Review.**

**1.** Submittal of Landscape and Irrigation Plans Required. Landscape and irrigation plans shall be submitted to the City for review for compliance with the requirements of this Division.

**2.** Plan Approval Required. Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by this Division have been approved by the Approving Authority. The Approving Authority is established by Table 2.02-1 (Review Matrix) of this Development Code and shall be empowered to approve or deny Landscape and Irrigation Documentation Plans.

**3.** Changes to Approved Landscape and Irrigation Plans. Changes to approved Landscape and Irrigation Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Approving Authority, prior to the commencement of the changes.

## 6.05.010: Landscape Design Principles

Landscaping is an important part of the aesthetic quality of the City and is important to create a sense of the City as a pleasant and safe place to live and work. The standards prescribed by this Division are intended to pursue sustainable, high quality landscaping, which is associated with the varying land use characteristics of the community. It is further intended that implementation of these guidelines will serve to enhance the street environment for motorists, as well as to contribute to convenient pedestrian connections throughout the City.

**1.** Use landscaping to define and create usable spaces throughout each development. Landscaping should be used to guide the user through the site and incorporate appropriate design elements for spaces such as entrances, walkways, gathering spaces, seating areas, utility areas, view corridors, open spaces, play spaces, and foregrounds and backdrops. Landscape design can be accomplished by utilizing form, function, scale, unity, contrast, varying the density of landscape material, use of color, layering, vertical and horizontal contrasts, and varying the texture of planting. Individual building projects can be enhanced through larger and more intensely developed landscaping.

**2.** Use landscaping to reduce the massing of buildings and eliminate large blank walls. Landscaping should be used to reduce the massing or bulk of buildings, particularly large industrial and warehouse/distribution buildings. Reductions in massing can be accomplished by using landscape treatments to provide vertical and horizontal contrast and to add visual interest. Major buildings should have foundation plantings adjacent to buildings such as hedgerows or shrub masses to break the horizontal ground plane from the vertical plane of the building.

**3.** Use landscaping to soften the effect of paved areas. Landscaping should be provided in all parking areas to reduce the visual impact of parking areas and reduce associated heat build-up. Parking lot landscaping should be integrated with, and an extension of, other on-site landscape features.

**4.** Landscapes should be designed to achieve harmony and unity between indoor and outdoor spaces. Designs should create both pleasing and economical layouts, incorporating durable and natural materials while ensuring safety and providing guidance for pedestrians and vehicles to their destinations. High quality landscapes should be attractive with open accessibility to nature while incorporating measures to promote sustainability: environmentally, economically, and socially.

**5.** Environmentally sustainable landscapes efficiently manage stormwater by capturing, and infiltrating runoff into dry wells, french drains, vegetated swales, or basins in planter areas or into porous hardscapes. Hardscape areas should be planted with canopy trees to clean air and mitigate the urban heat island effect and use California native and Mediterranean type plants to conserve water.

**6.** Economically sustainable landscapes are energy efficient by using large trees to buffer summer sun and winter wind on buildings or outdoor seating areas. They use resources carefully by incorporating low water using plants and efficient irrigation systems. Turfgrass areas are limited to parks and open spaces for active play which help reduce maintenance, pollution and water resource costs.

**7.** Socially sustainable landscapes create unique environments that enhance places to work, shop or dine and lend significant value to development. High quality landscapes have a profound impact on people's attitude and work performance as well as their enjoyment of a place. Open spaces, plazas, employee lunch areas and trails offer places to unwind, and meet people. Accessible paths and trails improve health through walking and biking.

## 6.05.015: Landscape Plans

### A. Preliminary Landscape Plans.

**1.** Plan Required. A preliminary landscape plan shall be submitted with a Development Plan application or any other discretionary permit or action that proposes new or revised landscaped area. Where no discretionary permit or action is required, Landscape and Construction Irrigation Documentation Plans prepared pursuant to Subsection B (Landscape and Irrigation Construction Documentation Plans) of this Section, may be required by the City prior to the issuance of a Building Permit, as a requirement of any landscaped area proposed in fulfillment of the requirements of this Development Code.

**2.** Preliminary Landscape Plan.

**a.** The preliminary landscape plan shall meet the purposes of this Division by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size, scale, theme, and similar attributes.

**b.** The preliminary landscape plan shall provide the Approving Authority with a clear understanding of the landscaping program prior to preparation of the detailed Landscape and Irrigation Documentation Plans.

**c.** The preliminary landscape plan shall meet the purposes of OMC Title 10 (Parks and Recreation), Chapter 2 (Parkway Trees), commencing with Section 10-2.01.

**d.** The preliminary landscape plan shall include the Maximum Applied Water Allowance (MAWA) calculation, based upon the area devoted to landscaping as shown on the preliminary landscape plan. See worksheets contained in the Landscape Design and Construction Guidelines (Development Code Reference G) for the MAWA calculation formula.

**3.** Plan Preparation by a Qualified Design Professional is Required. Preliminary landscape plans shall be prepared by a California-registered landscape architect, or the architect that designed the on-site structures and improvements, or other qualified design professional.

**4.** Waiver of Requirements. The Approving Authority may waive the requirement for a preliminary landscape plan for building additions and remodels if no alterations, or minor alterations, are proposed to existing landscape areas or site topography.

**B. Landscape and Irrigation Construction Documentation Plans.**

**1.** Landscape and Irrigation Construction Documentation Plans Required.

**a.** Prior to the installation of landscaping and irrigation systems required by this Division, Landscape and Irrigation Construction Documentation Plans shall be submitted to the City for review and approval by the Approving Authority.

**b.** The required plans shall be prepared by, and bear the seal of, a landscape architect registered with the State of California.

**c.** Landscape and Irrigation Construction Documentation Plans shall be provided for each of the following project types:

**(1)** New and rehabilitated public or private development projects with landscaping;

**(2)** Developer-installed landscaping for all single-family and multiple-family development projects; and

**(3)** New and rehabilitated homeowner-installed or homeowner-hired projects with landscaping totaling 5,000 SF or more in area, on any lot containing a single-family or multiple-family dwelling.

**2.** Water Conservation Concept Statement. A Water Conservation Concept Statement shall be provided on the cover sheet of the Landscape and Irrigation Construction Documentation Plan set required by Paragraph B.1 (Landscape and Irrigation Documentation Plans Required) of this Section, which serves as a checklist to verify that all required elements of the Landscape and Irrigation Construction Documentation Plans have been provided. A Water Conservation Concept Statement shall have the form and content shown in the Landscape Design and Construction Guidelines (Development Code Reference G).

**3.** Water Budget Worksheet. A Water Budget Worksheet for new landscape areas shall be provided with each Landscape and Irrigation Construction Documentation Plan set submitted for areas to be newly landscaped, as required by Paragraph B.1 (Landscape and Irrigation Documentation Plans Required) of this Section. Said worksheet shall have the form and content shown in the Landscape Design and Construction Guidelines (Development Code Reference G), and shall include: **[i]** calculation of the Maximum Applied Water Allowance

(MAWA), **[ii]** calculation of the Estimated Total Water Use (ETWU), and **[iii]** calculation of the Water Budget Comparison.

**4.** Requirements for Existing Landscape Areas.

**a.** All existing landscape areas that are one or more acres in size, and were installed prior to January 1, 2010, shall provide a project's MAWA for existing landscaping. A Water Budget Worksheet for Existing Landscape Areas shall be provided with the Landscape and Irrigation Construction Documentation Plans, which shall be consistent with the form and content shown in the Landscape Design and Construction Guidelines (Development Code Reference G).

**b.** Existing landscape areas and landscape areas that do not have a dedicated water meter shall employ techniques, equipment and procedures to reduce water use and meet the MAWA for existing landscapes.

**c.** Landscape areas that do not meet the MAWA shall utilize: **[i]** an irrigation survey; **[ii]** an audit performed by a Certified Landscape Irrigation Auditor or a Landscape Industry Technician certified in irrigation, to provide recommendations, such as replacement or repairing of irrigation equipment as recommended in order to prevent water waste and meet the water budget; or **[iii]** other methods acceptable to the City.

**5.** Planting Plan. The Planting Plan shall be included in the Landscape and Irrigation Construction Documentation Plans and shall contain all required information prescribed by this Division and the Landscape Design and Construction Guidelines (Development Code Reference G).

**6.** Irrigation Plan. The Irrigation Plan shall be included in the Landscape and Irrigation Construction Documentation Plans and shall contain all required information prescribed by this Division and the Landscape Design and Construction Guidelines (Development Code Reference G).

**7.** Precise Grading Plan. A Precise Grading Plan shall be included in the Landscape and Irrigation Documentation Plans and shall contain all required information prescribed by this Division and the Landscape Design and Construction Guidelines (Development Code Reference G). To promote the efficient use of water, the grading of a project site shall be designed to minimize soil erosion, runoff, and water waste, and shall avoid soil compaction in landscape areas. Furthermore, said plans shall show grading techniques and stormwater devices that increase rainwater capture for infiltration and/or on-site storage coordinated with the landscape design.

**8.** Soil Management Report. Agronomical soil testing shall be performed, and test results and recommendations shall be included on the Landscape Documentation Plans. Testing shall be performed, and recommendations shall be implemented, prior to landscape installation.

**9.** Irrigation Schedules. Irrigation Schedules shall be included in the Landscape and Irrigation Construction Documentation Plans.

**10.** Maintenance Schedules. Landscaping and irrigation systems shall be maintained to ensure water use efficiency, plant health, and a well maintained, attractive appearance. A regular maintenance schedule shall be included in the Landscape and Irrigation Construction Documentation Plans.

**11.** Certificate of Completion. Upon completion of landscaping and irrigation system installation, the licensed landscape architect of record, or their designee, shall conduct a final field inspection and shall prepare a Certificate of Completion, which shall be filed with the City. The Certificate of Completion shall specifically indicate that the landscaping and the irrigation system were installed as shown on the approved Planting and Irrigation Plans, and that the soil testing and amendments have been installed as specified by the soil management plan. If the irrigation system was not installed pursuant to plans, or if water use exceeds the water budget, a certified landscape irrigation auditor shall conduct an irrigation audit, and the recommendations to ensure water efficiency shall be provided, prior to permit approval.

**12.** Required Plans, Maps, Reports, Schedules, and Other Necessary Information. All plans, maps, reports, schedules, and other information required to be contained in the Landscape and Irrigation Construction Documentation Plan set by this Section, shall include all information stipulated by the Landscape Design and Construction Guidelines (Development Code Reference G), which prescribes the minimum information to be submitted, together with any required plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the City to review and act upon the required plans and information.

**13.** Public Education. All model homes that are landscaped shall incorporate signs and written information to demonstrate the principals of water efficient landscapes described in this Division. Signs shall feature elements such as hydrozones, irrigation equipment, and plants that contribute to the overall water efficient theme. Written information shall be provided about plant types, irrigation systems and managing and maintaining water efficient landscapes.

## 6.05.020: Tree Preservation Policy and Protection Measures

**A.** **Purpose.** The purpose of this Section is to establish policies and measures that will further the preservation, protection, and maintenance of established and healthy heritage trees within the City, to improve the community forest that provides environmental, aesthetic and economic benefits, and enhances the quality of life. It is pertinent to the public welfare that such trees be protected from indiscriminate cutting or removal.

**B.** **Applicability.** The City Council hereby establishes that it is the policy of the City to preserve, protect, and maintain established and healthy trees within the City, to the extent practicable. Consideration shall be afforded Heritage Trees, as set forth in this Section.

**C.** **Definitions.** As used in this Section**, the following** words, terms, and phrases are defined as follows:

**1.** Heritage Tree. The term "Heritage Tree" means a tree of historic or cultural significance, or a tree of importance to the community due to any one of the following factors:

**a.** A tree designated for preservation pursuant to Section 4.02.040 (Historic Preservation—Historic Landmark and District Designations, and Architectural Conservation Areas) of this Development Code.

**b.** It is one of the largest or oldest trees of the species located in the City, with a trunk diameter of 18 inches or greater, measured at 54 inches above natural grade; or

**c.** It has historical significance due to an association with an historic building, site, street, person, or event; or

**d.** It is a defining landmark or significant outstanding feature of a neighborhood or district, or typical of early Ontario landscapes, including **[i]** Cinnamomum camphora (Camphor Tree), **[ii]** Cedrus deodara (Deodar Cedar), **[iii]** Platanus acerifolia, **[iv]** Quercus suber (Cork Oak), **[v]** Quercus ilex (Holly Oak), or **[vi]** Schinus molle (California Pepper); or

**e.** It is a Native Tree. The term "Native Tree" means any one of the following California native tree species, which has a trunk diameter of more than 8 inches, measured at 54 inches above natural grade, including **[i]** Platanus racemosa (California Sycamore), **[ii]** Pinus torreyana (Torrey Pine), **[iii]** Quercus agrifolia (Coast Live Oak), **[iv]** Quercus engelmannii (Engelmann Oak), **[v]** Quercus lobata (Valley Oak), or **[vi]** Umbellularia californica (California Bay).

**2.** Tree Protection Area. The term "Tree Protection Area" (TPA) means the area of tree roots and canopy to be designated by fencing to prohibit access during construction activities. The tree protection area is typically equal to one foot of radius for each inch of trunk diameter measured at 54 inches above natural grade, but not less than an 8-FT radius. This term may also be referred to as "Protected Root Area" (PRA).

**D. Tree Inventory and Preservation Plan.**

**1.** Property proposed for development on which a Heritage Tree exists, shall require the submittal of a Tree Inventory and Preservation Plan prepared by a licensed landscape architect, horticulturalist, certified arborist, or other related professional. Said plan shall be submitted concurrent with a Development Plan or building permit request for alterations of a site and shall be reviewed and approved by the Approving Authority for the corresponding application request.

**2.** The Tree Inventory and Preservation Plan shall show all existing on-site trees, and those existing trees on abutting lots and public rights-of-way with a canopy or root zone that extends onto the site or within 8 FT of a construction, staging or storage area, or graded site. Furthermore, the Tree Inventory and Preservation Plan shall identify TPAs and trees requested to be removed and shall show replacement trees as required by this Division.

**3.** The Tree Inventory and Preservation Plan shall include a tree evaluation or arborist report of affected trees, prepared by a City-approved certified arborist or qualified horticulturalist, to determine health, structure, condition, and expected life span of all affected trees.

**E. Tree Protection During Construction.**

**1.** All trades performing work on property in which trees have been specifically identified for protection pursuant to this Section, shall be informed of the protected trees.

**2.** During site construction, no person in control of work shall leave any Heritage Tree(s) without sufficient protections in place to prevent injury to the tree(s). Furthermore, it shall be unlawful and a violation of this Section to leave any Heritage Tree protected pursuant to this Section without sufficient protections in place.

**3.** Any special Tree Protection During Construction requirements shall be included in the Tree Inventory and Preservation Plan, and on any Demolition, Grading, or Construction Plan(s) where existing trees may be impacted, along with the following Tree Protection During Construction standard notes:

**a.** Existing trees to be protected shall be identified with protective fencing to form a TPA. The TPA shall encircle the tree at the outer most edge of the root zone and canopy. The TPA is defined by its "Critical Root Radius," which is calculated by measuring the tree's diameter at 54 inches above natural grade (dbh) and allowing 1.5 FT of radius for each inch of tree diameter. In example, if a tree's dbh is 10 inches, its Critical Root Radius is 15 FT.

**b.** Protective fencing shall be installed prior to any earthwork and shall remain in place until all work is complete. Fencing shall be 3 FT to 4 FT in height and shall be installed at the outer most edge of the Critical Root Radius or TPA. The temporary fencing shall be of chain link or other approved durable material. Post "Tree Protection Zone – Keep Out" signs on TPA fencing.

**c.** No construction or staging equipment is allowed within a TPA, including heavy equipment that will compact and damage the roots.

**d.** No disposal of construction materials or by products including paint, plaster, or chemical solutions, is allowed within a TPA.

**e.** Natural or preconstruction grade shall be maintained within a TPA. At no time shall soil be in contact with a tree trunk above the root flare.

**f.** TPAs shall be irrigated sufficiently with clean potable water to keep the tree in good health and vigor before, during, and after construction. Deep watering may be necessary on a weekly basis. Verify that the depth of irrigation provided to roots is adequate.

**g.** Apply a 4-inch to 6-inch thick layer of mulch within the TPA, one foot away from the trunk, before construction begins.

**h.** Any work required to be conducted in the ground, within the TPA, shall be accomplished with hand tools or an air spade.

**i.** Pruning for clearance, if needed, shall be done to prevent damaging branches with large equipment. All pruning shall be in accordance with industry standards (International Society of Arboriculture ANSI A300) under the direction of a Certified Arborist.

**j.** Avoid cutting roots with a diameter larger than 2 inches. Cuts should be clean and made at right angles to the roots. When practical, cut roots back to a branching lateral root. Trenches for piping shall be bored under, at a minimum depth of 36 inches. Consult a Certified Arborist to be present if more than 33 percent of the root zone is impacted, or roots greater than 2 inches diameter within 5 FT of the trunk will be cut, to ensure tree stability and that health will not be affected.

**k.** Protect soil and roots from compaction in landscape areas used for driveways, storage, or parking, with a layer of geotextile fabric and 6 inches of crushed gravel.

**4.** All trades performing work on property in which trees have been specifically identified for protection pursuant to this Section, shall be informed of the Tree Protection and Inventory Plan and the Tree Protection During Construction requirements.

**F. Waiver of Development Standards to Further Heritage Tree Preservation and Protection.** When considering an application for any permit or approval that may adversely affect Heritage

Trees, the City may allow certain departures from established development standards to assist in their preservation, through the granting of an Administrative Exception pursuant to Section 4.02.020 (Departures from Development Standards) of this Development Code. Allowable exceptions specifically for the furtherance of tree preservation shall be limited to a maximum 15 percent reduction from minimum setback and separation requirements, and maximum 10 percent from off-street parking requirements. The Approving Authority may grant Administrative Exceptions from said setback, separation, and/or parking standards after first finding that:

**1.** The applicant has investigated alternative site designs and building configurations in strict compliance with the applicable development standards;

**2.** The tree(s) to be preserved is/are in good health and condition (taking into account species and longevity) as determined by a certified arborist;

**3.** The project includes a well-integrated and thoughtful design solution that enhances the property and its surroundings;

**4.** The project would not be injurious to adjacent properties or uses, or detrimental to the environment, quality of life, or the health, safety, and welfare of the public; and

**5.** The project is consistent with the purposes of the applicable zoning district, planned unit development, or specific plan, the applicable development standards and guidelines, and the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan.

**G. Heritage Tree Removal.** It is the City's policy to protect and preserve healthy trees that provide benefits to the community, whenever possible. However, if it is determined through an arborist report, tree evaluation, or other city approved means, that a Heritage tree is dead, hazardous, diseased, or damaged beyond repair, or may pose an emergency or safety concern, the Approving Authority may order removal of the tree.

**H. Heritage Tree Pruning.** Pruning of any Heritage Tree protected pursuant to this Section shall be performed under the direction of a certified arborist, horticulturalist, or similar qualified licensed professional, following the most recent standards of the International Society of Arboriculture and ANSI A300 standards for tree care operations.

**I. Heritage Tree Damage or Tree Removal without City Approval.**

**1.** The damage or removal of a Heritage Tree protected pursuant to this Section, or encroachment into a protected root area or TPA, shall require an evaluation by a City-approved certified arborist as to the resulting condition, prescribed treatment to repair the damage, replacement trees if removed (as prescribed by this Division), and monetary value of the tree if removed or damaged beyond repair. Penalties pursuant to Section 6.05.035 (Violation—Penalty) of this Division shall apply.

**2.** For the purposes of this Subsection, the term "tree removal" shall include any act that causes the actual removal of a Heritage Tree, or the effective removal of a Heritage Tree by means of willful damage; damage resulting from excessive or improper pruning, excavation, or construction; poisoning; or any other direct or indirect action resulting in tree death within the 3-year period following said actions.

**J. Heritage Tree Replacement.** Healthy Heritage Trees that are approved for removal shall be replaced with new trees and shall be shown on required Landscape and Irrigation Construction

Documentation Plans. Replacement trees shall have a total trunk diameter (caliper) equal to the tree(s) removed, or as deemed appropriate by the Approving Authority based on the lot size and available planting space. Replacement trees shall be in addition to the quantity of trees required by this Division for landscaping. The Approving Authority shall review the landscape plan and approve appropriate species for tree replacement (see Section 6.05.045 (Landscape Development Standards) for required trees).

**K.** **Monetary Value.** The monetary value of Heritage Trees protected pursuant to this Division, which are removed, shall be based upon the "Guide for Plant Appraisal," which is available from the International Society of Arboriculture. Appraisals shall be performed by a City-approved professional plant appraiser or certified arborist skilled in tree appraisals.

**L.** **Prohibited Acts.** It shall be expressly prohibited to damage or to remove any Heritage Tree without prior specific authorization by the Zoning Administrator, except that tree removal specifically approved as a part of a Development Plan or Building Permit approval; Certificate of Appropriateness; pruning or removal to obtain adequate line-of-sight distances as specifically authorized by the City Engineer; pruning or removal as required for public safety as specifically authorized by City representatives; and/or actions taken by a public or private utility company for the protection of their existing electrical power or communication lines, or other property of a public utility.

## 6.05.025: Heritage Tree Preservation Mitigation Fee

**A.** **Purpose.** The purpose of this Section is to establish the Heritage Tree Preservation Mitigation Fee whereby the impacts resulting from the construction or demolition of heritage tree(s) may be mitigated by the collection of fees that will provide a source of funds for the conservation, preservation, restoration, replanting and reforestation of trees within the City.

**B.** **Applicability.**

**1.** A mitigation fee, in an amount established by this Section, shall be paid prior to the issuance of any permit for construction or demolition of any heritage tree(s). The mitigation fee shall be deposited in the Heritage Tree Preservation Trust Fund established pursuant to Section 6.05.030 (Heritage Tree Preservation Trust Fund) of this Division.

**2.** The mitigation fee shall be based on the Tree Inventory and Preservation Plan pursuant to Section 6.05.020 (Tree Preservation Policy and Protection Measures) of this division.

**a.** The mitigation fee for Healthy Heritage Trees that are approved for removal shall equal the replacement value of the total trunk diameter (caliper) equal to the tree(s) removed, or as deemed appropriate by the Approving Authority based on the Tree Inventory and Preservation Plan. The Approving Authority shall review the Tree Inventory and Preservation Plan and approve the replacement value.

**b.** The mitigation fee for the monetary value of Heritage Trees protected pursuant to this Division, which are removed, shall be based upon the "Guide for Plant Appraisal," which is available from the International Society of Arboriculture. Appraisals shall be performed by a City-approved professional plant appraiser or certified arborist skilled in tree appraisals.

## 6.05.030: Heritage Tree Preservation Trust Fund

**A. Purpose.** The purpose of the Heritage Tree Preservation Trust Fund is to provide funding, under direction of the City Council, for the conservation, preservation, restoration, replanting and reforestation within the City.

**B. Applicability.** The Heritage Tree Preservation Trust Fund is hereby established as means to receive and replenish monies to assist the funding of tree preservation and reforestation projects within the City. All funds deposited in the Heritage Tree Preservation Trust Fund shall be used solely for the conservation, preservation, restoration, replanting and reforestation of the City, as provided in this Section.

**C. Trust Fund Administration.**

**1.** The City Manager, or designee of the City Manager, shall have authority for establishing policy for Heritage Tree Preservation Trust Fund expenditures.

**2.** The City Manager, or designee of the City Manager shall have authority to make recommendations to the City Council regarding any action or activity necessary or appropriate to implement its powers or duties to fulfill the objectives of the Heritage Tree Preservation Trust Fund.

**3.** The City Manager, or designee of the City Manager, shall serve as financial administrator of the Heritage Tree Preservation Trust Fund and shall be responsible for management of its finances, which shall be carried-out pursuant to all applicable federal, State and local laws.

**4.** The Planning Director, or designee of the Planning Director, shall serve as program administrator of the Historic Preservation Trust Fund and shall be responsible for its day-to-day management and operations.

**D. Heritage Tree Preservation Trust Fund Proceeds.**

**1.** Deposits. All funds received by the City for heritage tree preservation purposes shall be deposited in the Heritage Tree Preservation Trust Fund. The City's Fiscal Services Department may establish separate accounts within the Trust Fund for the purpose of separating deposits according to their origin or intended purpose.

**E. Heritage Tree Preservation Trust Fund Program Activities.**

**1.** Qualifying Program Activities are hereby established for the following:

**a.** *New Tree Plantings.* Tree plantings in parkways or city right-of-way shall be per the Street Tree Master Plan or Ontario Ranch Streetscape Master Plan. Tree plantings in public projects such as parks and city facilities shall be determined by the Approving Authority.

**b.** *Reforestation Tree Plantings.* Reforestation tree plantings in parkways or city right-of-way shall be per the Street Tree Master Plan or Ontario Ranch Streetscape Master Plan. Tree plantings in public projects such as parks and city facilities shall be determined by the Approving Authority.

**c.** *Tree Removal Alternatives and Mitigation Measures.* Tree removal alternatives and mitigation measures such as root pruning, flexible paving material, other materials, protection measures, and mitigation measures recommended in the Certified Arborist's report.

**d.** *Acquisition, Planting and Maintenance of Trees.* Activities to acquire, plant and maintain existing and proposed heritage trees as determined by the Approving Authority, identified in the Certified Arborist's report.

**2.** Qualifying Projects that implement Trust Fund Program Activities are hereby established for the following project types:

**a.** *Capital Improvement Projects (CIP) for New Construction and Rehabilitation Projects. CIP* Construction projects allow for activities that contribute to the conservation, preservation, restoration, replanting and reforestation of heritage trees located within public spaces.

**(1)** Conservation, preservation and restoration of trees within public spaces, such as but not limited to parkways and rights-of-ways. Funds may support public projects and include activities directly contributing to the conservation, preservation, and restoration of existing heritage trees. Activities may include, but are not limited to, the installation of alternate sidewalk materials, meandering sidewalks, and any reports and analyses prepared by a certified arborist that identify protection measures that will contribute to extending the life and viability of existing heritage trees.

**(2)** Replanting and reforestation of trees within public spaces, such as but not limited to parkways and rights-of-ways. Any replanting or reforestation efforts must be identified in the certified arborist report and include circumstances that warrant tree removal. Such conditions that warrant the removal of heritage tree(s) may include tree(s) that are dead, hazardous, diseased, or damaged beyond repair, or may pose an emergency or safety concern relating to the health, safety, and welfare of the public. Funds shall be used to support the overall project and include activities directly contributing to the replanting and reforestation of trees where a certified arborist has recommended the removal of a heritage tree(s). Activities may include, but are not limited to, intermittent planting strategies and new tree plantings, as well as warranty and maintenance efforts that support the establishment and longevity of new tree plantings, such as tree staking, irrigation measures and other construction activities to support the viability of newly planted trees.

**b.** *Public Works Projects for New Construction and Rehabilitation Projects. Public Works* Construction projects that allow for activities that directly contribute to the conservation, preservation, restoration, replanting, and reforestation of heritage trees located within public spaces.

**(1)** Conservation, preservation and restoration of trees within public spaces, such as but not limited to public parks, parkways, rights-of-ways and city facilities. Funds may support public projects and include activities directly contributing to the conservation, preservation, and restoration of existing heritage trees. Activities may include, but are not limited to, the installation of alternate sidewalk materials, meandering sidewalks, and any reports and analyses prepared by a certified arborist that identify protection measures that will contribute to extending the life and viability of existing heritage trees.

**(2)** Replanting and reforestation of trees within public spaces, such as but not limited to public parks, parkways, rights-of-ways, and city facilities. Any replanting or reforestation efforts must be identified in the certified arborist report and include circumstances that warrant tree removal. Such conditions that warrant the removal of heritage tree(s) may include tree(s) that are dead, hazardous, diseased, or damaged beyond repair, or may pose an emergency or safety concern relating to the health, safety, and welfare of the public. Funds shall be used to support the overall project and include activities directly contributing to the replanting and reforestation where a certified arborist has recommended the removal of a heritage tree(s). Activities may include but are not limited to, intermittent planting strategies and new tree plantings as well as warranty and maintenance efforts that support the establishment and longevity of new tree plantings such as tree staking, irrigation measures and other construction activities to support the viability of newly planted trees.

**c.** *Planning Projects.* Studies and reports that analyze existing conditions and make recommendations on conservation and preservation of heritage trees and reforestation treatments; and

**d.** *Community Outreach*. Outreach campaigns consist of the creation of education material and media to raise awareness of tree preservation benefits.

**3.** Project Selection Criteria. The award of Heritage Tree Preservation Funds shall be based upon consideration of the following criteria:

**a.** Level of significance of the heritage tree(s) impacted.

**b.** Overall benefit to the community; and

**c.** Ability to ensure the longevity of the health of the trees and features through warranty and maintenance.

## 6.05.035: Violation-Penalty

**A.** **Violation.** Any violation of this chapter shall be a misdemeanor or infraction at the discretion of the City Attorney or District Attorney.

**B.** **Civil Penalties.** Irrespective of, and cumulative to, any criminal conviction for a violation of this Division, the City may, pursuant to GC Section 36901, impose a civil penalty in an amount not exceeding $1,000, or by imprisonment not to exceed 6 months, or both such fine and imprisonment on any person either through an administrative hearing or a civil action brought either by the City Attorney or a designated employee of the City. Each tree removed in violation of this Division shall constitute a separate offense.

**C.** **Restitution for Damage or Removal of Protected Trees within the City.** Irrespective of whether the City pursues criminal and/or civil action under this Division, nothing in this Division shall prevent the City from seeking restitution for damage or removal of trees within the City, which are protected by this Division, as an alternative to criminal action and/or civil action to recover a civil penalty in accordance with Subsection B of this Section.

**D.** **Assessment of Civil Penalties.** Civil penalties may be assessed against a responsible party as confirmed by resolution of the City Council, and shall constitute a special assessment against the property to which it relates and after its recording, as thus made and confirmed, the same

shall constitute a lien on the property in the amount of such assessment. The notices of such special assessment shall be provided to the responsible party by certified mail, as determined from the County Assessor's or County Recorder's records. The assessment shall be collected at the same time and in the same manner as ordinary City taxes are collected and shall be subject to the same penalties and the same procedure as provided for ordinary City taxes. All laws applicable to the levy, collection and enforcement of City taxes shall be applicable to the special assessment.

**E. Appeals.**

**1.** Within 10 days after mailing of a Notice of Violation, which states the civil penalties to be assessed, the owner or person having charge of affected premises may file an appeal of the assessed civil penalties and the violations upon which the civil penalties are based, with the Planning Department, on a City application form.

**2.** Within 45 days following receipt of an appeal request, the City Manager shall hold a hearing, which shall be open to the public. The City Manager shall hear and consider objections and/or protests from any owner or person having charge of affected premises, or other interested persons relative to the accrual of civil penalties, and shall hear and receive all relevant evidence and testimony relative to the violations upon which the civil penalties are based, and shall consider all of the related facts.

**3.** Upon conclusion of the appeal hearing, the City Manager shall determine the amount of civil penalties to be assessed. The decision of the City Manager shall be final and conclusive.

**F.** Penalties collected resulting from enforcement of this section shall be placed in the general fund and used solely for the purposes of the City to ensure and maintain the character and well-being of the City.

## 6.05.040: Required Landscape Areas

**A. Residential Projects.** Residential development projects shall be landscaped and irrigated as follows:

**1.** Conventional and Small Lot Single-Family Projects.

**a.** The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system, and shall be maintained in compliance with the requirements of this Division.

**b.** A landscape and irrigation documentation plan shall be submitted for review and approval by the Approving Authority prior to building permit issuance, pursuant to Subsection 6.05.015.B (Landscape and Irrigation Construction Documentation Plans) of this Division.

**2.** Cluster Single-Family and Multiple-Family Projects.

**a.** The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to

building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system, and shall be maintained in compliance with the requirements of this Division.

**b.** A landscape and irrigation documentation plan shall be submitted for review and approval by the Approving Authority prior to building permit issuance, pursuant to Subsection 6.05.015.B (Landscape and Irrigation Construction Documentation Plans) of this Division.

**B. Nonresidential Projects.** Nonresidential development projects shall be landscaped and irrigated as follows:

**1.** The entirety of a nonresidential project site (excluding areas devoted to building area, paving, and/or outdoor loading and storage areas that are screened from public view), including street parkway and median areas that abut the project site, shall be fully landscaped, provided with an underground automatic irrigation system, and maintained in compliance with the requirements of this Division.

**2.** A landscape and irrigation construction documentation plan shall be submitted for review and approval by the Approving Authority prior to building permit issuance, pursuant to Subsection 6.05.015.B (Landscape and Irrigation Construction Documentation Plans) of this Division.

**C. All Unused Areas of a Site shall be Landscaped and Irrigated.**

**1.** All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped and provided with an automatic irrigation system, unless it is determined by the Approving Authority that landscaping is not necessary to fulfill the purposes of this Division. This requirement shall not apply to the side or rear yard area of a single-family residence, or that portion of a lot devoted to a legally established agricultural use.

**2.** The Approving Authority shall determine the level or intensity of landscaping to be provided for vacant pad sites, based upon an approved phasing plan.

**D. Landscaping of Off-Street Parking Facilities.** Outdoor off-street parking lots within residential developments, or within nonresidential developments that are visible from a public or private street, or are accessible by the public, shall be landscaped in the following manner:

**1.** At least 7 percent of the total area of a parking lot shall be landscaped, excluding perimeter landscaping or setback areas that may be required by the base zoning district.

**2.** Landscaping consistent with the landscape setback provisions of the base zoning district in which a parking lot is located, shall be provided adjacent to adjoining streets.

**3.** Landscaping shall be evenly distributed throughout the parking lot and shall not be concentrated in any one area.

**4.** No landscaped area is to have a dimension smaller than 5 FT clear in any direction, except as provided elsewhere by this Development Code.

**5.** Where parking lots occur along streets, a landscaped buffer element, minimum 10 FT in width, shall be constructed, which consists of a minimum 3-FT high hedge-like material to

screen views of parked cars from the street. To shade pedestrians and create an attractive streetscape, shade trees shall be planted within this landscaped buffer at an average spacing of 25 to 30 FT on center. Landscaping may be combined with low walls or dense plant material to mitigate the visual effects of parking lots and loading areas.

**6.** There shall be provided within each row of parking spaces, planter islands at least 5 FT in width (exclusive of curbs), which extend the full length of the abutting parking space(s), located so as to prevent no more than 10 vehicles from being parked side-by-side in an abutting configuration.

**7.** Planter islands for a single row of parking spaces shall be landscaped with at least one tree, appropriate shrubs, and groundcover. Planter islands for a double row of parking spaces shall contain not less than 2 trees, and appropriate shrubs and groundcover.

**8.** Throughout parking lots tree wells, tree diamonds or center planter strips shall be provided to facilitate the planting of shade trees at the minimum rate of one tree for each 4 parking spaces. Tree wells shall be a minimum of 5 FT in width and 5 FT in length (exclusive of curbs).

**9.** Shade trees shall have a minimum canopy of 30 FT in diameter at maturity, to provide an aesthetically pleasing area and relief from summer heat.

**10.** All rows of parking spaces shall be provided with landscape islands at each row terminus, at least 5 FT in width (exclusive of curbs) and extending the full length of the adjacent parking spaces, to protect parked vehicles, ensure visibility, confine moving traffic to drive aisles and driveways, and provide adequate space for landscaping.

**11.** Landscaped areas shall be delineated with a 6-inch wide concrete curb, except where a landscape area is parallel and adjacent to a parking stall, the curb shall be a minimum of 12-inches wide, to provide a step area for persons entering or exiting motor vehicles.

## 6.05.045: Landscape Development Standards

Landscaping required by this Division shall be designed, installed, and maintained in compliance with the following:

**A.** **Landscape Design Standards.** Landscaped areas shall comply with each of the following:

**1.** Landscaped areas shall have a minimum dimension of 5 FT (exclusive of curbs), excepting vine pockets, which shall have a minimum dimension of 1.5 FT, or as otherwise prescribed by this Development Code.

**2.** All landscaped areas shall be bordered by a concrete or masonry curb, or other means acceptable to the City, to prevent vehicles from entering landscape areas, and to define maintenance responsibilities or property ownership. Curbs along pavement may have openings to allow water infiltration into landscape areas.

**3.** Landscaped areas shall be comprised of living plant materials, planted at a spacing no greater than the mature plant diameter. Non-living ornamental features (e.g., boulders, dry stream beds, gravel, etc.) may comprise a maximum of 5 percent of a landscaped area and shall be of a permeable material.

**4.** All areas of a parkway that are not devoted to sidewalks shall be landscaped, irrigated, and permanently maintained pursuant to City standards.

**5.** All utilities shall be shown on plans to facilitate the landscape design and tree placement. Utilities such as backflow devices and transformers shall be located a minimum of 5 FT away from paving or other utilities to allow for landscape screening to cover at least 75 percent of the height of the equipment.

**6.** Accent landscape is required on all commercial or industrial corners including vehicular entries and major corner intersections. Accent trees shall be minimum 36-inch box size and palms shall be minimum 17-FT brown trunk height.

**7.** Foundation planting adjacent to buildings (hedgerows or shrub masses in a hierarchy pattern) is required at major building perimeters and residential front yards to break horizontal ground plane from the vertical plane of building.

**8.** Shade trees with irrigation shall be located in all appropriate areas where space permits to reduce the impacts of heat gain by shading large areas of paving, building walls, roof and windows also enhancing stormwater management and improving water quality.

**9.** Shade trees shall have a minimum canopy of 30 FT in diameter at maturity to provide an aesthetically pleasing area and relief from summer heat.

**10.** Trash enclosures shall be designed with adjacent planters for trees shrubs and vines for screening.

**11.** Accent landscape at monument signs shall be a hierarchy of ornamental shrubs or perennials.

**B. Planting Requirements.**

**1.** A variety of plant material appropriate for the project may be selected for planting, provided the ETWU for the landscape area does not exceed the MAWA (see Paragraph B.3.c (Calculation of the Budget Comparison) of this Division). The landscape plan shall be designed for the intended function of the project and for the efficient use of water, and shall include the following:

**a.** Protection and promotion of appropriate native species;

**b.** Selection of water conserving plant species; and

**c.** Selection of trees for shading buildings and paved surfaces and for stormwater management.

**2.** Plants shall be selected and appropriately planted based upon their adaptability to the climatic, geologic, and topographical conditions of the project site.

**a.** The Sunset Western Climate Zone System should be utilized, which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

**b.** Recognize the growth habit of plant types, such as mature plant size and invasiveness of surface roots, to minimize damage to property and infrastructure (e.g., buildings, sidewalks, power lines);

**c.** Disease and pest resistant plants should be used, to promote health and longevity;

**d.** Consider the solar orientation for tree placement to maximize summer shade and winter solar gain;

**e.** Plants with similar water needs and climatic requirements shall be grouped together and irrigated separately;

**f.** Graded but undeveloped areas within the project site shall be seeded with wildflower or ornamental grass mix and automatically irrigated to prevent soil erosion from rain and strong winds;

**g.** Avoid use of invasive species that have a negative effect upon public health or disrupt or destroy native ecosystems as identified by the California Invasive Species List; and

**h.** Additional planting requirements of a Specific Plan may be required based upon the project location.

**3.** Limit the use or quantity used of turf except where used for play or recreation.

**C. Irrigation Requirements**

**1.** The irrigation system and its related components shall be designed to be efficient and effective for the landscape proposed with no run-off or overspray.

**2.** Irrigation plans shall include a water budget with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) calculations shown pursuant to Paragraph 6.05.015.B.3 (Water Budget Worksheet) of this Division. The ETWU shall not exceed the MAWA.

**3.** Automatic irrigation controllers utilizing either evapotranspiration or moisture sensor data are required. A verification letter from the manufacturer certifying proper installation and sensor connection shall be provided prior to acceptance of the project.

**4.** Irrigation systems shall be designed with like plant material grouped together and proper solar orientation. Turf shall be on separate valves from shrub areas. Landscape areas in the shade (north or east sides of buildings) shall be controlled separately from areas in the sun (south or west).

**5.** Provide on plans all equipment required, sizes, notes and details, include water meter (note potable or recycled), static pressure, and maximum GPM. Contact the City's Utilities Department for City main pressure. Pressure regulating or boosting devices shall be installed to meet the pressure requirements of the system.

**6.** Backflow devices are required. Non–residential backflow devices shall be painted green and protected in a locking enclosure.

**7.** Spacing design for irrigation heads shall achieve 100 percent coverage, (head to head). Allow for wind velocities. Spacing shall achieve the highest possible distribution uniformity using the manufacturer's recommendations.

**8.** Narrow or irregularly shaped areas including turf, less than 8 FT in any direction shall be irrigated with subsurface irrigation or a low volume irrigation system. Low precipitation heads, rotators or drip systems shall be used in general to reduce water use and overspray.

**9.** Add check valves or anti-drain valves to prevent low head drainage.

**10.** Locate spray heads 2 FT from non-pervious paving to prevent overspray. Exception allowed if adjacent surface is permeable or if using alternative technology irrigation. Low precipitation rate heads less than 0.75 inches per hour may be located one FT from paving.

**11.** Trees in turf, 36-inch box and larger size trees in any area, and all palm trees, shall have pop-up stream bubbler heads. Trees in tree wells or permeable paving may use bubblers in a maximum 1.5 FT deep perforated root watering tube. Tree irrigation shall be on a separate valve, minimum 2 heads per tree.

**12.** Size all irrigation main lines and laterals on the plan, minimum 3/4 inch.

**13.** Under landscape, mainlines shall be buried with 1.5 FT minimum cover, laterals one FT minimum cover.

**14.** Under paving mainlines shall be buried with 2 FT minimum cover; lateral lines 1.5 FT minimum cover.

**15.** Pipe under roadways shall be installed 3 FT deep, sleeved and identified with marking tape installed one FT from the surface, identifying the type of line with APWA standard "Caution Waterline Buried Below" in blue, or "Caution Recycled Waterline Buried Below" in purple. Sleeves shall be Schedule 40 PVC, minimum 2 times the diameter of the pipe being sleeved.

**16.** Automatic Controllers shall contain a neatly drawn laminated irrigation layout chart, color coded to identify stations and valves as-built. Central controller shall include a manufacturer support page. Locate pedestals within planter areas with a 1.5 FT pad of DG or mulch at front for access.

**17.** An irrigation schedule shall be on the plan and layout chart noting irrigation cycles and run times per station or plant type (turf, shrub, trees, sun areas, shade areas, etc.) monthly or seasonally. Add multiple start times to prevent run off. Watering shall occur between 6:00PM and 6:00AM, excepting drip irrigation.

**D.** **Soil Testing.** Agronomical soil testing shall be performed to encourage healthy plant growth and reduce run off. One test shall be performed for each street frontage, or as otherwise required by the Approving Authority. Soil analysis shall include soil texture, infiltration rate, pH, total soluble salts, sodium, percent organic matter, and recommendations for amendments based upon the proposed plant material and tree types. Soil test results and recommendations for amendments shall be listed on the Landscape Planting Plan required pursuant to Paragraph 6.05.015.B.5 (Landscape Planting Plan) of this Division, noting the name, address, telephone number of the City-approved soils testing laboratory, and the test date.

**E. Trees.** Within required landscape areas, as prescribed by Section 6.05.040 Required Landscape Areas) of this Division, trees shall be provided as follows:

**1.** For cluster single-family or multiple-family residential development projects, and nonresidential development projects, a mix of tree sizes shall be provided on-site, for each development project, as prescribed in Table 6.05-1 (Minimum Tree Size Mix), below. Palm trees shall not be counted toward the minimum mix of required trees.

**Table 6.05-1: Minimum Tree Size Mix**

| *Requires Tree Sizes* | *Minimum Mix of Required Trees* |
|---|---|
| 48-inch box | 5% |
| 36-inch box | 10% |
| 24-inch box | 30% |
| 15-gallon | 55% |

**2.** For cluster single-family or multiple-family residential development projects, and nonresidential development projects, a mix of tree species shall be provided for each development project, as prescribed by Table 6.05-2 (Minimum Tree Species Mix), below. A minimum of 20 percent of the total number of trees provided shall be a California native species appropriate for the project site. Palm trees shall not be counted toward the minimum number of tree species required.

**Table 6.05-2: Minimum Tree Species Mix**

| *Number of Trees Provided* | *Minimum Number of Tree Species Required* |
|---|---|
| 20 or fewer | 3 |
| 21 to 30 | 4 |
| 31 to 40 | 5 |
| More than 40 | 6 |

**3.** All trees required by this Division shall conform to the minimum measurements prescribed by Table 6.05-3 (Minimum Tree Size Specifications), below.

**Table 6.05-3: Minimum Tree Size Specifications**

| *Tree Size* | *Minimum Trunk Caliper* | *Minimum Height Range* | *Minimum Spread Range* |
|---|---|---|---|
| 48-inch box | 3.5 inches | 14 to 16 FT | 7 to 8 FT |
| 36-inch box | 2.5 inches | 12 to 14 FT | 6 to 7 FT |
| 24-inch box | 1.5 inches | 9 to 11 FT | 4 to 5 FT |
| 15-gallon | 1.0 inch | 7 to 8 FT | 2 to 3 FT |
| Palm trees | | 17-FT brown trunk height | |

**4.** Existing trees shall be protected in place, whenever possible, pursuant to Section 6.05.020 (Tree Preservation Policy and Protection Measures) of this Division. Existing large canopy trees may be counted toward the 48-inch box tree requirement prescribed by Paragraph E.1. of this Section, provided the tree(s) to be preserved is/are in good health and condition (taking into account species and longevity), as determined by a certified arborist's report.

**5.** Tree planting shall maintain the following minimum setbacks and/or separations from permanent improvements as prescribed by Table 6.05-4 (Minimum Tree Setbacks/Separations), below.

**Table 6.05-4: Minimum Tree Setbacks/Separations**

| *Improvement* | *Minimum Setback/Separation* |
|---|---|
| Beginning of Curb Returns at Street Intersections | 25 FT |
| Light Standards, Power Poles, and Fire Hydrants | 10 FT |
| Water and Sewer Lines | 7 FT |
| Sidewalks (except within parkways), Driveways, and Buildings | 5 FT |

**6.** Trees shall not be placed where they interfere with site drainage or require frequent pruning in order to avoid interference with overhead utilities.

**7.** Shade trees shall have a mature canopy diameter of 30 FT, single dominant leader or a balanced arrangement of branches, and a healthy root system not girdled by the growing container.

**8.** Street trees shall be minimum 24-inch box or larger and shall be planted at an average spacing of 25 FT to 30 FT on center, except where necessary to meet the minimum tree setback/separations required by Table 6.05-4 (Minimum Tree Setbacks/Separations) of this Section.

**9.** Trees shall be planted with a visible trunk flare and rootball that is 2 inches higher than the adjacent grade. No soil shall be placed on top of the rootball, and mulch shall be maintained 6 inches clear of the trunk. Trees with kinked or girdling roots shall be rejected before installation or replaced if planted.

**10.** Root barriers shall not be required for use in parkways or City maintained areas; however, if used, they shall be a maximum of one FT in depth and shall not encircle the tree rootball. Furthermore, if the tree trunk is within 5 FT of paved areas, root barriers, if used, shall run adjacent and parallel to the pavement.

**11.** Palm trees may be used as accents, with a minimum brown trunk height of 17 FT, and shall not count toward the minimum tree species mix required pursuant to Table 6.05-2 (Minimum Tree Species Mix) of this Division.

**12.** Trees shall be staked or guyed to prevent wind damage and allow healthy growth. Ties shall be flexible, allowing some trunk movement while providing protection from damage.

**13.** Parking lot lighting and site utilities shall be designed to avoid conflict with required shade tree locations.

**14.** Solar collectors shall be designed and located to avoid conflict with tree canopy and future shading from the mature size of trees, as defined by the PRC Section 25980 through Section 25986 (The Solar Shade Act).

**F.** **Tree Staking and Tying.** Trees shall be staked and tied as follows:

**1.** Fifteen gallon and 24-inch box trees shall be double-staked perpendicular to the prevailing wind, or parallel to the street, as appropriate. Stakes shall be located to prevent branch damage and shall extend a minimum of 7 to 8 FT above grade and 3 to 4 FT below grade. Stakes shall be tied into the tree canopy for wind protection. Galvanized stakes are recommended for wind prone areas.

**2.** Box trees that are 36-inches or larger, shall be rootball guyed or anchored.

**3.** Flexible tree ties shall be used. Wire and hose, or metal rod-type braces shall not be used. Nursery stakes shall be removed at time of installation or loosened if they are to remain during the maintenance period and shall be removed by the end of maintenance period.

**G. Shrubs.** Within required landscape areas, as prescribed by Section 6.05.040 Required Landscape Areas) of this Division, shrubs shall be a minimum 5-gallon container size and shall be spaced at a rate equal to three-fourths of the shrub's mature size. One-gallon containers may be used for perennials and groundcovers.

**H. Groundcovers.** Within required landscape areas, as prescribed by Section 6.05.040 Required Landscape Areas) of this Division, one-gallon containers shall be used for groundcover areas. Perennials or annual color shall be spaced at a maximum of 8 inches on center.

**1.** Turf. Turf grass is typically a high water use plant and is best reserved for recreation and active play areas. Low water groundcovers or native or warm season turf grasses may be used in traditional turf areas, such as parkways or front yards. Concrete mow strips shall be used to separate turf from landscape areas, excepting single-family residential development projects, which may utilize wood or fabricated benderboard materials.

**2.** Mulch. Mulch shall be applied and maintained in all non-turf areas and shall be at least 3 inches in depth in shrub areas and at least one-inch in depth in groundcover areas. Mulch shall be of an organic material, such as shredded or chipped bark, as it will supply nutrients to the soil and plants over time. Native plants shall have mulch applied that is appropriate for the type of landscape. Synthetic mulch materials shall not be used.

**I. Screening and Buffering.**

**1.** Landscaping may be used to aid in the screening and buffering of mechanical equipment, trash collection areas, and loading docks and outside storage areas from public view, and the screening and buffering of differing land uses. Walls and/or fences used for screening and buffering purposes should incorporate landscaping over at least 60 percent of its surface area, which will serve to both buffer uses and "soften" the appearance of masonry walls.

**2.** Utility boxes and vaults shall be located away from entry driveways, corner accent landscapes and other highly visible areas, and shall be screened with a variety of landscape materials.

**J. Defining of On-Site Circulation.** Landscaping shall be used to define circulation patterns for safety and ease of use.

**1.** Landscaping shall be used to direct on-site vehicular and pedestrian circulation routes by providing clear direction, barrier planting (such as hedges), and accent planting, to define site entrances and pedestrian pathways.

**2.** Landscaping shall be designed to facilitate pedestrian circulation and access to buildings and shall be designed to buffer pedestrians from vehicular traffic, as well as to emphasize walkways.

**3.** Landscaping shall be designed to further pedestrian safety. Where provided, walkways shall have adequate width and be separated from parking lots, loading areas, and buildings (excepting building entries), with a landscape buffer. Furthermore, trees shall be planted along walkways to create shade and comfortable environments.

**K. Grading Design and Stormwater Management.**

**1.** Grading shall be designed to minimize soil erosion, water run-off or water waste, and increase on-site retention and infiltration. Grading shall ensure all irrigation and normal rainfall remains on-site and does not drain onto impermeable surfaces. Landscape areas shall be graded to be 1.5 inches below the grade of the adjacent finished surface.

**2.** Landscape plans shall include stormwater collection methods or devices that direct water into depressed landscape areas, such as vegetated swales, detention basins or infiltration areas. These areas shall incorporate proper plant materials and irrigation for success in saturated soils, drought conditions and to withstand possible erosion from the hydraulic impacts of stormwater collection. Manufactured drywells, pervious pavement, or storage chambers may also be used for stormwater infiltration.

**3.** Stormwater collection in landscape areas shall be designed with a natural appearance, utilizing curvilinear forms, native plants, varying sizes of boulders or river rock, and maximum 3:1 slope.

**4.** On-site landscape areas for stormwater management may utilize vegetated swales but shall not exceed 40 percent of the landscaped area width.

**5.** Landscaped slopes 3:1 or greater shall incorporate rolled erosion control products and landscape appropriate for slopes. Slopes shall be irrigated by a system with a low precipitation rate of 0.75 inches per hour or less. Turf is not allowed on slopes greater than 4:1, or where the toe of the slope is adjacent to an impermeable hardscape.

**6.** Compaction during site grading shall not occur within landscape areas. Compacted soils shall be repaired by deep tilling, or as directed by the soil analysis prescribed by Subsection D (Soil Testing) of this Section.

**7.** Vegetated swales, basins and sloped grades for stormwater management shall incorporate a level area adjacent to paved edges, at least 3 FT to 5 FT in width, to allow utilities, such as backflow devices, to be located on level ground, and to serve as a buffer from sloped edges for pedestrian safety purposes.

**L. Decorative Water Features.** Decorative water features shall be properly maintained to operate and function to meet the intent of the design. Furthermore, decorative water features shall incorporate recirculating water systems, and shall use recycled water, where available, excluding swimming pools and spas.

## 6.05.050: Landscape Maintenance

**A. Landscape Maintenance Required.** Where a Landscape and Irrigation Documentation Plan is required pursuant to Subsection 6.05.015.B (Landscape and Irrigation Documentation Plans) of this Division, all installed landscaping shall be permanently maintained as prescribed by this Section.

**1.** Once installed, no landscaping shall be removed unless replaced with landscaping of a similar design, character, and coverage, at maturity.

**2.** Trees shall be monitored, staking inspected, and branches pruned, if necessary, pursuant to Section 6.05.020 (Tree Preservation Policy and Protection Measures) of this Division, to direct new growth, and to avoid conflict with vehicles, pedestrians, lighting, or buildings. Stakes and ties shall be removed upon establishment, typically 2 years after planting.

**3.** Once installed, no landscaping shall be allowed to die-off. The replacement of dead or dying landscape materials shall occur in a timely manner, or immediately upon notification by the City, as prescribed by Division 6.10 (Property Appearance and Maintenance) of this Development Code.

**4.** Irrigation systems shall be maintained to prevent water waste. Broken or inefficient irrigation shall be repaired, replaced, or modified to prevent runoff from leaving the target landscape due to low head drainage, overspray, or other similar condition where water flows onto adjacent property, non-irrigated areas, walkways, roadways, parking lots or structures, unless the nonpermeable surfaces are designed and constructed to drain entirely to landscaping.

**B. Landscape Maintenance Defined.** On-going landscape maintenance shall consist of the following:

**1.** Regular watering;

**2.** Monitoring and treating for pests, disease, or injury;

**3.** Regular mowing, pruning, and the removal and replacement of dead or dying plants;

**4.** Regular fertilizing;

**5.** Clearing of debris and providing weed control;

**6.** Repair and/or timely replacement of irrigation systems, and components thereof;

**7.** Repair and/or timely replacement of integrated architectural features; and

**8.** Any other similar act(s) that promotes growth, health, beauty, and the life of plants, shrubs, trees, and/or groundcover/turf.

## 6.05.055: Landscape Design and Construction Guidelines

**A.** The City Council shall establish by resolution, Landscape Design and Construction Guidelines (Development Code Reference G), which are intended as a reference to assist design

professionals, landscape contractors and homeowners in their understanding of the City's goals and objectives for the preparation of landscape construction documentation plans, and the installation of landscape materials and elements.

**B.** The Landscape Design and Construction Guidelines (Development Code Reference G) shall compliment the mandatory landscaping regulations contained in this Division, by providing examples of potential design solutions, and by providing interpretations of the various mandatory landscaping regulations contained in this Division.

**C.** The Landscape Design and Construction Guidelines (Development Code Reference G) authorized by this Section, shall be enforceable in the same manner, and to the same extent, as any other applicable requirement of this Development Code.

*This page intentionally left blank*

# Division 6.06—Street Naming and Street Address Numbering

Sections:


6.06.000: Purpose
6.06.005: Applicability
6.06.010: Assignment of Street Names and Street Address Numbers
6.06.015: Street-Naming
6.06.020: Street Address Numbering


## 6.06.000: Purpose

The purpose of this division is to establish policies for the naming of public and private streets and alleyways, and the address numbering of lots, parcels, dwelling units, places of businesses, and public buildings located along public and/or private streets within the City.

## 6.06.005: Applicability

**A.** The naming of any new public or private street or alleyway within the City and any request to change the previously established name of a public or private street or alley within the City shall be accomplished pursuant to the Street Naming Policy established by this division.

**B.** A street address number shall be assigned to a lot, parcel, dwelling unit, place of business and/or public building located along a public and/or private street within the City pursuant to the Street Address Numbering Policy established by this division.

## 6.06.010: Assignment of Street Names and Street Address Numbers

**A.** **Assignment of Street Names.** The Planning Director shall be responsible for the assignment of street names, and shall, upon recommendation of the Building Official, City Engineer, Fire Chief, and Police Chief, assign street names as established by Section 6.06.015 (Street Naming) of this Division.

**B.** **Assignment of Street Addresses.** The Building Official shall be responsible for the assignment of street addresses and shall assign street addresses as established by Section 6.06.020 (Street Address Numbering) of this Division.

## 6.06.015: Street Naming

**A.** **Naming of Streets.** Street names should be assigned based upon one of the following criteria:

**1.** Presidents of the United States;

**2.** States of the United States;

**3.** Cities of the United States;

4. California counties;

5. Names of famous local, state, and national personalities who are deceased;

6. Names of culturally significant historic places and events;

7. Famous fictitious names;

8. Names of astrological constellations;

9. Colleges;

10. Colors;

11. Precious metals;

12. Rocks;

13. Trees, shrubs and flowers;

14. Fruits and nuts;

15. Armstrong registered roses; or

16. Others, as approved by the Planning Director.

B. **Street Name Prefix.** All street names shall be assigned a prefix based upon its direction and location in the City, as follows:

1. Each street that generally runs in a north-south direction, and is located north of Holt Boulevard, shall be assigned "North" as its street name prefix.

2. Each street that generally runs in a north-south direction, and is located south of Holt Boulevard, shall be assigned "South" as its street name prefix.

3. Each street that generally runs in an east-west direction, and is located east of Euclid Avenue, shall be assigned "East" as its street name prefix.

4. Each street that generally runs in an east-west direction, and is located west of Euclid Avenue, shall be assigned "West" as its street name prefix.

C. **Street Name Suffix.** All street names shall be assigned a suffix based upon its direction and design, as follows (excepting subregional thoroughfares, such as Holt and Mission Boulevards):

1. Each through street that generally runs in a north-south direction shall be assigned "Avenue" as its street name suffix.

2. Each through street that generally runs in an east-west direction shall be assigned "Street" as its street name suffix.

**3.** Each portion of a through street that changes direction, and generally runs in a north-south direction, shall be assigned "Way," "Parkway," or "Trail," as its street name suffix.

**4.** Each portion of a through street that changes direction, and generally runs in an east-west direction, shall be assigned "Road," "Drive," or "Lane," as its street name suffix.

**5.** Each cul-de-sac in which the centerline generally points in a north-south direction at its termination point shall be assigned "Place" as its street name suffix.

**6.** Each cul-de-sac in which the centerline generally points in an east-west direction at its termination point shall be assigned "Court" as its street name suffix.

**7.** Each circling street shall be assigned "Circle" as its street name suffix.

**8.** Each looping street shall be assigned "Loop" as its street name suffix.

**D.** **Naming of Private Streets and Drives.** The name of a private street or drive shall be determined pursuant to Subsection A (Naming of Streets) of this Section. In addition, each private street (or a private drive, if deemed necessary or desirable by the Planning Director) shall be assigned a "Privado" or "Paseo" street name suffix to identify that the street is privately owned and maintained.

**E.** **Naming of Alleys.** Alleys shall only be named if all the following criteria are met:

**1.** The alley leads to a landlocked parcel with frontage only onto an alley (no street frontage).

**2.** The structure(s) on the property are designated as a local historic landmark.

**3.** The naming will not adversely affect any other landlocked parcel.

## 6.06.020: Street Address Numbering

**A.** **Assignment of Street Addresses.** Street addresses shall be assigned based upon the following numbering system:

**1.** Euclid Avenue is hereby designated as the north-south street address-numbering axis and Holt Boulevard is hereby designated as the east-west street address-numbering axis. All streets that run in a general north-south direction shall be numbered from Holt Boulevard, consecutively, to the City limits. All streets that run in a general east-west direction shall be numbered from Euclid Avenue, consecutively, to corporate limits.

**2.** The numbering system shall begin at 100 and extend from each axis point. Wherever possible, succeeding blocks shall be assigned addresses in intervals of 100. Block length shall be determined by the next street succeeding street intersection, or at 660 FT intervals when no street intersection exists, with one whole street number assigned for each 20 lineal FT of street frontage.

**3.** On north-south running streets, north of Holt Boulevard, odd address numbers shall be assigned to the west side of the street and even address numbers to the east side of the street.

South of Holt Boulevard, odd address numbers shall be assigned to the east side of the street and even address numbers to the west side of the street.

**4.** On east-west running streets, east of Euclid Avenue, odd address numbers shall be assigned to the north side of the street and even address numbers to the south side of the street. West of Euclid Avenue, odd address numbers shall be assigned to the south side of the street and even address numbers to the north side of the street.

**5.** A new street having the design of a circle or loop shall bear one given name along its entire length and shall have a street address numbering system as follows:

**a.** Where the entrance to the circle or loop is from an adjacent east-west running street, the address numbering shall conform to that used on the north-south streets;

**b.** Where the entrance to the circle or loop is from an adjacent north-south running street, the address numbering shall conform to that use on the east-west streets.

**B. Posting of Street Address Numbers.** The owner, occupant or person in charge of any house or building to which a number has been assigned shall be responsible for posting assigned street address numbers pursuant to the following specifications:

**1.** Principal buildings shall display the address number on the side where the front entrance is located. A principal building occupied by more than one business or dwelling unit shall display the assigned number at the front entrance of each tenant or dwelling unit. In addition, commercial and industrial buildings shall display the assigned numbers at rear and side entrances facing a public alley or access drive.

**2.** A lot or development site having more than one building shall be assigned an address number in a manner determined by the Building Official. Commercial and industrial buildings shall display a directory at the main entrance to the site.

**3.** Street address numbers shall be posted so as to be conspicuously visible from the street or road fronting the property. The actual location and size of the numbers shall be approved by the Building Official, subject to the following guidelines:

**a.** Each individual digit stroke shall be a minimum of one inch wide;

**b.** Street address numerals located less than 50 FT from the street curb face shall be a minimum of 4 inches in height. Address numerals located from 50 to 100 FT from the street curb face shall be a minimum of 8 inches in height. Address numerals located more than 100 FT from the street curb face shall be a minimum of 12 inches in height; and

**c.** Street address numerals that are not visible from the street due to setback distance or would otherwise be obstructed may be posted on a freestanding structure having a maximum height of 3.5 FT and maximum area of 4 SF.

**4.** Street address numerals and the background to which they are affixed shall be of contrasting colors or shades and shall be of reflective material for nighttime visibility. Samples of the materials shall be submitted to and approved by the Building Official.

**C. Street Address Number Required for Building Permit Issuance.** No building permit shall be issued for any principal building until the owner or owner's agent has obtained the official street

address number of the premises from the Building Official. Final approval for a certificate of occupancy of any principal building erected, repaired or expanded shall be withheld until permanent and proper street address numbers have been displayed pursuant to this division.

**D. Posting of Rooftop Address Numbers.** Street addresses, suite/unit numbers and letters shall be displayed on rooftops as follows:

**1.** Street address numbers shall be displayed on rooftops of all multiple unit residential, commercial and industrial buildings. The numbers shall face the street corresponding to the address. Numerals shall be 3 FT long by one FT wide and shall be painted in reflective white paint on a flat black painted background.

**2.** Any other buildings may display secondary street address numbers on rooftops in coordination with the Police Department. Numerals shall be 3 FT long by 5 inches wide and shall be painted in reflective white paint on a flat black painted background.

**3.** Roof top street address numbers should not be visible from the street.

*This page intentionally left blank*

## Division 6.07—Reserved

**********Reserved for Future Use**********

*This page intentionally left blank*

# Division 6.08—Development Projects and Subdivisions

Sections:


6.08.000: Purpose
6.08.005: Applicability
6.08.010: Maps
6.08.015: Subdivision and Development Project Design
6.08.020: Monuments
6.08.025: Reports
6.08.030: Park Dedication and In-Lieu Fee Regulations
6.08.035: Dedications and Improvements
6.08.040: Improvement Plans and Security
6.08.045: Common Interest Subdivisions
6.08.050: Conversion to a Residential Common Interest Project
6.08.055: Conversion to a Nonresidential Common Interest Project
6.08.060: Urban Lot Splits


## 6.08.000: Purpose

The purpose of this Division is to set forth rules and regulations for the subdivision and/or development of real property pursuant to the provisions of the Subdivision Map Act of the State of California (commencing with GC Section 66410) and the Ontario Municipal Code. Furthermore, it is the purpose of this Division to regulate and control all divisions of land that may be lawfully regulated by the City pursuant to the Subdivision Map Act. The provisions of this Division shall be interpreted to carry out this intent and purpose. In the event of a conflict between any mandatory provision of the Subdivision Map Act and a provision of this Division, the Subdivision Map Act shall control.

## 6.08.005: Applicability

**A.** Pursuant to the provisions of the Subdivision Map Act, and in addition to any other applicable regulations provided by State law, the regulations contained in this Division shall apply to all subdivisions or parts of subdivisions of land proposed within the corporate limits of the City, and to the preparation of subdivision maps and any other maps provided for by the Subdivision Map Act. Prior to the subdivision and/or development of any land in the City, the subdivider and developer thereof shall conform to, and comply with, the requirements, rules, and regulations of this Division.

**B.** No land shall be subdivided and developed for any purpose that is not in conformity with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and any applicable specific plan or planned unit development of the City. The type and intensity of land use shown in the Policy Plan, or applicable specific plan or planned unit development, shall determine the type of streets, roads, highways, utilities, and public services that shall be provided by the subdivider and/or the developer.

## 6.08.010: Maps

The requirement or necessity for a tentative, final, or parcel map shall be governed by the provisions of this Section.

**A.** **Tentative Tract Maps and Final Maps.** A tentative tract map and final map shall be required for all subdivisions creating 5 or more lots, 5 or more condominium units, a community apartment project containing 5 or more lots, or for the conversion of a dwelling to a stock cooperative containing 5 or more dwelling units, except as provided by Section GC 66418.2 and Section GC 66426.

**B.** **Parcel Maps.** A parcel map shall be required for all subdivisions creating 4 or fewer lots, or 4 or fewer condominium units, a community apartment project containing 4 or fewer lots, or for the conversion of a dwelling to a stock cooperative containing 4 or fewer dwelling units, or for those subdivisions described in Section GC 66426.

**C.** **Exceptions to the Preparation of a Tentative Tract Map, Final Map or Parcel Map.** Exceptions to the preparation of a tentative tract map or final map, or a parcel map shall be pursuant to GC Section 66426 and 66428.

**D.** **Exclusions from the Requirement for a Tentative Tract Map, Final Map or Parcel Map.** The requirement for the filing of a subdivision map pursuant to this Section shall not be applicable in those instances identified in GC Section 66412, 66412.1, 66412.2, 66412.3, 66412.5, and any other mandatory exclusions to the applicability of the Subdivision Map Act, as provided by the Act.

**E.** **Waiver of Parcel Maps.** The City Engineer is authorized to waive a parcel map pursuant to the provisions of Section 4.03.045 (Subdivisions—Parcel Map Waiver) of this Development Code.

## 6.08.015: Subdivision and Development Project Design

**A.** **Design and Improvement Requirements.** Pursuant to GC Section 66473.5, a subdivision for which a tentative map or parcel map is required pursuant to Section 6.08.010 (Maps) of this Division, shall be consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, any applicable specific plan or planned unit development, and this Development Code. Unless otherwise specified, design requirements and improvement requirements may be modified or waived only by the City Council.

**B.** **Lot Requirements.** All residential, commercial, mixed use, and industrial lots shall have direct access to a public street, except where private street, common driveway or other access easement rights are specifically approved by the City. The access easement shall be reserved on a subdivision map or by separate instrument in perpetuity, for the benefit of the effected property(ies).

**C.** **Street Rights-Of-Way and Design Requirements.** The street layout of a proposed subdivision or development project shall be consistent with all street right-of-way designations contained in the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan, or an applicable specific plan, at the time of tentative map approval. For alignments not specifically shown in the Mobility element, the City Engineer shall approve alignments that are consistent with the Policy Plan component of The Ontario Plan, or any applicable specific plan, master plan, and City standard. All streets (public and private) shall be designed to meet public street requirements,

unless otherwise approved by the Executive Director Development or both the City Engineer and Planning Director.

**D.** **Utility Easements.** Whenever overhead utilities are allowed in a proposed subdivision or development project by this Development Code, utility easements of sufficient width shall be located along the rear or side lot lines. Whenever possible, such easements shall extend an equal distance into each of the 2 abutting lots. This requirement may be modified by the Approving Authority, if warranted by unusual circumstances in a particular proposed subdivision. Underground utility easements, whenever necessary and to the extent practicable, shall be adjoining and parallel to lot lines.

**E.** **Drainage Easements.** The design of a proposed subdivision or development project shall provide for the proper drainage of the proposed subdivision or development project, and all lots and improvements therein, based upon the runoff that can be anticipated from ultimate development of the watershed area where in the subdivision is located. Stormwater detention measures shall be provided when required by the City Engineer, to reduce any adverse effects of increased runoff from development on downstream properties.

**F.** **Lighting and Maintenance Districts and Community Facilities Districts.** The City may cause the annexation of an area within a subdivision or development project to be annexed into a Lighting and Maintenance District (LMD), Community Facilities District (CFD), or similar appropriate district, prior to the recordation of a final map or parcel map, or vesting map.

**G.** **Energy Conservation.** Pursuant to GC Section 66473.1, the design of a subdivision for which a tentative map is required pursuant to Section 6.08.010 (Maps) of this Division, or a development project, shall provide to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**H.** **Cable Television Systems.** Pursuant to GC Section 66473.3, the Approving Authority may require the design of a subdivision for which a tentative map or parcel map is required pursuant to Section 6.08.010 (Maps) of this Division, to provide for appropriate cable television systems and for communication systems, including, but not limited to, telephone and Internet services, to each lot in the subdivision. This provision shall not apply to the conversion of existing dwelling units to a common interest project.

## 6.08.020: Monuments

**A.** Pursuant to GC Section 66495, at the time of survey of the final map or parcel map, the engineer or surveyor shall set sufficient durable monuments so that another engineer or surveyor may readily retrace the survey. The exterior boundary of the land being subdivided shall be adequately monumented or referenced prior to recordation of the final map or parcel map.

**B.** The subdivider shall submit to the City Engineer, in a form satisfactory to the City Engineer, a tie sheet showing proper ties to the location of the centerline monuments. A minimum of 3 ties shall be shown for each centerline monument. All monuments set, and tie monuments set, shall be permanently marked or tagged with the registration or license number of the responsible engineer or surveyor.

**C.** Interior monuments need not be set at the time the map is recorded, provided the engineer or surveyor certifies on the map that the monuments will be set prior to City Engineer acceptance of the improvements or within 2 years following the recordation of the final map,

whichever is later, and the subdivider furnishes to the City, security guaranteeing the full payment of the cost of setting the monuments.

**D.** Pursuant to GC Section 66497, the engineer or surveyor shall notify the subdivider and the City Engineer when monuments have been set. If the subdivider does not present evidence to the City that the engineer or surveyor has been paid for the setting of the final monuments, and the engineer or surveyor notifies the City that payment has not been received from the subdivider for the setting of the final monuments, within 3 months following the date of notification, the City shall pay the amount due to the engineer or surveyor from the monument deposit.

**E.** In the event of the death, disability or retirement from practice of the engineer or surveyor charged with the responsibility for setting monuments, or in the event of his refusal to set such monuments, the City Council may direct the City Engineer, or such engineer or surveyor as it may select, to set such monuments. If the original engineer or surveyor is replaced by another, the former may release his obligation to set the final monuments to the surveyor or engineer who replaced him, by letter to the City Engineer. When the monuments are so set, the substitute engineer or surveyor shall amend any map filed pursuant to this Section and the provisions of GC Section 66498, and GC Section 66499 through 66472, inclusive.

## 6.08.025: Reports

**A. Soils Report.**

**1.** Prior to the approval of a final tract or parcel map, vesting map, or development plan, the City may require that the subdivider and/or developer submit a preliminary soils report. If required, the report shall be prepared by a civil engineer who is registered by the State of California and shall be based upon adequate test borings or excavations in the subdivision.

**2.** A soils report shall be prepared by a qualified civil or geotechnical engineer, who is registered by the State of California. An investigation of each parcel in the subdivision shall be prepared if the preliminary soils report (if required) indicates the presence of any of the following problems:

**a.** Critically expansive soils or other soil problems that, if not corrected, would lead to structural defects;

**b.** Rocks or liquids containing deleterious chemicals that, if not corrected, could cause construction materials, such as concrete, steel, and ductile or cast iron, to corrode or deteriorate; or

**c.** The presence of methane gas and/or other toxic gases or substances, which, if not corrected, could cause life endangerment.

**3.** The soil investigation shall recommend corrective action that is likely to prevent structural damage to each building proposed to be constructed in the area where the soil problem exists.

**4.** The City shall approve a soils report (if required) upon determination that the recommended corrective action is likely to prevent structural damage to each building to be constructed in the area where a soil problem exists. The subdivider may appeal the determination to the City Council pursuant to the procedures set forth in Division 2.04 (Appeals) of this

Development Code. Subsequent building permits shall be conditioned upon the incorporation of the recommended corrective action in the construction of each building.

**B. Geological Hazard Reports.**

**1.** Prior to the approval of a final tract map or parcel map, vesting map or development plan, the City may require subdivider or developer submit a geological hazard report if the subdivision includes land within a geologic hazard area identified in the Policy Plan (General Plan) component of The Ontario Plan or by the California Department of Conservation, or if the Building Official determines that other geological conditions warrant the preparation of a report. The report shall be prepared by a civil engineer who is registered by the State of California and shall be based upon appropriate field observations.

**2.** If the geological hazard report indicates the presence of a potential geological hazard to life, health, or property, a qualified civil or geotechnical engineer, who is registered by the State of California, shall prepare a geological mitigation plan that identifies corrective action for the potential hazard, which shall be filed with the City.

**3.** The City shall approve the mitigation plan if it is determined that the recommended corrective action is likely to mitigate the potential hazard. The subdivider may appeal the determination to the City Council, pursuant to the procedures set forth in Division 2.04 (Appeals) of this Development Code. Subsequent building permits shall be conditioned upon the incorporation of the recommended corrective action in the construction of each building.

## 6.08.030: Park Dedication and In-Lieu Fee Regulations

**A. Purpose.** These park dedication and in-lieu fee regulations are enacted pursuant to the authority granted by GC Section 66477 and shall be interpreted consistent with the provisions thereof. The park and recreational facilities for which payment of impact fees and/or dedication of land are required by the terms of this Section shall be provided in accordance with the standards, specifications, and requirements of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, any applicable specific plan, and any other applicable resolution, policy, or standard of the City.

**B. Applicability.**

**1.** Effect on Other Laws. With respect to the requirement for the payment of impact fees or the dedication of land for park and recreational purposes by the subdivider or developer of a residential project, or the residential portion of a mixed-use project, pursuant to this Development Code, this Section shall supersede all other ordinances or regulations of the City inconsistent herewith. The enactment of this Section shall not supersede any other provisions or authority adopted by ordinance of the City Council, unless expressly stated in this Section.

**2.** Exemptions. The provisions of this Section shall not apply to subdivisions containing less than 5 parcels and not used for residential purposes; provided, however, that a condition may be placed on the approval of such parcel map that if a building permit is requested for construction of a residential structure or structures on one or more of the parcels within 4 years, an impact fee may be required to be paid by the owner of each parcel as a condition to the issuance of such permit. In addition, the provisions of this Section shall not apply to nonresidential subdivisions; or to condominium or stock cooperative projects that consist of the subdivision of

airspace in an existing apartment building that is more than 5 years old, when no new dwelling units are added.

**C. Definitions.** The following definitions shall govern the meaning of the words as used in this Section, unless from the context in which the word is used, a different meaning is clearly intended:

**1.** Fair Market Value. The value of land set forth in the City's general and specific plans, which are earmarked to be acquired by the City upon which the City intends to locate park and recreational facilities to service residents of the subdivision. Fair market value shall be based upon an appraisal by a qualified appraiser selected by the City, which appraisal shall be updated from time to time by the City. The fair market value shall be determined as of the time the final map or parcel map is filed. With regard to any park and recreation improvements, or equipment provided by the subdivider, the fair market value shall be the actual cost to acquire, construct, or install the improvement or equipment.

**2.** Park. A lot that is, or contiguous lots that are, owned, operated, and maintained by a public agency or private association, and which provides recreational land and facilities for the benefit and enjoyment of the residents of the subdivision and of persons residing, working, or visiting in the City. Parks may be classified as community parks, including community centers, athletic facilities, large multi-user swimming pools, picnic areas, cultural centers, or similar facilities; public neighborhood parks, including playground equipment, sports fields, and picnic areas; and private neighborhood parks, generally intended to serve only the immediate subdivision/development or specified planned community in which they are located. Parks may also include, or be limited to, open space areas suitable for active or passive uses.

**3.** Park and Recreational Facilities. Any public improvements deemed necessary by the City to develop, improve, or rehabilitate land and facilities for park and recreational purposes. Such improvements may include, but not be limited to, grading; landscaped areas for active and passive recreational use, open space and sports fields; irrigation and drainage systems; lawn, shrubs and trees; facilities for recreational community gardening; walkways; bicycle facilities and park lighting; playground or other recreational equipment; picnic facilities; community center or other buildings, swimming pools; volleyball, basketball, tennis, racquetball, and other courts; vehicle driveways and parking areas, and any other facilities which may hereafter be authorized by state law or approved by the City.

**4.** Private Open Space. Privately owned land and facilities for park and recreation purposes provided within a subdivision, and perpetually maintained and operated by the future residents or owner of the subdivision.

**D. Payment of Impact Fees or Park Dedication Required.** As a condition of approval of a tentative tract or parcel map, final tract or parcel map, or development project for a residential subdivision or the residential portion of a mixed-use project, or for a building permit within a subdivision, the subdivider shall be required to pay an impact fee, offer for dedication of park land in lieu thereof, or both, at the sole and exclusive option of the City, in the amount provided in this Section, for park and recreational purposes, unless the subdivider is exempted from this requirement by the express provisions of this Section. The payment of an impact fee and/or offering for dedication of land shall be at the time and according to the standards and formula contained in this Section.

**E. Standards for Determining Dedication/Maximum Requirement.**

**1.** General. If the park dedication is required under Subsection D (Payment of Impact Fees or Park Dedication Required), above, the park area required shall be determined pursuant to the standards provided in this Section.

**2.** Standard of Park Area to Population (Park Area Standard Ratio). it is found and determined that the public interest, convenience, health, safety, and welfare of the residents of the City require that 5.0 acres of property for every 1,000 persons residing within the City be devoted to local park and recreational purposes, and that such park area is necessary to provide for the needs of the current and future persons residing and working in the City. The ratio of 0.005 shall hereafter be referred to as the "Park Area Standard Ratio."

**3.** Computation of Maximum Area of Public Parkland to be Dedicated.

**a.** The maximum amount of public park land required to be dedicated by a subdivision or development project shall be equal to the Total Number Of Dwelling Unit Types multiplied by the dwelling unit occupancy factor established pursuant to Subparagraph b, below, multiplied by 0.005 (the Park Area Standard Ratio of 5.0 acres per 1,000 population). The computation is represented as follows:

*Area of Public Parkland to be Dedicated = (Total Number of Dwelling Unit Types) x (Dwelling Unit Occupancy Factor) x (0.005)*

**b.** The Dwelling Unit Occupancy Factor for each housing type shall be established by resolution of the City Council, based upon the latest available census data.

**c.** The City Council, by resolution, may require a dedication of parkland less than the maximum amount set forth above if the City Council finds, and clearly establishes that a smaller dedication will adequately serve the public interest, convenience, health, safety, and welfare of the residents of the City.

**4.** Qualification of Land Being Dedicated. In addition to meeting the requirements set forth in this section, any land offered for park dedication shall meet the applicable criteria specified in Section 6.08.035 (Dedications and Improvements) of this Division.

**F. Standards for Determining Park Impact Fee/Maximum Fee.**

**1.** When required by Subsection G (Determination of Dedication, Fees, or Combination) of this Section, the subdivider or developer shall pay to the City, a fee in lieu of making an offer of parkland dedication. For the purposes of impact fee calculation, 3.0 acres of property for every 1,000 persons residing within the City shall be determined to be devoted to local parkland and recreational purposes, thereby resulting in the ratio of 0.003 to be hereafter referred to as the "Park Area Fee Standard Ratio."

**2.** The Park Impact Fee shall be equal to the total number of dwelling units multiplied by the Dwelling Unit Occupancy Factor established pursuant to Subparagraph E.3.b (Dwelling Unit Occupancy Factor) of this Section, multiplied by the Park Area Fee Standard Ratio, multiplied by the area of parkland to be dedicated under Paragraph E.3 (Computation of Maximum Area of Parkland to be Dedicated) of this Section, multiplied by the fair market value of the land to be developed by the City for parkland and recreational facilities. The computation is represented as follows:

*Park Impact Fee = (Total Number of Dwelling Units) x (Occupancy Factor) x (0.003) x (Fair Market Value of Land to be Developed)*

**G. Determination of Dedication, Fees, or Combination.**

**1.** Impact Fee Generally Required. Where required by the City or where no park or recreational facility located in whole or in part within the proposed subdivision is designated in the general plan of the City or other adopted resolution policy or standard of the City, the subdivider or developer shall pay an impact fee computed in accordance with Subsection F (Standards for Determining Impact Fees/Maximum Fee), above, to be used for park and recreational purposes to serve the residents of the area being subdivided and other members of the public.

**2.** Dedication in Lieu of Impact Fee. Where a park or recreational facility has been designated in the Policy Plan (General Plan) component of The Ontario Plan of the City, or other adopted resolution policy or standard of the City, and is to be located in whole or in part within the proposed subdivision to serve the immediate and future needs of the residents of the subdivision and other members of the public, the City may require the subdivider to dedicate land for a park and provide recreational facilities thereon in lieu of payment of an impact fee as provided in this Section, if the City determines that dedication is desirable as provided in this Section. If the fair market value of the park and recreational facilities provided is less than that required hereunder, the difference shall be paid by the subdivider as an impact fee.

**3.** Combination of Land and Fees. The City may accept a combination of land, recreational facilities, and fees, with the respective amounts to be determined by the sole discretion of the City, so long as the aggregate fair market value of the land and recreational facilities, plus in-lieu fees, does not exceed the limits established in this Section.

**4.** Determination of Land or Fee. Whether the City requires payment of an impact fee, or requires land dedication in lieu thereof, or a combination of both, shall, in the City's sole discretion, be determined by consideration of the following, and such determination shall be final and conclusive:

**a.** The provisions of the City's general plan, any specific plan adopted thereto, and any other adopted resolution, policy or regulation of the City;

**b.** Topography, geology, access and location of land in the subdivision available for dedication;

**c.** Size and shape of the subdivision and land available for dedication;

**d.** The feasibility of dedication;

**e.** Access and location of other park sites to subdivision; and

**f.** Need of other accessible park sites for development, improvement, and rehabilitation.

**5.** Impact Fees for Subdivisions of 50 Parcels or Less. If the subdivision contains 50 lots or less, only the payment of impact fees may be required, except that condominium, stock cooperative or community apartment projects may be required to dedicate land if they have more than 50 dwelling units.

**H. Subdivider Credits.**

**1.** Public Parks. The subdivider shall receive a credit against the impact fee payment or park dedication requirement for the fair market value of any land dedicated and for the value of any park and recreation improvements provided by subdivider in conjunction with any public park. The value of such improvements shall be determined by City based upon Paragraph C.4 of this Section.

**2.** Private Park. In conjunction with any planned development, real estate development, stock cooperative, community apartment, or condominium, as defined by state law, if the subdivider provides private open space as defined in Subsection C (Definitions) of this Section, then the subdivider may receive a credit against the park dedication requirement of this Section, in an amount to be determined by the City Council or its designee, but such credit shall not exceed 33 percent of such impact fee payment or park dedication requirement. The actual amount of such credit shall be determined by the City Council or its designee, based upon the comparability of the private open space to public park area and the adequacy of such private open space to serve the needs of the subdivision for active recreational uses.

**3.** Application of Credits. The credits provided by Paragraphs H.1 and H.2, above, shall be applied to reduce the subdivider's obligation to dedicate and/or pay an impact fee as required under this Section, but only to the extent of such credit.

**I. Disposition of Land or Fees.**

**1.** The amount and location of land to be dedicated, or the impact fees to be paid, shall bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision. In accordance with GC Section 66477, it is expressly acknowledged that the land to be dedicated or impact fees to be paid may be for both neighborhood and community parks. In addition, such impact fees may be used to improve or rehabilitate existing parks.

**2.** Impact fees paid by a subdivider pursuant to this Section may be spent to develop, improve, and rehabilitate community and neighborhood parks even though such parks may be used by nonresidents of the subdivision, so long as the benefit of the park and recreational facilities to residents of the subdivision is reasonable in relation to the location of the parks and amount of the impact fees.

**J. Time of Payment of Impact Fees or Land Dedication.** All park impact fees shall be paid directly to the City Cashier at the time of issuance of a building permit for each lot within the subdivision. In the event of a dedication requirement, the subdivider shall make an irrevocable offer of dedication to the City at the time of recordation of the final map.

**K. Schedule of Performance.**

**1.** City's Schedule. The City shall prepare and maintain a schedule specifying how, when, and where land or impact fees, or both, which were dedicated to the City to develop park or recreational facilities will be used. Any impact fees collected pursuant to this Section shall be committed within 5 years after the payment of such fees or the issuance of building permits on 50 percent of the lots created by the subdivision, whichever occurs later. If any fees are not so committed, they shall be distributed to subdivision owners in accordance with law.

**2.** Subdivider's Schedule. In the event that a subdivider improves or develops parks for public or private ownership, they shall prepare a schedule specifying when, how, and where they will develop the park or recreational facilities to serve the residents of the subdivision. This schedule will be required as a condition of subdivision map approval.

**L. Procedure.** Unless otherwise expressly provided in this Section, any decision or action required by City in this Section shall be made after the duly noticed public hearing, at the time of approval of the tentative tract map or parcel map by the Approving Authority. Such decision or action shall be made a condition of approval of the subdivision map and shall be final and conclusive in the absence of a timely filed appeal pursuant to Division 2.04 (Appeals).

## 6.08.035: Dedications and Improvements

**A. General Requirements.**

**1.** The public need, safety, and general welfare require that dedications, offers of dedication, and irrevocable offers of dedication of real property for various public uses be made to the City, or other public agency or district, as conditions precedent to the approval or conditional approval of tentative tract or parcel maps, final tract and parcel maps, development plans, reversions to acreage, lot line adjustments, and consolidations and combinations of lots, or any other action or event requiring evidence of official City approval.

**2.** Dedications may be required for streets, highways, alleys, public service easements, courts, walkways, bicycle trails, equestrian trails, recreation trails, vehicular and pedestrian access rights, slopes, storm drains, watercourses, floodplains, sewers, water lines, water rights, public utilities, traffic signal facilities, transit facilities, environmental enhancement, landscaping, parks, recreation areas, and for all other public uses not specified, if found to be required to conform to, or implement the Policy Plan (General Plan) component of The Ontario Plan or any element thereof, or any applicable specific plan, planned unit development, master plan, and/or City standard. Dedications may also be required by the City on behalf of any other public agency or district.

**B. Dedication Requirements.**

**1.** Dedications for streets and highways shall be to the width as designated by the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan and City standards, or as designated by an approved specific plan. Deviations may be allowed for streets and highway widths not shown in the Mobility Element, or in any approved specific plan, based upon the land use, traffic volumes or other factors as determined by the City Engineer.

**2.** Dedications for other public easements shall be based upon the need for service, accessibility, topography, clearances available, and other circumstances and factors as determined by the City Engineer.

**C. Method of Dedication.** Dedications shall be made to the City by the following prescribed methods:

**1.** Final Map, Parcel Map, or Development Project. All streets, highways, alleys, easements, and lots offered for dedication or to be dedicated shall be clearly indicated on the map or development plan. They shall be clearly described in the appropriate statement on the

title sheet of the map or development plan. Vehicular access right dedications shall likewise be shown and described on the final map.

**2.** Separate Instrument. Where dedications are made a requirement of the final approval of a Lot Merger, Development Plan, Conditional Use Permit, building permit, or any other permit, and no final map or parcel map is required to be filed and recorded as a condition thereof, the required dedications shall be made by separate instrument in a form approved by the city attorney, which shall be signed, executed and acknowledged by all parties having record title interest in the property or rights being dedicated. Preparation, execution, and delivery of the fully executed instrument shall be made prior to the final approval by the City of the lot consolidation, lot combination, development plan, or permit being requested.

**3.** Fee Title. Fee title shall be granted by the subdivider when in the opinion of the City Engineer, in consultation with the City Attorney, it is necessary to carry out policies and requirements of the Policy Plan (General Plan) component of The Ontario Plan, and any City ordinance, resolution or standard.

**D. Acceptance of Dedications.** Acceptance of dedications shall be in conformance with the following:

**1.** At the time of final map or parcel map acceptance and approval, the Approving Authority may accept or accept subject to improvement, any or all dedications or offers of dedication. The City Clerk shall certify the action by the Approving Authority on the map.

**2.** Until any dedication is accepted by the City by execution of a Certificate of Acceptance recorded in the office of the County Recorder, the City shall not be responsible for, and shall not incur, any liability with respect to the offered property.

**3.** If any dedication is accepted, including but not limited to road or street, path, storm drain, sanitary sewer, water (potable or recycled), public utilities, and/or other public use easement, the acceptance shall be completed by the execution and recordation of a Certificate of Acceptance, recorded in the office of the County Recorder.

**4.** If any dedication is accepted subject to the completion and acceptance of public improvements, the City shall not be responsible for or incur any liability with respect to such dedication, unless and until the public improvements are completed by the subdivider and accepted by the City as evidenced by a notice of completion issued by the City Engineer pursuant to Section 6.08.040.J.4 of this Division. The ownership of and responsibility for the construction and maintenance of any public improvement is held by the subdivider and shall remain so until such time as the public improvements are completed and accepted.

**5.** Offers of Dedication may be terminated and abandoned in the same manner as prescribed for the abandonment or vacation of streets by the Streets and Highways Code (SHC), commencing with SHC Section 8300 or SHC Section 940, as applicable.

**6.** Acceptance of offers of dedication on a final map shall not be effective until the final map is filed in the office of the County Recorder, or a separate resolution of acceptance, approved by the City Council, is filed in such office.

**E. Dedication of Land for Public Access.** All vehicular and pedestrian access rights shall be dedicated to the City for those lots abutting any major, primary, secondary or collector street, flood control channel, park, or bike trail, except at designated locations.

**F.** **Dedication of Land for Public Schools.** Pursuant to GC Section 66478, the City may reserve an elementary school site within a proposed subdivision for later purchase by the appropriate school district. Whenever there is consideration of an area for a public school site within a subdivision, the city shall notify the school district and the State Department of Education, in writing, of the proposed site. The notification shall include the identification of any existing or proposed airport runways within the distance specified in State Education Code Section 17215.

**1.** Standards. As a condition of approval of a tentative or vesting tentative map, and as allowed by state law, a subdivider who develops or completes the development of one or more subdivisions within the school districts serving said subdivision, shall dedicate to the school district such lands as the Approving Authority deems necessary, for the purpose of constructing elementary schools necessary to assure the residents of the subdivision adequate public school service.

**2.** Consistency with Policy Plan (General Plan). School sites offered for dedication shall conform to the policies in the Policy Plan (General Plan) component of The Ontario Plan and relevant specific plans, and the requirements of the school district.

**3.** Timing. The requirement of dedication shall be imposed at the time of approval of the tentative or vesting tentative map. If, within 30 days following the requirement to dedicate is imposed by the City, the school districts do not offer to enter into a binding commitment with the subdivider to accept the dedication, the requirement shall be automatically terminated. The required dedication may be made any time before, concurrently with, or up to 60 days following the filing of the final map on any portion of the subdivision.

**4.** Repayment of Costs. Upon accepting the dedication, the school district shall repay to the subdivider, or their successors, the original cost to the subdivider of the dedicated land, plus a sum equal to the total of the following amounts:

**a.** The cost of any improvements to the dedicated lands since acquisition by the subdivider;

**b.** The taxes assessed against the dedicated land from the date of the school district's offer to enter into the binding commitment to accept the dedication; and

**c.** Any other costs incurred by the subdivider in maintenance of such dedicated land, including interest costs incurred on any loan covering such land.

**5.** Exception. These dedication requirements for public school lands shall not apply to a subdivider who has owned the land being subdivided for more than 10 years prior to the filing of the tentative map.

**G.** **Dedication for Streets.** In order to meet the City's transportation goals as described in the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan, any subdivider or developer of land shall dedicate, or make an irrevocable offer of dedication, of all land within the subdivision or the site that is needed for public streets and alley ways.

**1.** When Required. The dedication, or irrevocable offer of dedication, of land for streets and alley ways shall be a condition of approval of any tentative tract or parcel map, or vesting map submitted pursuant to Section 4.02.095 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps) of this Development Code, or the approval of any Development Plan

submitted pursuant to Section 4.02.025 (Development Plans) of this Development Code, for the construction, alteration, or enlargement of any building or dwelling, or the establishment of any agricultural, commercial, or industrial land use. Furthermore, an owner, lessee, or agent constructing, altering, or enlarging a building or dwelling, or establishing an agricultural, commercial, or industrial land use, shall provide appropriate street dedication, or make an irrevocable offer of dedication, as a condition of building permit issuance, except that such dedications shall not be required for the following:

**a.** Any accessory building that does not exceed 1,000 SF of GFA;

**b.** Any alteration, enlargement, or addition that does not exceed 50 percent of the area of an existing building, dwelling, or land use, not to exceed 2,000 SF of GFA;

**c.** The installation or construction of walls, fences, or signs;

**d.** Temporary land uses not exceeding 30 days duration; and

**e.** Unenclosed agricultural land uses legally established pursuant to Table 5.02-1 (Land Use Matrix) of this Development Code.

**2.** Rights-of-Way. Street dedications shall include the full right-of-way required for the functional classification of roadway as described in the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan, and applicable specific plans, and Section 6.08.015 (Subdivision Design) of this Division.

**3.** Street Design. Streets to be dedicated to the City, as well as any private streets, shall follow the design specifications in Subsection 6.08.015.C (Street Rights-of-Way) of this Division.

**H.** **Dedication for Pedestrian and Bicycle Paths**. Whenever a subdivider or developer is required to dedicate roadways to the public, a dedication of land may be required to provide bikeways and pedestrian paths for the use and safety of the residents of the subdivision, or to provide bikeways and pedestrian paths as shown in the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan, any bicycle or pedestrian master plan adopted by the City, or an applicable specific plan.

**I.** **Dedication for Local Transit Facilities.** In order to provide adequate local transit facilities, whenever a subdivider or developer is required to dedicate roadways to the public, a dedication of land shall be required for local transit facilities, such as bus turnouts, benches, shelters, landing pads, and similar items, that directly benefit the subdivision, or the community as a whole, as required by the Planning Director and/or the City Engineer, and as described in the Mobility Element of the Policy Plan (General Plan) component of The Ontario Plan, or an applicable specific plan. To facilitate a logical phasing of transit facility improvements, the City may require the payment of a fee in lieu of the construction and installation of required improvements.

**J.** **Improvement of Bridges, Signals, and Thoroughfares.** Pursuant to GC Section 66484 and Section 4.02.025 (Development Plans) of this Development Code, the subdivider or developer shall pay traffic impact fees for the purpose of defraying the actual or estimated cost of constructing major thoroughfares, other citywide transportation improvements or bridges. The City Council shall establish procedures and standards for determining the appropriate fees.

**1.** Construction, modification, or upgrading of traffic signals and appurtenances may be required as a condition of the approval of any subdivision, land division, development plan, or

use or building permit, if the additional traffic generated by the tract or development, the safety of the traveling public, the increased use of the streets, or other circumstances necessitate the construction.

**2.** Where the development of a subdivision or other project will be phased over a period time, and, in the opinion of the City Engineer, the full effect of increased burden on the streets will not be realized immediately, the subdivider or developer may be required to deposit a cash amount in the estimated value of the traffic signal improvements ultimately to be made, which sum shall be used at such time as the construction of the signal and appurtenances is warranted. In lieu of a cash deposit, the subdivider or developer may be permitted to post a bond or other surety to guarantee the installation of required traffic signals in a form satisfactory to the City Engineer and City Attorney. The exact amount, details and timing of the deposit and future construction shall be subject to an agreement between the city and the subdivider or developer.

**K.** **Groundwater Recharge Facilities.** Pursuant to GC Section 66484.5, the subdivider shall pay fees for the purpose of constructing recharge facilities for the replenishment of the underground water supply in that area of benefit. The City Council shall establish procedures and standards for determining the appropriate fees.

**L.** **Reservations for Other Public Uses.** In addition to the dedications for specific public uses that this Section requires, the subdivider or developer shall reserve land within the subdivision for wells, fire stations, libraries, or other public uses, consistent with the Policy Plan (General Plan) component of The Ontario Plan and applicable specific plans, provided that:

**1.** Develop in an Orderly and Efficient Manner. The reserved area is of a size and shape that permits the balance of the property within which the reservation is located to develop in an orderly and efficient manner;

**2.** Feasibility of Development. The amount of land reserved will not make development of the remaining land held by the subdivider economically infeasible; and

**3.** Consistency with Policy Plan (General Plan). The reserved area shall conform to the Policy Plan (General Plan) component of The Ontario Plan and applicable specific plans, and shall be in such multiples of streets and lots as to permit an efficient division of the reserved area in the event that it is not acquired within the prescribed period. In such an event, the subdivider shall make those changes that are necessary to permit the reserved area to be developed for the intended purpose, consistent with good subdividing practices.

**M.** **Drainage Facilities and Grading.** Drainage facilities shall be provided and installed as necessary to help protect the lots, parcels, buildings, and structures from flooding, and to minimize flooding of the public streets therein or abutting the property.

**1.** Facilities shall be designed to minimize the inundation of private properties from storm runoff emanating from a 100-year frequency storm.

**2.** Public streets shall be protected from flooding from runoffs of a 10-year frequency storm pursuant to City standards or approved equivalent. Protection to higher levels may be required by the City Engineer, dependent upon the degree of flood risk involved, the topography, location, local drainage patterns, and the requirements of the San Bernardino County Flood Control District.

**3.** Hydrologic and hydraulic calculations and studies for required facilities shall be subject to review and acceptance by the City Engineer and/or Building Official. All grading done in conjunction with the development of a tract or property shall be performed in conformance with the City's building code, the City grading standards, and good engineering practices.

**4.** On-site and off-site storm drain facilities, and site grading, shall be designed and constructed to prevent undue erosion of the site or off-site properties, and to prevent excessive deposits of mud, silt, or debris upon any public street or easement, or within any channel, storm drain facility, swale, or watercourse. The drainage facilities shall be designed in accordance with the City's drainage master plan, applicable elements of the Policy Plan (General Plan) component of The Ontario Plan, and any applicable specific plan.

**N. Sewage Facilities Improvements.** Sewer mains, manholes, and appurtenances shall be constructed to serve each subdivision, lot, parcel, building or structure, and individual laterals shall be provided to each lot therein. All such facilities shall be installed prior to the paving of the streets, alleys, or improvement of the easements within the development. Sanitary sewers shall be constructed to the sizes, lines, grades, and design pursuant to City standards, and applicable elements of the Policy Plan (General Plan) component of The Ontario Plan, or any applicable specific plan.

**O. Water Supply System Improvements.** Water mains, service meters, cross connection control devices, valves, fire protection facilities, and all other appurtenances of the water system shall be provided to the applicable City master plan(s), and water lines, grades, and design shall be pursuant to City standards, and as required by applicable elements of the Policy Plan (General Plan) component of The Ontario Plan, or any applicable specific plan.

**P. Underground Utilities and Service Lines.** Whenever any tentative tract or parcel map, development project, or map for the reversion of lots to acreage is filed, all electrical, telephone, cable television, and similar wires, cables, services, and appurtenances that provide direct service to the property being subdivided, divided, or developed, shall be installed underground, and all existing facilities providing direct service to the building, structure, or development being added to or rebuilt, shall be underground as a condition precedent to the approval of the tentative tract or parcel map, by the City Council or City Engineer, as applicable.

**Q. Development Impact Fees.**

**1.** Prior to the issuance of a building permit for construction on any lot within any subdivision or development project, the applicant for such permit shall pay all development impact fees established by resolution or ordinance of the City.

**2.** The City Council may authorize by resolution, the imposition of development impact fees that are less than the maximum fees, to encourage the development of undeveloped and underdeveloped properties within the "Old Model Colony" area of the City.

**3.** Where it is determined that the public interest would be served by such an agreement, the City Manager is hereby authorized to negotiate and execute agreements on behalf of the City, in order to provide credits to a project applicant against certain development impact fees, in exchange for the applicant's construction and dedication of public improvements on those reasonable terms and conditions as may be negotiated on a case-by-case basis, subject to approval by the City Council.

**4.** The City Manager is further authorized to negotiate and execute agreements to defer, waive, or reduce any development impact fees imposed upon an applicant for a particular development project, based upon evidence presented by the Applicant, that:

**a.** The development project will provide a general benefit to the health, safety, morals, and welfare of the citizens of the City, and will not only be of special benefit to the project applicant;

**b.** Other properties to be benefitted by any development impact fee will not be unfairly burdened by the delay, reduction, or waiver of said development impact fee; or

**c.** Deferral, waiver, or reduction in development impact fees will result in a more fair funding arrangement, and in the case of waiver or reduction, the owner will receive insufficient or no benefit from the development impact fee imposed, and would, therefore, be required, if the fee(s) were imposed in full, to pay more than their fair share for the benefit received.

**5.** The required findings (Subparagraphs 4.a through c, above) and any resulting agreement(s) to defer, waive, or reduce any development impact fee(s) shall be subject to approval by the City Council.

**R. Condemnation Proceedings.** When any dedication, improvement or design is required by the City Engineer, and the subdivider or developer does not have full control of the land required in connection with the dedication, improvement or design, and condemnation proceedings are necessary as determined by the City, the subdivider or developer shall pay all necessary and reasonable costs involved in the condemnation or acquisition including, but not limited to, appraisal and court costs.

## 6.08.040: Improvement Plans and Security

**A. Design of Improvement Plans.**

**1.** Following approval of a development project, tentative tract or parcel map, or vesting tentative map, and prior to the submission of any final map or parcel map, the subdivider or developer shall prepare and submit complete sets of improvement plans and cost estimates for any improvement(s) required.

**2.** The acceptance of all required improvement plans by the City Engineer shall be a prerequisite to the approval of the final map or parcel map, and in the case of a development project, shall be prerequisite to the issuance of any building permit.

**3.** All public or private improvement plans, profiles, descriptions, studies, calculations, notes, surveys and drawings required pursuant to this Division shall be provided at no expense to the City and shall be prepared pursuant to the requirements of this Section and as required by the City Engineer.

**4.** Construction plans for street, alley, drainage, sewer, and water improvements, traffic signals, and streetlights, and for any other required improvements, shall be drawn on standard City mylar film, in indelible ink, and shall be filed with the City Engineer for checking and review prior to their acceptance. All maps, sketches, descriptions, estimates, plans and other

drawings and items required to fulfill the requirements of this Division shall also be provided in the form, content, number, and details as specified by the City Engineer.

**5.** The plans and profiles of all required and proposed public and private improvements in a subdivision or development plan shall be furnished to the City Engineer and shall be ready for acceptance before a final map of the subdivision or the development plan is presented to the Approving Authority for approval.

**6.** No construction work shall commence on any of the improvements shown on any construction or improvement plans required herein until the plans have been reviewed, approved, and signed by the City Engineer. After acceptance and signature by the City Engineer, all original drawings shall become the property of the City.

**B. Application Requirements.** The improvement plans shall be prepared by or under the direction of a registered civil engineer licensed by the state of California, and shall show the complete plans, profiles and details for all streets and appurtenances, storm drainage, water systems and fire hydrants, sewers, utilities, grading and all other improvements proposed or necessary, on-site and off-site. They shall meet all the requirements deemed necessary by the City Engineer.

**C. Application Review Process.**

**1.** Upon receipt of a complete set of improvement plans, the City Engineer shall cause the plans to be reviewed and return one set to the applicant or their engineer, with the required revisions, if any, marked thereon.

**2.** When the plans are found to be complete and satisfactory to the City Engineer, the applicant shall submit copies in the number and term deemed necessary by the City Engineer. The copies shall be accompanied by any additional number of complete sets of copies the applicant, their engineer, and contractors may require, to be noted as approved by the City Engineer.

**D. Acceptance by City Engineer.**

**1.** Upon finding that all required revisions have been made, all required fees have been paid, and the plans conform to all applicable City ordinances, standards, and conditions of approval imposed upon the tentative map or development plan, the City Engineer shall accept the improvement plans.

**2.** Pursuant to GC Section 66456.2, the City Engineer shall act within 60 days of receiving the preliminary improvement plans and calculations, except that at least 15 days shall be provided for processing any resubmitted improvement plan. The period of 60 days shall not include any days during which the improvement plans have been returned to the subdivider for corrections or have been subject to review by any party other than the City or a private entity contracted by the City.

**3.** The City Engineer's acceptance of improvement plans shall not relieve the subdivider or developer of responsibility for the design of the improvements and for any deficiencies in the improvements.

**E. Permit Required.** The subdivider or developer shall not commence work on any portion of improvements prior to the issuance of an encroachment permit and payment of applicable

permit and inspection fees. The City Engineering Department shall be notified in advance of commencement of any portion of the work.

**F. Construction of Improvements.**

**1.** All construction methods and materials for improvements shall conform to the approved improvement plans, the requirements of the applicable construction permit, and any other applicable City standards and requirements.

**2.** All construction of improvements is subject to inspection by the City Engineer. The subdivider and/or developer shall notify the City Engineer before beginning the construction of any improvements. The City shall always have full access to the improvement work during its construction.

**G. Completion of Improvements/Subdivision Improvement Agreement.**

**1.** If any public improvement required with the approval of a subdivision will not be completed and accepted pursuant to Section 6.08.035 Dedications and Improvements) of this Division, prior to approval of the final map, the subdivider, at their expense, shall enter into a Subdivision Improvement Agreement as a condition precedent to approval of the final map, to complete the public improvements. Performance of the Subdivision Improvement Agreement shall be guaranteed by the security specified in Subsection I (Improvement Security) of this Section, and GC 66499 et seq.

**2.** A subdivision improvement agreement shall be prepared by the City Engineer in a form approved by the City Attorney, and shall provide for the following:

**a.** Construction of all improvements shall be as set forth in the approved plans and specifications;

**b.** The maximum period within which all improvements shall be completed to the satisfaction of the City Engineer;

**c.** Provisions for inspection of all improvements by the City Engineer and payment of fees by the subdivider for the cost of such inspection and all other incidental costs incurred by the City in enforcing the agreement;

**d.** If the subdivider fails to complete the work within the specified period of time, or any extended period of time that may have lawfully been granted to the subdivider, the City may, at its option, complete the required improvement work and the subdivider and their surety shall be firmly bound, under a continuing obligation, for payment of the full cost and expense incurred or expended by the City in completing such work, including interest from the date of notice of said cost and expense until paid;

**e.** In the event of litigation occasioned by a default of the owner or subdivider, his successors or assignees, the owner or subdivider, their successors or assignees will pay all costs involved, including reasonable attorney's fees, and that the same may be recovered as part of a lien against the real property; and

**f.** Additional terms or provisions, as may be necessary, pertaining to the forfeiture, collection, and disposition of improvement security upon the failure of the contracting

party to comply with the terms and provisions thereof or with the terms and provisions of this Development Code.

**3.** A subdivision improvement agreement shall be valid for a period specified in the agreement, but not to exceed 2 years from the effective date of the agreement.

**a.** The term of a subdivision improvement agreement may be extended at the discretion of the City Engineer.

**b.** A subdivision improvement agreement shall not only bind the present subdivider, but also all heirs, successors, executors, administrators, and assignees, so that the obligation runs with the real property. All agreements shall be executed by all those parties executing the final or parcel map.

**H. Inspection of Improvements.**

**1.** The construction of improvements required pursuant to this Division shall be subject to inspection and testing by the City Engineer to ensure compliance with the standards and specifications specified and required by this Division. All work and improvements shall be found to conform to the standards and specifications as a condition of the City's acceptance and release of any improvement securities held therefor.

**2.** No construction shall commence or continue without arrangements first having been made with the City Engineer for inspection. The City Engineer and his authorized representatives shall have the right to stop any work, refuse to inspect any work, or reject any or all work and construction if it is found that the work is unauthorized, is unsafe in any way to the workers or the public, is inferior in materials or workmanship, was performed without inspection, or does not meet or comply with city standards, specifications, or city-approved construction plans. Reasonable access to the construction and work shall be provided at all times so that full knowledge of the progress, workmanship, and character of the materials used in the work can be gained.

**3.** Upon completion of the required improvements, the subdivider or developer shall apply in writing to the City Engineer for preliminary final inspection. The City Engineer shall conduct a preliminary final inspection and prepare a deficiency list, noting all additional work to be performed and deficiencies in existing work to be corrected. The City Engineer shall provide a copy of the deficiency list to the subdivider or developer. If there are an excessive number of deficiencies or missing improvements, the City Engineer may choose to postpone the inspection.

**4.** After the subdivider or developer has corrected all of the items on the deficiency list, the subdivider or developer shall apply to the City Engineer for final inspection. The City Engineer shall conduct a final inspection and verify that the items on the deficiency list have been corrected. Upon verification, and after receiving record drawings (improvement plans), the City Engineer shall accept the improvements and issue a notice of completion to the subdivider or developer.

**5.** The City Engineer's acceptance of improvements shall not relieve the subdivider or developer of responsibility for correcting any deficiency that subsequently is discovered.

**I. Improvement Security.** Performance of a subdivision improvement agreement required pursuant to Subsection G (Completion of Improvements/Subdivision Improvement Agreement) of this Section shall be guaranteed by the security specified herein and GC Section 66499 et seq.

Any public improvement required with the approval of the Development Plan submitted pursuant to Section 4.02.025 (Development Plans) of this Development Code, at the discretion of the City Engineer, shall be guaranteed by the security specified herein.

**1.** Acceptable Forms of Required Improvement Security. Improvement securities shall be posted as a guarantee of the performance of any act, improvement, or obligation required as a condition of approval of any final map or parcel map, parcel map waiver, lot line adjustment, lot merger or development project. Unless otherwise provided herein, all such improvement securities shall be provided in one of the following forms, subject to approval and acceptance by the City Engineer and City Attorney:

**a.** *Bonds by Authorized Corporate Sureties.* One or more bonds by one or more duly authorized corporate sureties substantially in the form prescribed by the Subdivision Map Act, and subject to approval and acceptance by the City Attorney and City Council;

**b.** *Negotiable Bonds or a Letter of Credit.* A deposit with the City of immediately negotiable bonds or a letter of credit; or

**c.** *Cash and/or Negotiable Bonds of The Kind Approved for Securing Deposits of Public Moneys*. A deposit with the City or a responsible escrow agent or trust company, at the option of the City, of cash and/or negotiable bonds of the kind approved for securing deposits of public moneys; or

**d.** *Lien or Other Security Interests.* Any other form of security, including a lien or other security interests in real property, which the City Engineer and the City Attorney may, in their discretion, allow; provided, they determine that it is equivalent to the foregoing forms of security in terms of security and liquidity. Any written contract or document creating security interests shall be recorded in the Office of the County Recorder. From the time of recordation, a lien shall attach to the real property described therein, which shall have the priority of a judgment lien in the amounts specified.

**2.** Required Security Amounts.

**a.** *Performance and Guarantee*. The subdivider or developer shall provide an amount determined by the City Engineer, up to 100 percent of the total estimated cost of the improvement to be performed, including costs and fees incurred by the City. The estimated cost of improvement shall include a 10 percent contingency and a 10 percent increase for projected inflation computed to the estimated mid-point of construction; and

**b.** *Payment.* The subdivider or developer shall provide an amount determined by the City Engineer, up to 100 percent of the total estimated cost of the improvement to be performed, excluding grading and monumentation.

**3.** Release of Improvement Security. Improvement security may be released upon the final completion and acceptance of the act or work by the City Engineer; provided, however, such release shall not apply to the amount of security deemed necessary by the City Engineer for the guarantee and warranty period, nor to costs and reasonable expense fees, including reasonable attorney's fees incurred by the City in enforcing any improvement agreement. The subdivider or developer shall not be entitled to any reduction in security, except pursuant to Paragraph 4 (Partial Release of Improvement Security), below, until all improvements have been completed to the satisfaction of, and have been accepted by, the City Engineer.

**4.** Partial Release of Improvement Security. A partial release of performance security may be requested in writing from the Engineering Department. The portion of the performance security, in conjunction with the satisfactory completion of a part of the improvements as the work progresses, may be released upon the approval of the City Engineer, subject to the following:

**a.** No release shall be considered until at least 50 percent of the improvements are completed;

**b.** No release shall be considered for an amount less than 10 percent of the original total improvement security given for performance and guarantee;

**c.** An amount of up to 200 percent of the revised estimated construction cost for the remaining required improvements shall be required for the substitute security (or the remaining security);

**d.** The City Engineer is responsible for reviewing all applications and shall determine the amount of substitute security required in accordance with Subparagraph I.4.c, above; and

**e.** The original performance security may be released only upon receiving the proper substitute security, which has been determined acceptable by the City Attorney and the City Engineer.

**J. Completion of Improvements.**

**1.** Public improvements required as a condition of approval shall be completed pursuant to this Division unless they are deferred pursuant to Subsection K (Deferred Improvements) of this Section. The City Engineer shall review and approve any improvement agreement, conduct an inspection, and approve any constructed public improvement necessary to satisfy this provision, with the City Council delegating final approval to the City Engineer of any agreement or acceptance of any completed public improvement.

**2.** Once begun, public improvements for a final tract or parcel map, or development plan when required, shall be constructed to completion without interruption. The subdivider or developer shall exercise due diligence to ensure that this provision is met to the satisfaction of the City Engineer. Construction and inspection of public improvements shall be governed by City standards and the requirements of any applicable permit.

**3.** Notwithstanding any applicable agreement, the construction and maintenance of any public improvement is the responsibility of the subdivider or developer and shall remain so until such time that the City Council accepts the completed public improvements.

**4.** Upon acceptance of a public improvement, the City Engineer shall provide a notice of completion for that public improvement and shall release applicable securities for that public improvement. This action shall serve to transfer ownership and maintenance responsibility of the public improvement from the subdivider or developer to the City, and to provide full acceptance of the applicable dedication or easement, which acceptance had been contingent upon completion and acceptance of public improvements within said dedication or easement, subject to the terms of any applicable agreement.

**K. Deferred Improvements.** The Approving Authority for a tentative map or parcel map shall be responsible for approving any request for the deferred construction of on-site and off-site

improvements required by a tentative map or parcel map. The City Attorney shall approve the form and content of all deferred improvement agreements prior to the City accepting the document.

## 6.08.045: Common Interest Subdivisions

**A. Purpose.** The purpose of this Section is to establish criteria for the establishment of common interest subdivisions. For the purposes of this Section, the term "common interest subdivision" means a community apartment, condominium, planned development, or stock cooperative.

**B. Applicability.** The herein prescribed regulations shall be implemented in conjunction with the establishment of any common interest subdivision in the City.

**C. Common Interest Subdivisions are Exempt from Minimum Lot Area and Building Setback Requirements.** Common interest subdivisions shall be exempt from the minimum lot area and building setback regulations applicable to individually numbered and/or lettered lots identified on a tract or parcel map, excepting one-lot subdivisions. For the purposes of a common interest subdivision, any minimum lot area requirement shall be applied to the overall area of the common interest subdivision. Furthermore, any minimum building setback requirement shall only be applied to the exterior boundary of the common interest subdivision.

**D. Recordation of a Tract or Parcel Map is Required.** The establishment of a common interest subdivision shall require the approval and recordation of a tract or parcel map pursuant to the provisions of the Subdivision Map Act (commencing with GC Section 66410), Section 4.02.100 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps) and Section 4.03.030 (Final Maps and Parcel Maps) of this Development Code, and all applicable requirements of this Division.

**E. Recordation of Covenants, Conditions, and Restrictions (CC&Rs).** Covenants, conditions, and restrictions, if required, shall be recorded concurrently with the final map or parcel map, required pursuant to Subsection D (Recordation of a Tract or Parcel Map is Required), above, in the office of the San Bernardino County Recorder.

**1.** The purpose of the covenants, conditions, and restrictions is to guarantee compatibility and coordination of all lots or units within a common interest subdivision in terms of access, parking, landscaping, recreation facilities, open space, property and landscape maintenance, and architecture. Furthermore, the covenants, conditions, and restrictions shall establish a property owner (or homeowner) association for the purpose of maintaining common areas and facilities, enforcement of the covenants, conditions, and restrictions, regulation of operations and uses within the development, and ensuring continued architectural and landscaping compatibility within the development.

**2.** The covenants, conditions, and restrictions shall be subject to approval and acceptance by the Planning Director and City Engineer prior to recordation. Furthermore, the City may be required to be a non-voting member of the association and maintain the right of enforcement of the covenants, conditions, and restrictions.

**3.** The covenants, conditions, and restrictions shall include the establishment of a specific methodology or procedure for enforcement of its provisions by the City, if adequate maintenance of the development does not occur. Such procedures may include, but is not

limited to, granting the City the right of access to correct maintenance issues and assess the property owner (or homeowner) association for all costs incurred by the City.

**F. Recordation of a Condominium Plan.** The establishment of a condominium shall require the approval of a Condominium Plan by the City and the recordation of said Condominium Plan in the office of the San Bernardino County Recorder, prior to the sale of the first dwelling unit.

## 6.08.050: Conversion to a Residential Common Interest Project

This Section shall apply to the conversion of any existing residential real property to a common interest project, including condominium, community apartments, stock cooperative project, or any other similar form of common ownership, except conversion projects for which a final or parcel map has been approved prior to the effective date of this Development Code, or where the conversion involved a limited equity housing cooperative as defined in HSC Section 33007.5. All provisions, conditions, and further definitions of condominium development, as included in the California Civil Code, shall apply to the divisions of real property as permitted herein.

**A. Purpose.** The purpose of this Section regulating conversions to a residential common interest project is as follows:

**1.** Establish criteria for the conversion of existing single-family and multiple-family rental housing to community apartments, condominiums, planned developments, or stock cooperatives;

**2.** Ensure that converted housing achieves high quality appearance and safety, and is consistent with the goals and policies of The Ontario Plan;

**3.** Endeavor to maintain a reasonable balance of ownership and rental housing within the City, and a variety of housing choices of varying tenure, type, price, and location;

**4.** Ensure that the purchasers of community apartments, condominiums, planned developments, or stock cooperatives converted from existing rental housing stock have been properly informed as to the physical condition of dwellings offered for purchase; and

**5.** Ensure compliance with all requirements of applicable development, building, fire codes, plumbing, and electrical codes, and other applicable State and local laws and regulations, in effect at the time of filing of the tentative subdivision maps for conversion.

**B. Applicability.** Any conversion to a residential common interest project, including a community apartment, residential condominium, residential planned development, or residential stock cooperative, shall be subject to all applicable provisions of the Subdivision Map Act (commencing with GC Section 66410), the requirements of this Section, and all other applicable requirements of this Development Code and the Ontario Municipal Code.

**C. Application Requirements.** A residential common interest project conversion request shall consist of the following:

**1.** Subdivision Application. A subdivision application as required by Section 4.02.100 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps) of this Development Code.

**2.** Physical Elements Report. A report on the physical elements of all structures and facilities shall be submitted with the tentative or vesting tentative map. The report shall include, but not is limited to, the following:

**a.** Architect's or Engineer's Report. A report by a licensed architect or engineer detailing the structural condition of all elements of the property, including foundations, electrical, plumbing, utilities, walls, ceiling, windows, recreational equipment, parking facilities, appliances, and fixtures. The report shall state, to the best knowledge or estimate of the applicant, the following:

**(1)** When the element was constructed or installed;

**(2)** The condition of each element;

**(3)** When the element was replaced;

**(4)** The approximate condition of each element;

**(5)** Any variation or non-compliance of the element from this Development Code and the Building Code in effect on the date the last building permit was issued for the subject structure;

**(6)** The approximate date upon which the application for conversion was filed and accepted by the city; and

**(7)** The report shall identify any defective or unsafe elements and set forth the proposed corrective measures to be employed.

**b.** Pest Control Report. A report from a licensed structural pest control operator, approved by the city, on each structure and each unit within the structure.

**c.** Soils and Geological Hazard Reports. Soils and geological hazard reports prepared pursuant to Section 6.08.025 (Reports) of this Division, regarding soil deposits, rock formations, faults, groundwater, landslides, and liquefaction within the vicinity of the project, and a statement regarding any known evidence of soil problems relating to the structures. Reference shall be made to any previous soils reports for the site and a copy submitted with the report.

**d.** Repairs and Improvements Report. A statement of repairs and improvements to be made by the subdivider necessary to refurbish and restore the project to achieve a high degree of appearance and safety.

**e.** Notice to Tenants. The subdivider shall supply proof of all written notices as required by the Subdivision Map Act for conversion projects, as listed in Subsection E (Notice to Tenants) of this Section.

**f.** Plans and Information. The subdivider shall provide plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the City to process the conversion, as identified on the applicable City application forms.

**g.** Proposed Declaration. The subdivider shall provide a proposed declaration, as required by CC Section 1353. The declaration shall include an agreement for the

creation of an association responsible for common area maintenance, a clear designation of parking and signage rights, and a method for resolving differences.

**h.** Development Plan Application Required. The developer shall submit a Development Plan application for approval of the conversion pursuant to Section 4.02.030 (Development Plans) of this Development Code.

**D. Procedures.**

**1.** Notification and Hearing Requirements. A final subdivision map creating a community apartment, condominium, planned development, or stock cooperative from the conversion of rental housing units, unless the subdivider shows that the following notification procedures have been fulfilled:

**a.** Each of the tenants or prospective tenants of the proposed community apartment, condominium, planned development, or stock cooperative project has received or will receive each of the notices included in the Subdivision Map Act (commencing with GC Section 66410), including the following:

**(1)** Written notification pursuant to GC Section 66452.8 and GC Section 66452.9, of intention to convert, provided at least 60 days prior to the filing of a tentative map;

**(2)** Written notification at least 10 days prior to the date of the public hearing at which the Approving Authority will review the Conditional Use Permit for the requested conversion in compliance with GC Section 65090 and GC Section 65091. Notice shall also be mailed to the owner of the subject property, as well as all property owners within 300 FT of the subject property, as shown on the last equalized tax assessor roll. In addition, a notice of public hearing shall be published at least once in a newspaper of general circulation at least 10 days prior to the hearing;

**(3)** Written notification pursuant to GC Section 66427.1(a) that each tenant shall receive a 10-day notice that a final public report will be, or has been, submitted to the Department of Real Estate, that the period for each tenant's right to purchase begins with the issuance of the report, and that the report will be available from the City, upon request;

**(4)** Written notification that the subdivider has received the public report from the Department of Real Estate. This notice shall be provided within 5 days after the date that the subdivider receives the public report from the Department of Real Estate;

**(5)** Written notification within 10 days following approval of a final map for the proposed conversion;

**(6)** Upon approval of a final map for the proposed conversion, written notification shall continually be delivered to all prospective tenants prior to execution of a rental agreement using the form in GC Section 66459(a). Failure to do so will not be grounds to deny the conversion, but will require the subdivider to pay each prospective tenant who was entitled to that notice, an amount as indicated in GC Section 66459(f);

**(7)** Written notification pursuant to GC Section 66452.11 shall be provided to all affected tenants at least 180 days prior to termination of tenancy due to the conversion or proposed conversion, but not before the City has approved a tentative map for the conversion. The notice given pursuant to this subparagraph shall not alter or abridge the rights or

obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by CC Section 1941, 1941.1, and 1941.2; and

**(8)** Notice of an exclusive right to contract for the purchase of a tenant's respective unit upon the same terms and conditions that the unit will be initially offered to the general public, or terms more favorable to the tenant. The exclusive right to purchase shall commence on the date the subdivision public report is issued, as provided in BPC Section 11018.2, and shall run for a period of not fewer than 90 days, unless the tenant gives prior written notice of their intention not to exercise the right. Notice shall be given using the form included in GC Section 66452.12(b).

**b.** If a rental agreement was negotiated in a language other than English, all required written notices regarding the conversion of residential real property into a community apartment, condominium, planned development, or stock cooperative project shall be issued in that language.

**2.** Division of Airspace Not Required. A map of a community apartment, condominium, planned development, or stock cooperative project need not show the buildings or the manner in which the buildings or the airspace above the property shown on the map are to be divided. The City does not have the right to refuse approval, of a conversion project (tentative or final map, or parcel map), based upon the manner in which the airspace is divided or any of the provisions listed in GC Section 66472.

**3.** Limitation on the Number of Rental Housing Units Converted Within a Current Calendar Year. The conversion of rental housing units to a community apartment, condominium, planned development, or stock cooperative, shall not result in the conversion of more than 5 percent of the potentially convertible rental units in the City during any current calendar year.

**E. Notice to Tenants.**

**1.** Tenant Notifications. The developer shall notify current and potential tenants according to Paragraph D.1 (Notification and Hearing Requirements) of this Section and the Subdivision Map Act.

**2.** Tenant Rights.

**a.** *Tenants Right to Purchase.* As provided in GC Section 66427.1(b), any present tenant or tenants of any housing unit shall be given a nontransferable right of first refusal to purchase the unit occupied at a price no greater than the price offered to the general public. The right of first refusal shall extend for at least 60 days from the date of issuance of the subdivision public report pursuant to BPC Section 11018.2, unless the tenant gives prior written notice of his intent not to exercise the right.

**b.** *Vacation of Units.* Each tenant that does not purchase a housing unit, and is not in default under the obligations of the rental agreement or lease under which they occupy the unit, shall have no fewer than 180 days from the date of receipt of notification from the owner of their intent to convert, or from the filing date of the final map, whichever date is later, to find substitute housing and to relocate. Tenants shall have the right to terminate leases at any time after receiving the notice.

**c.** *Increase in Rents.* From the date of submittal of the tentative or vesting tentative map, until the sale of the unit, no tenant's rent shall be increased more frequently than once every 12 months, at a rate no greater than the Consumer Price Index, as compiled by the Federal Bureau of Labor Statistics. This limitation shall not apply if rent increases are provided for in leases or contracts in existence prior to the filing date of the tentative map.

**d.** *Notice to New Tenants.* After submittal of the application to convert, any prospective tenant shall be notified in writing by the developer of the intent to convert prior to leasing or renting any unit and shall not be subject to the provisions of Subparagraph E.2.c (Increase in Rents) of this Section.

**e.** *Senior Citizens, the Handicapped, and the Disabled.* The developer shall be required to retain ownership of units occupied at the time of filing of the tentative map by senior citizens (persons 62 years of age or older) or the handicapped (as defined by HSC Section 50072) or the disabled (as defined by 42USC423), for a period of one year from the date of approval by the Approving Authority.

**F. Standards for Conversion.**

**1.** Building and Physical Standards.

**a.** The community apartment, condominium, planned development, or stock cooperative conversion project, and all individual units and common areas contained therein, shall comply with all applicable existing and current development, building (including energy conservation and sound transmission), fire, and subdivision requirements, unless legally nonconforming.

**b.** The community apartment, condominium, planned development, or stock cooperative conversion project shall comply with all applicable provisions of Ontario Municipal Code Chapter 11 (Security Standards for Building).

**c.** The consumption of gas, electricity and water within each unit shall be separately metered so that the unit owner can be separately billed for each unit. Each unit shall have its own panel, or access thereto, for all electrical circuits that serve the unit. The requirements of this subsection may be waived where the Approving Authority finds that full compliance with this provision would not be practicable and the developer submits an alternative plan approved by the Approving Authority.

**d.** The electrical, plumbing, mechanical, fire, and life safety systems of the structure shall be placed in a condition of good repair and maintenance.

**e.** The buildings and facilities shall be upgraded to meet the requirements of Ontario Municipal Code Title 5, Chapter 29 (Noise). The Approving Authority may require additional insulation or other upgrades to reduce noise to an acceptable level.

**f.** The developer shall dedicate land or easements for street widening, public access, or other public purposes in connection with the project, where determined necessary by the Approving Authority and in conformance with this Development Code.

**g.** All on-site and adjacent overhead utility service lines and poles shall be converted to an underground system consistent with the requirements of this Development Code.

**h.** All main buildings, structures, fences, patio enclosures, carports, irrigation systems, landscaped areas, accessory buildings, sidewalks, driveways and additional elements as required by the Approving Authority shall be refurbished and restored as necessary, to achieve a high quality appearance and safety.

**i.** If Development Impact Fees have not previously been paid for the affected residential units, the required fees shall be paid prior to the recordation of the final map, or as otherwise required by City ordinance.

**j.** The developer shall provide each purchaser with a copy of the below-listed items, prior to executing any purchase agreement or other contract to purchase a unit within the project and shall give the purchaser sufficient time to review the information. Copies of the information shall also be made available at all times at the sales office and a notice indicating that the reports and documentation are available shall be posted on the project site, at locations approved by the Planning Director. In addition, copies of the required reports and documentation shall be provided to the Homeowners Association upon its formation.

**(1)** Reports and documentation required by Paragraph C.2 (Physical Elements Report) of this Section, in their final form as accepted by the City; and

**(2)** A copy of the covenants, conditions, and restrictions, and a project maintenance plan.

**k.** Other conditions may be applied as deemed necessary by the Approving Authority to further the intent of this Section.

**2.** Securities and Penalties. All improvements and alterations required pursuant to this Section and all other applicable requirements of this Development Code, the Ontario Municipal Code, and the conditions of project approval, shall be made prior to the approval of the final map or parcel map, or upon approval of the Planning Director, City Engineer, and Building Official, and a deposit paid to the City pursuant to Division 2.06 (Performance Guarantees), to assure the completion of all required work prior to the closing of escrow on any unit within the project. The deposit shall be accompanied by an agreement by the developer, and owner of the project if different from the developer, in a form to be approved by the city attorney, guaranteeing completion of the work.

**G. Findings.** The Approving Authority, prior to approving a tentative tract or parcel map, or a Conditional Use Permit, for the conversion of rental housing units to a common interest project, including a community apartment, residential condominium, residential planned development, or residential stock cooperative, shall find and clearly establish the following findings:

**1.** Not Detrimental. All provisions of this Section have been met and the project will not be detrimental to the health, safety, or welfare of the community;

**2.** Consistency with The Ontario Plan. The proposed conversion is consistent with the Vision, City Council Priorities, and Policy Plan (General Plan) components of The Ontario Plan;

**3.** Conformity with Title. The proposed conversion conforms to all applicable requirements of this Development Code; and

**4.** Housing Diversity. The proposed conversion of rental housing units to a community apartment, condominium, planned development, or stock cooperative, will not have an adverse effect on the diversity of housing types available in the City.

## 6.08.055: Conversion to a Nonresidential Common Interest Project

This Section shall apply to the conversion of any existing nonresidential real property to a common interest project, such as condominiums or any other similar form of common ownership, except conversion projects for which a final or parcel map has been approved prior to the effective date of this Development Code. All provisions, conditions, and further definitions of condominium development, as included in the California Civil Code, shall apply to the divisions of real property as permitted herein.

**A.** **Purpose.** The purpose of this Section is to provide a legal process for the conversion of existing nonresidential buildings to a common interest ownership, such as a condominium, so as to protect both the community and the purchasers of units within a common interest project. This Section provides regulations to ensure adequate and safe building design and maintenance for all industrial and commercial common interest conversions, in order to achieve this goal.

**B.** **Applicability.** Any conversion to a nonresidential common interest project shall be subject to all applicable provisions of the Subdivision Map Act (commencing with GC Section 66410), the requirements of this Section, and all other applicable requirements of this Development Code and the Ontario Municipal Code.

**C.** **Application Requirements.** A request for the approval of a parcel map for a nonresidential common interest project conversion, shall be accompanied by the following items:

**1.** Subdivision Application. A subdivision application as required by Section 4.02.100 (Subdivisions—Tentative Tract and Parcel Maps, and Vesting Maps) of this Development Code.

**2.** Physical Elements Report. A physical elements report shall be submitted for each structure and/or facility, as described in Paragraph C.2 (Physical Elements Report) of Section 6.08.045 (Conversion to a Residential Common Interest Project) of this Division.

**3.** Notice to Tenants. Proof of all written notices required by the Subdivision Map Act for conversion projects, as listed in Subsection E (Notice to Tenants) of Section 6.08.045 (Conversion to a Residential Common Interest Project) of this Division.

**4.** Plans and Information. Provide plans, maps, reports, special studies, exhibits, and any other information deemed necessary by the City to process the conversion, as identified on the applicable City application forms.

**5.** Proposed Declaration. Provide a copy of the declaration required by CC Section 1353. The declaration shall include an agreement for the creation of an association responsible for common area maintenance, a clear designation of parking and signage rights, and a method for resolving differences.

**6.** Development Plan Application Required. The developer shall submit a Development Plan application for approval of the conversion pursuant to Section 4.02.030 (Development Plans) of this Development Code.

**D. Procedures.**

**1.** Acceptance of Reports. The final form of the reports and other documents required under Subsection C (Application Requirements) of this Section shall be as approved by the City. The reports, in their accepted form, shall remain on file with the City for review by the public. The subdivider shall provide each purchaser with a copy of the reports in their final, accepted form.

**2.** Inspection. In conjunction with the filing of a nonresidential common interest project conversion request, the subdivider shall request that an inspection of the premises be made by the Building Official and the City Engineer. The inspection shall include structures, common areas, site improvements, public improvements, and all other related facilities. A deficiency list shall be compiled during the inspection, which lists all necessary corrections required to conform to the requirements of this Section and all other applicable codes and ordinances.

**3.** Corrective Work. Upon completion of the inspection required pursuant to Paragraph D.2 (Inspection), above, a copy of the deficiency list shall be transmitted to the subdivider. All deficiencies shall be corrected to the satisfaction of the City prior to filing a final map or parcel map. When plans for corrective work are required, they shall be as approved by the appropriate city official, prior to the filing of the final map or parcel map.

**4.** Payment of Inspection Fees. The City shall charge the usual fees, if applicable, or an hourly fee for the inspection and processing according to an estimated actual hourly cost to the city. The owner shall post a cash deposit in an amount equal to the estimated cost of inspection. The deposit will be applied toward the inspection fee, with any refund or balance due to be resolved before the approval of the final map by the Approving Authority. Any unpaid balances shall be paid prior to recordation of the final map.

**E. Standards for Conversion.**

**1.** Building and Physical Standards.

**a.** Building Regulations. The project shall conform to the applicable standards of the City's Building Code that was in effect at the time the last building permit was issued for the affected structures.

**b.** Fire Prevention. Each unit shall be provided with a fire-warning system conforming to the City's Building Code. All fire hydrants, fire alarm systems, portable fire extinguishers and other fire protective appliances shall be retained in an operable condition at all times.

**c.** Sound Transmission.

**(1)** *Vibration Transmission.* All permanent mechanical equipment, such as motors, compressors, pumps, compactors, or any item determined by the Building Official to be a source of structural vibration or structural-borne noise shall be vibration-isolated with inertia blocks or bases, or vibration isolator springs, in a manner approved by the Building Official.

**(2)** *Noise Standards.* The structures shall conform to all interior and exterior sound transmission standards of CCR Title 24, the City's Building Code, and the requirements of Ontario Municipal Code Chapter 29 (Noise). The Approving Authority may require additional insulation or other upgrades to reduce noise to an acceptable level.

**d.** Utility Metering. Each unit shall be separately metered for gas, electricity and water, unless the covenants, conditions, and restrictions provide for the property owner association to take responsibility for these utilities.

**e.** Landscape Maintenance. All landscaping shall be restored, or new landscaping shall be installed, to achieve a high degree of appearance and quality pursuant to Division 6.05 (Landscaping) of this Development Code. Provisions shall be made within the declaration required pursuant to Paragraph C.5 (Proposed Declaration) of this Section, for continuing maintenance of all landscaped areas. Existing landscaping is subject to review and approval by the Approving Authority. If new landscaping is proposed, the design of all landscaping is subject to review and approval by the City.

**f.** Off-Street Parking and Loading. Off-street parking and loading shall be provided pursuant to the requirements of Division 6.03 (Off-Street Parking and Loading) this Development Code, for allowed commercial and industrial land uses, as applicable.

**g.** Refurbishing and Restoration of Improvements. Each main building, structure, fence, accessory building, sidewalk, driveway, landscaped area, utilities, and additional element as required by the department shall be refurbished and restored as necessary to achieve a high degree of appearance, quality and safety. The refurbishing and restoration is subject to review and approval by the department.

**h.** Building Security Standards. Each unit shall comply with all applicable provisions of Ontario Municipal Code Chapter 11 (Security Standards for Building).

**i.** Dedication of Land and Easements. The developer shall dedicate land or easements for street widening, public access, or other public purposes in connection with the project, where determined necessary by the Approving Authority, and in conformance with this Development Code.

**j.** Undergrounding of Overhead Utilities. All on-site and adjacent overhead utility service lines and poles shall be converted to an underground system consistent with the requirements of this Development Code.

**k.** Copies of Reports and Documentation to be Provided to New Property Owners. The developer shall provide each purchaser with a copy of the below-listed items, prior to executing any purchase agreement or other contract to purchase a unit within the project and shall give the purchaser sufficient time to review the information. In addition, copies of the required reports and documentation shall be provided to the Property Owner Association upon its formation.

**(1)** Reports and documentation required by Paragraph C.2 (Physical Elements Report) of this Section, in their final form as accepted by the City; and

**(2)** A copy of the covenants, conditions, and restrictions.

**l.** Additional Conditions. Additional conditions may be applied as deemed necessary by the Approving Authority to further the intent of this Section.

**2.** Securities and Penalties. All improvements and alterations required pursuant to this Section and all other applicable requirements of this Development Code, the Ontario Municipal Code, and the conditions of project approval, shall be made prior to the approval of the final

map or parcel map, or upon approval of the Planning Director, City Engineer, and Building Official, and a deposit paid to the City pursuant to Division 2.06 (Performance Guarantees), to assure the completion of all required work prior to the closing of escrow on any unit within the project. The deposit shall be accompanied by an agreement by the developer, and owner of the project if different from the developer, in a form to be approved by the city attorney, guaranteeing completion of the work.

**F.** **Findings.** The Approving Authority may not approve a request for a conversion to an industrial or commercial common interest project, unless it finds and clearly establishes that the proposed conversion conforms to the requirements of this Section, and is consistent with the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and all other applicable requirements of this Development Code and the Ontario Municipal Code.

## 6.08.060: Urban Lot Splits

**A.** **Purpose.** The purpose of this Section is to allow and appropriately regulate Urban Lot Splits pursuant to GC Section 66411.7.

**B.** **Definition**. For the purposes of this Section, the term "Urban Lot Split" shall mean the subdivision of an existing, legally subdivided lot into two lots pursuant to the requirements of this Section.

**C.** **Application**.

**1.** Only individual property owners may apply for an Urban Lot Split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corporation, S corporation, etc.) except for a community land trust (as defined by Revenue and Taxation Code Section 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by Section 214.15).

**2.** An application for an Urban Lot Split shall be submitted on a City application form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days following application submittal.

**3.** The City may establish a fee to recover its costs for adopting, implementing, and enforcing this Section of the Development Code, pursuant to applicable law. The City council may establish and change the fee by resolution. The fee shall be paid with the application.

**D.** **Approval**.

**1.** An application for a parcel map for an Urban Lot Split is approved or denied ministerially, by the City Engineer, without discretionary review.

**2.** A tentative parcel map for an Urban Lot Split shall be approved ministerially if it complies with all the requirements of this Section. The tentative parcel map may not be recorded. A final parcel map shall be approved ministerially as well, but not until the owner demonstrates that all required documents have been recorded, such as the deed restriction and easements. The tentative parcel map shall expire 3 months following approval.

**3.** The approval shall require the owner and applicant to hold the City of Ontario harmless from all claims and damages related to the approval and its subject matter.

**4.** The approval shall require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this Development Code.

**E.** **Requirements**. An Urban Lot Split shall satisfy each of the following requirements:

**1.** Subdivision Map Act Compliance.

**a.** The Urban Lot Split shall conform to all applicable objective requirements of the Subdivision Map Act (GC Section 66410 et seq., "SMA"), including implementing requirements in this Development Code, except as otherwise expressly provided in this Section.

**b.** If an Urban Lot Split violates any part of the SMA, the City's subdivision regulations, including this Section, or any other legal requirement:

**(1)** The buyer or grantee of a lot that is created by the Urban Lot Split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

**(2)** The City has all the remedies available to it under the SMA, including but not limited to the following:

**(a)** An action to enjoin any attempt to sell, lease, or finance the property.

**(b)** An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.

**(c)** Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to $10,000, or both, or a misdemeanor.

**(d)** Record a notice of violation.

**(e)** Withhold any or all future permits and approvals.

**c.** Notwithstanding Section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an Urban Lot Split.

**2.** Zoning District. The lot to be split is in a single-family residential zoning district. For purposes of this Section, the term "single-family residential zoning district" shall mean the LDR-5 (Low Density Residential – 2.1 to 5.0 DU/Acre) zoning district.

**3.** Lot Location. Pursuant to the GC Section 65913.4(a)(6)(B) through (K), the lot to be split shall not be located on a site that is any of the following:

**a.** Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.

**b.** A wetland.

**c.** Within a very high fire hazard severity zone, unless the site complies with all fire-hazard mitigation measures required by existing building standards.

**d.** A hazardous waste site that has not been cleared for residential use.

**e.** Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.

**f.** Within a 100-year flood hazard area, unless the site has either:

**(1)** Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction; or

**(2)** Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.

**g.** Within a regulatory floodway, unless all development on the site has received a no-rise certification.

**h.** Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.

**i.** Habitat for protected species.

**j.** Land under conservation easement.

**4.** Not Historic. The lot to be split shall not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a city or county landmark or as a historic property or district.

**5.** No Prior Urban Lot Split.

**a.** The lot to be split was not established through a prior Urban Lot Split.

**b.** The lot to be split is not adjacent to any lot that was established through a prior Urban Lot Split by the owner of the lot to be split or by any person acting in concert with the owner. For the purposes of this Section, the term "any person acting in concert with the owner" shall include any third-party that coordinates or assists the owners of two adjacent lots with their respective Urban Lot Splits.

**6.** No Impact on Protected Housing. The Urban Lot Split shall not require or include the demolition or alteration of any of the following types of housing:

**a.** Housing that is income-restricted for households of moderate, low, or very low income.

**b.** Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

**c.** Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (GC Sections 7060–7060.7) at any time in the 15 years prior to submission of the Urban Lot Split application.

**d.** Housing that has been occupied by a tenant in the last 3 years. The applicant and the owner of a property for which an Urban Lot Split is sought shall provide a sworn statement as to this fact with the application for the tentative parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

**7.** Lot Size.

**a.** The lot to be split shall be at least 2,400 SF.

**b.** Each lot created by an Urban Lot Split shall be at least 1,200 SF.

**c.** Each lot created by an Urban Lot Split shall be between 60 percent and 40 percent of the original lot area.

**8.** Easements.

**a.** The owner shall enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

**b.** Each easement shall be shown on the parcel map.

**c.** Copies of the unrecorded easement agreements shall be submitted with the application. The easement agreements shall be recorded against the property before the final parcel map may be approved pursuant to subpart D.2 above.

**9.** Lot Access.

**a.** Each lot created by an Urban Lot Split shall adjoin a public street right-of-way.

**b.** Each lot created by an Urban Lot Split shall have frontage on the public street right-of-way of at least 20 FT.

**10.** Unit Standards.

**a.** *Quantity*. No more than two dwelling units of any kind may be built on a lot that results from an Urban Lot Split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created pursuant to State law and Section 5.03.403 (Two-Unit Projects) of this Development Code, or an ADU or JADU created pursuant to Section 5.03.010 (Accessory Dwelling Unit) of this Development Code.

**b.** *Unit Size*.

**(1)** The total floor area of each primary dwelling that is developed on a lot resulting from an Urban Lot Split shall be a minimum of 500 SF in area and a maximum of 800 SF in area.

**(2)** A primary dwelling that was legally established prior to the Urban Lot Split and that is larger than 800 SF is limited to the lawful floor area at the time of the Urban Lot Split and shall not be expanded.

**(3)** A primary dwelling that was legally established prior to the Urban Lot Split and is smaller than 800 SF may be expanded to a maximum of 800 SF after the Urban Lot Split.

**c.** *Height Restrictions*.

**(1)** On a resulting lot that is 2,000 SF or larger, no new primary dwelling unit may exceed one-story or 16 FT in height, measured from grade to peak of the structure.

**(2)** On a resulting lot that is smaller than 2,000 SF, no new primary dwelling unit may exceed two-stories or 22 FT in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story in height shall be stepped back by an additional 5 FT from the ground floor; no balcony deck or other portion of the second story may project into the stepback.

**(3)** No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an Urban Lot Split.

**d.** *Lot Coverage*. Maximum lot coverage shall conform to the requirement of the underlying zoning district. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 SF each.

**e.** *Setback Requirements*.

**(1)** **Generally**. All setbacks shall conform to the minimum requirements of the underlying zoning district.

**(2)** **Exceptions**. Notwithstanding subpart E.10.e above:

**(a)** Existing Structures. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

**(b)** Cannot Preclude Construction of Two 800-SF Units and 4-FT Side/Rear Setbacks. The setbacks imposed by the underlying zoning district shall yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 SF in floor area; but in no event may any structure be less than 4 FT from a side or rear property line.

**(3)** **Front Setback Area**. Notwithstanding any other part of this Development Code, dwellings that are constructed after an Urban Lot Split shall conform to the front setback requirement of the underlying zoning district. The front setback area shall:

**(a)** Be kept free from all structures greater than 3 FT high; and

**(b)** Allow for vehicular and fire-safety access to the front structure.

**f.** *Parking*. Each new primary dwelling unit shall have at least one off-street parking space per unit within a fully enclosed garage having a minimum interior clear area measuring 10 FT in width and 20 FT in length, unless one of the following applies:

**(1)** The lot is located within one-half mile walking distance of either:

**(a)** A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

**(b)** A site that contains:

**(i)** An existing rail or bus rapid transit station,

**(ii)** A ferry terminal served by either a bus or rail transit service, or

**(iii)** The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

**(2)** The site is located within one-block of a permanently established car-share vehicle pickup/drop-off location.

**g.** *Architecture*.

**(1)** If there is a legal primary dwelling on the lot that was established before the Urban Lot Split, any new primary dwelling unit shall match the existing primary dwelling unit with respect to exterior materials, finishes, color, and dominant roof pitch. The dominant roof pitch means the slope shared by the largest portion of the roof.

**(2)** If there is no legal primary dwelling on the lot before the Urban Lot Split, and if two primary dwellings are developed on the lot, the dwellings shall match each other with respect to exterior materials, finishes, color, and dominant roof pitch. The dominant roof pitch means the slope shared by the largest portion of the roof.

**(3)** All exterior lighting shall be limited to down-lights.

**(4)** No window or door of a dwelling that is constructed on the lot may have a direct line of sight to an adjoining residential property. Decorative masonry block walls, dense landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.

**(5)** If a dwelling is constructed on a lot after an Urban Lot Split and any portion of the dwelling is less than 30 FT from a property line that is not a public street right-of-way line, then all windows and doors in that portion shall either be (for windows) clerestory with the bottom of the glass at least 6 FT above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

**h.** *Walls, Fences, and Obstructions*.

**(1)** Lots created as a result of an Urban Lot Split shall be provided with 6-FT high decorative masonry block walls (reduced to 3 FT in height within front setback areas) at the following locations:

**(a)** Interior side and rear lot lines of each lot; and

**(b)** Street side property lines and along the rear property line of through lots, setback a minimum of 5 FT behind the sidewalk.

**(2)** The construction and maintenance of walls, fences, and other obstructions shall comply with the requirements of Division 6.02 (Walls, Fences, and Obstructions) of this Chapter.

**i.** *Landscaping*. Lots created as a result of an Urban Lot Split shall be fully landscaped and provided with a permanent automatic irrigation system pursuant to the requirements Division 6.05 (Landscaping) of this Chapter.

**j.** *Nonconforming Conditions*. An Urban Lot Split may be approved without requiring a legal nonconforming zoning condition to be corrected.

**k.** *Utilities*.

**(1)** Each primary dwelling unit on the resulting lots shall have its own direct utility connection to the utility service provider.

**(2)** Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system shall first have a percolation test completed within the last 5 years or, if the percolation test has been recertified, within the last 10 years.

**l.** *Building and Safety*. An Urban Lot Split is a change of use. All structures built on a lot resulting from an Urban Lot Split shall comply with all current local building standards.

**11.** Fire-Hazard Mitigation Measures.

**a.** A lot in a very high fire hazard severity zone shall comply with each of the following fire-hazard mitigation measures:

**(1)** It shall have direct access to a public street right-of-way with a paved street with a width of at least 40 FT. The public street right-of-way shall have at least two independent points of access for fire and life safety to access and for residents to evacuate.

**(2)** All dwellings on the site shall comply with current Fire Code requirements for dwellings in a very high fire hazard severity zone.

**(3)** All enclosed structures on the site shall have fire sprinklers.

**(4)** All sides of all dwellings on the site shall be within a 150-FT hose-pull distance from either the public street right-of-way or of an onsite fire hydrant or standpipe.

**(5)** If the lot does not have a swimming pool, the lot shall have a water reservoir of at least 5,000 gallons per dwelling, with fire-authority approved hookups compatible with fire-authority standard pump and hose equipment.

**b.** Prior to submitting an application for an Urban Lot Split, the applicant shall obtain a certificate of compliance with all applicable fire-hazard mitigation measures pursuant to this subpart E.11. The City or its authorized agent shall inspect the site, including all structures on the site, and certify as to its compliance. The certificate shall be included with the application. The applicant shall pay the City's costs for inspection. Failure to pay is grounds for denying the application.

**12.** Separate Conveyance.

**a.** On a lot created by an Urban Lot Split:

**(1)** Primary dwelling units cannot be owned or conveyed separately from each other.

**(2)** Condominium airspace divisions and common interest developments are prohibited.

**(3)** All fee interest in a lot and all dwellings on the lot shall be held equally and undivided by all individual property owners.

**(4)** Separate conveyance of lots created by an Urban Lot Split is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the Urban Lot Split boundary may separate them for conveyance purposes if the structures meet Building Code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner shall record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

**13.** Regulation of Uses.

**a.** *Residential-Only*. Nonresidential land uses shall be prohibited on any lot created by Urban Lot Split.

**b.** *No Short Term Rentals*. No dwelling unit on a lot that is created by an Urban Lot Split may be rented for a period of less than 30 days.

**c.** *Owner Occupancy*. The applicant for an Urban Lot Split shall sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of 3 years after the Urban Lot Split is approved.

**14.** Notice of Construction.

**a.** At least 30 business days prior to the starting any construction of a structure on a lot created by an Urban Lot Split, the property owner shall give written notice to all the owners of record of each of the adjacent residential parcels, which notice shall include the following information:

**(1)** Notice that construction has been authorized,

**(2)** The anticipated start and end dates for construction,

**(3)** The hours of construction,

**(4)** Contact information for the project manager (for construction-related complaints), and

**(5)** Contact information for the Building & Safety Department.

**b.** This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. The approval of an Urban Lot Split is ministerial and under state law, the City has no discretion in approving or denying a particular project under this Section. This notice requirement is purely to promote neighborhood awareness and expectation.

**15.** Deed Restriction. The owner shall record a deed restriction, acceptable to the City, that does each of the following:

**a.** Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.

**b.** Expressly prohibits any nonresidential land use of Urban Lot Split.

**c.** Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.

**d.** States that the property is formed by an Urban Lot Split and is, therefore, subject to the City's Urban Lot Split regulations, including all applicable limits on dwelling size and development.

**F. Specific Adverse Impacts**.

**1.** Notwithstanding anything else in this Section, the City may deny an application for an Urban Lot Split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

**2.** The term "specific adverse impact" has the same meaning as in GC Section 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code Section 214(g).

**3.** The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

## Division 6.09—Reserved

**********Reserved for Future Use**********

*This page intentionally left blank*

## Division 6.10—Reserved

**********Reserved for Future Use**********

*This page intentionally left blank*

# Division 6.11—Shopping Cart Retention and Storage

Sections:


6.11.000: Purpose
6.11.005: Applicability
6.11.010: Definitions
6.11.015: Exemption
6.11.020: Mandatory Shopping Cart Retention Plan
6.11.025: Shopping Cart Retention Plan Timeline and Approval Process
6.11.030: Penalties for Failing to Submit a Shopping Cart Retention Plan
6.11.035: Notification for Retrieval of Abandoned Carts
6.11.040: Administrative Costs and Fines
6.11.045: Disposition of Carts after 30 Days
6.11.050: Unmarked Shopping Carts: Public Nuisance
6.11.055: Unmarked Shopping Carts: Destruction
6.11.060: Shopping Cart Collection and Storage Facilities


## 6.11.000: Purpose

Abandoned shopping carts constitute a nuisance, create potential hazards to the health and safety of the public, and interfere with pedestrian and vehicular traffic within the City. The accumulation of wrecked, dismantled, and abandoned shopping carts on public or private property also tends to create conditions that reduce property values, promoting blight and deterioration in the City. The purpose of this Division is to provide regulations pertaining to abandoned shopping carts, unmarked shopping carts, provide a requirement for a mandatory plan to prevent cart removal, and provide adequate facilities for on-site cart storage.

## 6.11.005: Applicability

Any business establishment in the City that provides shopping carts for use by their patrons shall develop and implement a Shopping Cart Retention Plan, which is intended to prevent customers from removing carts from their business premises and provide appropriate cart storage areas pursuant to this Division. The Shopping Cart Retention Plan shall be reviewed and approved by the Planning Director pursuant to the procedures established for ministerial permits and decisions contained in Subsection 2.02.015.C (Ministerial Permits and Decisions) of this Development Code.

## 6.11.010: Definitions

As used in this Division, unless otherwise apparent from the context, the words, terms, and phrases listed below, shall have the following meaning:

**A.** **Abandoned Cart.** Any cart that has been removed without written permission of the owner, or on-duty manager from the premises of the business establishment, regardless of whether it has been left on either private or public property. This provision shall not apply to carts that are removed for the purpose of repair or maintenance.

**B.** **Cart.** A basket that is mounted on wheels or similar devise provided by a business establishment for use by a customer for the purpose of transporting goods of any kind, including, but not limited to, grocery store shopping carts.

**C.** **Owner.** Any person or entity, who in connection with the conduct of a business, owns, possesses, or makes any cart available to customers or the public. For the purposes of this Division, "owner" shall also include the owner's on-site or designated agent or retailer that provides the carts for use by its customers.

**D.** **Premises.** The entire area owned and utilized by the business establishment that provides carts for use by customers, including any parking lot or other property provided by the owner for customer parking.

**E.** **Unmarked Cart.** Any cart as defined by this Division that is not identified and marked pursuant to PC Section 22435.1.

## 6.11.015: Exemption

Any owner that agrees to enter into a contract with a City-designated retrieval service to provide for retrieval of abandoned carts, or, individually or as part of a consortium of businesses, enters into a retrieval contract with a retrieval service that is satisfactory to the City, shall be exempt from Section 6.11.025 (Prevention Plan Timeline and Approval Process), Section 6.11.030 (Penalties for Failing to Submit a Shopping Cart Retention Plan), and Section 6.11.035 (Notification for Retrieval of Abandoned Carts), below.

## 6.11.020: Mandatory Shopping Cart Retention Plan

Every business owner shall develop and implement a Shopping Cart Retention Plan for all businesses that utilize shopping carts for use by business patrons, to prevent customers from removing carts from the business premises. Every Shopping Cart Retention Plan shall include the following elements:

**A.** **Required Signs on Carts.** Every cart owned or provided by any business establishment in the City shall have a sign permanently affixed to it that contains all of the following information:

**1.** Identifies the owner of the cart or the name of the business establishment, or both;

**2.** Notifies the public of the procedure to be utilized for authorized removal of the cart from the business premises;

**3.** Notifies the public that the unauthorized removal of the cart from the premises or parking area of the retail establishment, or the unauthorized possession of the cart, is a violation of State law; and

**4.** Lists a valid telephone number to contact to report the location of the abandoned cart or lists an address for returning the cart to the owner or business establishment.

**B.** **Required Signs on Property.** Signs shall be placed in pertinent places near door exits and near parking lot exists that notify customers that cart removal is prohibited and constitutes a violation of State and local law.

**C. Physical Measures.**

**1.** New development, an increase of more than 10 percent in GFA, or the major alteration or remodel of any building occupied by, or proposed to be occupied by, retail commercial uses providing 10 or more shopping carts for use by business patrons, shall install and maintain in good working order, an electronic barrier system at the perimeter of the business site, which, when crossed by a shopping cart, will disable the cart, thereby preventing its removal from the site. Alternate cart retention methods that would achieve the same outcome may be considered by the Planning Director.

**2.** New and existing businesses providing less than 10 shopping carts for use by patrons, may be required to implement specific physical measures to prevent shopping cart removal from the business premises. These measures may include one or more of the following:

**a.** Installation of disabling devices on all carts;

**b.** Posting of a security guard to deter and stop customers who attempt to remove carts from the premises;

**c.** A decorative bollard and chain system or decorative fencing installed around the business premises to prevent cart removal;

**d.** Security deposits required for the use of all carts; and/or

**e.** The rental or sale of carts that can be temporarily or permanently used for the transport of purchases.

## 6.11.025: Shopping Cart Retention Plan Timeline and Approval Process

The Shopping Cart Retention Plan shall be submitted for approval by the City within 60 days after adoption of this Division, and each time the plan is proposed to be amended. If a new Plan is submitted, the proposed measures shall be implemented no later than 30 days after City approval is given. The prevention measures shall be continued until and unless the City indicates that measures need to be modified. Unless otherwise agreed, any modifications to the Plan imposed by the City shall be implemented within 30 days after the City notifies the retailer of the needed modifications.

## 6.11.030: Penalties for Failing to Submit a Shopping Cart Retention Plan

Any owner that fails to submit a Shopping Cart Retention Plan, implement the proposed Plan measures, or implement any required modifications to the Plan by the City within the periods specified in this Division, shall be subject to a $1,000 civil penalty, plus an additional penalty of $50 for each day of noncompliance.

## 6.11.035: Notification for Retrieval of Abandoned Carts

Pursuant to BPC Section 22435.7, the City shall notify the owner of any abandoned carts owned or used by the business establishment that have been located within the City within 24 hours of impoundment. The owner shall have 3 business days from the date that notification is given to retrieve carts from the City.

## 6.11.040: Administrative Costs and Fines

Pursuant to BPC Section 22435.7, any owner that fails to retrieve its abandoned cart(s) within 3 business days after receiving notice from the City, shall pay the City's administrative costs for retrieving the cart(s) and providing the notification to the owner. Any owner who fails to retrieve abandoned carts in accordance with this Division in excess of 3 times during a 6-month period shall be subject to a $50 fine for each occurrence. An occurrence includes all carts owned by the owner that are impounded by the City in a one-day period.

## 6.11.045: Disposition of Carts after 30 Days

Pursuant to State law, any cart not reclaimed from the City within 30 days after notification to the owner, shall be sold or otherwise disposed of by the City.

## 6.11.050: Unmarked Shopping Carts: Public Nuisance

Any unmarked shopping cart is hereby declared a public nuisance if:

**A.** It is left unattended on a public right-of-way or other public property;

**B.** It is left unattended on any private property at a location that will impede emergency services;

**C.** It is left unattended on the front or side setback of any private property without the owner's or occupant's permission; or

**D.** It is left on private property where it may be viewed from the public right-of-way or adjacent properties for more than 24 hours after the occupant, if any, and the owner of the property has received written notice which states that if the shopping cart is not removed from public view, it will be impounded by the City and may be sold or otherwise disposed of by the City.

## 6.11.055: Unmarked Shopping Carts: Destruction

Any carts found to be unmarked as defined by this Division, and has been impounded by the City, shall be destroyed without any further notice other than as specified in Subsection 6.11.050.D of this Division.

## 6.11.060: Shopping Cart Collection and Storage Facilities

Shopping cart storage facilities shall be provided for commercial-retail uses, including, but not limited to, automotive parts and supplies, food and beverage stores, health and personal care stores, general merchandise stores, and other miscellaneous retail stores, for 3 separate and distinct purposes: [1] the overnight or long-term storage of shopping carts; [2] the distribution of shopping carts to patrons as they enter the business; and [3] stations for the collection and storage of shopping carts within off-street parking facilities.

**A. The Overnight or Long-Term Storage of Shopping Carts.**

**1.** Facilities for the overnight or long-term storage of shopping carts shall be located within the building of the business they serve, or outside, within screened areas. Outside overnight shopping cart storage areas shall be screened and secured by a minimum 3-FT high decorative masonry wall, with a decorative cap, in combination with landscaping. The wall shall be designed to be architecturally consistent with the design of the adjacent building(s).

**2.** The minimum size, design, and location of overnight shopping cart storage areas shall be subject to Planning Director approval.

**B. Stations for the Collection and Storage of Shopping Carts within Off-Street Parking Facilities (Shopping Cart Corrals).** Shopping cart corrals shall be provided within off-street parking facilities and shall be distributed throughout parking lots for convenient access by business patrons.

**1.** At a minimum, shopping cart corrals shall be defined by a landscaped planter on at least two opposing perimeter sides, minimum 3 FT in width, bordered by a raised 6-inch concrete curb, which shall be planted and maintained with a hedgerow that will be allowed to grow to a minimum height of 3 FT for the purpose of screening shopping carts. The paving at the corral entrance shall be slightly raised to keep shopping carts confined within the corral. Within the required planter area, the construction of a 3-FT high decorative masonry wall with a decorative cap is encouraged, to provide further screening. The use of pipe corrals shall not be permitted.

**2.** Shopping cart corrals shall be distributed throughout the off-street parking area. The minimum number, dimensions, and locations of shopping cart corrals shall be determined by the Planning Director.

*This page intentionally left blank*

## Chapter 8.0:
# Sign Regulations

Division 8.01—Sign Regulations

*This page intentionally left blank*

# Division 8.01—Sign Regulations

Sections:


8.01.000: Purpose
8.01.005: Applicability
8.01.010: Exempt Signs
8.01.015: Prohibited Signs
8.01.020: Sign Standards
8.01.025: Design Guidelines


## 8.01.000: Purpose

**A.** The regulations set forth by this Division contain the primary tools for implementing the sign policies, standards, and regulations of the City pursuant to the provisions of the State Outdoor Advertising Act (BPC Section 5200 et seq.), and other applicable state and local requirements, and prescribe standards for the type, placement, size, number, height, and illumination of signs in order to achieve the following purposes:

**1.** Maintain the attractiveness and orderliness of the City's appearance by avoiding sign clutter;

**2.** Protect agricultural, residential, commercial, industrial, civic, open space and utilities, from the loss of visual prominence resulting from excessive signing on nearby sites;

**3.** Protect public and private investment in buildings and open spaces;

**4.** Protect residentially zoned areas lying adjacent to commercial and industrial areas from the negative effects of excessive signs;

**5.** Enable users of goods and services to identify establishments offering services to meet their needs;

**6.** Encourage sound signing practices as an aid to business and inform the public, but to prevent excessive and confusing sign displays;

**7.** Regulate the number, size, height, and location of signs according to standards consistent with the types of establishments in each zoning district;

**8.** Promote traffic safety through appropriate and reasonable controls on signs;

**9.** Promote the public health, safety, and welfare by regulating and controlling all matters relating to signs; and

**10.** Protect the health, safety, and welfare of City residents from hazards resulting from improper, excessive, distracting and otherwise unsafe signage.

**B.** It is the determination of the City Council that a sign is intended to serve primarily to identify the general nature of an establishment, or to direct attention to a product, activity, place, person, organization or enterprise. The City Council further determines that as identification devices, signs should not subject the citizenry to excessive competition for their visual attention, and as

appropriate identification devices, signs should harmonize with the building or activity they serve, the neighborhood in which they are located, and other signs within the surrounding area and in the same zoning district.

**C.** The installation of signs that improve the appearance of a building and neighborhood is encouraged. As such, The City Council hereby promotes the use of artistry and innovation in the design of signs is decidedly encouraged.

## 8.01.005: Applicability

**A.** No sign, including copy change or a temporary sign, shall be approved and a permit therefore issued, except in conformance with the requirements of Table 2.02-1 (Review Matrix) and Section 4.03.020 (Sign Plans) of this Development Code, and the requirements of this Division.

**B.** No sign shall be erected, constructed, attached, affixed, or maintained on any property, except in conformity with the provisions of this Division, and expressly exempted by the provisions of Section 8.01.010 (Exempt Signs) of this Division.

**C.** It shall be illegal to use, occupy, or maintain property in violation of this Division. Any violation or failure to comply with the provisions of this Division shall render a person guilty of such violation, punishable in accordance with OMC Title 1, Chapter 2 (Penalty Provisions).

## 8.01.010: Exempt Signs

No sign, including copy change or a temporary sign, shall be placed, installed, constructed, displayed, or altered without a Sign Plan approved by the City pursuant to Section 4.03.020 (Sign Plans) of this Development Code, excepting the following:

**A.** **Official Notices.** Any sign, posting, notice or other indication used exclusively to display official notices, notices of any court or public office, or posted by a public officer in the performance of a public duty, or required by a public entity in carrying out its responsibility to protect the public health, safety or welfare, or otherwise required by law.

**B.** **Street and Traffic Control Signs.** Street name and traffic control signs, directional signs, informational signs of a public or semi-public nature, historical markers placed by a governmental or non-profit organization, and railroad crossing, danger, or other emergency warning signs, provided that no individual sign exceeds 4 SF in area.

**C.** **Directional Signs.** Signs guiding and directing traffic in parking lots and facilities, provided that no individual signs exceed 4 SF in area and 4 FT in height.

**D.** **Public Convenience Signs.** Signs showing the location of public restrooms, telephones, other public conveniences, and underground utilities, provided no individual sign exceeds 2 SF in area.

**E.** **Business Hours, Emergency Phone Numbers, Honoring Credit Cards, and Association Membership Signs.** Signs indicating business hours, emergency phone numbers, honoring credit cards, association memberships and similar types of sign, provided no individual sign exceeds one SF in area and the total area of all such signs does not exceed 4 SF.

**F.** **Interior Signs.** Signs located entirely within a building, structure or complex of buildings, which are not visible from a public street or from other adjacent properties.

**G.** **Menu Boards for Drive-In, Drive-Through, and Walk-Up Restaurants.** Menu boards not exceeding 36 SF in area and 6 FT in height for drive-in, drive-through, and walk-up restaurants, not to exceed 2 menu boards per restaurant.

**H.** **Building Plaques.** The names of buildings and dates of erection and dedicatory, memorial or historical plaques not exceeding 4 SF in area, which are constructed of bronze or other nonflammable material.

**I.** **Political Signs.** Political campaign signs installed pursuant to Subsection 8.01.025.J (Political Signs) of this Division.

**J.** **Posters and Bulletin Boards.** Temporary posters on private property, not exceeding 4 SF in area, which are located in windows or on bulletin boards, advertising benefit activities and events sponsored by local nonprofit organizations.

**K.** **Holiday Lights and Displays.** Holiday lights and displays that do not advertise any business establishment, product, or other commercial activity, limited to 30 days within any 60-day period.

**L.** **Real Estate and Construction Signs.** Temporary real estate and construction signs allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**M.** **Home Occupation Signs.** Signs attached to the exterior wall of a dwelling, at or near the building entrance, which identify a legally established home occupation conducted therein, not to exceed one sign per dwelling, maximum 18 inches square in size, and mounted at eye level, no higher than 6 FT above finished floor of the dwelling, measured at the top edge of the sign.

## 8.01.015: Prohibited Signs

The following signs and circumstances are expressly prohibited within the City, except as otherwise provided by this Division:

**A.** Any sign not specifically allowed by this Division; however, nothing in this Division shall be construed to prohibit any sign, notice, or advertisement required by Federal, State, or local laws.

**B.** Billboards, including vehicle-mounted billboards (roving or stationary), excepting **[i]** billboards established pursuant to a Billboard Relocation Agreement, implemented pursuant to Section 4.02.010 (Billboard Relocation Agreements); and **[ii]** billboards located within the ONT zoning district, established pursuant to the requirements of Table 8.01-1 (Sign Regulations Matrix) of this Development Code.

**C.** Rotating, revolving, or otherwise moving signs designed to attract attention by visual means through the movement or semblance of movement of the whole or any part of the sign, including rotation, special lighting or wind actuated devices, and signs that flash, blink or reflect light by means of a glossy, polished, or mirrored surface, excepting barber poles, time and temperature signs, and electronic message displays allowed pursuant to Paragraph C.3 (Electronic Message Displays) of this Section.

**D.** Searchlights, open flames, or loudspeakers used to call attention to a product, service or property.

**E.** Signs that float in the air, such as signs affixed to, or printed on, hot air balloons, helium balloons, or kites, inflated signs, and any other type of aerial sign, except as temporary signs or displays allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**F.** Banner signs, except as temporary promotional or special event signs allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**G.** Signs that emit or amplify any sounds or noise.

**H.** Signs illuminated by lighting that changes in color or intensity of color, excepting electronic message displays allowed pursuant to Paragraph C.3 (Electronic Message Displays) of this Section.

**I.** Signs that generate particulate matter, including but not limited to, bubbles, smoke, fog, confetti or ashes.

**J.** Swooper signs, except as temporary promotional or special event signs allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**K.** Signs placed on, affixed to, or erected on or over public rights-of-way, excepting street banners allowed pursuant to Subsection 8.01.025.G (Street Banner Program and Street Banners) of this Division.

**L.** Signs that identify or advertise a product or service not available on the premises, excepting offsite real estate signs allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**M.** Signs erected on roofs, or that project above the eave, parapet line or roofline, or above a canopy of a building.

**N.** Internally illuminated signs with a directly exposed source of light.

**O.** Lit borders consisting of neon or LED fixtures, which are affixed around the interior or exterior perimeter of windows, excepting holiday and/or seasonal lights and displays allowed pursuant to Subsection 8.01.010.K of this Division.

**P.** Externally illuminated signs where the source of light is directly visible to pedestrians or vehicular traffic.

**Q.** Signs that emit or reflect light by means of direct fluorescence, phosphorescence, or "day-glow" colors.

**R.** Signs that obstruct the visual lines of sight at corners or intersections for drivers of motor vehicles.

**S.** Signs that may obstruct the free use of any exit, entrance, window, vent, emergency access, fire lane, fire hydrant, or standpipe.

**T.** Signs that may interfere with, obstruct, confuse, or mislead pedestrian or vehicular traffic.

**U.** Any sign illumination that, in the opinion of the Zoning Administrator, exhibits undue glare.

**V.** Signs affixed to trucks, automobiles, trailers or any other vehicle that advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries or sales of merchandise, or rendering of services from such vehicles.

**W.** Parking of legitimate delivery, sales, or service vehicles in an off-site location, or on-site, within a parking lot adjacent to a public street for the purpose of advertising.

**X.** Any sandwich board, "A" frame sign, or other portable sign, except as temporary signs or displays allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**Y.** Signs affixed to, or painted on, a rock, tree, or any other natural feature.

**Z.** Changeable copy signs, excepting electronic message displays allowed pursuant to Paragraph 8.01.020.C.3 (Electronic Message Displays) of this Division, and those changeable copy signs specifically allowed pursuant to Table 8.01-1 (Sign Regulation Matrix) of this Division.

**AA.** Any sign having a dimension in excess of 1.5 FT in height and 1.5 FT in width, which identifies a home occupation.

**BB.** Any sign consisting of several sheets of paper connected together by perforations, tape, staples or any other means.

**CC.** Signage painted on the exterior walls or fascia of a building or structure.

**DD.** Supergraphics.

**EE.** Human signs, including human billboards, human directionals, and sign walkers, wavers and twirlers (holding or wearing a sign, or the act of spinning or dancing while holding or wearing a sign, or wearing a costume, in order to attract attention).

## 8.01.020: Sign Standards

**A. General Regulations.**

**1.** No sign shall be placed on private property, including vacant property, without written authorization from the owner or the occupant, and approval of plans by the City, pursuant to the provisions of Section 4.03.020 (Sign Plans) of this Development Code.

**2.** No sign shall be placed on public property or within the public right-of-way without written City approval. Signs placed on public property or in the public right-of-way without specific approval, shall be deemed illegal and shall be abated pursuant to the provisions of Section 3.02.015 (Illegal Signs) of this Development Code.

**3.** Creative and imaginative signage is strongly encouraged and is the standard by which Sign Plan applications will be judged, together with the specific architectural style of adjacent buildings.

**4.** There are many acceptable sign treatments that may be used; however, a mixed media, three-dimensional approach, which incorporates a combination of fabrication and lighting techniques, is preferred.

**5.** Consider **[i]** the overall concept of the project a proposed sign will serve, **[ii]** the scale of the proposed sign, and **[iii]** the critical viewing angles and sight lines when designing appropriate graphics and signs for site and storefront installations.

**6.** A sign shall be located on the same site as the use, activity, or structure it identifies, except as otherwise expressly permitted by this Division.

**7.** No sign shall resemble a traffic safety or control device or, by intensity of illumination, location or design, impair the vision of, or create a hazard for, motorists on a public street or highway.

**8.** Lateral and columnar sign supports are to be designed to be architecturally integrated with the building to which it is attached, or so that required bracing, including but not limited to, angle irons, guy wires, cables or other appurtenances, shall not be exposed to public view.

**9.** All signs shall be constructed to conceal conduits and raceways, exposed wiring, and electrical appurtenances.

**B. Sign Regulations.**

**1.** Sign Regulation Matrix. Table 8.01-1 (Sign Regulation Matrix) of this Division, identifies the sign classification, type, number, location, area, height, length, allowed within each zoning district of the City, along with any applicable special regulations. The standards contained in the Sign Regulation Matrix are maximums, unless otherwise stated. The maximum standard established by Table 8.01-1 (Sign Regulation Matrix) may be reduced by the Approving Authority in cases when the Approving Authority can clearly establish by written decision that that implementation of the maximum standard would:

**a.** Adversely affect the public health, safety or welfare; or

**b.** Result in a sign design and/or placement inconsistent with the requirements of this Section; or

**c.** Be contrary to the aesthetic sensibilities of the neighborhood in which the sign is proposed.

**2.** Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines, included as Reference "C" of this Development Code, establishes a set of architectural, graphic, and lighting design principles for the rehabilitation of properties within the City's historic original downtown area (project area). Signs proposed within the project area shall be subject to the sign requirements contained within the Downtown Ontario Design Guidelines. The affected area is bordered by I Street on the north, Vine Street on the west, Sultana Avenue on the east, and railroad tracks on the south, and is defined in Figure 1.4 (Land Use Districts) of the Downtown Ontario Design Guidelines. The design guidelines also apply to those properties located across the street from, and directly abut, the project area.

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| **A. ALL ZONING DISTRICTS** (excepting those "specialty signs" listed in Subsection G (Standards for Specialty Signs) of this Table) | | | | | |
| **1. Temporary Signs** | | | | | |
| **a. Construction Signs** | One freestanding sign or wall sign per parcel. | 32 SF per sign face. | 8 FT | No restriction. | **[1]** Signs shall be nonilluminated.<br>**[2]** Signs shall be removed within 5 days following the sale or lease of the last unit, or final Building Department inspection. |
| **b. Off-Site Residential Subdivision Signs** | Number and location subject to Planning Director approval; however, a sign shall not be located more than 600 FT from any other Off-Site Residential Subdivision Sign location. | 35 SF | Sign: 7 FT (overall)<br>Business Panel Signs: 10 inches (each) | Panel: 5 FT (each) | **[1]** The design, construction materials, and color scheme of Off-Site Residential Subdivision Signs shall be pursuant to an Off-Site Residential Subdivision Sign Program approved by the Planning Director. No more than 6 sign panels shall be affixed to any one structure.<br>**[2]** Each sign panel may only contain the name of the residential subdivision and a directional arrow.<br>**[3]** The placement of Off-Site Residential Subdivision Signs within the public right-of-way shall be subject to approval of an encroachment permit by the City Engineer.<br>**[4]** No flags, balloons, pennants, or other riders or decorations are permitted. The illumination of Off-Site Subdivision Signs is not permitted.<br>**[5]** Signs shall not advertise residential subdivisions |

**Table 8.01-1: Sign Regulation Matrix**

| Sign Classification | Sign Type, Maximum Number, and Location | Maximum Sign Area | Maximum Height | Maximum Sign Length | Special Regulations |
|---|---|---|---|---|---|
| | | | | | located outside of the city limits.<br>**[6]** Individual directional panels shall be allowed to remain until such time that the respective subdivision is sold-out.<br>**[7]** It shall be unlawful for any person to place or erect an Off-Site Residential Subdivision Sign, except in conformity with the herein stated provisions<br>**[8]** The City Council may by resolution, authorize the administration of an Off-Site Residential Subdivision Sign Program by one or more organizations of its choosing. |
| **c. Off-Site Business Signs** | Number and location subject to Planning Commission approval. | 35 SF | Sign: 7 FT (overall)<br>Business Panel Signs: 10 inches (each) | Business Panel Signs: 5 FT (each) | **[1]** A maximum of 2 Off-Site Business Signs may be permitted for a business, or group of businesses, when the Planning Commission can make each of the following findings:<br>▪ Five or more businesses are affected by the same special circumstances; and<br>▪ Special circumstances exist which adversely affect the businesses, such as temporary closure of a public street, which provides main access to the businesses.<br>**[2]** The design, construction materials, and color scheme of an Off-Site Business Sign |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | | | | | shall be subject to approval by the Planning Commission.<br>**[3]** No more than 6 business panel signs shall be affixed to any one structure.<br>**[4]** The placement of Off-Site Business Signs within the public right-of-way shall be subject to approval of an encroachment permit by the City Engineer.<br>**[5]** No flags, balloons, pennants, or other riders or decorations are permitted. The illumination of Off-Site Business Signs is not permitted.<br>**[6]** It shall be unlawful for any person to place or erect an Off-Site Business Sign, except in conformity with the herein stated provisions.<br>**[7]** An Off-Site Business Sign shall be removed within 30 days following the special circumstances that allowed the sign, ceases to exist.<br>**[8]** No otherwise eligible business shall be allowed an Off-Site Business Sign until all illegal signs associated with such businesses are removed. |
| **d. Political Signs** | | | | | Refer to Paragraph 8.01.020.K (Political Signs) of this Division for political sign regulations. |
| **e. Street Banners** | Pursuant to Subsection 8.01.020.G (Street Banners | No restriction. | No restriction. | No restriction. | Comply with the requirements of Subsection |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | and Street Banner Programs) of this Division. | | | | 8.01.020.G (Street Banners and Street Banner Programs) |
| **f. Large Public Notification Signs** | | | | | Refer to Division 2.03 (Public Hearings), Paragraph 2.03.010.C.4 (Supplemental Public Noticing Requirements – Posting) for large public notification sign regulations. |
| **2. Permanent Signs** | | | | | |
| **a. Address Signs** | One wall sign and rooftop sign per building or divided tenant space. | | | | Street addresses shall be posted pursuant to Subsections 6.06.020.B (Posting of Street Address Numbers) and D (Posting of Rooftop Address Numbers) of this Development Code. |
| **b. Directional Signs** | Pole, monument, or wall sign. | 4 SF per sign face. | Pole or monument signs shall not exceed 4 FT in height. | | Signs shall be for the purpose of serving the public safety or convenience (e.g., signs such as "parking," "entrance," "exit" and the like). The sign may include the name/logo of the business it serves. |
| **c. Directory Signs** | Monument or wall sign. The number and location shall be at the discretion of the Planning Director. | 6 SF per sign face. | 6 FT | | Directory signs should include a plot plan showing all private drives and roads, building locations with unit numbers and addresses, and fire hydrant locations. The directory should also include a reference point on the plot plan indicating the location of the directory and a north arrow. |
| **d. Government Flags and Emblems** | No restrictions. | No restriction. | No restriction. | No restriction. | Includes flags or emblems of the United States of America, the State of California, the County of San Bernardino and the City of Ontario. |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| **e. Wall Murals** | Murals shall be original, non-commercial works of art; uniquely designed for the specific location it is proposed. Ideally, murals should depict the historic character of the community or reflect Ontario's environmental setting. | There is no maximum allowed sign area; however, murals must complement the scale and architectural features of the building on which they are located. | No restriction. | No restriction. | **[1]** Murals are intended to enhance the quality of the area in which it is located, and the community as a whole. They should not serve to direct attention to a specific business, product, or service.<br>**[2]** Wall murals may be approved by the Planning Commission, upon consideration of the following:<br>▪ Compatibility of the design with the immediate environment of the site;<br>▪ Appropriateness of the design and size to the function of the site;<br>▪ Compatibility of the design and location within a unified theme; and<br>▪ Appropriateness of the design as a public work of art. The design may portray, but not be limited to, a cultural, historical, or scenic subject. |
| **B. RESIDENTIAL ZONING DISTRICTS** (excepting those "specialty signs" listed in Subsection G (Standards for Specialty Signs) of this Table) | | | | | |
| **1. Temporary Signs** | | | | | |
| **a. Real Estate Signs** (signs identifying properties and dwellings for resale) | One freestanding sign per lot, which identifies a property as "For Sale," "For Lease" or "For Rent." | 8 SF per sign face.<br><br>4 SF per sign face. | 5 FT<br><br>3 FT | | **[1]** Only nonilluminated signs shall be allowed.<br>**[2]** A sign identifying a property for sale/lease/rent shall be removed within 5 |

**Table 8.01-1: Sign Regulation Matrix**

| Sign Classification | Sign Type, Maximum Number, and Location | Maximum Sign Area | Maximum Height | Maximum Sign Length | Special Regulations |
|---|---|---|---|---|---|
| | One on-site freestanding sign per event, which identifies an "Open House."<br>Four off-site freestanding directional signs, which identifies the location of an "Open House" event. | 4 SF per sign face. | 3 FT | | days following the close of escrow.<br>**[3]** Open House" signs shall be allowed as follows:<br>▪ Signs may be placed between the hours of 8:00 AM and 8:00 PM, on Friday, Saturday, Sunday, and legal holidays;<br>▪ Off-site directional signs shall be located no farther than 0.5-mile from the Open House location;<br>▪ Signs shall not be placed on the public sidewalk; and<br>▪ No flags, balloons, pennants, or other sign riders or decorations shall be used. |
| **b. Subdivision Sales Offices and Model Home Gran Openings < 5 acres** | One freestanding or wall sign per subdivision. | 32 SF per sign face. | 12 FT | | **[1]** Only nonilluminated signs shall be allowed.<br>**[2]** Signs shall be removed within 30 days following the sale of the last unit in the complex.<br>**[3]** No flags, balloons, or pennants shall be used. |
| **c. Subdivision Sales Offices and Model Home Grand Openings ≥ 5 acres** | One freestanding or wall signs per street frontage of a subdivision, not to exceed a total of 3 signs. | 32 FT per sign face. | 12 FT | | |
| **2. Permanent Signs** | | | | | |
| **a. Single-Family Signs** | | | | | |
| ▪ Subdivision Signs | One monument sign or wall sign per subdivision, located at the subdivision entry or at major intersecting boundary streets. | 12 SF per sign face. | 4 FT (freestanding) | | **[1]** Only nonilluminated signs shall be allowed.<br>**[2]** The Planning Director may implement measures to ensure sign maintenance, such as the establishment of a homeowners association |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | | | | | and the recordation of appropriate CC&Rs with the San Bernardino County Recorder's office, or other suitable measures. |
| ▪ Home Occupation Signs | One wall sign per dwelling, located at or near the building entrance. | 2.25 SF | 1.5 FT | 1.5 FT | Home occupation signs shall be mounted at eye level, no higher than 6 FT above finished floor of the dwelling, measured at the top edge of the sign. |
| **b. Multiple-Family Signs** | | | | | |
| ▪ Complex Signs | One monument sign or wall sign per street frontage. | 24 SF per sign face. | 6 FT (freestanding) | | **[1]** Signs shall be nonilluminated.<br>**[2]** Wall signs shall comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division.<br>**[3]** Monument signs shall comply with Paragraph 8.01.020.C.1 of this Division. |
| ▪ Site Directory Signs | One monument or wall site directory sign per vehicle entry. | 12 SF per sign face. | 6 FT (freestanding) | | |
| **c. Institutional User Signs (e.g., day care facilities, religious assembly, schools, etc.)** | Wall Signs: One sign per street frontage, not to exceed 2 signs per building.<br>Monument Signs: One sign per street frontage. | Wall Signs: 24 SF per building elevation.<br>Monument Signs: 24 SF per sign face. | Wall Signs: 2 FT maximum alphanumeric character height.<br>Monument Signs: 6 FT | Wall Signs: Not to exceed 80% of the elevation width upon which the sign is located. | Wall Signs: Signs shall comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division.<br>Monument Signs: Signs shall comply with Paragraph 8.01.020.C.1 of this Division. |
| **C. COMMERCIAL ZONING DISTRICTS** (excepting those "specialty signs" listed in Subsection G (Standards for Specialty Signs) of this Table) | | | | | |
| **1. Temporary Signs** | | | | | |
| **a. Real Estate Signs** | One freestanding sign or wall sign per parcel. | 32 SF per sign face. | 8 FT | | **[1]** Signs shall be nonilluminated. |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | | | | | **[2]** Signs shall be removed within 5 days following the sale or lease of the last unit has been completed. |
| **b. Window Signs and Displays** | Window signs | Limited to 25% of the window area, excepting within the area covered by the Downtown Ontario Design Guidelines (see Reference "C" of this Development Code for applicable standards). | | | **[1]** Window signs shall be allowed only on windows located on the ground floor of a building frontage.<br>**[2]** Window signs shall be painted or mounted only on the inside of doors and windows.<br>**[3]** Signs placed on the interior of a building, which are located within 3 FT of a storefront window and are visible from the building exterior, shall be deemed a window sign. |
| **c. On-Site Promotional and Special Event Signs and Banners** | | | | | |
| ▪ ≤ 8,000 SF of tenant GFA | One wall-mounted banner per tenant. | 50 SF per sign face. | 3 FT | Not to exceed 50% of the elevation width upon which the sign is located. | **[1]** Business Grand Opening. A new business may be allowed temporary signage identifying its grand opening, one time, for a maximum of 30 days duration.<br>**[2]** Retail Sales and Business Events. A Retail Sales or Business Event pursuant to Paragraph 5.03.395.G.1 of this Development Code may be allowed temporary signage for maximum 3 periods of 30 days duration per calendar year. Periods may be used consecutively.<br>**[3]** Holiday Retail Sales. Holiday Retail Sales |
| ▪ > 8,000 SF of tenant GFA | One wall-mounted banner per tenant. | 75 SF per sign face. | 5 FT | Not to exceed 50% of the elevation width upon which the sign is located. | |

**Table 8.01-1: Sign Regulation Matrix**

| Sign Classification | Sign Type, Maximum Number, and Location | Maximum Sign Area | Maximum Height | Maximum Sign Length | Special Regulations |
|---|---|---|---|---|---|
| | | | | | established pursuant to Paragraph 5.03.395.G.2 of this Development Code may be allowed temporary signage for maximum 30 days duration.<br>**[4]** Shows and Exhibits. Shows and Exhibits established pursuant to Paragraph 5.03.395.G.3 of this Development Code may be allowed temporary signage for maximum 30 days duration.<br>**[5]** Amusement and/or Sporting Events. Amusement and/or Sporting Events established pursuant to Paragraph 5.03.395.G.4 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.<br>**[6]** Tent Revivals. Tent Revivals established pursuant to Paragraph 5.03.395.G.5 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.<br>**[7]** Charitable and Fund Raising Events. Charitable and Fund Raising Events established pursuant to Paragraph 5.03.395.G.6 of this Development Code may |

**Table 8.01-1: Sign Regulation Matrix**

| Sign Classification | Sign Type, Maximum Number, and Location | Maximum Sign Area | Maximum Height | Maximum Sign Length | Special Regulations |
|---|---|---|---|---|---|
| | | | | | be allowed temporary signage during the specified "holiday periods," and the specified "additional events" for which a Temporary Use Permit has been issued. |
| **2. Permanent Signs** | | | | | |
| **a. Wall Signs** | | | | | |
| ▪ Retail: Businesses Occupying > 100,000 SF | One primary wall sign per building elevation, not to exceed 3 signs, plus 2 descriptor signs. | 200 SF per building elevation. | Primary Signs: 6 FT for alphanumeric characters and graphic logos/icons.<br>Descriptor Signs: 2 FT for alphanumeric characters and graphic logos/icons. | | Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division. |
| ▪ Retail: Businesses Occupying 50,000 SF to 99,999 SF | One primary wall sign per building elevation, not to exceed 3 signs, plus 2 descriptor signs. | 175 SF per building elevation. | Primary Signs: 5 FT for alphanumeric characters and graphic logos/icons.<br>Descriptor Signs: 2 FT for alphanumeric characters and graphic logos/icons. | | |
| ▪ Retail: Businesses Occupying 20,000 SF to 49,999 SF | One primary wall sign per building elevation, not to exceed 3 signs, plus 2 descriptor signs. | 150 SF per building elevation. | Primary Signs: 4 FT for alphanumeric characters and graphic logos/icons.<br>Descriptor Signs: 1.5 FT for alphanumeric characters and graphic logos/icons. | | |
| ▪ Retail: Businesses Occupying 8,000 SF to 19,999 SF | One primary wall sign per building elevation, not to exceed 3 signs, plus 2 descriptor signs. | 100 SF per building elevation. | Primary Signs: 3 FT for alphanumeric characters and graphic logos/icons.<br>Descriptor Signs: 12 inches for alphanumeric characters and graphic logos/icons. | | |
| ▪ Retail: Businesses Occupying < 8,000 SF | One wall sign per building elevation, not to exceed 3 signs. | 50 SF per building elevation. | Alphanumeric Characters: 2 FT.<br>Logos/Icons: 4 FT. | | |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| ▪ Office: Multiple-Story Building Identification | One wall sign per building elevation, not to exceed 2 signs. | 100 SF per building elevation. | 3 FT for alphanumeric characters and graphic logos/icons. | | **[1]** Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division.<br>**[2]** Signage shall be limited to identification of the building, and not individual tenants. |
| ▪ Office: Multiple Story Building—Tenant Identification | One wall sign per building elevation, not to exceed 2 signs. | 50 SF per building elevation. | 2 FT for alphanumeric characters and graphic logos/icons. | | **[1]** Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division.<br>**[2]** A maximum of 2 tenant identification signs shall be permitted regardless of the number of tenants contained within the building. |
| ▪ Office: Single Story Building—Tenant Identification | One wall sign per building elevation, not to exceed 2 signs. Alternately, for multiple tenant buildings, one nameplate may be provided for each tenant (2 nameplates may be provided for end/corner-unit tenants). | Wall Signs: 50 SF.<br>Nameplates: 15 SF. | Wall Signs: 2 FT for alphanumeric characters and graphic logos/icons.<br>Nameplates: 1.5 FT for nameplates and 12-inches for alphanumeric characters and graphic logos/icons. | | **[1]** Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division.<br>**[2]** Nameplates shall not be illuminated. |
| **b. Monument Signs** | | | | | |
| ▪ Commercial Center Identification Signs | One monument sign for each 500 FT (lineal) of street frontage, with a minimum 300 FT spacing between signs. | 50 SF per sign face. | 7 FT (3.5 FT for a sign installed within the corner cut-off area of intersecting streets). | | Comply with Paragraph 8.01.020.C.1 (Monument Signs) of this Division. |
| ▪ Building Identification Signs (not a part of a center or complex) | One monument sign per street frontage. | 36 SF per sign face. | 6 FT | | |
| **c. Directional Signs (On-Site)** | Freestanding directional signs (on-site only) shall be permitted as determined appropriate by the Planning Director. | 4 SF per sign face | 4 FT | | The design of directional signs shall be consistent with the architectural design of the buildings they serve. |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| **d. Freeway Signs** | [1] One sign per parcel having a minimum of 600 FT of freeway frontage and is developed as a single entity.<br>[2] Two signs per parcel having a minimum of 1,800 FT of freeway frontage, a minimum of 10 acres in area, and is developed as a single entity.<br>[3] Three signs per parcel having a minimum of 3,000 FT of freeway frontage, a minimum of 10 acres in area, and is developed as a single entity. | 150 SF per sign face. | 35 FT maximum above the finished grade of the adjacent freeway; however, when a visual impairment exists, then max height shall be determined by a height analysis at the Planning Director's discretion. | No sign face shall exceed 25 FT in any direction. | **[1]** Comply with Paragraph 8.01.020.C.2 (Freeway Signs) of this Division.<br>**[2]** No advertising display shall contain flashing, intermittent, or moving lights, other than that part necessary to give public service information, including, but not limited to, the time, date, temperature, weather, or similar information, or an Electronic Message Display that complies with Paragraph 8.01.020.C.3 (Electronic Message Displays) of this Division. |
| **D. MIXED-USE ZONING DISTRICTS** (excepting those "specialty signs" uses listed in Subsection F (Standards for Specialty Signs) of this Table) | | | | | |
| **All Signs** | Rely upon the sign standards for residential land uses established by Subsection B (Residential Zoning Districts) of this Table; and rely upon the sign standards for commercial land uses established by Subsection C (Commercial Zoning Districts) of this Table | | | | |
| **E. INDUSTRIAL ZONING DISTRICTS** (excepting those "specialty signs" uses listed in Subsection G (Standards for Specialty Signs) of this Table) | | | | | |
| **1. Temporary Signs** | | | | | |
| **a. Real Estate Signs** | One freestanding sign or wall sign per parcel. | 32 SF per sign face. | 8 FT. | | **[1]** Signs shall be nonilluminated.<br>**[2]** Signs shall be removed within 5 days following the sale or lease of the last unit has been completed. |
| **b. Window Signs and Displays** | Window signs | Limited to 25% of the window area. | | | **[1]** Window signs shall be allowed only on windows located on the ground floor of a building frontage.<br>**[2]** Window signs shall be painted or mounted only on |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | | | | | the inside of doors and windows.<br>**[3]** Signs placed on the interior of a building, which are located within 3 FT of a storefront window and are visible from the building exterior, shall be deemed a window sign. |
| **c. On-Site Promotional and Special Event Signs and Banners** | One wall-mounted banner per tenant. | One-half the area allowed for permanent tenant identification signage, not to exceed 50 SF. | | Not to exceed 50% of the elevation width upon which the sign is located. | **[1]** Business Grand Opening. A new business may be allowed temporary signage identifying its grand opening, one time, for a maximum of 30 days duration.<br>**[2]** Retail Sales and Business Events. A Retail Sales or Business Event pursuant to Paragraph 5.03.395.G.1 of this Development Code may be allowed temporary signage for maximum 3 periods of 30 days duration per calendar year. Periods may be used consecutively.<br>**[3]** Holiday Retail Sales. Holiday Retail Sales established pursuant to Paragraph 5.03.395.G.2 of this Development Code may be allowed temporary signage for maximum 30 days duration.<br>**[4]** Shows and Exhibits. Shows and Exhibits established pursuant to Paragraph 5.03.395.G.3 of this Development Code may be allowed temporary signage for maximum 30 days duration. |

**Table 8.01-1: Sign Regulation Matrix**

| Sign Classification | Sign Type, Maximum Number, and Location | Maximum Sign Area | Maximum Height | Maximum Sign Length | Special Regulations |
|---|---|---|---|---|---|
| | | | | | **[5]** Amusement and/or Sporting Events. Amusement and/or Sporting Events established pursuant to Paragraph 5.03.395.G.4 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.<br>**[6]** Tent Revivals. Tent Revivals established pursuant to Paragraph 5.03.395.G.5 of this Development Code may be allowed temporary signage for maximum 30 days duration per calendar year, which may be used in a single period, or in 2 periods of 15 days duration.<br>**[7]** Charitable and Fund Raising Events. Charitable and Fund Raising Events established pursuant to Paragraph 5.03.395.G.6 of this Development Code may be allowed temporary signage during the specified "holiday periods," and the specified "additional events" for which a Temporary Use Permit has been issued. |
| **2. Permanent Signs** | | | | | |
| **a. Wall Signs** | | | | | |
| ▪ Businesses Occupying > 250,000 SF | One wall sign per street frontage, and/or at a public entrance facing a parking | 250 SF per wall sign | Wall Signs: 6 FT for alphanumeric characters and graphic logos/icons. | Not to exceed 75% of the elevation width upon which the sign is located. | Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division. |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | lot, not to exceed 2 signs per tenant. | | | | |
| ▪ Businesses Occupying 249,999 SF to 100,000 SF | One wall sign per street frontage, and/or at a public entrance facing a parking lot, not to exceed 2 signs per tenant. | 200 SF per wall sign | Wall Signs: 5 FT for alphanumeric characters and graphic logos/icons. | Not to exceed 75% of the elevation width upon which the sign is located. | |
| ▪ Businesses Occupying 99,999 SF to 50,000 SF | One wall sign per street frontage, and/or at a public entrance facing a parking lot, not to exceed 2 signs per tenant. | 150 SF per wall sign | Wall Signs: 4 FT for alphanumeric characters and graphic logos/icons. | Not to exceed 75% of the elevation width upon which the sign is located. | |
| ▪ Businesses Occupying 49,999 SF to 20,000 SF | One wall sign per street frontage, and/or at a public entrance facing a parking lot, not to exceed 2 signs per tenant. | 100 SF per wall sign | Wall Signs: 3 FT for alphanumeric characters and graphic logos/icons. | Not to exceed 75% of the elevation width upon which the sign is located. | |
| ▪ Businesses Occupying < 20,000 SF | One wall sign per street frontage, and/or at a public entrance facing a parking lot, not to exceed 2 signs per tenant. | 50 SF per wall sign | Wall Signs: 2 FT for alphanumeric characters and graphic logos/icons. | Not to exceed 75% of the elevation width upon which the sign is located. | |
| **[b] Monument Signs** | | | | | |
| ▪ Industrial Park, Center or Complex Identification Sign | One sign per street frontage, not to exceed 2 signs. | 36 SF per sign face. | 6 FT (3.5 FT for a sign installed within the corner cut-off area of intersecting streets). | | Comply with Paragraph 8.01.020.C.1 (Monument Signs) of this Division. |
| ▪ Single or Multiple-Tenant Building Identification Signs—Not a Part of a Park, Center or Complex | One sign per street frontage, not to exceed 2 signs. | 36 SF per sign face. | 6 FT (3.5 FT for a sign installed within the corner cut-off area of intersecting streets). | | |
| **F. SPECIAL USE ZONING DISTRICTS** (excepting those "Specialty Signs" listed in Subsection F (Standards for Specialty Signs) of this Table) | | | | | |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| **1. Agriculture** | Residential Uses: Rely upon the sign standards for residential land uses established by Subsection B (Residential Zoning Districts) of this Table.<br>Retail Commercial and Office Uses: Rely upon the sign standards for retail commercial and office land uses established by Subsection C (Commercial Zoning Districts) of this Table.<br>Industrial Uses: Rely upon the sign standards for single-family residential land uses established by Subsection B (Residential Zoning Districts) of this Table. | | | | |
| **2. Civic** | Rely upon the sign standards for office land uses established by Subsection C (Commercial Zoning Districts) of this Table. | | | | |
| **3. Mobile Home Park** | One monument sign per street frontage. | 24 SF per sign face. | 6 FT | | **[1]** Non-illuminated or indirect illumination only.<br>**[2]** Signs shall not be located within a required setback area. |
| **4. Ontario International Airport** | | | | | |
| **a. Temporary Signs** | | | | | |
| ▪ Real Estate Signs | One freestanding or wall sign per parcel. | 24 SF per sign face. | 7 FT | | **[1]** Only nonilluminated signs shall be allowed.<br>**[2]** Signs shall be removed within 5 days following the sale or lease of the last unit, or final Building Department inspection. |
| ▪ Window Signs and Displays | Window signs | Limited to 25% of the window area. | | | **[1]** Window signs shall be allowed only on windows located on the ground floor of a building frontage.<br>**[2]** Window signs shall be painted or mounted only on the inside of doors and windows.<br>**[3]** Signs placed on the interior of a building that are located within 3 FT of a storefront window and are visible from the building |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| | | | | | exterior shall be deemed a window sign. |
| ▪ On-Site Signs and Banners | One wall-mounted sign or banner per business. | 50 SF per sign face. | | | |
| **b. Permanent Signs** | | | | | |
| ▪ Wall Signs | As allowed by a Sign Program established pursuant to Subsection F (Sign Program) of Development Code Section 8.01.020 (Sign Standards). | | | | |
| ▪ Monument Sign | As allowed by a Sign Program established pursuant to Subsection F (Sign Program) of Development Code Section 8.01.020 (Sign Standards). | | | | |
| ▪ Wayfinding and Directional Signs | As allowed by a Sign Program established pursuant to Subsection F (Sign Program) of Development Code Section 8.01.020 (Sign Standards). | | | | |
| ▪ Billboards | Three LED signs and three static message signs. | LED Signs: 675 SF per sign face.<br>Static Signs: 250 SF per sign face.<br>Total Sign Area: The combined area of all billboard signs shall not exceed 2,500 SF. | LED Signs: 35 FT<br>Static Signs: 35 FT | LED Signs: 48 FT<br>Static Signs: 11 FT | All billboard signs shall be located in close proximity to the terminals and/or rental car area of the airport. |
| **5. Open Space—Cemetery** | As determined appropriate by the Planning Director. | | | | |
| **6. Open Space—Recreation** | As determined appropriate by the Planning Director. | | | | |
| **7. Rail Corridor** | As determined appropriate by the Planning Director. | | | | |
| **8. Utilities Corridor** | As determined appropriate by the Planning Director. | | | | |
| **G. STANDARDS FOR SPECIALTY SIGNS** (Note: The below-listed standards are for the placement of permanent signs. Refer to the general zoning district standards contained in this table for the standards for temporary sign standards) | | | | | |
| **1. Fuel Sales (Service Stations) Signs** | | | | | |
| **a. Wall Signs** | One primary wall sign per building elevation, not to exceed 3 signs. | 50 SF per building elevation. | **[1]** 2 FT alphanumeric characters.<br>**[2]** 2.5 FT graphic icons/logos. | Not to exceed 80% of the elevation width upon which the sign is located. | Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division. |

**Table 8.01-1: Sign Regulation Matrix**

| *Sign Classification* | *Sign Type, Maximum Number, and Location* | *Maximum Sign Area* | *Maximum Height* | *Maximum Sign Length* | *Special Regulations* |
|---|---|---|---|---|---|
| **b. Fuel Island Canopy Sign** | One fuel island canopy sign per elevation, not to exceed 2 signs. | 16 SF per building elevation. | **[1]** 2 FT alphanumeric characters.<br>**[2]** 2.5 FT graphic logos/icons may be installed in place of alphanumeric characters. | 4 FT graphic logos/icons in place of alphanumeric characters. | Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division. |
| **c. Fuel Pump Identification** | One logo/icon identification sign per fuel pump face, not to exceed 2 signs per pump. | 2.25 SF | 1.5 FT graphic logo/icon | | |
| **d. Monument Signs** | One monument fuel pricing sign per street frontage. | **[1]** 25 SF per sign face.<br>**[2]** 50 SF per sign face, when combined with business identification signage. | 7 FT | | Comply with Paragraph 8.01.020.C.1 (Monument Signs) of this Division. |
| **2. Drive-Thru Restaurant Signs** | | | | | |
| **a. Wall Signs** | One wall sign per building elevation, not to exceed 3 signs. | 25 SF per sign face. | **[1]** 2 FT alphanumeric characters.<br>**[2]** 2.5 FT graphic icons/logos. | | Comply with Subsection 8.01.020.D (Building Wall and Fascia Signs) of this Division. |
| **b. Menu Boards** | One pre-order board and one order board per business. | 36 SF per sign face. | 6 FT (freestanding) | | |
| **c. Monument Signs** | One monument sign per business. | 50 SF per sign face. | 6 FT | | Comply with Paragraph 8.01.020.C.1 (Monument Signs) of this Division. |

**C. Freestanding Signs.** The following requirements apply generally to the design and placement of freestanding signs, including monument signs and freeway signs, and the use of electronic message or text display:

**1.** Monument Signs. Any freestanding sign that identifies: **[i]** a residential subdivision; **[ii]** a multiple-family or mixed-use development project; **[iii]** an individual building on an individual lot containing one or more nonresidential uses; or **[iv]** a center or complex consisting of 2 or more buildings containing one or more nonresidential uses per building, shall be designed as a monument sign, which complies with the following:

**a.** Table 8.01-1 (Sign Regulation Matrix) of this Division establishes the number, location, area, height, and additional regulations applicable to monument signs.

**b.** The minimum letter height shall be 8 inches.

**c.** Monument signs for centers/complexes shall be limited to the display of the name of the center/complex and the identification of a maximum of 7 tenants within the center/complex.

**d.** Monument signs shall have a maximum of 2 sign faces.

**e.** Monument signs may be oriented toward arterial, collector and/or local streets, or private drives, and shall not be oriented toward freeways.

**f.** No monument sign shall be located within a public right-of-way and must be wholly located behind the right-of-way line (street property line) for its full height. Furthermore, such signs shall be located a minimum of 10 FT behind the adjacent curb face (public and private streets).

**g.** A monument sign shall be located a minimum of 30 FT from a monument sign on an adjacent lot, and a minimum of 5 FT from an interior property line or driveway that intersects a public street.

**h.** Monument signs shall contain an address (or range of addresses) identifying the property on which the sign is located. Address numbers shall be a minimum of 6 inches in height and shall be clearly visible from the adjacent public street. The area of the address numerals shall not be calculated against the allowed sign area.

**i.** Unless otherwise specifically prohibited by Table 8.01-1 (Sign Regulation Matrix) of this Division, a monument sign may be internally or externally illuminated, provided that the illumination is not harsh or overly bright. Signs shall consist of individual letters/characters affixed to an opaque, matte finished background. The sign background shall not be internally illuminated; only letters/characters shall be internally illuminated.

**2.** Freeway Signs. Freeway signs may be allowed on lots with property lines that are common with the right-of-way of Interstate 10, Interstate 15, or State Route 60 freeways, which have at least 600 linear FT of freeway frontage, and are subject to the following:

**a.** Table 8.01-1 (Sign Regulation Matrix), above, establishes the number, location, area, height, and additional regulations applicable to freeway signs.

**b.** The maximum vertical or horizontal dimension of any freeway sign display surface is 25 FT.

**c.** A freeway sign shall be placed a minimum of 600 FT from any other freeway sign on the same property or on an adjacent property and shall be placed no further than 40 FT from the freeway right-of-way.

**d.** Freeway signs shall consist of no more than 2 faces unless alternative configurations are approved by the Planning Commission.

**e.** No tentative tract or parcel map, or lot merger shall be granted, which would result in the consolidation of multiple lots into a single lot with freeway signs in excess of the maximum number, location, area, and/or spacing of signs prescribed by this Section.

**f.** A freeway sign shall be placed no closer than 10 FT to an interior property line, drive aisle, or private drive.

**g.** A digital freeway sign with electronic display shall be permitted on public and/or private property subject to City Manager review and approval of the following:

**(1)** Approval of the digital freeway sign shall be subject to the approval of a Digital Sign and Billboard Removal Agreement between the City and the property owner;

**(2)** A minimum of 2 existing, legal nonconforming billboards shall be removed, both of which must be currently located within the City;

**(3)** The area is developed with a legally established permitted land use;

**(4)** The proposed sign would not create a traffic or safety problem with regard to on-site access, circulation, or visibility;

**(5)** The proposed sign would not interfere with on-site parking or landscaping required by City ordinance or permit;

**(6)** The property has at least 600 linear FT of freeway frontage;

**(7)** The proposed sign will display both public and private information;

**(8)** The overall design of the sign, including massing, proportion, and scale shall be subject to review and approval of a Sign Permit, and

**(9)** For projects of regional significance as determined by the City Manager, the relocation of billboards may be waived and recommended for review by the City Manager to the City Council.

**3.** Electronic Message Center. An Electronic Message Center may be incorporated into a freeway sign for a public or private school; public facility or service; convention centers, arenas and other similar places of assembly; and auto malls and shall be subject to review and approval by the Planning Commission. An Electronic Message Center shall comply with the following requirements:

**a.** The Electronic Message Center display shall not include any message or pictorial that is in motion or appears to be in motion;

**b.** The Electronic Message Center display shall not change the intensity of illumination;

**c.** The Electronic Message Center display shall not change the message or pictorial more than once every 4 seconds;

**d.** No Electronic Message Center shall be placed within 1,000 FT of another Electronic Message Display located on the same side of the freeway; and

**e.** An Electronic Message Center shall only advertise the business conducted, services rendered, or goods produced or sold upon the property on which the display is placed.

**4.** Electronic Text Display. An Electronic Text Display may be incorporated into a monument sign to facilitate a fuel pricing sign required pursuant to BPC Sections 13530 through 13540, or for the purpose of providing messages and information related to public or private schools, government facilities, facilities for religious assembly, theaters, convention centers, arenas, and other similar places of assembly. An Electronic Text Display shall comply with the following requirements:

**a.** An Electronic Text Display shall not include any pictorial display;

**b.** An Electronic Text Display shall not change the intensity of illumination;

**c.** An Electronic Text Display shall not change the message more than once every 4 seconds;

**d.** No Electronic Text Display shall be placed within 600 feet of another Electronic Text Display located on the same side of the street, excepting fuel pricing signs provided pursuant to BPC Sections 13530 through 13540; and

**e.** An Electronic Text Display shall only advertise the business name, and events and services conducted on the property upon which the Electronic Text Display is installed.

**D. Building Wall and Fascia Signs.**

**1.** Wall and/or fascia signs shall consist of individual channel letters placed flat against the exterior wall or parapet of a building, or suspended from the building eaves or overhang, or from the ceiling of a covered walkway, and having an overall depth of no more than 12 inches. A suspended sign shall have a clear space of at least 8 FT between the bottom of the sign and the surface of any walkway that may pass under the sign.

**2.** Acceptable wall and/or fascia sign designs include one or more of the following elements:

**a.** Halo lit channel letters;

**b.** Standard channel letters;

**c.** Front and halo lit channel letters;

**d.** Pin mounted sandblasted, textured, and/or burnished metal-leaf faced letters;

**e.** Signs mounted to hard canopies, eyebrows, or other projecting architectural elements, such as screens, grids or mesh, or etched, polished, patina or abraded materials; and/or

**f.** Mixed media signs (utilizing the designs described in Subparagraphs D.1.2.a through e, above), incorporating imagery and icons/logos. Although simple rectangular cabinet signs are generally not allowed, mixed media signs may be composed of several elements, one of which may be a sculptured cabinet; however, the cabinet sign shall not exceed 25 percent of the total sign area of each sign.

**3.** Wall and/or fascia signs may be located on an exterior building elevation that: **[i]** fronts/faces a public street, or **[ii]** faces an interior side or rear of a site, and contains a public entrance, pursuant to the standards prescribed by Table 8.01-1 (Sign Regulation Matrix), of this Section.

**4.** The characters that comprise a sign shall not occupy more than 75 percent of the length of the building wall or fascia upon which it is placed.

**5.** Electrical raceways and conduits shall be placed so that they are not within public view. Where this is physically impractical or doing so would damage significant architectural features or materials, the Zoning Administrator may grant a waiver from this requirement, provided all conduits, raceways, and similar devices are kept as small as possible and are painted the same colors as adjacent wall surfaces.

**6.** Electrical raceways shall not extend beyond the outside edges of the sign copy and shall be painted to match the color of the background on which they are placed.

**7.** Signs shall be placed flat against the wall and shall not project from the wall more than required for normal construction purposes and in no case more than 12 inches. The Zoning Administrator may modify this requirement in special circumstances where a projection greater than 12 inches may be desirable to allow the creation of an especially creative and unique sign design.

**8.** Signs shall not be placed to obstruct any portion of a window or cover architectural elements, such as cornices, transom windows, vertical piers and columns, and similar elements.

**E. Address Signs Required.** The City finds that it is in the interest of public safety that all street addresses be clearly visible. Unless otherwise authorized in writing by the Police and Fire Departments, all permanent structures within the City shall display street address numerals of a size, color, and location, which are clearly visible from a public right-of-way. Address signs shall not count toward the maximum sign area allowed by this Division.

**F. Sign Programs.**

**1.** A Sign Program may be allowed pursuant to Section 4.02.075 (Sign Programs) of this Development Code, for the purpose of:

**a.** Providing coordinated signing within a development project;

**b.** Utilizing common design elements; and

**c.** Integrating the design of signs with the context of the building and landscape design, to form a unified architectural statement.

**2.** A Sign Program may allow certain deviations from the standards prescribed by Table 8.01-1 (Sign Regulation Matrix) of this Division, limited to: **[i]** a 30 percent increase in maximum sign area, **[ii]** an increase in the maximum number of signs allowed, **[iii]** the use of decorative exposed neon, and **[vi]** any other modifications deemed appropriate for the building(s) and site context, as determined by the Planning Director. In approving such deviation(s), the following findings must be clearly established:

**a.** The Sign Program's contribution to the overall design quality of the site and the surrounding area will be superior to the quality that would otherwise result under regulations normally applicable to the site;

**b.** The proposed signs are compatible with the style or character of existing improvements on the site and are well-related to each other;

**c.** Approval of the Sign Program will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity; and

**d.** Any deviations from the standards prescribed by Table 8.01-1 (Sign Regulation Matrix) of this Development Code are fully consistent with the purposes of this Development Code and any applicable specific plan or planned unit development.

**3.** A Sign Program may allow the use of complex-shaped (i.e., Polyhedron) sculptured cabinets if dimensional elements are also incorporated, such as burnished metal-leaf faced letters that are pin mounted from the cabinet face, or decorative exposed neon.

**G. Street Banners and Street Banner Programs.**

**1.** Street Banners.

**a.** No street banner, flag, pennant, or street decoration shall be placed or installed over and/or above any street or other public thoroughfare, without first obtaining City Manager approval, and the issuance of an encroachment permit by the City Engineer.

**b.** No person, either as principal, agent, or otherwise, shall hang or suspend any street banner above any street or other public thoroughfare, or cause the same be done, unless a Street Banner Program has approved pursuant to the requirements of Paragraph G.2 (Street Banner Programs) of this Section.

**c.** A street banner, flag, pennant, or street decoration shall be safely suspended not less than 17 FT above a public street, upon approval of the City Engineer and Building Official.

**d.** A street banner, flag, pennant, or street decoration shall not contain the name or designation of any individual, firm, or corporation as an advertisement for private gain.

**e.** A street banner, flag, pennant, or street decoration shall not remain in place longer than 30 days from the date permission is granted by the City Manager pursuant to Subparagraph G.1.a of this Section.

**f.** The Building Official shall, upon receipt of the required application, issue a permit for the erection and maintenance of a street banner, flag, pennant, or street decoration, according to **[i]** the terms of the City Manager's approval, **[ii]** the encroachment permit issued by the City Engineer, and **[iii]** the Street Banner Program described in Paragraph G.2 (Street Banner Programs), below (if required).

**2.** Street Banner Programs. A Street Banner Program shall be subject to review and approval by the Zoning Administrator, and must adhere to the following guidelines:

**a.** *Application.* The street banner program application shall contain the following minimum information:

**(1)** **Street Banner Design**—A fully dimensioned plan that clearly depicts the street banner design, materials, colors, and letter style;

**(2)** **Street Banner Elevations**—A fully dimensioned elevation drawing(s) depicting streetlight poles with each proposed banner type attached;

**(3)** **Street Banner Location**—A site plan drawn to scale, which depicts the specific location of each proposed street banner and the affected streetlight poles; and

**(4)** **Equipment**—All hardware and bracketry necessary for mounting the proposed street banner(s) to the affected streetlight poles, which shall meet or exceed City specifications.

**b.** *Private Business Recognition.* Private sponsorship of street banners shall only be permitted in association with an approved street banner program, with identification of the sponsor regulated as follows:

**(1)** **Placement**—The street banner sponsor may be identified on each street banner by lettering no greater than 6 inches in height, which runs the width of the banner, and covering no more than 10 percent of the banner area;

**(2)** **Font**—A uniform font type, style, size, and color shall be used for banner sponsor names within a given banner program; and

**(3)** **Graphics**—There shall be no private logos or trademark graphics allowed.

**c.** *Maintenance.* At a minimum, street banners shall be removed for cleaning annually, and shall be removed for repair or replacement when worn, torn, or faded. The City may require that street banners be alternated seasonally (3 to 4 times per year). Furthermore, Street banners shall be removed for repair or replacement when worn, torn, or faded.

## H. Awnings and Canopies, and Outside Umbrellas.

**1.** As a design feature of any building, structure, or business establishment, all awnings and canopies, and outside umbrellas, shall be reviewed in the same manner as a sign, ensuring enhancement of the building or structure in which it is placed, erected, or installed.

**2.** Awnings and canopies that contain advertising shall be counted toward the total allowable signing for the business that it serves.

**3.** Umbrellas shall not contain advertising.

**4.** The use of backlit awnings and/or canopies shall be prohibited.

**I. Accent Lighting.**

**1.** As a design feature of any building, structure, or business establishment, all accent lighting shall be reviewed in the same manner as a sign, ensuring enhancement of the building or structure in which it is placed or installed. Accent lighting should be limited to confined areas, such as building entries, architectural features, or used to reinforce specific architectural elements, such as tower and cornice elements.

**2.** Accent lighting elements and luminaires placed directly on a building façade shall be shielded. Lighting elements and luminaires placed directly on a building façade so as to be directly exposed to public view, is prohibited.

**J. Construction, Installation and Maintenance.**

**1.** Construction. The construction and installation of signs shall be enforced and administered by the Building Official. All signs and advertising structures shall be designed and constructed to withstand wind loads, dead loads, and lateral forces as required by the City's Building Code and the provisions of this Division.

**2.** Identification. Every sign or other advertising structure hereafter erected in the City shall have an identifying number, name of erector, installation year and, if illuminated, the voltage plainly placed on the exterior surface of the sign body, in a location where the information is readily visible after erection and installation.

**3.** Illumination.

**a.** *General Requirements*.

**(1)** Signs with electrical components shall be constructed, inspected, and approved by the Underwriters Laboratory (UL), or equal, and a label of approval from the laboratory shall be affixed to the sign in plain view.

**(2)** Awnings with back-lighting are prohibited.

**(3)** Light sources (luminaires) used for externally illuminated signs shall not be visible within 100 FT of any residential zoning district. Internally illuminated signs visible from any residential zoning district shall not be illuminated between the hours of 11:00PM and 6:00AM, unless they identify an establishment open for business during those hours.

**(4)** Signs shall not have exposed fluorescent tubes or incandescent bulbs exceeding 15 watts, and the brightness of luminous or backlit signs shall not exceed 250 footlamberts (fl).

**b.** *Internally Illuminated Signs.* The illumination level of a sign shall be reduced if it is determined to be excessive as a result of City evaluation. Illumination shall be considered excessive if the illumination level:

**(1)** Is substantially greater than the illumination level of other nearby signs;

**(2)** Interferes with the visibility of other signs, or with the perception of objects or buildings in the vicinity of the sign;

**(3)** Directs glare toward streets or motorists;

**(4)** Adversely impacts nearby residents or residential neighborhoods; and/or

**(5)** Reduces the nighttime readability of the sign.

**c.** *Externally Illuminated Signs.* The light source for externally illuminated signs shall be arranged and shielded to substantially confine all direct light rays to the sign face, and away from streets and adjacent properties.

**4.** Maintenance. All signs, together with their supports and appurtenances, shall be kept neatly painted and posted. The Zoning Administrator, Building Official, or Code Enforcement Director may order the removal of any sign that is not maintained in accordance with the provisions of this Division.

## K. Political Signs.

**1.** Purpose.

**a.** The purpose of these political sign regulations is to identify the compatibility between the utilization of political signs, the protection of the right to privacy of individuals, and the quiet and undisturbed enjoyment of property.

**b.** It is recognized that there have been abuses in the placement of political signs within the City, including: **[i]** trespassing upon private property; **[ii]** placement of political signs without permission from the property owner; **[iii]** placement of political signs in such a fashion as to make it difficult to remove them; **[iv]** littering caused by dislodged political signs; **[v]** sight distance hazards to traffic due to sign size and location; **[vi]** distracting appearance; **[vii]** aesthetically displeasing impact; **[viii]** unnecessary proliferation; and **[ix]** other reasons, all of which are determined to be contrary to the best interests of the community, and in opposition to the public health, safety and welfare.

**c.** The reasonable regulation of political signs will obviate many of the objections that have been raised to the unregulated placement of such signs.

**d.** It is recognized that to the extent that placement of political signs is not contrary to the purposes stated herein, it is in the best interests of the City and its inhabitants to allow political expression, and, for that reason, it is but to avoid the total prohibition of such signs.

**e.** It is believed that responsibility for the placement of political signs should lie with the candidate for public office, the proponents and opponents of ballot measures, and the various political committees connected therewith. It is recognized that political signs are printed by, or at the direction of, those listed herein, and that the ultimate responsibility for the distribution of such signs and their placement lies with them.

**2.** Definition. The term "political sign," as used herein, means any election or nonelection sign, advertising structure, or display, which communicate any message or idea identifying, supporting, opposing, promoting, or conveying a position upon, or relating to, any political cause or issue, or candidate for public office, or proposition or issue connected with any local, special, state, or national election.

**3.** Political Sign Registration. Pursuant to BPC Section 5405.3, any candidate (or their designee) or the proponents of a ballot measure who seek to utilize political signs, shall first file a Statement of Responsibility with the Code Enforcement Department, on a City registration form. The registrant shall be responsible for removing the temporary political sign and may be required to reimburse the City for any cost incurred for temporary political sign removal.

**4.** Permitted Signs. Political signs, as herein defined, shall be permitted within any zoning district subject to compliance with all of the rules and regulations set forth in Paragraph K.5 (Regulations) herein.

**5.** Regulations.

**a.** No provision in this Development Code shall be so construed as to prohibit the placing of temporary political signs.

**b.** No political sign shall be installed or displayed sooner than 45 days preceding the election for which the sign is intended.

**c.** No political sign shall exceed 16 SF in total area, except that a double-faced sign, not exceeding 16 SF on each side, shall be permitted.

**d.** No political sign shall exceed an overall height of 8 FT, except if such sign shall be within an enclosed building or structure.

**e.** No candidate for public office, proponent or opponent of ballot measures, and/or any political committees connected therewith, shall post more than one political sign per lot or parcel.

**f.** No political sign shall be lighted either directly or indirectly.

**g.** No political sign shall be placed on private property, vacant or otherwise, without the permission of the owner of the property.

**h.** No political sign shall be placed or affixed to a tree, fence, post, utility pole, or any structure, by glue, nails, or screws.

**i.** No political sign shall be posted on any public property or in the public right-of-way.

**j.** No political sign shall be placed within the right-of-way of any highway, or with 660 FT of the edge of, and visible from, the right-of-way of a landscaped freeway.

**k.** No political signs shall be posted in violation of any other provisions of this Development Code.

**l.** All political signs shall be removed within 10 days following the date of the election for which the sign was intended.

**6.** Removal of Illegally Placed Political Signs. The Building Official or Community Improvement Manager may cause the removal of any sign placed contrary to any provision of the Political Sign provisions contained herein (commencing with Subsection K (Political Signs) of this Section).

## 8.01.025: Design Guidelines

### A. Introduction.

**1.** The following design guidelines are intended as a reference to assist the designer in understanding the city's goals and objectives for high quality sign design, construction, and placement throughout the city. These guidelines are intended to complement the mandatory standards contained in Section 8.01.020 (Sign Standards) of this Division, by providing good examples of potential design solutions and by providing design interpretations of the various mandatory requirements.

**2.** The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the city's review of a sign program or sign plan to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the designer. Nonetheless, unless there is a compelling reason, these design guidelines shall be observed.

### B. General Guidelines.

**1.** Use a Brief Message. The fewer words used, the more effective the sign. A sign with a brief message is quicker and easier to read, looks cleaner and is more attractive. A sign should only include the name and/or nature of the business, and in addition to the name, may contain a maximum of three words describing the business or service provided.

**2.** Avoid Overly Intricate Fonts. Signs utilizing very intricate font styles are generally difficult to read and reduce a sign's ability to communicate effectively.

**3.** Avoid Faddish and Peculiar Fonts. Signs utilizing faddish or peculiar fonts may look good today, but soon go out of style. The image conveyed may quickly become that of a dated and unfashionable business.

**4.** Sign Colors and Materials. The colors and materials of a sign should be selected so that they contribute to sign legibility and design integrity. Even the most carefully thought out sign

may be unattractive and a poor communicator because of poor color selection. Dayglow, fluorescent, and overly bright or loud colors should not be used.

**5.** Provide Contrast Between Background and Letters/Symbols. Use significant contrast between the sign's letter/symbol color and its background color. If there is little contrast in the hue (shade or tint) and intensity (brightness) between the background and letter/symbol colors, it will be difficult to read.

**6.** Avoid Too Many Different Colors. The use of too many different colors will overwhelm the basic function of communication. The colors compete with sign content for the viewer's attention. The limited use of accent colors can increase legibility, while large areas of competing colors tend to confuse and annoy.

**7.** Sign Placement. Generally, building wall and fascia signs should be located within the middle 75 percent of the building frontage, measured from tenant line to tenant line for multiple tenant buildings, and measured across the full width of the building elevation for single tenant buildings. The Zoning Administrator shall have the authority to modify this requirement where it can be shown that:

**a.** The directed placement would severely limit proper sign placement; or

**b.** The directed placement would be contrary to the sign placement approved by a Development Plan.

**8.** Proportion, Scale and Rhythm of Sign Placement. Signs should be placed consistent with the proportions and scale of building elements within a building's facade:

**a.** A particular sign may fit well on a large, plain wall area, but would overpower the finer scale and proportion of the lower storefront.

**b.** Signs can be used to establish facade rhythm, scale, and proportion where such elements are weak in the building design. On buildings having a monolithic or plain facade, signs can be used to establish or continue appropriate design rhythm, proportion, and scale.

**c.** The proportion of letter area to sign background area should be carefully considered. If the letters take up too much of the background area, they may be harder to read — large letters are not necessarily more legible than smaller ones.

**d.** Generally, the characters that comprise a sign should not occupy more than 70 percent of the area of a sign's background.

**9.** Pedestrian Signs. Signs oriented to pedestrians should be smaller in scale. The pedestrian -oriented sign is usually read from a distance of 15 to 20 feet, whereas the vehicle-oriented sign is designed to be viewed from a much greater distance. The closer the sign's viewing distance, the smaller the sign needs to be.

**10.** Freestanding Signs. Freestanding signs should incorporate the materials and architectural features used in the building(s) they serve.

## C. Building Wall and Fascia Signs.

**1.** Building wall and fascia signs should be compatible with the predominant visual elements of the building. Commercial centers and offices, industrial parks, business parks, and other similar facilities, are required to be part of a sign program in accordance with the provisions of Section 4.02.080 (Sign Programs) of this Development Code.

**2.** Where there is more than one sign for a business (e.g., single tenant buildings) or group of businesses (e.g., multiple tenant buildings, commercial centers, or business or industrial parks), all signs should be complementary to one another in the following ways:

**a.** Type of construction materials (sign copy, supports, etc.);

**b.** Letter size and style of copy;

**c.** Method and design of sign support (wall mounting or monument base);

**d.** Configuration of sign area; and

**e.** Proportion of sign copy area to background.

**3.** Lighted signs, whether internally or externally illuminated, are permitted; provided, they are not harsh or overly bright. Can-type box signs with translucent backlit panels should not be used.

**4.** Signs with backlit or internally illuminated individual channel letters are strongly encouraged.

**D. Freestanding Signs.**

**1.** Freestanding signs are intended to provide identification for single-tenant buildings, multiple-tenant buildings, commercial offices and centers, and business and industrial parks. Signs for single-tenant buildings should include the street address of the business.

**2.** Signs for multiple-tenant buildings, commercial offices and centers, and business and industrial parks should display the range of business addresses for that development. The business address shall not be included in the sign area calculation.

**3.** Lighted signs, whether internally or externally illuminated, are permitted, provided they are not harsh or overly bright. Signs should consist of individual affixed to an opaque, matte finished background. The use of backlit (halo lighting) letters is strongly encouraged.

**4.** Freestanding signs should be placed perpendicular to approaching vehicular traffic.

**5.** Freestanding signs should be placed in landscaped planters of sufficient area, shape and design that will provide a compatible setting and ground definition to the signs.

**6.** Monument signs should be provided with a base, which measures from 12 to 18 inches in height, to accommodate the growth of landscaping around the sign base, without interrupting view of the sign face.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Economic Development<br>Prepared By: Charity Hernandez<br>Department:<br>Prepared By: Charity Hernandez<br>Staff Member Presenting: Jennifer McLain Hiramoto, Economic Development Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 27 |

**SUBJECT:** **A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 434 NORTH EUCLID AVENUE**

**RECOMMENDATION:** That the City Council conduct a public hearing and adopt A Resolution of Necessity declaring that the acquisition by eminent domain of a fee simple interest in certain real property located at 434 North Euclid Avenue, more particularly described as Assessor's Parcel No. 1048-363-01 (the Property), is necessary for the Downtown Public Parking Project (the Project).

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

**FISCAL IMPACT:** If a Resolution of Necessity is adopted, the deposit necessary to apply in court for prejudgment possession of the Property is approximately $2,100,000. If approved, additional appropriations will be presented to City Council in a future Fiscal Year 2026-27 Budget Update for approval.

**BACKGROUND & ANALYSIS:** The Property consists of one parcel located at 434 North Euclid Avenue, as shown on Exhibit 1, for the City of Ontario's Downtown Public Parking Project. The City seeks to acquire a full fee interest in the parcel referenced above.

The City obtained an appraisal of the real estate from Benjamin Balos, MAI, of R.P. Laurain and Associates and made an offer of just compensation to the property owner for the acquisition pursuant to California Government Code section 7267.2. Following standard public records and due diligence searches for ownership information, a notice of the Resolution of Necessity hearing was mailed to the Property owner on July 1, 2026 by regular U.S. Mail.

The power of eminent domain is used by the City only as a last resort to obtain interests necessary for projects after 1) negotiations have stalled; or 2) the owner has requested that the City proceed

directly to eminent domain for tax or other advantages; or 3) the eminent domain process is necessary to clear title to the property. In this case, an offer of just compensation was made to the owner for the full Fair Market Value, as determined by an independent appraisal. City Staff attempted to acquire the property voluntarily and in good faith, and will continue to do so throughout the process.

**DESCRIPTION OF PROPERTY TO BE ACQUIRED:** The Property affected by the proposed acquisition is located within the City of Ontario, at 434 North Euclid Avenue, Ontario, California 91764.

**HEARINGS AND REQUIRED FINDINGS:** The recommended actions of the City Council pertain to the acquisition of property owned by Faisal Afsari and Nusrat Afsari.

California eminent domain law provides that a public entity may not commence an eminent domain proceeding until its governing body has adopted a Resolution of Necessity, which resolution may only be adopted after the governing body has given each party with an interest in the affected property or their representatives a reasonable opportunity to appear and be heard on the following matters:

1. The public interest and necessity require the proposed project.
2. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The real property to be acquired is necessary for the project.
4. The offer of just compensation has been made to the property owner.

The notice of hearing was mailed on July 1, 2026 by first class mail to the property owner in accordance with Section 1245.235 of the California Code of Civil Procedure.

The above four required findings are addressed as follows:

**The Public Interest and Necessity Require the Proposed Project**

The City's robust redevelopment activities have gained momentum over the last few years with the adaptive reuse of the former Bank of Italy building at 200 North Euclid into a multi-tenant restaurant building and the development of 144 multi-family residential units and 6,000 square feet of ground floor retail at Euclid Avenue and C Street being completed. There is also a new residential project under construction at 206 West D Street which includes 69 multi-family residential units. The next significant project is slated to break ground on the northeast corner of Euclid Avenue and D Street in 2026. This project, if approved, will displace over 200 surface public parking spaces in Downtown which will negatively impact local businesses, the University of La Verne, City Hall and other uses in the Civic Center area.

**The Project is Planned or Located in a Manner That Will be Most Compatible With the Greatest Public Good and the Least Private Injury**

The proposed Project involves the demolition and removal of the improvements on the Property and the creation of a public parking lot. This Project will indirectly support the creation of additional residential and retail in the Downtown as well as the Civic Center expansion. This Project will assist by providing additional access to parking for members the public. This Project supports the City Council's goals and objectives. The Property to be acquired is best suited for the Project

and will cause the least private injury. To locate this Project elsewhere would require significant land use policy changes, cause a greater impact to local property owners, and would effectively be cost prohibitive.

**The Real Property to be Acquired is Necessary for the Proposed Project**

The Property affected by the proposed acquisition is located within the City of Ontario, at 434 North Euclid Avenue, Ontario, CA 91764, Assessor's Parcel No. 1048-363-01 (owned by Faisal Afsari and Nusrat Afsari). For the reasons stated above, the Property is necessary for the Project.

**The Offer of Just Compensation Has Been Made**

An appraisal was prepared by Benjamin Balos, MAI, of R.P. Laurain and Associates, to establish the Fair Market Value of the fee interest the City is seeking to acquire. An offer of just compensation was made to the record owner to purchase the fee interest in the Property to be acquired, as established by the approved appraisal and as required by Section 7267.2 of the California Government Code. Although a negotiated settlement may still be possible for the fee interest cited above, it would be appropriate to commence the procedures to acquire the fee interest through eminent domain.

**ENVIRONMENTAL ANALYSIS:**

The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, meets all of the following conditions and none of the exceptions in CEQA Section 15300.2 apply:

a. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed Project is located within the Mixed-Use land use district of the Policy Plan Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the MU-1 zoning designation and applicable Development Code regulations.
b. The proposed Project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is proposed within the established boundaries of the City of Ontario, on a site totaling 0.12 acres of land, which is surrounded by an existing public parking lot.
c. The Project site has no value as habitat for endangered, rare, or threatened species. The Project site and surrounding areas are currently developed and/or improved with an existing parking lot and a commercial service station. The Project site and surrounding area are improved and/or disturbed in a manner that eliminates any value as habitat for endangered, rare, or threatened species.
d. Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The proposed public parking project lot similar to, and of no greater impact than other allowed uses and development projects within the MU-1 zoning district.

e. The site can be adequately served by all required utilities and public services. All necessary wet and dry utilities are available for the Project site.

The Categorical Exemption Memorandum dated July 9, 2026, prepared by the City's consultants at T&B Planning, is incorporated by reference, is available for public review, and should be considered part of the administrative record for this hearing on the proposed Resolution of Necessity.

EXHIBIT “1”

434 NORTH EUCLID AVENUE

`

RESOLUTION NO. 2026-___

**RESOLUTION OF NECESSITY OF THE CITY OF ONTARIO, PURSUANT TO CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT 434 NORTH EUCLID AVENUE IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NO. 1048-363-01, FOR THE ONTARIO DOWNTOWN PUBLIC PARKING PROJECT, IN ONTARIO, CALIFORNIA**

**WHEREAS**, the City of Ontario (the "City") proposes to acquire, by eminent domain, a fee simple interest in certain real property located at 434 North Euclid Avenue, in the City of Ontario, County of San Bernardino, California, more particularly described as Assessor Parcel No. 1048-363-01, for the Ontario Downtown Public Parking Project ("**Project**"), in accordance with the authority granted to it by Section 37350.5 of the California Government Code; and

**WHEREAS**, pursuant to Section 1245.235 of the California Code of Civil Procedure, the City scheduled a public hearing for Tuesday, July 21, 2026, at 6:30 p.m., at the Ontario City Hall, Council Chambers, 303 East "B" Street, Ontario, California, and gave to each person whose property is to be acquired and whose name and address appears on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in Section 1240.030 of the California Code of Civil Procedure; and

**WHEREAS**, said hearing has been held by the City and each person whose property is to be acquired by eminent domain was afforded an opportunity to be heard on said matters; and

**WHEREAS**, the City may now adopt a Resolution of Necessity pursuant to Section 1240.040 of the California Code of Civil Procedure.

**NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE AND DECLARE AS FOLLOWS**:

**SECTION 1. Compliance with California Code of Civil Procedure and California Environmental Quality Act.** There has been compliance by the City with the requirements of Section 1245.235 of the California Code of Civil Procedure and the California Environmental Quality Act (CEQA). The project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15332 (Class 32, In-Fill Development Projects) of the CEQA Guidelines, meets all of the criteria outlined under CEQA Section 15332 described below, and none of the exceptions in CEQA Section 15300.2 apply:

`

(a) *The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations*. The proposed Project is located within the Mixed-Use land use district of the Policy Plan Land Use Map, and the MU-1 (Downtown Mixed Use) zoning district. The proposed Project is consistent with all applicable general plan policies, as well as with the MU-1 zoning designation and applicable Development Code regulations.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses*. The Project is proposed within the established boundaries of the City of Ontario, on a site totaling 0.12 acres of land, which is surrounded by an existing public parking lot.

(c) *The Project site has no value as habitat for endangered, rare, or threatened species*. Project site and surrounding areas are currently developed and/or improved with an existing parking lot and a commercial service station. The project site and surrounding area are improved and/or disturbed in a manner that eliminates any value as habitat for endangered, rare, or threatened species.

(d) *Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality*. The proposed public parking project is similar to, and of no greater impact than other allowed uses and development projects within the MU-1 zoning district.

(e) *The site can be adequately served by all required utilities and public services*. All necessary wet and dry utilities are available for the Project site.

**SECTION 2. Public Use.** The public use of the real property interest to be acquired is to provide ample access and parking for employees and the public as part of the Ontario Downtown Public Parking Project, located in the City of Ontario, San Bernardino County, California. Section 37350.5 of the California Government Code authorizes the City to acquire by eminent domain real property necessary for such purposes.

**SECTION 3. Description of Property**. Attached hereto as **Exhibit A** is the legal definition, legal description and map of the real property to be acquired by the City, which describes the general location and extent of the property to be acquired with sufficient detail for reasonable identification.

**SECTION 4. Findings.** The City hereby finds and determines each of the following:

(a) The public interest and necessity require the proposed project;

(b) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;

(c) The fee simple interest described in **Exhibit A** is necessary for the proposed project;

`

(d) The offer required by Section 7267.2 of the California Government Code was made.

**SECTION 5. Use Not Unreasonably Interfering with Existing Public Use:** Some or all of the real property to be acquired may be subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the fee interest subject to such existing public use(s) pursuant to Section 1240.510 of the California Code of Civil Procedure.

**SECTION 6. More Necessary Public Use.** Some or all of the real property to be acquired may be subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the real property appropriated to such existing public use(s) pursuant to Section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the real property being acquired that it determines is reasonably necessary to mitigate any adverse impact upon the existing public use.

**SECTION 7. Further Activities.** Counsel for the City is hereby authorized to file legal proceedings necessary to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time.

**SECTION 8. Notice of Exemption.** Upon adoption of the Resolution, staff shall file a Notice of Exemption with the County Clerk and the State Office of Land Use and Climate Innovation.

**SECOTN 9. Effective Date.** This Resolution shall take effect upon adoption.

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

**PASSED, APPROVED AND ADOPTED** this 21st day of July, 2026.

`

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

_____
BEST, BEST & KRIEGER LLP
CITY ATTORNEY

`

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026-_____ was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026-_____ duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# EXHIBIT A

**LEGAL DEFINITION**
**City of Ontario**
**Ontario Downtown Public Parking Project**
**As to Assessor Parcel Number 1048-363-01**

**"Fee,"** also known as fee simple or fee simple absolute, grants to the City of Ontario absolute ownership in the property to be acquired.

# EXHIBIT A

Legal Description

**For APN/Parcel ID(s): 1048-363-01-0000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST 78 FEET OF LOTS 4 AND 5, BLOCK 20, TOWN OF ONTARIO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT 6, BLOCK 20 OF SAID TOWN OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 20 AND RUNNING EASTERLY AS DISTANCE OF 30 FEET ALONG THE NORTHERLY BOUNDARY LINE OF LOT 6 OF SAID BLOCK; THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 6, BLOCK 20, WHICH IS 20 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 20; THENCE NORTHERLY, A DISTANCE OF 20 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6 TO THE POINT OF BEGINNING.

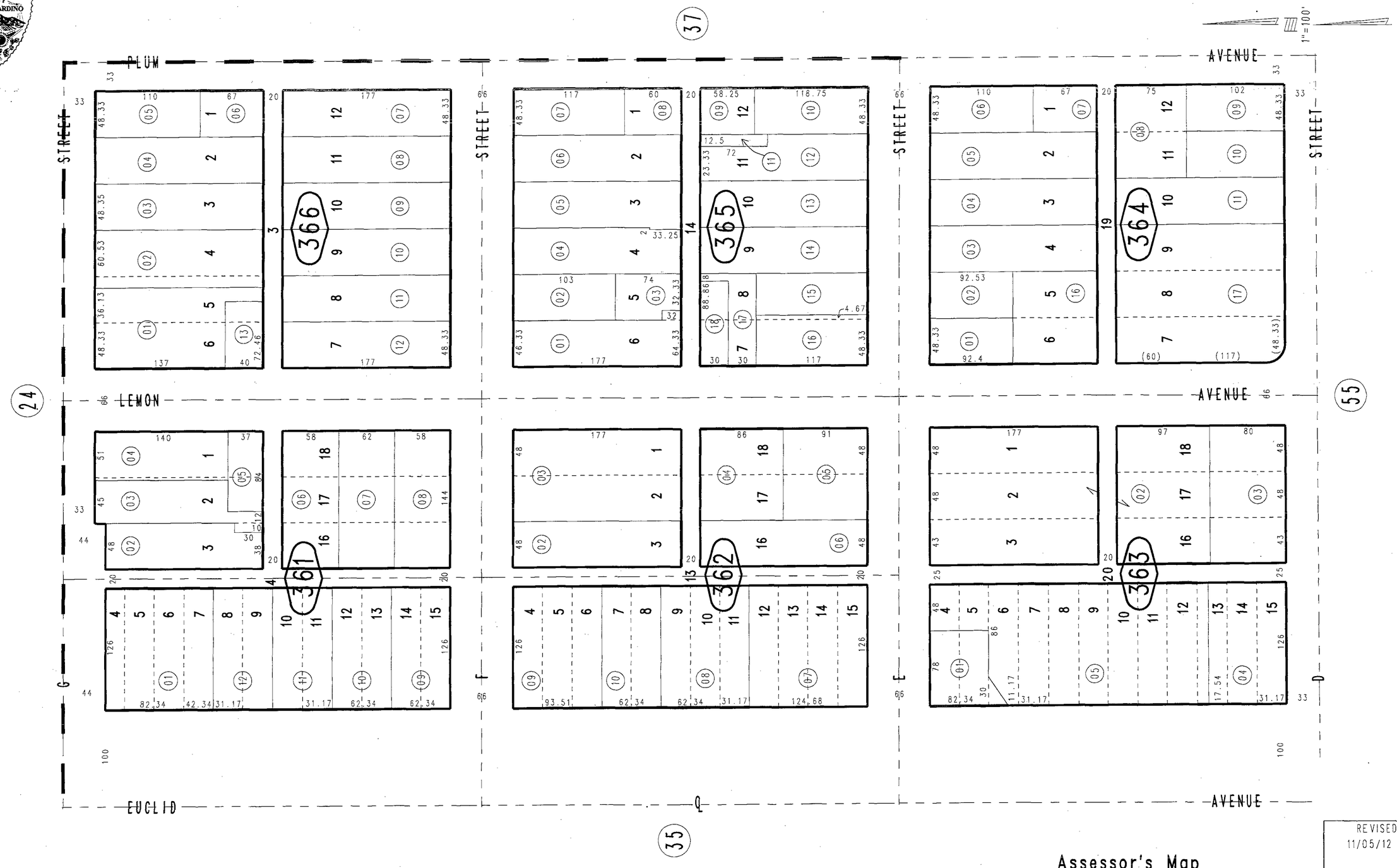
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

# Ptn. Town of Ontario
# M.B. 9/43

City of Ontario
Tax Rate Area
4051

1048 - 36

1" = 100'




Ptn. S.E.1/4, Sec.19
T.1S.,R.7W.

Assessor's Map
Book 1048 Page 36
San Bernardino County

REVISED
11/05/12 KA

October 2004

2671

NOTICE OF HEARING TO PROPERTY OWNER

Pursuant to Section 1245.235 of the California Code of Civil Procedure, you are hereby notified that at a regular meeting to be held on **Tuesday, July 21, 2026 at 6:30 p.m., at Ontario City Hall, City Council Chambers, 303 East B Street, Ontario, California**, the City Council of the City of Ontario intends to consider adopting a Resolution of Necessity authorizing the commencement of eminent domain proceedings for the acquisition, for public use, of a fee simple interest in certain real property which, according to the last equalized county assessment roll, you own. The public use for which this Resolution of Necessity will be considered is for the City of Ontario's Downtown Public Parking Project, in the City of Ontario, San Bernardino County, California. The description of the property to be acquired is attached as **Exhibit A** to this notice.

A hearing will be held at the time and place mentioned above. You have the right to appear and be heard on the following matters:

1. Whether the public interest and necessity require the project for which the property is sought to be acquired.
2. Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
3. Whether the property is necessary for the proposed project.
4. Whether the offer required by Section 7267.2 of the California Government Code has been made.

Members of the public may utilize alternative measures established by the City of Ontario to view the City council meetings and/or to address the Mayor and City Council Members.

The meeting will be live broadcast on local cable Channel 3 as well as internet live streamed:: **www.ontarioca.gov/Agendas/CityCouncil**.

TO PROVIDE PUBLIC COMMENT:

**In Person:** To address the City Council in person, please arrive early to fill out a blue comment card. Comment cards must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept comment cards after that time.

**Online**: You may submit your comments online by filling out a **Public Comment Form** no later than 4 PM on the day of the meeting. You may also submit your comments by email no later than 4 PM on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to **publiccomments@ontarioca.gov**. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter.

**Mail**: To submit your comments by mail, provide your name, agenda item you are commenting on, and your comments by mailing to **Records Management, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764**. Comments by mail must be received in the Records Management Department no later than 4:00 p.m. on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the City Council for consideration before action is taken on the matter.

This is a public meeting, and the City reserves the right to revert it to an in-person meeting.

**Please be advised, your failure to file a written request to appear and be heard within 15 days after the mailing of this notice may result in the waiver of your right to appear and be heard.**

ALL COMMUNICATIONS SHOULD BE ADDRESSED TO:

Sheila Mautz
City Clerk
City of Ontario
303 East B Street
Ontario, California 91764

DATE OF HEARING: Tuesday, July 21, 2026
6:30 p.m.

PLACE OF HEARING: City Council Chambers
Ontario City Hall
City of Ontario
303 East B Street
Ontario, California 91764

DATED: July 3, 2026

BEST BEST & KRIEGER LLP

By: _____
Mark A. Easter
Attorney for City of Ontario

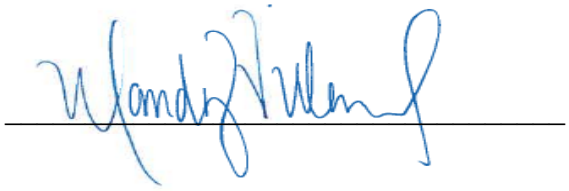
PROOF OF MAILING NOTICE

I, Mandy Villareal, acting on behalf of the City of Ontario, hereby certify that on July 3, 2026, I mailed a copy of the attached notice by first-class mail to the following owners of real property located in the County of San Bernardino, State of California, more particularly described as Assessor Parcel No. 1048-363-01:

Faisal and Nusrat Afsari
434 N. Euclid Avenue
Ontario, CA 91762

Record Owner

DATED: July 3, 2026



# EXHIBIT A

**LEGAL DEFINITION**
**City of Ontario**
**Ontario Downtown Public Parking Project**
**As to Assessor Parcel Number 1048-363-01**

**"Fee,"** also known as fee simple or fee simple absolute, grants to the City of Ontario absolute ownership in the property to be acquired.

# EXHIBIT A

Legal Description

**For APN/Parcel ID(s): 1048-363-01-0000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST 78 FEET OF LOTS 4 AND 5, BLOCK 20, TOWN OF ONTARIO, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF LOT 6, BLOCK 20 OF SAID TOWN OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 20 AND RUNNING EASTERLY AS DISTANCE OF 30 FEET ALONG THE NORTHERLY BOUNDARY LINE OF LOT 6 OF SAID BLOCK; THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY BOUNDARY LINE OF LOT 6, BLOCK 20, WHICH IS 20 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 6, BLOCK 20; THENCE NORTHERLY, A DISTANCE OF 20 FEET ALONG THE WEST BOUNDARY OF SAID LOT 6 TO THE POINT OF BEGINNING.

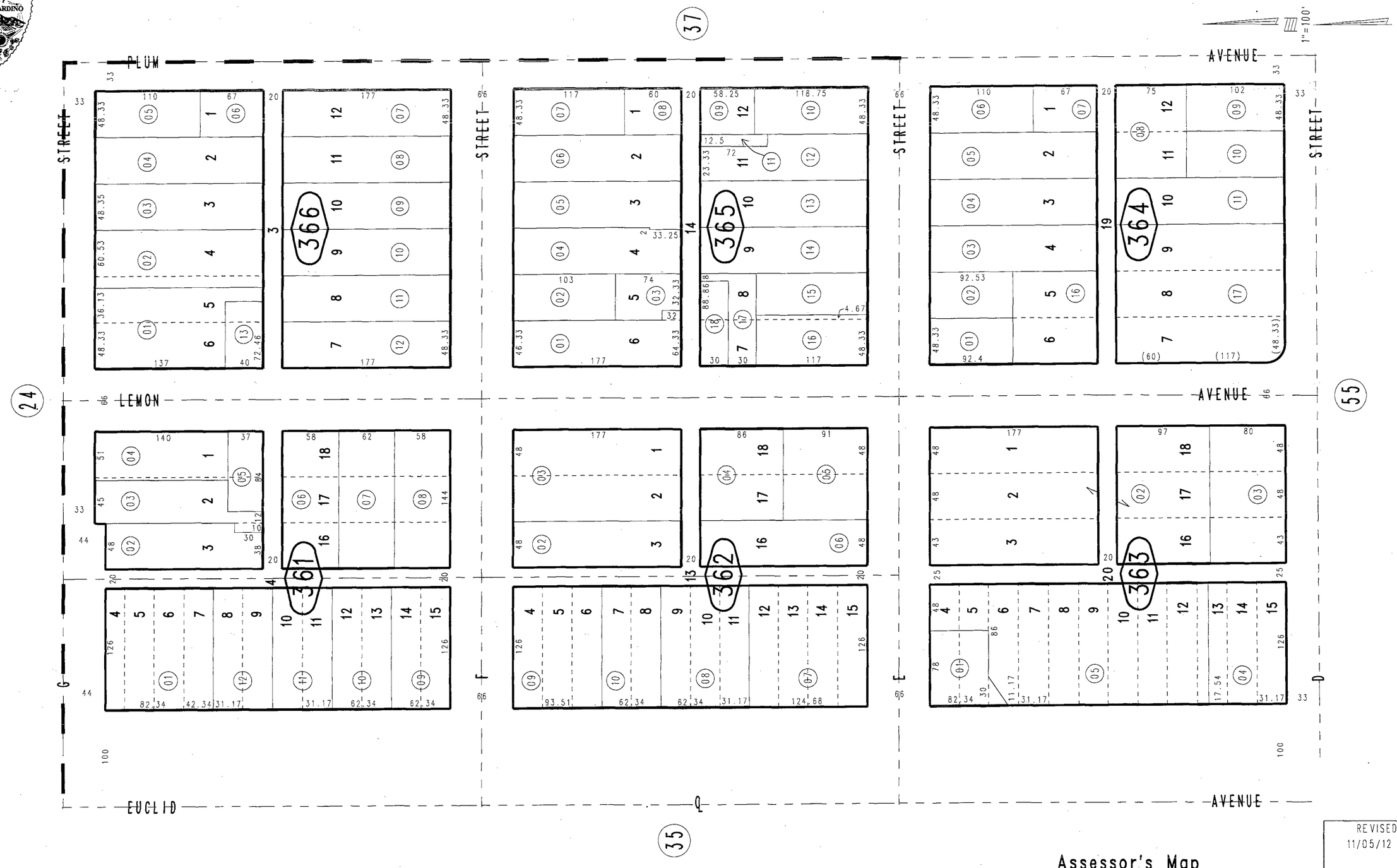
THIS MAP IS FOR THE PURPOSE OF AD VALOREM TAXATION ONLY.

# Ptn. Town of Ontario
# M.B. 9/43

City of Ontario
Tax Rate Area
4051

1048 - 36

1" = 100'




Ptn. S.E.1/4, Sec.19
T.1S.,R.7W.

Assessor's Map
Book 1048 Page 36
San Bernardino County

REVISED
11/05/12 KA

October 2004

2679

# CATEGORICAL EXEMPTION MEMORANDUM

**TO:** City of Ontario, Planning Department

**FROM:** Nicole Morse, Esq., Principal

**DATE:** July 9, 2026

**RE:** CEQA 32 Exemption – 434 N. Euclid Avenue

## 1.0 PROJECT UNDERSTANDING

The City of Ontario ("City") seeks to redevelop an approximately 0.1-acre property, located at 434 North Euclid Avenue in San Bernardino County. The subject property's Assessor's Parcel Number (APN) is 1048-363-01 ("Project site"). The Project site is currently developed with a gas station. Refer to Figure 1, *Vicinity Map*, in *Attachment A, Figures*.

The City proposes to demolish the existing gas station and redevelop the Project site with a paved public parking lot ("Project"). The Project would provide approximately 16 parking spaces. Access will be provided via driveways on North Euclid Avenue and East E. Street. The Project is intended to serve as an expansion of the existing public parking lot and would enhance the City's intended land use by making Downtown Ontario a mixture of retail, office, civic, and residential uses in a pedestrian friendly atmosphere.

Construction of the Project is expected to commence in October 2026 and last approximately one month. The following construction activities would occur as part of the Project:

- Demolition
- Site Preparation
- Grading
- Paving
- Parking Lot Painting (Striping)

The information presented in this memorandum is based on our review and analysis of the following documents and information:

- Urban Crossroads, Inc (UXR). *North Euclid Avenue Surface Parking Lot Air Quality and GHG Assessment*. April 13, 2026. *Attachment B* of this Memorandum.

- UXR. *North Euclid Avenue Surface Parking Lot Noise Assessment*. April 7, 2026. *Attachment C* of this Memorandum.

- Publicly available documents and information from the City of Ontario website, including but not limited to the City's General Plan (The Ontario Plan), Zoning and Land Use Code, and (c) information provided by the City of Ontario staff.

# 2.0 EXISTING CONDITIONS

## 2.1 EXISTING LAND USE

The 0.1-acre Project site is located at the southeastern corner of East E. Street and North Euclid Avenue. The site is currently developed with a 1,205 square feet gas station.[1] Refer to Figure 2, *Aerial Photograph*, presented in *Attachment A*, *Figures*.

## 2.2 EXISTING DESIGNATION IN THE ONTARIO PLAN

The City's prevailing planning document is, The 2050 Ontario Plan (TOP), which designates the Project site as "MU – Mixed Use." The Mixed Use land use designation accommodates a horizontal and/or vertical mixture of retail, service, office, restaurant, entertainment, cultural, and residential uses. The City further defines the Mixed-Use land use designation by location. The Project site is located within the MU-Downtown – Mixed Use Downtown land use designation, which is envisioned as an intensive vertical and horizontal mixture of retail, office, civic, and residential uses in a pedestrian friendly atmosphere.[2]

## 2.3 EXISTING ZONING

The Project site is located within the "MU-1 – Downtown Mixed Use" zoning district, which is intended to accommodate a fairly intensive mixture of vertical and horizontal retail, entertainment, and office uses. Ontario Development Code (ODC) Division 5.01, *Zoning District and Boundaries*, provides boundaries for the four (4) Land Use Areas the MU-1 zoning district is divided into. The Project site is located withing LUA-1 (Euclid Avenue Entertainment) District, which is intended to provide the vitality, amenities, and a range of entertainment, shopping, restaurant, outdoor dining, and cultural offerings. The District is further intended to promote a variety of dense housing options; enhanced public and private rights-of-way to improve pedestrian, bicyclist, and vehicular connectivity; and grow employment opportunities. As shown in Table 5.02-1, Land Use Matrix, of the ODC, permitted uses under the existing zoning designation include publicly-owned parking lot and garages.[3] Therefore, the Project is fully consistent with all applicable zoning regulations.

[1] https://rdp.scag.ca.gov/parcel-locator/
[2] https://www.ontarioca.gov/government/community-development/planning/ontario-plan/ontario-plan-policy-plan
[3] https://content.ontarioca.gov/sites/default/files/2025-12/Chapter%205.0%20-%20Zoning%20and%20Land%20Use_Rev%2012-16-2025.pdf

### 2.4 SURROUNDING LAND USES

The Project site is surrounded by mixed uses within the City of Ontario limits. Surrounding properties are zoned Downtown Mixed Use (MU-1) and Planned Unit Development (PUD). The Project represents the logical continuation of existing surrounding development. The Project is consistent with TOP and zoning and, therefore, would complement surrounding development. Refer to Figure 3, *Surrounding Land Uses*, presented in *Attachment A*, *Figures*.

Land uses in the immediate vicinity of the Project site are described below.

- North: East E. Street borders the site to the north, beyond which resides a service station.
- East: A vehicle parking field borders the site to the east. Further east across North Lemon Avenue, are business and commercial uses.
- South: A vehicle parking field is located south of the Project site. Further south across East. D Street, are residential uses.
- West: North Euclid Avenue borders the site to the west, beyond which are business and commercial uses.

## 3.0 CEQA CATEGORICAL EXEMPTION

The City proposes to demolish the existing structure onsite and redevelop the Project site with a paved public parking lot on a property located in the MU-1 Zone. The Project is fully consistent with all applicable zoning regulations.

### 3.1 CLASS 32 EXEMPTION

According to CEQA Guidelines Section 15332, the *In-Fill Development Exemption*, is subject to consistency with five criteria relating to General Plan and zoning consistency, size and location of the site, absence of habitat value, absence of ability to cause a significant environmental impact, and adequate availability of utilities and public services. Each of these criteria are discussed below in relation to the proposed Project.

**(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.**

The Project site is currently zoned MU-1 and has an Ontario Plan land use designation of MU. As discussed above, the Mixed-Use land use and zoning designation allows for publicly-owned parking lot. The Project consists of an expansion of the existing public parking lot within the City. Therefore, the Project is consistent with the applicable Ontario Plan designation and all applicable Ontario Plan policies as well as with applicable zoning designation and regulations.

**(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

Additionally, the Project is located within the City of Ontario limits and is located on an approximate 0.1-acre site. Surrounding land uses are developed with business and commercial uses. Therefore, the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

**(c) The project site has no value as habitat for endangered, rare or threatened species.**

The Project site is currently developed with a gas station totaling 1,205 sf. Ornamental landscaping surrounds the existing use. According to the Department of Fish & Game or Fish & Wildlife Service's National Wetland Mapper, the Project site does not contain any wetland, riparian habitat or other sensitive natural community.[4] The Project site is currently developed and in an urbanized area of the City. The Project site is located within an area that has not been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service. Therefore, the Project site has no value as habitat for endangered, rare or threatened species.

**(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The construction and operation of a project of this size would typically result in less than significant impacts related to traffic, noise, air quality, and water quality. Analysis of potential Project-related impacts to traffic, noise, air quality, or water quality is provided below. For Class 32 Exemptions, an Air Quality/GHG Memorandum and Noise Study were prepared to support the finding of a Class 32 exemption.

**Traffic**

The Project consists of an expansion of the existing public parking lot and is intended to serve the City's downtown area. The parking lot is not expected to function as a substantial traffic generator. Therefore, the Project will not generate more vehicle trips than the trips generated by the existing gas station and the Project would not result in any significant traffic impacts.

[4] https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

**Air Quality**

According to the Air Quality and Greenhouse Gas Assessment (*Attachment B* of this Memorandum), construction activities associated with the Project would result in emissions of VOCs, $NO_X$, $SO_X$, CO, $PM_{10}$, and $PM_{2.5}$. The Project's construction-source air emissions are expected to occur during demolition, site preparation, grading, and paving. Table 3.1-1, *Regional Construction Emissions Summary*, presents the regional emissions expected from Project construction, as well as the applicable South Coast Air Quality Management (SCAQMD) thresholds.

**Table 3.1-1 Regional Construction Emissions Summary**

| Year | ROG | $NO_X$ | CO | SO2 | $PM_{10}$ | $PM_{2.5}$ |
|---|---|---|---|---|---|---|
| Maximum Daily Emissions | 1.78 | 13.48 | 17.58 | 0.03 | 2.76 | 1.56 |
| SCAQMD Regional Thresholds | 75 | 100 | 550 | 150 | 150 | 55 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** | **NO** | **NO** |

Source: (UXR, 2026a, Table 6)

As shown above, criteria air pollutant emissions resulting from Project construction would not exceed the regional thresholds of significance established by the SCAQMD for any criteria pollutant. Similarly, as shown in Table 3.1-2, *Project Localized Construction Impacts*, emissions resulting from the construction will not exceed the localized thresholds of significance established by the SCAQMD for any criteria pollutant. Thus, Project construction activities would result in a less than significant impact.

**Table 3.1-2 Project Localized Construction Impacts**

| On-Site Emissions | Emissions (lbs/day) | | | |
|---|---|---|---|---|
| | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| Demolition | | | | |
| Maximum Daily Emissions | 11.91 | 12.71 | 0.80 | 0.49 |
| SCAQMD Localized Threshold | 127 | 1,005 | 21 | 6 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |
| Site Preparation | | | | |
| Maximum Daily Emissions | 5.10 | 6.09 | 0.59 | 0.32 |
| SCAQMD Localized Threshold | 127 | 1,005 | 22 | 8 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |
| Grading | | | | |
| Maximum Daily Emissions | 13.44 | 13.15 | 2.66 | 1.53 |
| SCAQMD Localized Threshold | 153 | 1,217 | 23 | 9 |
| **Threshold Exceeded?** | **NO** | **NO** | **NO** | **NO** |

Source: (UXR, 2026a, Table 7)

Operational activities associated with the Project would result in emissions of CO, VOCs, $NO_X$, $SO_X$, $PM_{10}$, and $PM_{2.5}$ primarily from vehicle trips to and from the site. However, the parking lot is not expected to function as a substantial traffic generator, and associated operational emissions would be minimal. Given the limited scale of the Project and low trip generation potential, operational-source emissions would not exceed the applicable SCAQMD regional thresholds for emissions of any criteria pollutant. As such, operational impacts would be considered less than significant.

**Greenhouse Gas Emissions**

For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions. As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. As shown in Table 3.1-3, *Total Project GHG Emissions*, the annual emissions for construction would be 0.61 metric tons annually and therefore result in a less than significant impact.

**Table 3.1-3 Total Project GHG Emissions**

| Year | Total $CO_2E$ |
|---|---|
| Total Annual Construction Emissions | 18.32 |
| Amortized Over 30 Years | 0.62 |
| SCAQMD Threshold | 3,000 |

Source: (UXR, 2026a, Table 8)

Operational activities associated with the Project would result in emissions of $CO_2$, $CH_4$, and $N_2O$ primarily from vehicle trips to and from the site. As discussed previously, the Project is not expected to function as a substantial traffic generator, and associated operational emissions would be minimal. Given the limited scale of the Project and low trip generation potential, operational-source emissions would not exceed the applicable SCAQMD regional thresholds for GHG emissions. As such, operational impacts would be considered less than significant.

**Noise**

*Sensitive Receptors*

To assess the potential for short-term construction and long-term operational noise impacts, the following receiver locations were identified as representative locations for analysis.

- Location R1 represents the existing residence at 515 N Lemon Avenue, approximately 209 feet northeast of the Project site.
- Location R2 represents the existing at 201 East E Street, approximately 303 feet northeast of the Project site.

- Location R3 represents the existing residence at 208 East E Street, approximately 375 feet east of the Project site.
- Location R4 represents the existing multi-family residential community at 320 N Euclid Avenue, approximately 362 feet south of the Project site.
- Location R5 represents the existing church at 126 West E Street, approximately 401 feet northwest of the Project site.
- Location R6 represents the existing residence at 204 West E Street, approximately 566 feet northwest of the Project site.

The receiver locations are illustrated in Exhibit 3 of the *Noise Analysis (Attachment C)*.

*Construction Noise*

Table 3.1-4, *Construction Noise Level Compliance*, presents the Project-related construction noise levels as well as the applicable threshold. As shown, the highest levels of construction noise would not exceed the applicable threshold.

**Table 3.1-4 Construction Noise Level Compliance**

| Receiver Location | Construction Noise Levels (dBA $L_{eq}$) | | |
|---|---|---|---|
| | Highest Construction Noise Levels[1] | Threshold[2] | Threshold Exceeded?[3] |
| R1 | 70.5 | 80 | No |
| R2 | 67.7 | 80 | No |
| R3 | 66.2 | 80 | No |
| R4 | 66.4 | 80 | No |
| R5 | 65.6 | 80 | No |
| R6 | 62.9 | 80 | No |

[1] Highest construction noise level calculations based on distance from the construction noise source activity to the nearest receiver locations.
[2] Construction noise level thresholds.
[3] Do the estimated Project construction noise levels exceed the construction noise level threshold?
Source: (UXR, 2026b, Table 4)

*Operational Noise*

The Project-related noise sources are expected to be limited to parking lot vehicle movements. As a conservative assumption, the parking lot vehicle movements are assumed to occur throughout the day and night. To estimate the Project operational noise impacts, reference noise level measurements were collected from similar activities to represent the noise levels expected with the development of the Project. The reference project operational and sound power levels are summarized below in Table 3.1-5.

**Table 3.1-5 Reference Noise Levels**

| Noise Source[1] | Noise Source Height (Feet) | Min./ Hour[2] | | Reference Noise Level (dBA $L_{eq}$) @ 50 Feet | Sound Power Level (dBA)[3] |
|---|---|---|---|---|---|
| | | Day | Night | | |
| Parking Lot Vehicle Movements | 5' | 60 | 60 | 52.6 | 73.4 |

[1] As measured by Urban Crossroads, Inc.
[2] Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.
[3] Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source.
Source: (UXR, 2026b, Table 2)

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Ontario exterior noise level standards at nearby noise-sensitive receiver locations, as shown in Table 3.1-6.

**Table 3.1-6 Operational Noise Level Compliance**

| Receiver Location | Land Use | Project Operational Noise Levels (dBA Leq)[1] | | Noise Level Standards (dBA Leq)[2] | | Noise Level Standards Exceeded?[3] | |
|---|---|---|---|---|---|---|---|
| | | Daytime | Nighttime | Daytime | Nighttime | Daytime | Nighttime |
| R1 | Residential | 21.9 | 21.9 | 65 | 45 | No | No |
| R2 | Residential | 19.0 | 19.0 | 65 | 45 | No | No |
| R3 | Residential | 17.6 | 17.6 | 65 | 45 | No | No |
| R4 | Residential | 17.8 | 17.8 | 65 | 45 | No | No |
| R5 | Church | 17.0 | 17.0 | 65 | 45 | No | No |
| R6 | Residential | 14.3 | 14.3 | 65 | 45 | No | No |

[1] Proposed Project operational noise calculations are included in Appendix B.
[2] Exterior noise level standards.
[3] Do the estimated Project operational noise source activities exceed the noise level standards?
[4] Receiver locations do not include any noise sensitive nighttime use.
"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.
Source: (UXR, 2026b, Table 3)

As shown above, the operational noise levels associated with the Project will not exceed the City of Ontario 65 dBA $L_{eq}$ daytime or 45 dBA $L_{eq}$ nighttime exterior noise level standards. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations.

**Water Quality**

The Project would demolish the existing gas station onsite and redevelop as a public parking lot. Since the Project site is less than one acre, no Storm Water Pollution Prevention Plan or Water Quality Management Plan would be required. However, there will be no change in impervious surfaces and drainage would occur similar to existing conditions. Therefore, impacts to water quality would be less than significant.

**Conclusion**

Based on the preceding analysis, the Project would not result in significant environmental effects related to traffic, noise, air quality, or water quality and, thus, meets CEQA Guidelines Section 15332, criterion (d).

**(e) The site can be adequately served by all required utilities and public services.**

The Project site is currently served by existing utilities and public services. The Project Applicant would demolish the existing gas station totaling 1,205 sf onsite and redevelop the Project site with a paved public parking lot. Under the proposed condition, there would be no demand in water, sewer, gas, and telecommunication services, compared to existing conditions. The associated decrease in utilities services is expected to have a negligible effect on current service providers. Therefore, the site can be adequately served by all required utilities and public services.

## 3.2 Review Of Exceptions To The Categorical Exemption

Furthermore, CEQA Guidelines include exceptions to all exemptions. As codified in Guidelines Section 15300.2, a project that would otherwise fit into an exemption must not be disqualified by the following sections:

**a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

Condition a) would not apply because the Project does not fall under a Class 3, 4, 5, 6, or 11 CEQA Exemption.

**b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

Condition b) would not apply because the Project is an individual project, and it is not part of a successive chain of similar projects that when considered together would have a significant cumulative impact on the physical environment. There are no conditions associated with the Project's construction or operation that would cause or cumulatively contribute to any significant environmental effects. This exception does not apply.

**c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

There are no unusual circumstances associated with the Project that would result in a significant effect on the environment. The Project proposes a typical urban use, in a typical urban environment. This exception does not apply.

**d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

Condition d) requires consideration of the nearest officially designated state scenic highways. According to the California Department of Transportation (Caltrans) California Scenic Highway Mapping System, the nearest officially designated state scenic highways is a portion of California State Route 2, located approximately 25 miles northwest of the Project site and is not visible from the Project site or surrounding areas.[5] As such, the Project site would not result in damage to scenic resources within a highway officially designated as a state scenic highway, and this exception does not apply.

**e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

Condition e) would not apply. Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Below are the data resources that provide information regarding the facilities or sites identified as meeting the Cortese List requirements.

[5] https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites from the State Water Board's GeoTracker database.
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of Site Cleanup Program Sites on the Cortese List from the Water Boards.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the CalEPA, the Project site is not identified as a hazardous materials site pursuant to Government Code Section 65962.5. [6]As the Project site is not listed in any hazardous waste sites, this exception would not apply.

**f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

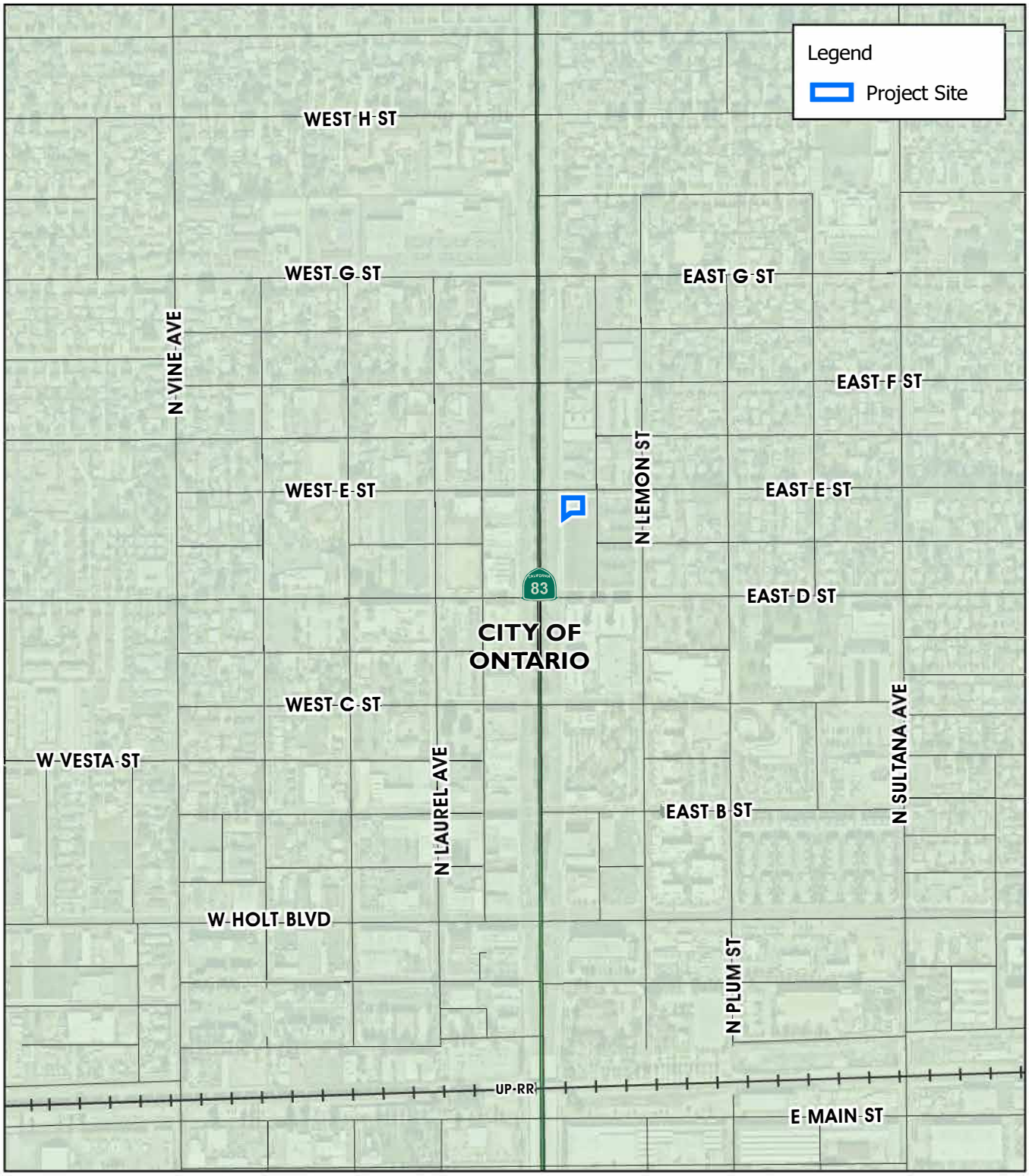
Condition f) requires consideration of the existing building's historic age, which appears to have been developed in 1982.[7] The definition of "historical resources" is contained in CEQA Guidelines Section 15064.5. Buildings that are 50 years or older are required to be evaluated under CEQA, to determine whether they are considered significant historical resources as defined in CEQA Guidelines Section 15064.5. Because the site was developed in 1982, it is not considered historical resource and would not be considered a significant part of California's history and/or cultural heritage, associated with the life of an important person, embodies characteristics of the works of an important individual, or has potential to yield important information about history. This exception would not apply.

## 3.3 CONCLUSION

Based on the foregoing analysis, the Project meets the conditions of a Class 32 exemption and would not conflict with any of the exceptions as codified in CEQA Guidelines Section 15300.

[6] https://calepa.ca.gov/sitecleanup/corteselist/
[7] https://arcpropertyinfo.sbcounty.gov/

## Attachment A:
## Figures



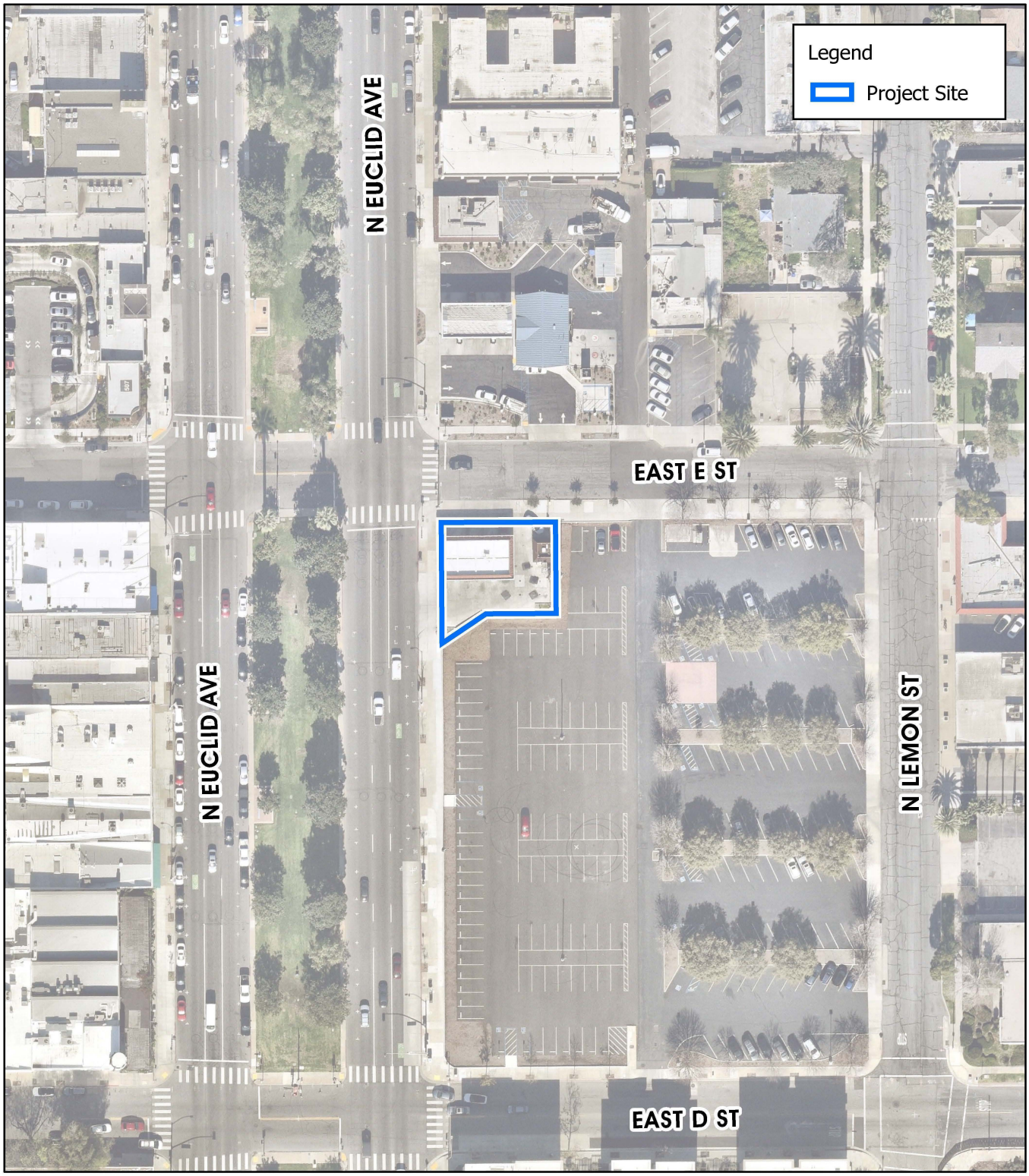

*Source(s): Esri, Nearmap Imagery (January 2026), SB County (2026)*

Figure 1

0 150 300 600 Feet

www.tbplanning.com

## Vicinity Map



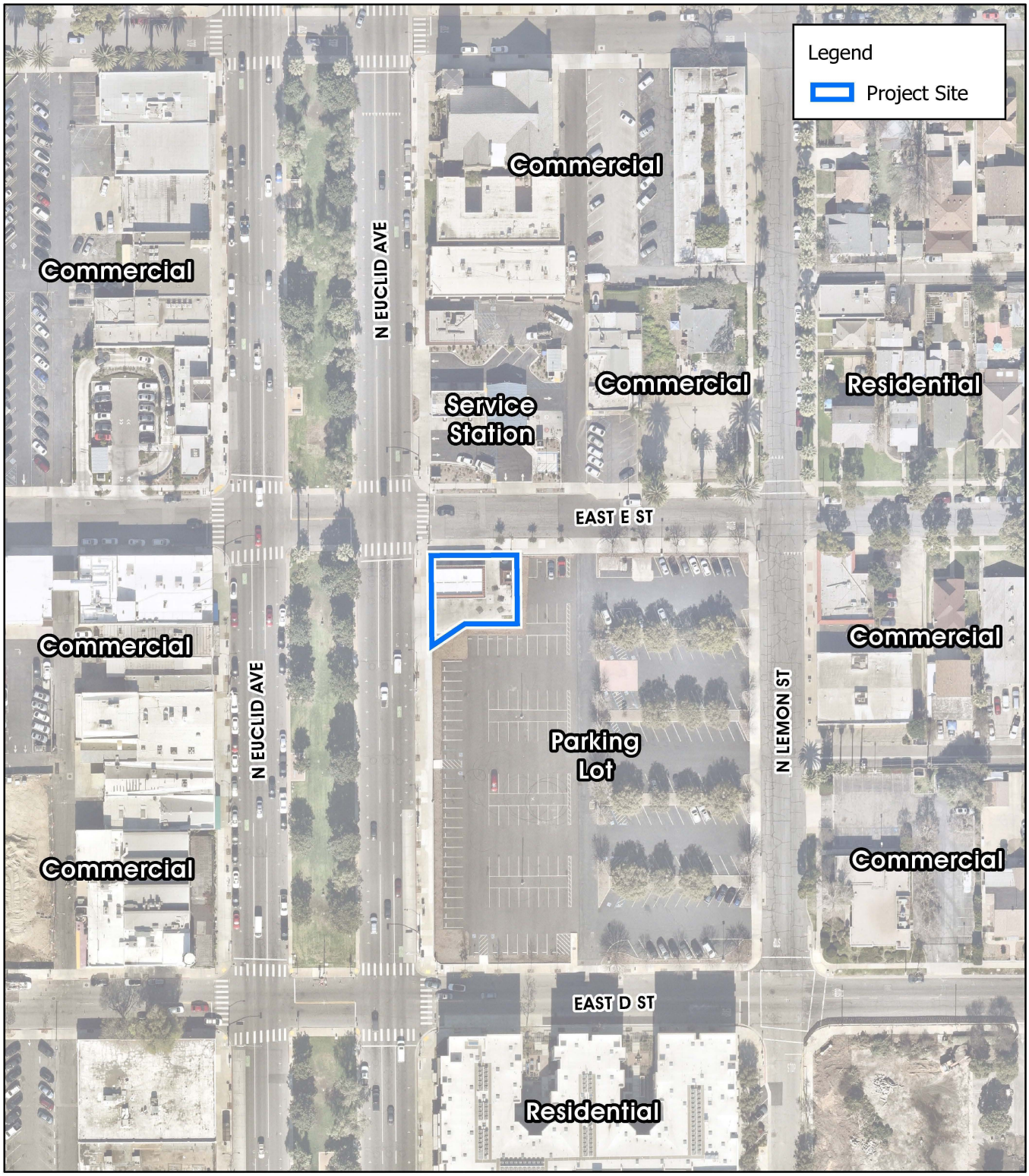

*Source(s): Esri, Nearmap Imagery (January 2026), SB County (2026)*

Figure 2

0 25 50 100 Feet

www.tbplanning.com

**Aerial Photograph**




*Source(s): Esri, Nearmap Imagery (January 2026), SB County (2026)*

Figure 3

0 35 70 140 Feet

www.tbplanning.com

## Surrounding Land Uses

## Attachment B:

## Air Quality and Greenhouse Gas Assessment

# TECHNICAL MEMORANDUM

**DATE**: April 13, 2026
**TO**: Tracy Zinn, T&B Planning
**FROM**: Haseeb Qureshi, Urban Crossroads, Inc.
**JOB NO**: 16931-02 AQ & GHG Assessment

## SUBJECT: NORTH EUCLID AVENUE SURFACE PARKING LOT AIR QUALITY & GREENHOUSE GAS ASSESSMENT

Urban Crossroads, Inc. is pleased to provide the following Air Quality & Greenhouse Gas Assessment for the North Euclid Avenue Surface Parking Lot (**Project**), which is located on the southeast corner of North Euclid Avenue and West E Street in the City of Ontario.

## PROJECT OVERVIEW

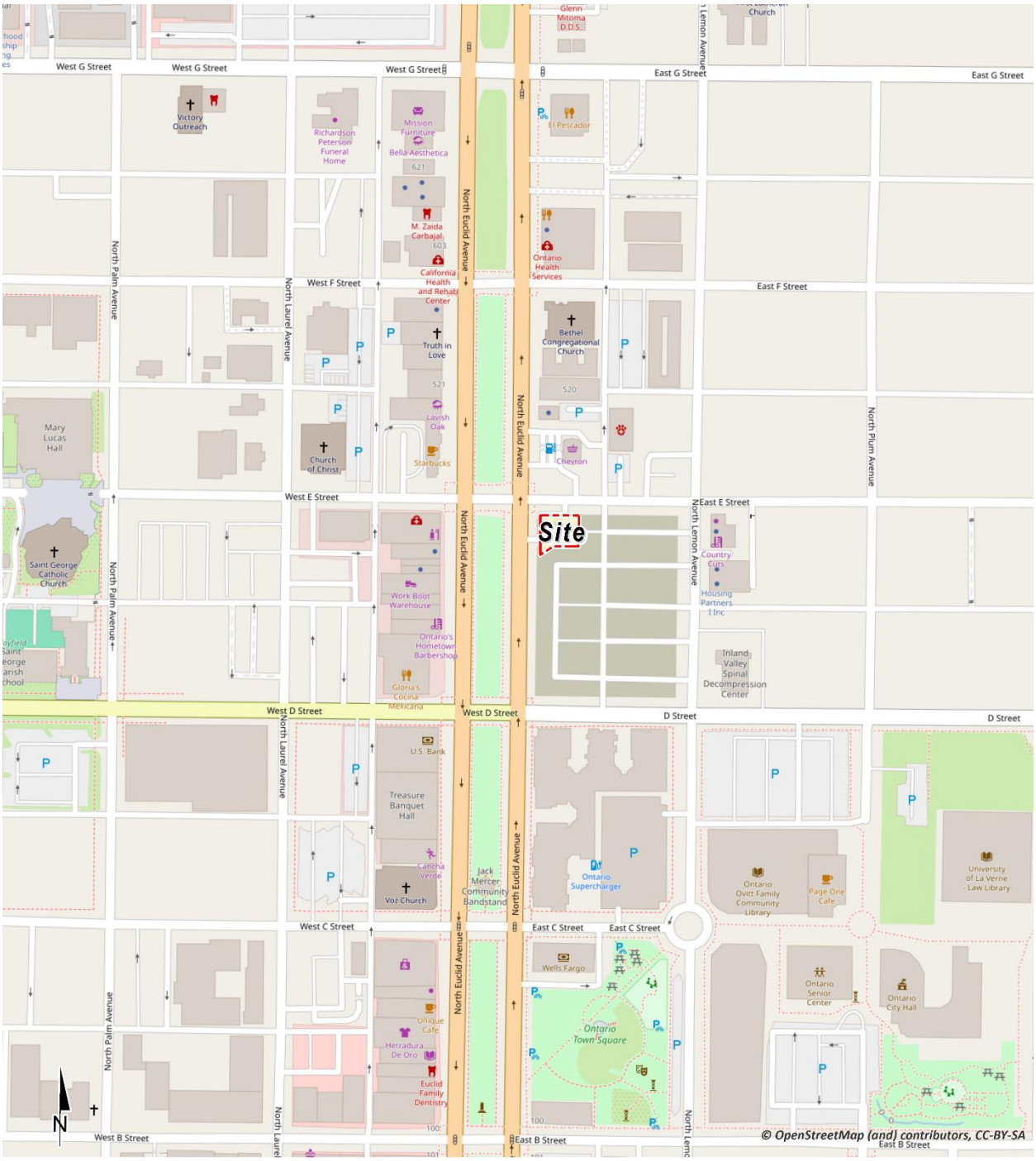
The Project includes the development of a surface parking lot with an estimated 16 new parking spaces on a 0.1-acre parcel (APN: 1048-363-01). The Project would consist of the demolition of the existing use (an out-of-service gas station) and the redevelopment of the site as a paved public parking lot.

The purpose of this Air Quality & Greenhouse Gas Assessment is to evaluate the potential Project-related air quality and greenhouse gas impacts associated with the development of a surface parking lot, as shown on Exhibit 1.

## SUMMARY OF FINDINGS

Results of the assessment indicate that the Project would result in a less than significant impact with respect to air quality and greenhouse gas, and no mitigation is required.

## EXHIBIT 1: LOCATION MAP



## PROJECT AIR QUALITY IMPACTS

### METHODOLOGY

The California Air Pollution Control Officers Association (CAPCOA) in conjunction with other California air districts, including SCAQMD, released CalEEMod 2022 in May 2022. CalEEMod periodically releases updates, as such the latest version available at the time of this report has been utilized in this analysis. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, $NO_X$, $SO_X$, CO, $PM_{10}$, and $PM_{2.5}$) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (1). Accordingly, the latest version of CalEEMod has been used for this Project to determine construction and operational air quality and GHG emissions. Output from the model runs for both construction and operational activity are provided in Appendix 1.

### STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the California Environmental Quality Act Guidelines (*CEQA Guidelines*) (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (2):

- Threshold 1: Conflict with or obstruct implementation of the applicable air quality plan.
- Threshold 2: Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Threshold 3: Expose sensitive receptors to substantial pollutant concentrations.
- Threshold 4: Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

### AIR QUALITY REGIONAL EMISSIONS THRESHOLDS

The SCAQMD has developed regional significance thresholds for criteria pollutants, as summarized at Table 1 (3). The SCAQMD's CEQA Air Quality Significance Thresholds (March 2023) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

### TABLE 1: REGIONAL EMISSIONS SIGNIFICANCE THRESHOLDS

| Pollutant | Construction | Operations |
|---|---|---|
| $NO_X$ | 100 lbs/day | 55 lbs/day |
| VOC | 75 lbs/day | 55 lbs/day |
| $PM_{10}$ | 150 lbs/day | 150 lbs/day |
| $PM_{2.5}$ | 55 lbs/day | 55 lbs/day |
| $SO_X$ | 150 lbs/day | 150 lbs/day |
| CO | 550 lbs/day | 550 lbs/day |
| Pb | 3 lbs/day | 3 lbs/day |

lbs/day = Pounds Per Day

## AIR QUALITY LOCALIZED EMISSIONS THRESHOLDS

For this Project, the appropriate SRA for the LST analysis is the SCAQMD Southwest San Bernardino Valley monitoring station (SRA 33). LSTs apply to CO, $NO_2$, $PM_{10}$, and $PM_{2.5}$. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size. The SCAQMD's screening look-up tables are utilized in determining localized impacts. It should be noted that since the look-up tables identify thresholds at only 1 acre, 2 acres, and 5 acres, linear regression has been utilized to determine localized significance thresholds. Consistent with SCAQMD guidance, the thresholds presented in Table 2 were calculated by interpolating the threshold values for the Project's disturbed acreage.

The acres disturbed is based on the equipment list and days in the demolition, site preparation, and grading phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday. The equipment-specific grading rates are summarized in the CalEEMod user's guide, Appendix C: Emission Calculation Details for CalEEMod (4). It should be noted that the disturbed area per day is representative of a piece of equipment making multiple passes over the same land area. In other words, one Rubber Tired Dozer can make multiple passes over the same land area totaling 0.5 acres in a given 8-hour day. Appendix A of the CalEEMod User Manual only identifies equipment-specific grading rates for Crawler Tractors, Graders, Rubber Tired Dozers, and Scrapers; therefore, Tractors/Loaders/Backhoes equipment that was included in the site preparation and grading phase was replaced with Crawler Tractors. For analytical purposes, emissions associated with peak demolition, site preparation, and grading activities are considered for purposes of localized significance thresholds (LSTs) since this phase represents the maximum localized emissions that would occur. The Project's construction activities could disturb a maximum of approximately 0.5 acre per day for demolition, 1 acre per day for site preparation, and 1.5 acres per day for grading activities. It should be noted that a 1 acre per day disturbance area for demolition activities was utilized as this is the SCAQMD look-up tables minimum acreage. Any other construction phases of development would result in lesser emissions and consequently lesser impacts than what is disclosed herein. As such, Table 2 presents thresholds for localized construction emissions.

### TABLE 2: MAXIMUM DAILY LOCALIZED EMISSIONS THRESHOLDS

| Source | Activity | Emissions (lbs/day) | | | |
|---|---|---|---|---|---|
| | | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| Construction | Demolition | 127 lbs/day | 1,005 lbs/day | 21 lbs/day | 6 lbs/day |
| | Site Preparation | 127 lbs/day | 1,005 lbs/day | 22 lbs/day | 8 lbs/day |
| | Grading | 153 lbs/day | 1,217 lbs/day | 23 lbs/day | 9 lbs/day |

[1]Source of localized significance threshold (LSTs) is provided on page 18.

## CONSTRUCTION ACTIVITIES

Construction activities associated with the Project would result in emissions of VOCs, $NO_X$, $SO_X$, CO, $PM_{10}$, and $PM_{2.5}$. Construction related emissions are expected from the following construction activities:

- Demolition
- Site Preparation
- Grading
- Paving
- Parking Lot Painting (Striping)

### DEMOLITION

The site is currently developed with existing uses/structures which total approximately 5,136 sf that will be demolished. Demolished material associated with demolition will be hauled off-site. Since the exact location of where the demolished material is not known at this time, a 20-mile distance is utilized consistent with CalEEMod defaults.

### GRADING ACTIVITIES

Dust is typically a major concern during grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. This analysis assumes that earthwork activities are expected to balance on site and no import or export of soil would be required.

### ON-ROAD TRIPS

Construction generates on-road vehicle emissions from vehicle usage for worker and hauling trucks commuting to and from the site. The number of worker and hauling trips per phase is presented below in Table 3 and are based on CalEEMod defaults.

### TABLE 3: CONSTRUCTION TRIP ASSUMPTIONS

| Construction Activity | Worker Trips Per Day | Vendor Trips Per Day | Hauling Trips Per Day |
|---|---|---|---|
| Demolition | 10 | 1 | 6 |
| Site Preparation | 5 | 1 | 0 |
| Grading | 8 | 1 | 0 |
| Paving | 18 | 1 | 0 |
| Parking Lot Painting | 1 | 1 | 0 |

## CONSTRUCTION DURATION

The construction schedule utilized in the analysis, as shown on Table 4, represents a "worst-case" analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent[1]. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines* (5).

### TABLE 4: CONSTRUCTION DURATION

| Construction Activity | Start Date | End Date | Days |
|---|---|---|---|
| Demolition | 10/1/2026 | 10/15/2026 | 10 |
| Site Preparation | 10/16/2026 | 10/16/2026 | 1 |
| Grading | 10/19/2029 | 10/20/2026 | 2 |
| Paving | 10/21/2026 | 10/27/2026 | 5 |
| Parking Lot Painting | 10/21/2026 | 10/27/2026 | 5 |

## CONSTRUCTION EQUIPMENT

Consistent with industry standards and typical construction practices, each piece of equipment will operate up to a total of eight (8) hours per day, or more than two-thirds of the period during which construction activities are allowed pursuant to the code.

[1] As shown in the CalEEMod User's Guide Version 2022, Appendix G "Table G-11. Statewide Average Annual Offroad Equipment Emission Factors" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

### TABLE 5: CONSTRUCTION EQUIPMENT

| Construction Activity | Equipment[1] | Quantity | Hours |
|---|---|---|---|
| Demolition | Concrete/Industrial Saws | 1 | 8 |
| | Rubber Tired Dozers | 1 | 8 |
| | Tractors/Loaders/Backhoes | 2 | 8 |
| Site Preparation | Graders | 1 | 8 |
| | Crawler Tractors | 1 | 8 |
| Grading | Graders | 1 | 8 |
| | Rubber Tired Dozers | 1 | 8 |
| | Crawler Tractors | 1 | 8 |
| Paving | Cement and Mortar Mixers | 4 | 8 |
| | Pavers | 1 | 8 |
| | Rollers | 1 | 8 |
| | Tractors/Loaders/Backhoes | 1 | 8 |
| Parking Lot Painting | Air Compressor | 1 | 8 |

[1] In order to account for fugitive dust emissions, Crawler Tractors were used in lieu of Tractors/Loaders/Backhoes during site preparation and grading.

## REGIONAL CONSTRUCTION EMISSIONS SUMMARY

The estimated maximum daily construction emissions without mitigation are summarized in Table 6. Under the assumed scenarios, emissions resulting from the Project construction will not exceed thresholds established by the SCAQMD for emissions of any criteria pollutant and no mitigation is required. Detailed construction model outputs are presented in Appendix 1.

### TABLE 6: REGIONAL CONSTRUCTION EMISSIONS SUMMARY

| | ROG | NOX | CO | SO2 | PM10 | PM2.5 |
|---|---|---|---|---|---|---|
| Maximum Daily Emissions | 1.78 | 13.48 | 17.58 | 0.03 | 2.76 | 1.56 |
| SCAQMD Regional Thresholds | 75 | 100 | 550 | 150 | 150 | 55 |
| Threshold Exceeded? | NO | NO | NO | NO | NO | NO |

Notes:

CalEEMod operational-source (unmitigated) emissions are presented in Appendix 3.1.

## REGIONAL OPERATIONAL EMISSIONS

The proposed Project consists of a surface parking lot with an estimated 16 new parking spaces on a 0.1-acre parcel. Operational activities associated with the proposed Project would result in emissions of CO, VOCs, $NO_X$, $SO_X$, $PM_{10}$, and $PM_{2.5}$ primarily from vehicle trips to and from the site. However, the parking lot is not expected to function as a substantial traffic generator, and associated operational emissions would be minimal. Given the limited scale of the Project and low trip generation potential, operational-source emissions would not exceed the applicable SCAQMD

regional thresholds for emissions of any criteria pollutant. As such, operational impacts would be considered less-than-significant.

## SENSITIVE RECEPTORS

Receptors in the Project study area are described below and shown in Exhibit 2. Localized air quality impacts were evaluated at sensitive receptor land uses nearest the Project site. All distances are measured from the Project site boundary to the outdoor living areas (e.g., backyards) or at the building façade, whichever is closer to the Project site.

R1: Location R1 represents the existing residence at 515 N Lemon Avenue, approximately 209 feet northeast of the Project site.

R2: Location R2 represents the existing residence at 201 East E Street, approximately 303 feet northeast of the Project site.

R3: Location R3 represents the existing residence at 208 East E Street, approximately 375 feet east of the Project site.

R4: Location R4 represents the existing residence at 320 N Euclid Avenue, approximately 362 feet south of the Project site.

R5: Location R5 represents the existing church at 126 West E Street, approximately 401 feet northwest of the Project site.

R6: Location R6 represents the existing residence at 204 West E Street, approximately 566 feet northwest of the Project site.

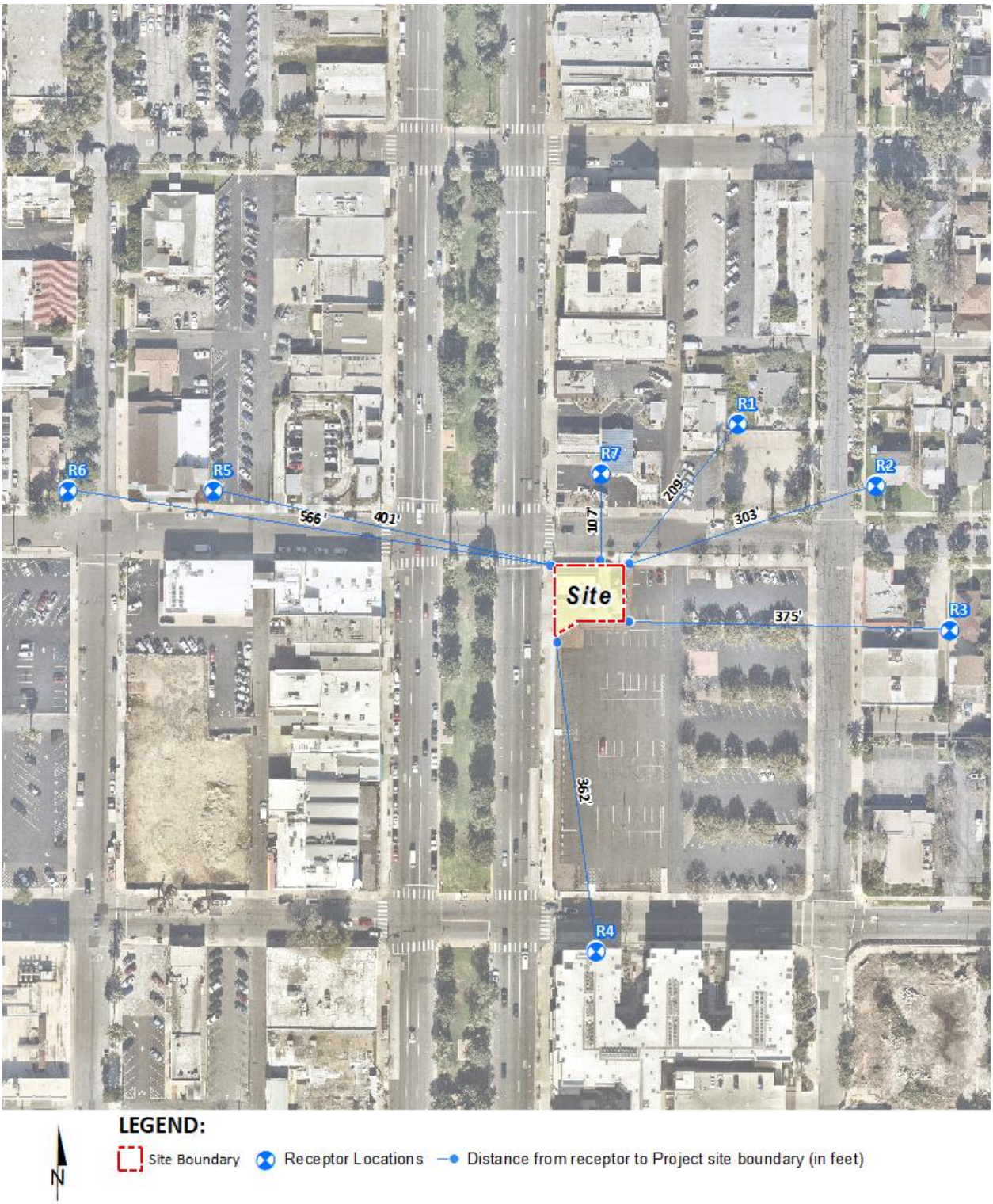
R7: Location R7 represents the existing gas station at 506 N Euclid Avenue, approximately 107 feet north of the Project site.

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology) (6). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (National Ambient Air Quality Standards (NAAQS)/California Ambient Air Quality Standards (CAAQS). Collectively, these are referred to as localized significance thresholds (LSTs). The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4[2]. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in their air quality impact analyses.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual or cumulatively significant impact. The nearest land use where an individual could remain for 24 consecutive hours nearest to the Project site has been used to determine localized construction and operational air quality impacts for emissions of $PM_{10}$ and $PM_{2.5}$ (since $PM_{10}$ and $PM_{2.5}$ thresholds are based on a 24-hour averaging time). The nearest receptor

[2] The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

## EXHIBIT 3: RECEPTOR LOCATIONS



used for evaluation of localized impacts of $PM_{10}$ and $PM_{2.5}$ is location R1, represented by the existing residence at 515 N Lemon Avenue, approximately 209 feet (64 meters) northeast of the Project site.

As previously stated, and consistent with LST Methodology, the nearest industrial/commercial use to the Project site is used to determine construction and operational LST air impacts for emissions of $NO_X$ and CO as the averaging periods for these pollutants are shorter (8 hours or less) and it is reasonable to assume that an individual could be present at these sites for periods of one to 8 hours. The nearest receptor used for evaluation of localized impacts of $NO_X$ and CO is represented by the existing gas station at 506 N Euclid Avenue, approximately 107 feet (33 meters) north of the Project site.

## Localized Construction Emissions

Table 7 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Outputs from the model runs for construction LSTs are provided in Appendix 1. For analytical purposes, emissions associated with peak demolition, site preparation and grading activities are considered for purposes of LSTs since these phases represent the maximum localized emissions that would occur. Any other construction phases of development that overlap would result in lesser emissions and consequently lesser impacts than what is disclosed herein. As shown in Table 7, emissions resulting from the construction will not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant. Thus, a less than significant impact would occur for localized Project-related construction-source emissions and no mitigation is required.

### Table 7: Project Localized Construction Impacts

| On-Site Emissions | Emissions (lbs/day) | | | |
|---|---|---|---|---|
| | $NO_X$ | CO | $PM_{10}$ | $PM_{2.5}$ |
| Demolition | | | | |
| Maximum Daily Emissions | 11.91 | 12.71 | 0.80 | 0.49 |
| SCAQMD Localized Threshold | 127 | 1,005 | 21 | 6 |
| Threshold Exceeded? | NO | NO | NO | NO |
| Site Preparation | | | | |
| Maximum Daily Emissions | 5.10 | 6.09 | 0.59 | 0.32 |
| SCAQMD Localized Threshold | 127 | 1,005 | 22 | 8 |
| Threshold Exceeded? | NO | NO | NO | NO |
| Grading | | | | |
| Maximum Daily Emissions | 13.44 | 13.15 | 2.66 | 1.53 |
| SCAQMD Localized Threshold | 153 | 1,217 | 23 | 9 |
| Threshold Exceeded? | NO | NO | NO | NO |

## Localized Operational Emissions

The Project includes the development of a surface parking lot with an estimated 16 new parking spaces on a 0.1-acre parcel. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and

warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no LST analysis is needed for operations.

## PROJECT GHG ANALYSIS

### City of Ontario Climate Action Plan

The City of Ontario adopted the Community Climate Action Plan (CCAP) on December 16, 2014. The CAP contains further guidance on the City of Ontario's GHG Inventory reduction goals, policies, guidelines, and implementation programs. The purpose of the CAP is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the City of Ontario (7). The CAP builds upon the Reduction Plan to address City-specific information and City-specific GHG reduction measures. To address the state's requirement to reduce GHG emissions, the City prepared its CAP with the goal of reducing GHG emissions within the City by 15% below 2008 levels by the year 2020. The City's target is consistent with the AB 32 target and ensures that the City of Ontario achieves GHG reductions locally that complement and are consistent with state efforts to reduce GHG emissions.

As part of the CAP, the City of Ontario published a guidance document titled "Greenhouse Gas Emissions, CEQA Thresholds and Screening Tables" (December 2014). As part of this guidance, the City determined that if GHG emissions of a given project exceeds 3,000 $MTCO_2e/yr$, then project emissions would need to be reduced by 25 percent when compared to year 2008 emissions levels. Alternatively, the project would need to achieve a minimum of 100 points pursuant to measures identified in the Screening Tables.

The Ontario Plan (TOP) 2050 includes an update to the City's Community Climate Action Plan (CCAP Update) which was adopted in 2014. The CCAP Update is a plan to reduce greenhouse gas (GHG) emissions and improve community resilience to hazardous conditions associated with climate change. The update to the CCAP includes updated emissions inventories; updated emissions forecasts; identifies GHG emissions reduction targets to achieve the GHG reduction goals of the City of Ontario consistent with Senate Bill 32, Executive Order S-03-05, and substantial progress toward the State's carbon neutrality goals of Executive Order B-55-18; and measures, that when quantified, achieve the GHG reduction targets for the City. As noted in *The Ontario Plan 2050 Final Supplemental Environmental Impact Report* (SCH No. 2021070364) certified by the City in 2022 (TOP 2050 SEIR), the measures included in the 2022 CCAP Update are not substantially different than that of the 2014 CCAP and therefore there is no change in the environmental impacts associated with the CCAP.

## GHG IMPACTS

### Standards of Significance

According to the CEQA Guidelines Appendix G thresholds, to determine whether impacts from GHG emissions are significant. Would the project:

- Threshold 1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?
- Threshold 2: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs?

The evaluation of an impact under CEQA requires measuring data from a project against both existing conditions and a "threshold of significance." For establishing significance thresholds, the Office of Planning and Research's amendments to the CEQA Guidelines Section 15064.7(c) state "[w]hen adopting thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence."

CEQA Guidelines Section 15064.4(a) further states, ". . . A lead agency shall have discretion to determine, in the context of a particular project, whether to: (1) Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use . . .; or (2) Rely on a qualitative analysis or performance-based standards."

CEQA Guidelines Section 15064.4 provides that a lead agency should consider the following factors, among others, in assessing the significance of impacts from greenhouse gas emissions:

- Consideration #1: The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting.
- Consideration #2: Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
- Consideration #3: The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such regulations or requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. In determining the significance of impacts, the lead agency may consider a project's consistency with the State's long-term climate goals or strategies, provided that substantial evidence supports the agency's analysis of how those goals or strategies address the project's incremental contribution to climate change and its conclusion that the project's incremental contribution is not cumulatively considerable.

## Construction GHG Emissions

For construction phase Project emissions, GHGs are quantified and amortized over the life of the Project. To amortize the emissions over the life of the Project, the SCAQMD recommends calculating the total GHG emissions for the construction activities, dividing it by a 30-year Project life then adding that number to the annual operational phase GHG emissions (8). As such, construction emissions were amortized over a 30-year period and added to the annual operational phase GHG emissions. The amortized construction emissions are presented in Table 8, respectively. As shown, the annual emissions for construction would be 0.61 metric tons annually and therefore result in a less than significant impact. Construction emissions are summarized in Appendix 1.

### TABLE 8: TOTAL PROJECT GHG EMISSIONS

| | Total CO2E |
|---|---|
| Total Annual Construction Emissions | 18.32 |
| Amortized Over 30 Years | 0.61 |
| Threshold | 3,000 |

### Operational GHG Emissions

The proposed Project consists of a surface parking lot with an estimated 16 new parking spaces on a 0.1-acre parcel. Operational activities associated with the proposed Project would result in emissions of $CO_2$, $CH_4$, and $N_2O$ primarily from vehicle trips to and from the site. However, the parking lot is not expected to function as a substantial traffic generator, and associated operational emissions would be minimal. Given the limited scale of the Project and low trip generation potential, operational-source emissions would not exceed the applicable annual thresholds for GHG emissions. As such, operational impacts would be considered less-than-significant.

## CONCLUSION

In summary, results of the assessment indicate that the Project would result in a less than significant impact with respect to air quality and greenhouse gas.

If you have any questions, please contact me directly at hqureshi@urbanxroads.com.

## REFERENCES


1. **California Air Pollution Control Officers Association (CAPCOA).** California Emissions Estimator Model (CalEEMod). [Online] March 2023. www.caleemod.com.

2. **State of California.** *2020 CEQA California Environmental Quality Act.* 2020.

3. **South Coast Air Quality Management District (SCAQMD).** SCAQMD Air Quality Significance Thresholds. [Online] https://www.aqmd.gov/docs/default-source/ceqa/handbook/south-coast-aqmd-air-quality-significance-thresholds.pdf.

4. **California Air Pollution Control Officers Association (CAPCOA).** Appendix C: Emission Calculation Details for CalEEMod. *CalEEMod.* [Online] https://caleemod.com/documents/user-guide/04_Appendix%20C.pdf.

5. **State of California.** *2020 CEQA California Environmental Quality Act.* 2020.

6. **South Coast Air Quality Management District.** *Localized Significance Thresholds Methodology.* s.l. : South Coast Air Quality Managment District, 2003.

7. **Dudek.** City of Ontario Climate Adaption Plan. [Online] 2014. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Applications/Community%20Climate%20Action%20Plan.pdf.

8. **South Coast Air Quality Management District.** *Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #13.* [Powerpoint] Diamond Bar : s.n., 2009.

# APPENDIX 1:

# CALEEMOD EMISSIONS MODEL OUTPUTS

# 16931 - Euclid Ave Surface Parking Detailed Report

## Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

2.2.2. Onsite Construction Emissions by Year, Unmitigated

2.2.3. Offsite Construction Emissions by Year, Unmitigated

3. Construction Emissions Details

3.1. Demolition (2026)

3.1.1. Onsite - Unmitigated

3.1.2. Offsite - Unmitigated

3.2. Site Preparation (2026)

3.2.1. Onsite - Unmitigated

3.2.2. Offsite - Unmitigated

3.3. Grading (2026)

3.3.1. Onsite - Unmitigated

3.3.2. Offsite - Unmitigated

3.4. Paving (2026)

3.4.1. Onsite - Unmitigated

3.4.2. Offsite - Unmitigated

3.5. Architectural Coating (2026)

3.5.1. Onsite - Unmitigated

3.5.2. Offsite - Unmitigated

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

8.1. Justifications

8.3. Land Use

8.4. Construction

8.4.1. Construction Phases

8.4.2. Off-Road Equipment

# 1. Basic Project Information

## 1.1. Basic Project Information

| Data Field | Value |
|---|---|
| Project Name | 16931 - Euclid Ave Surface Parking |
| Construction Start Date | 10/1/2026 |
| Lead Agency | — |
| Land Use Scale | Project/site |
| Analysis Level for Defaults | County |
| Windspeed (m/s) | 2.80000 |
| Precipitation (days) | 20.8000 |
| Location | 434 N Euclid Ave, Ontario, CA 91762, USA |
| County | San Bernardino-South Coast |
| City | Ontario |
| Air District | South Coast AQMD |
| Air Basin | South Coast |
| TAZ | 5242 |
| EDFZ | 10 |
| Electric Utility | Southern California Edison |
| Gas Utility | Southern California Gas |
| App Version | 2022.1.1.41 |

## 1.2. Land Use Types

| Land Use Subtype | Size | Unit | Lot Acreage | Building Area (sq ft) | Landscape Area (sq ft) | Special Landscape Area (sq ft) | Population | Description |
|---|---|---|---|---|---|---|---|---|
| Parking Lot | 16.0000 | Space | 0.10000 | 0.00000 | 0.00000 | — | — | — |

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

# 2. Emissions Summary

## 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Un/Mit. | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 1.84434 | 1.55146 | 13.4774 | 13.5597 | 0.02402 | 0.68347 | 2.07737 | 2.76084 | 0.62879 | 0.92830 | 1.55709 | — | 2,737.66 | 2,737.66 | 0.13211 | 0.08805 | 0.03374 | 2,767.23 |
| Average Daily (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.07443 | 0.06217 | 0.51569 | 0.58315 | 0.00097 | 0.02108 | 0.03098 | 0.05206 | 0.01941 | 0.00895 | 0.02836 | — | 109.685 | 109.685 | 0.00493 | 0.00281 | 0.02140 | 110.667 |
| Annual (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Unmit. | 0.01358 | 0.01135 | 0.09411 | 0.10642 | 0.00018 | 0.00385 | 0.00565 | 0.00950 | 0.00354 | 0.00163 | 0.00518 | — | 18.1597 | 18.1597 | 0.00082 | 0.00047 | 0.00354 | 18.3222 |

## 2.2. Construction Emissions by Year

### 2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2026 | 1.84434 | 1.55146 | 13.4774 | 13.5597 | 0.02402 | 0.68347 | 2.07737 | 2.76084 | 0.62879 | 0.92830 | 1.55709 | — | 2,737.66 | 2,737.66 | 0.13211 | 0.08805 | 0.03374 | 2,767.23 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.07443 | 0.06217 | 0.51569 | 0.58315 | 0.00097 | 0.02108 | 0.03098 | 0.05206 | 0.01941 | 0.00895 | 0.02836 | — | 109.685 | 109.685 | 0.00493 | 0.00281 | 0.02140 | 110.667 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.01358 | 0.01135 | 0.09411 | 0.10642 | 0.00018 | 0.00385 | 0.00565 | 0.00950 | 0.00354 | 0.00163 | 0.00518 | — | 18.1597 | 18.1597 | 0.00082 | 0.00047 | 0.00354 | 18.3222 |

### 2.2.2. Onsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 1.81036 | 1.52120 | 13.4444 | 13.1519 | 0.02124 | 0.68347 | 1.97934 | 2.66281 | 0.62879 | 0.90532 | 1.53411 | — | 2,295.70 | 2,295.70 | 0.09312 | 0.01862 | 0.00000 | 2,303.58 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.07049 | 0.05971 | 0.49918 | 0.54310 | 0.00089 | 0.02094 | 0.02063 | 0.04157 | 0.01926 | 0.00641 | 0.02567 | — | 91.2266 | 91.2266 | 0.00370 | 0.00074 | 0.00000 | 91.5397 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.01286 | 0.01090 | 0.09110 | 0.09912 | 0.00016 | 0.00382 | 0.00377 | 0.00759 | 0.00352 | 0.00117 | 0.00468 | — | 15.1036 | 15.1036 | 0.00061 | 0.00012 | 0.00000 | 15.1554 |

### 2.2.3. Offsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Year | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily - Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily - Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2026 | 0.09491 | 0.07060 | 0.54412 | 0.95160 | 0.00278 | 0.00529 | 0.24195 | 0.24724 | 0.00529 | 0.06109 | 0.06638 | — | 534.072 | 534.072 | 0.04273 | 0.07017 | 0.03374 | 556.086 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.00394 | 0.00246 | 0.01652 | 0.04004 | 0.00008 | 0.00014 | 0.01035 | 0.01049 | 0.00014 | 0.00254 | 0.00269 | — | 18.4587 | 18.4587 | 0.00123 | 0.00207 | 0.02140 | 19.1273 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| 2026 | 0.00072 | 0.00045 | 0.00301 | 0.00731 | 0.00001 | 0.00003 | 0.00189 | 0.00191 | 0.00003 | 0.00046 | 0.00049 | — | 3.05606 | 3.05606 | 0.00020 | 0.00034 | 0.00354 | 3.16675 |

# 3. Construction Emissions Details

## 3.1. Demolition (2026)

### 3.1.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.53930 | 1.29051 | 11.9082 | 12.7082 | 0.02124 | 0.47352 | — | 0.47352 | 0.43563 | — | 0.43563 | — | 2,203.59 | 2,203.59 | 0.08939 | 0.01788 | — | 2,211.15 |
| Demolition | — | — | — | — | — | — | 0.32964 | 0.32964 | — | 0.04992 | 0.04992 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.04217 | 0.03536 | 0.32625 | 0.34817 | 0.00058 | 0.01297 | — | 0.01297 | 0.01194 | — | 0.01194 | — | 60.3722 | 60.3722 | 0.00245 | 0.00049 | — | 60.5794 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Demoliti | — | — | — | — | — | — | 0.00903 | 0.00903 | — | 0.00137 | 0.00137 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00770 | 0.00645 | 0.05954 | 0.06354 | 0.00011 | 0.00237 | — | 0.00237 | 0.00218 | — | 0.00218 | — | 9.99531 | 9.99531 | 0.00041 | 0.00008 | — | 10.0296 |
| Demolition | — | — | — | — | — | — | 0.00165 | 0.00165 | — | 0.00025 | 0.00025 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

### 3.1.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.04530 | 0.04034 | 0.04398 | 0.54377 | 0.00000 | 0.00000 | 0.13071 | 0.13071 | 0.00000 | 0.03064 | 0.03064 | — | 126.581 | 126.581 | 0.00198 | 0.00496 | 0.01225 | 128.122 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.04960 | 0.00582 | 0.50014 | 0.27553 | 0.00278 | 0.00529 | 0.11124 | 0.11653 | 0.00529 | 0.03046 | 0.03575 | — | 407.491 | 407.491 | 0.04074 | 0.06521 | 0.02149 | 427.964 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00124 | 0.00111 | 0.00132 | 0.01567 | 0.00000 | 0.00000 | 0.00353 | 0.00353 | 0.00000 | 0.00083 | 0.00083 | — | 3.51669 | 3.51669 | 0.00005 | 0.00014 | 0.00559 | 3.56414 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00137 | 0.00017 | 0.01379 | 0.00752 | 0.00008 | 0.00014 | 0.00302 | 0.00316 | 0.00014 | 0.00083 | 0.00097 | — | 11.1616 | 11.1616 | 0.00112 | 0.00179 | 0.00979 | 11.7317 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00023 | 0.00020 | 0.00024 | 0.00286 | 0.00000 | 0.00000 | 0.00064 | 0.00064 | 0.00000 | 0.00015 | 0.00015 | — | 0.58223 | 0.58223 | 0.00001 | 0.00002 | 0.00093 | 0.59008 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00025 | 0.00003 | 0.00252 | 0.00137 | 0.00001 | 0.00003 | 0.00055 | 0.00058 | 0.00003 | 0.00015 | 0.00018 | — | 1.84793 | 1.84793 | 0.00018 | 0.00030 | 0.00162 | 1.94232 |

## 3.2. Site Preparation (2026)

### 3.2.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.72330 | 0.60777 | 5.10078 | 6.09335 | 0.00846 | 0.31569 | — | 0.31569 | 0.29043 | — | 0.29043 | — | 916.873 | 916.873 | 0.03719 | 0.00744 | — | 920.020 |
| Dust From Material Movement | — | — | — | — | — | — | 0.27573 | 0.27573 | — | 0.02977 | 0.02977 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00198 | 0.00167 | 0.01397 | 0.01669 | 0.00002 | 0.00086 | — | 0.00086 | 0.00080 | — | 0.00080 | — | 2.51198 | 2.51198 | 0.00010 | 0.00002 | — | 2.52060 |
| Dust From Material Movement | — | — | — | — | — | — | 0.00076 | 0.00076 | — | 0.00008 | 0.00008 | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00036 | 0.00030 | 0.00255 | 0.00305 | < 0.000005 | 0.00016 | — | 0.00016 | 0.00015 | — | 0.00015 | — | 0.41589 | 0.41589 | 0.00002 | < 0.000005 | — | 0.41731 |
| Dust From Material Movement | — | — | — | — | — | — | 0.00014 | 0.00014 | — | 0.00001 | 0.00001 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

### 3.2.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.02265 | 0.02017 | 0.02199 | 0.27189 | 0.00000 | 0.00000 | 0.06535 | 0.06535 | 0.00000 | 0.01532 | 0.01532 | — | 63.2907 | 63.2907 | 0.00099 | 0.00248 | 0.00612 | 64.0608 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00006 | 0.00006 | 0.00007 | 0.00078 | 0.00000 | 0.00000 | 0.00018 | 0.00018 | 0.00000 | 0.00004 | 0.00004 | — | 0.17583 | 0.17583 | < 0.000005 | 0.00001 | 0.00028 | 0.17821 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Worker | 0.00001 | 0.00001 | 0.00001 | 0.00014 | 0.00000 | 0.00000 | 0.00003 | 0.00003 | 0.00000 | 0.00001 | 0.00001 | — | 0.02911 | 0.02911 | < 0.000005 | < 0.000005 | 0.00005 | 0.02950 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

## 3.3. Grading (2026)

### 3.3.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 1.81036 | 1.52120 | 13.4444 | 13.1519 | 0.02119 | 0.68347 | — | 0.68347 | 0.62879 | — | 0.62879 | — | 2,295.70 | 2,295.70 | 0.09312 | 0.01862 | — | 2,303.58 |
| Dust From Material Movement | — | — | — | — | — | — | 1.97934 | 1.97934 | — | 0.90532 | 0.90532 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00992 | 0.00834 | 0.07367 | 0.07207 | 0.00012 | 0.00375 | — | 0.00375 | 0.00345 | — | 0.00345 | — | 12.5792 | 12.5792 | 0.00051 | 0.00010 | — | 12.6224 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Dust From Material Movement | — | — | — | — | — | — | 0.01085 | 0.01085 | — | 0.00496 | 0.00496 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00181 | 0.00152 | 0.01344 | 0.01315 | 0.00002 | 0.00068 | — | 0.00068 | 0.00063 | — | 0.00063 | — | 2.08263 | 2.08263 | 0.00008 | 0.00002 | — | 2.08978 |
| Dust From Material Movement | — | — | — | — | — | — | 0.00198 | 0.00198 | — | 0.00091 | 0.00091 | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

### 3.3.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.03398 | 0.03026 | 0.03299 | 0.40783 | 0.00000 | 0.00000 | 0.09803 | 0.09803 | 0.00000 | 0.02298 | 0.02298 | — | 94.9361 | 94.9361 | 0.00149 | 0.00372 | 0.00919 | 96.0912 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00019 | 0.00017 | 0.00020 | 0.00235 | 0.00000 | 0.00000 | 0.00053 | 0.00053 | 0.00000 | 0.00012 | 0.00012 | — | 0.52750 | 0.52750 | 0.00001 | 0.00002 | 0.00084 | 0.53462 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00003 | 0.00003 | 0.00004 | 0.00043 | 0.00000 | 0.00000 | 0.00010 | 0.00010 | 0.00000 | 0.00002 | 0.00002 | — | 0.08733 | 0.08733 | < 0.000005 | < 0.000005 | 0.00014 | 0.08851 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

## 3.4. Paving (2026)

### 3.4.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.70931 | 0.59236 | 5.08355 | 6.24017 | 0.01028 | 0.21386 | — | 0.21386 | 0.19676 | — | 0.19676 | — | 972.711 | 972.711 | 0.03946 | 0.00789 | — | 976.049 |
| Paving | 0.05240 | 0.05240 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00972 | 0.00811 | 0.06964 | 0.08548 | 0.00014 | 0.00293 | — | 0.00293 | 0.00270 | — | 0.00270 | — | 13.3248 | 13.3248 | 0.00054 | 0.00011 | — | 13.3705 |
| Paving | 0.00072 | 0.00072 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00177 | 0.00148 | 0.01271 | 0.01560 | 0.00003 | 0.00053 | — | 0.00053 | 0.00049 | — | 0.00049 | — | 2.20607 | 2.20607 | 0.00009 | 0.00002 | — | 2.21364 |
| Paving | 0.00013 | 0.00013 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

### 3.4.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.07928 | 0.07060 | 0.07697 | 0.95160 | 0.00000 | 0.00000 | 0.22874 | 0.22874 | 0.00000 | 0.05362 | 0.05362 | — | 221.518 | 221.518 | 0.00347 | 0.00868 | 0.02143 | 224.213 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00109 | 0.00097 | 0.00115 | 0.01371 | 0.00000 | 0.00000 | 0.00309 | 0.00309 | 0.00000 | 0.00072 | 0.00072 | — | 3.07711 | 3.07711 | 0.00005 | 0.00012 | 0.00489 | 3.11863 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00020 | 0.00018 | 0.00021 | 0.00250 | 0.00000 | 0.00000 | 0.00056 | 0.00056 | 0.00000 | 0.00013 | 0.00013 | — | 0.50945 | 0.50945 | 0.00001 | 0.00002 | 0.00081 | 0.51632 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

## 3.5. Architectural Coating (2026)

### 3.5.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.19410 | 0.16041 | 1.14193 | 1.51044 | 0.00230 | 0.03087 | — | 0.03087 | 0.02840 | — | 0.02840 | — | 178.006 | 178.006 | 0.00722 | 0.00144 | — | 178.617 |
| Architectural Coatings | 0.24235 | 0.24235 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Off-Road Equipment | 0.00266 | 0.00220 | 0.01564 | 0.02069 | 0.00003 | 0.00042 | — | 0.00042 | 0.00039 | — | 0.00039 | — | 2.43844 | 2.43844 | 0.00010 | 0.00002 | — | 2.44681 |
| Architectural Coatings | 0.00332 | 0.00332 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Off-Road Equipm | 0.00049 | 0.00040 | 0.00285 | 0.00378 | 0.00001 | 0.00008 | — | 0.00008 | 0.00007 | — | 0.00007 | — | 0.40371 | 0.40371 | 0.00002 | < 0.000005 | — | 0.40510 |
| Architectural Coatings | 0.00061 | 0.00061 | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Onsite truck | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

### 3.5.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Location | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Average Daily | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Worker | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Vendor | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Hauling | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | — | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |

# 4. Operations Emissions Details

## 4.10. Soil Carbon Accumulation By Vegetation Type

### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Vegetation | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Land Use | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | **2729** |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Total | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

## 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

| Species | TOG | ROG | NOx | CO | SO2 | PM10E | PM10D | PM10T | PM2.5E | PM2.5D | PM2.5T | BCO2 | NBCO2 | CO2T | CH4 | N2O | R | CO2e |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Daily, Summer (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Daily, Winter (Max) | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Annual | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Avoided | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Sequestered | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Removed | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| Subtotal | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |
| — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — | — |

# 5. Activity Data

## 5.1. Construction Schedule

| Phase Name | Phase Type | Start Date | End Date | Days Per Week | Work Days per Phase | Phase Description |
|---|---|---|---|---|---|---|
| Demolition | Demolition | 10/1/2026 | 10/15/2026 | 5.00000 | 10.00000 | — |
| Site Preparation | Site Preparation | 10/16/2026 | 10/16/2026 | 5.00000 | 1.000000 | — |
| Grading | Grading | 10/19/2026 | 10/20/2026 | 5.00000 | 2.00000 | — |
| Paving | Paving | 10/21/2026 | 10/27/2026 | 5.00000 | 5.00000 | — |
| Architectural Coating | Architectural Coating | 10/21/2026 | 10/27/2026 | 5.00000 | 5.00000 | — |

## 5.2. Off-Road Equipment

### 5.2.1. Unmitigated

| Phase Name | Equipment Type | Fuel Type | Engine Tier | Number per Day | Hours Per Day | Horsepower | Load Factor |
|---|---|---|---|---|---|---|---|
| Demolition | Concrete/Industrial Saws | Diesel | Average | 1.000000 | 8.00000 | 33.0000 | 0.73000 |
| Demolition | Rubber Tired Dozers | Diesel | Average | 1.000000 | 8.00000 | 367.000 | 0.40000 |
| Demolition | Tractors/Loaders/Backhoes | Diesel | Average | 2.00000 | 8.00000 | 84.0000 | 0.37000 |
| Site Preparation | Graders | Diesel | Average | 1.000000 | 8.00000 | 148.000 | 0.41000 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Site Preparation | Crawler Tractors | Diesel | Average | 1.000000 | 8.00000 | 87.0000 | 0.43000 |
| Grading | Graders | Diesel | Average | 1.000000 | 8.00000 | 148.000 | 0.41000 |
| Grading | Rubber Tired Dozers | Diesel | Average | 1.000000 | 8.00000 | 367.000 | 0.40000 |
| Grading | Crawler Tractors | Diesel | Average | 1.000000 | 8.00000 | 87.0000 | 0.43000 |
| Paving | Cement and Mortar Mixers | Diesel | Average | 4.00000 | 8.00000 | 10.00000 | 0.56000 |
| Paving | Pavers | Diesel | Average | 1.000000 | 8.00000 | 81.0000 | 0.42000 |
| Paving | Rollers | Diesel | Average | 1.000000 | 8.00000 | 36.0000 | 0.38000 |
| Paving | Tractors/Loaders/Backhoes | Diesel | Average | 1.000000 | 8.00000 | 84.0000 | 0.37000 |
| Architectural Coating | Air Compressors | Diesel | Average | 1.000000 | 8.00000 | 37.0000 | 0.48000 |

## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

| Phase Name | Trip Type | One-Way Trips per Day | Miles per Trip | Vehicle Mix |
|---|---|---|---|---|
| Demolition | Worker | 10.00000 | 18.5000 | LDA,LDT1,LDT2 |
| Demolition | Vendor | — | 10.2000 | HHDT,MHDT |
| Demolition | Hauling | 6.00000 | 20.0000 | HHDT |
| Demolition | Onsite truck | — | — | HHDT |
| Site Preparation | Worker | 5.00000 | 18.5000 | LDA,LDT1,LDT2 |
| Site Preparation | Vendor | — | 10.2000 | HHDT,MHDT |
| Site Preparation | Hauling | 0.00000 | 20.0000 | HHDT |
| Site Preparation | Onsite truck | — | — | HHDT |
| Grading | Worker | 7.50000 | 18.5000 | LDA,LDT1,LDT2 |
| Grading | Vendor | — | 10.2000 | HHDT,MHDT |
| Grading | Hauling | 0.00000 | 20.0000 | HHDT |
| Grading | Onsite truck | — | — | HHDT |
| Paving | Worker | 17.5000 | 18.5000 | LDA,LDT1,LDT2 |

| | | | | |
|---|---|---|---|---|
| Paving | Vendor | — | 10.2000 | HHDT,MHDT |
| Paving | Hauling | 0.00000 | 20.0000 | HHDT |
| Paving | Onsite truck | — | — | HHDT |
| Architectural Coating | Worker | 0.00000 | 18.5000 | LDA,LDT1,LDT2 |
| Architectural Coating | Vendor | — | 10.2000 | HHDT,MHDT |
| Architectural Coating | Hauling | 0.00000 | 20.0000 | HHDT |
| Architectural Coating | Onsite truck | — | — | HHDT |

## 5.4. Vehicles

### 5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

## 5.5. Architectural Coatings

| Phase Name | Residential Interior Area Coated (sq ft) | Residential Exterior Area Coated (sq ft) | Non-Residential Interior Area Coated (sq ft) | Non-Residential Exterior Area Coated (sq ft) | Parking Area Coated (sq ft) |
|---|---|---|---|---|---|
| Architectural Coating | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 261.360 |

## 5.6. Dust Mitigation

### 5.6.1. Construction Earthmoving Activities

| Phase Name | Material Imported (cy) | Material Exported (cy) | Acres Graded (acres) | Material Demolished (Building Square Footage) | Acres Paved (acres) |
|---|---|---|---|---|---|
| Demolition | 0.00000 | 0.00000 | 0.00000 | 5,136.00 | 0.00000 |
| Site Preparation | — | — | 1.000000 | 0.00000 | 0.00000 |
| Grading | — | — | 3.00000 | 0.00000 | 0.00000 |
| Paving | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.10000 |

### 5.6.2. Construction Earthmoving Control Strategies

| Control Strategies Applied | Frequency (per day) | PM10 Reduction | PM2.5 Reduction |
|---|---|---|---|
| Water Exposed Area | 3 | 74% | 74% |
| Water Demolished Area | 2 | 36% | 36% |

## 5.7. Construction Paving

| Phase Name | Land Use | Area Paved (acres) | % Asphalt |
|---|---|---|---|
| Paving | Parking Lot | 0.10000 | 100% |

## 5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

| Year | kWh per Year | CO2 | CH4 | N2O |
|---|---|---|---|---|
| 2026 | 0.00000 | 531.983 | 0.03300 | 0.00400 |

## 5.18. Vegetation

### 5.18.1. Land Use Change

#### 5.18.1.1. Unmitigated

| Vegetation Land Use Type | Vegetation Soil Type | Initial Acres | Final Acres |
|---|---|---|---|

### 5.18.1. Biomass Cover Type

#### 5.18.1.1. Unmitigated

| Biomass Cover Type | Initial Acres | Final Acres |
|---|---|---|

### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

| Tree Type | Number | Electricity Saved (kWh/year) | Natural Gas Saved (btu/year) |
|---|---|---|---|

# 6. Climate Risk Detailed Report

## 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

| Climate Hazard | Result for Project Location | Unit |
|---|---|---|
| Temperature and Extreme Heat | 19.5500 | annual days of extreme heat |
| Extreme Precipitation | 6.05000 | annual days with precipitation above 20 mm |
| Sea Level Rise | — | meters of inundation depth |
| Wildfire | 0.00000 | annual hectares burned |

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 2 | 0 | 0 | N/A |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 1 | 0 | 0 | N/A |
| Wildfire | 1 | 0 | 0 | N/A |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |

| | | | | |
|---|---|---|---|---|
| Snowpack Reduction | N/A | N/A | N/A | N/A |
| Air Quality Degradation | 0 | 0 | 0 | N/A |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

## 6.3. Adjusted Climate Risk Scores

| Climate Hazard | Exposure Score | Sensitivity Score | Adaptive Capacity Score | Vulnerability Score |
|---|---|---|---|---|
| Temperature and Extreme Heat | 2 | 1 | 1 | 3 |
| Extreme Precipitation | N/A | N/A | N/A | N/A |
| Sea Level Rise | 1 | 1 | 1 | 2 |
| Wildfire | 1 | 1 | 1 | 2 |
| Flooding | N/A | N/A | N/A | N/A |
| Drought | N/A | N/A | N/A | N/A |
| Snowpack Reduction | N/A | N/A | N/A | N/A |
| Air Quality Degradation | 1 | 1 | 1 | 2 |

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

## 6.4. Climate Risk Reduction Measures

# 7. Health and Equity Details

## 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

**2736**

| Indicator | Result for Project Census Tract |
|---|---|
| Exposure Indicators | — |
| AQ-Ozone | 84.5800 |
| AQ-PM | 97.3367 |
| AQ-DPM | 97.5233 |
| Drinking Water | 93.2684 |
| Lead Risk Housing | 72.9553 |
| Pesticides | 1.65517 |
| Toxic Releases | 62.0905 |
| Traffic | 34.7250 |
| Effect Indicators | — |
| CleanUp Sites | 69.8208 |
| Groundwater | 59.6048 |
| Haz Waste Facilities/Generators | 94.0569 |
| Impaired Water Bodies | 0.00000 |
| Solid Waste | 91.0424 |
| Sensitive Population | — |
| Asthma | 59.0105 |
| Cardio-vascular | 71.9716 |
| Low Birth Weights | 43.2256 |
| Socioeconomic Factor Indicators | — |
| Education | 79.5874 |
| Housing | 87.2497 |
| Linguistic | 70.8756 |
| Poverty | 90.4774 |
| Unemployment | 3.21447 |

## 7.2. Healthy Places Index Scores

**2737**

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

| Indicator | Result for Project Census Tract |
|---|---|
| Economic | — |
| Above Poverty | 30.82253304 |
| Employed | 25.70255357 |
| Median HI | 3.990760939 |
| Education | — |
| Bachelor's or higher | 36.23764917 |
| High school enrollment | 100 |
| Preschool enrollment | 64.31412806 |
| Transportation | — |
| Auto Access | 8.494803028 |
| Active commuting | 13.85859104 |
| Social | — |
| 2-parent households | 45.13024509 |
| Voting | 31.9645836 |
| Neighborhood | — |
| Alcohol availability | 13.5249583 |
| Park access | 81.35506224 |
| Retail density | 86.15424099 |
| Supermarket access | 88.28435776 |
| Tree canopy | 58.14192224 |
| Housing | — |
| Homeownership | 3.849608623 |
| Housing habitability | 26.02335429 |
| Low-inc homeowner severe housing cost burden | 58.46272296 |
| Low-inc renter severe housing cost burden | 22.2764019 |
| Uncrowded housing | 40.97266778 |
| Health Outcomes | — |

**2738**

| | |
|---|---|
| Insured adults | 6.685486975 |
| Arthritis | 41.4 |
| Asthma ER Admissions | 36.3 |
| High Blood Pressure | 56.0 |
| Cancer (excluding skin) | 55.0 |
| Asthma | 19.7 |
| Coronary Heart Disease | 43.7 |
| Chronic Obstructive Pulmonary Disease | 29.1 |
| Diagnosed Diabetes | 36.9 |
| Life Expectancy at Birth | 18.9 |
| Cognitively Disabled | 64.4 |
| Physically  Disabled | 5.0 |
| Heart Attack ER Admissions | 25.3 |
| Mental Health Not Good | 27.8 |
| Chronic Kidney Disease | 35.4 |
| Obesity | 33.9 |
| Pedestrian Injuries | 90.6 |
| Physical Health Not Good | 30.9 |
| Stroke | 34.3 |
| Health Risk Behaviors | — |
| Binge Drinking | 41.7 |
| Current Smoker | 29.7 |
| No Leisure Time for Physical Activity | 36.0 |
| Climate Change Exposures | — |
| Wildfire Risk | 0.0 |
| SLR Inundation Area | 0.0 |
| Children | 10.6 |
| Elderly | 30.4 |

**2739**

| | |
|---|---|
| English Speaking | 14.1 |
| Foreign-born | 61.3 |
| Outdoor Workers | 85.0 |
| Climate Change Adaptive Capacity | — |
| Impervious Surface Cover | 50.9 |
| Traffic Density | 31.4 |
| Traffic Access | 87.4 |
| Other Indices | — |
| Hardship | 78.4 |
| Other Decision Support | — |
| 2016 Voting | 42.5 |

## 7.3. Overall Health & Equity Scores

| Metric | Result for Project Census Tract |
|---|---|
| CalEnviroScreen 4.0 Score for Project Location (a) | 90.0000 |
| Healthy Places Index Score for Project Location (b) | 17.0000 |
| Project Located in a Designated Disadvantaged Community (Senate Bill 535) | Yes |
| Project Located in a Low-Income Community (Assembly Bill 1550) | Yes |
| Project Located in a Community Air Protection Program Community (Assembly Bill 617) | No |

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

## 7.4. Health & Equity Measures

No Health & Equity Measures selected.

## 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

## 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

# 8. User Changes to Default Data

## 8.1. Justifications

| Screen | Justification |
|---|---|
| Land Use | The total Project site acreage is 0.1 acres. |
| Construction: Construction Phases | Paving, and Architectural Coating overlap to present a conservative analysis |
| Construction: Off-Road Equipment | T/L/B replaced with Crawler Tractor to accurately calculate disturbance for Site Preparation and Grading phases. Standard 8 hours work days. |

## 8.3. Land Use

| Model Parameter | Units | Default Value | New Value |
|---|---|---|---|
| Lot Area | acre | 0.14400 | 0.10000 |
| Landscape Area | sq. ft | — | 0.00000 |

## 8.4. Construction

### 8.4.1. Construction Phases

| Phase Type | Phase Name | Model Parameter | Default Value | New Value |
|---|---|---|---|---|
| Site Preparation | Site Preparation | End Date | 10/17/2026 | 10/16/2026 |
| Grading | Grading | Start Date | 10/18/2026 | 10/19/2026 |
| Paving | Paving | Start Date | 3/11/2027 | 10/21/2026 |
| Paving | Paving | End Date | 3/18/2027 | 10/27/2026 |
| Architectural Coating | Architectural Coating | Start Date | 3/19/2027 | 10/21/2026 |
| Architectural Coating | Architectural Coating | End Date | 3/26/2027 | 10/27/2026 |

### 8.4.2. Off-Road Equipment

| Phase Name | Equipment Type | Model Parameter | Default Value | New Value |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| Demolition | Rubber Tired Dozers | Hours Per Day | 1.000000 | 8.00000 |
| Demolition | Tractors/Loaders/Backhoes | Hours Per Day | 6.00000 | 8.00000 |
| Grading | Graders | Hours Per Day | 6.00000 | 8.00000 |
| Grading | Rubber Tired Dozers | Hours Per Day | 6.00000 | 8.00000 |
| Paving | Cement and Mortar Mixers | Hours Per Day | 6.00000 | 8.00000 |
| Paving | Pavers | Hours Per Day | 7.00000 | 8.00000 |
| Paving | Rollers | Hours Per Day | 7.00000 | 8.00000 |
| Paving | Tractors/Loaders/Backhoes | Hours Per Day | 7.00000 | 8.00000 |
| Architectural Coating | Air Compressors | Hours Per Day | 6.00000 | 8.00000 |

## Attachment C:
## Noise Assessment

# TECHNICAL MEMORANDUM

**DATE**: April 7, 2026
**TO**: Nicole Morse, T&B Planning
**FROM**: Haseeb Qureshi, Urban Crossroads, Inc.
**JOB NO**: 16931-02

## SUBJECT: NORTH EUCLID AVENUE SURFACE PARKING LOT NOISE ASSESSMENT

Urban Crossroads, Inc. has completed the following Noise Assessment for the North Euclid Avenue Surface Parking Lot (Project), which is located on the southeast corner of North Euclid Avenue and West E Street in the City of Ontario.

## PROJECT OVERVIEW

The Project includes the development of a surface parking lot with an estimated 16 new parking spaces on a 0.1-acre parcel (APN: 1048-363-01). The Project would consist of the demolition of the existing use (an out-of-service gas station) and the redevelopment of the site as a paved public parking lot.

The purpose of this Noise Assessment is to evaluate the potential Project-related noise impacts associated with the development of a surface parking lot, as shown on Exhibit 1.

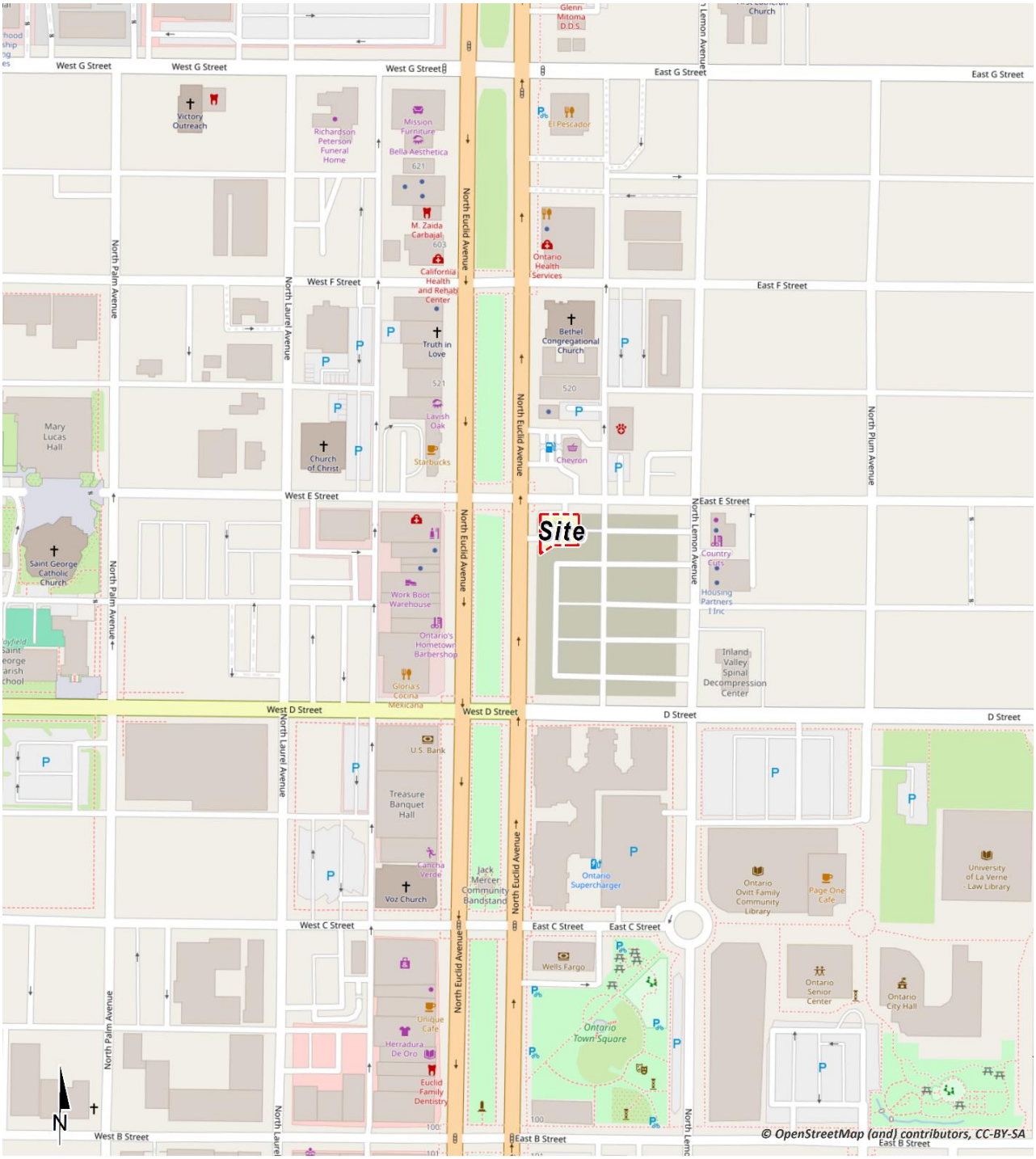
## SUMMARY OF FINDINGS

The Noise Assessment shows that the Project will not exceed the established City of Ontario operational or construction noise thresholds. Therefore, the Project's operational and construction noise impacts are considered less than significant at the nearby noise-sensitive receiver locations.

## NOISE FUNDAMENTALS

Noise is simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear. Exhibit 2 presents a summary of the typical noise levels and their subjective loudness and effects that are described in more detail below.

## EXHIBIT 1: LOCATION MAP



Since the range of intensities the human ear can detect is so large, the scale most commonly used to measure intensity is the logarithmic scale, based on multiples of 10. The scale for measuring intensity is the decibel scale. Each interval of 10 decibels indicates a sound energy ten times greater than before, which is perceived by the human ear as being roughly twice as loud. (1) The most common sounds vary between 40 dBA (very quiet) to 100 dBA (very loud). Normal conversation at three feet is roughly at 60 dBA, while loud jet flyover noises equate to 110 dBA at approximately 1,000 feet, which can cause serious discomfort. (2) Another important aspect of noise is the duration of the sound and the way it is described and distributed in time.

### EXHIBIT 2: TYPICAL NOISE LEVELS

| COMMON OUTDOOR ACTIVITIES | COMMON INDOOR ACTIVITIES | A - WEIGHTED SOUND LEVEL dBA | SUBJECTIVE LOUDNESS | EFFECTS OF NOISE |
|---|---|---|---|---|
| THRESHOLD OF PAIN | | 140 | INTOLERABLE OR DEAFENING | HEARING LOSS |
| NEAR JET ENGINE | | 130 | | |
| | | 120 | | |
| JET FLY-OVER AT 300m (1000 ft) | ROCK BAND | 110 | | |
| LOUD AUTO HORN | | 100 | VERY NOISY | |
| GAS LAWN MOWER AT 1m (3 ft) | | 90 | | |
| DIESEL TRUCK AT 15m (50 ft), at 80 km/hr (50 mph) | FOOD BLENDER AT 1m (3 ft) | 80 | | SPEECH INTERFERENCE |
| NOISY URBAN AREA, DAYTIME | VACUUM CLEANER AT 3m (10 ft) | 70 | LOUD | |
| HEAVY TRAFFIC AT 90m (300 ft) | NORMAL SPEECH AT 1m (3 ft) | 60 | | |
| QUIET URBAN DAYTIME | LARGE BUSINESS OFFICE | 50 | MODERATE | SLEEP DISTURBANCE |
| QUIET URBAN NIGHTTIME | THEATER, LARGE CONFERENCE ROOM (BACKGROUND) | 40 | | |
| QUIET SUBURBAN NIGHTTIME | LIBRARY | 30 | FAINT | NO EFFECT |
| QUIET RURAL NIGHTTIME | BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND) | 20 | | |
| | BROADCAST/RECORDING STUDIO | 10 | VERY FAINT | |
| LOWEST THRESHOLD OF HUMAN HEARING | LOWEST THRESHOLD OF HUMAN HEARING | 0 | | |

## RECEIVER LOCATIONS

To assess the potential for noise impacts, the following receiver locations, as shown in Exhibit 3, were identified as representative locations for analysis. Sensitive uses or receivers are generally defined as locations where people reside or where the presence of unwanted sound could otherwise adversely affect the use of the land. To describe the potential off-site Project noise levels, six receiver locations in the vicinity of the Project site were identified, including the location of the nearest existing noise-sensitive residential receiver (R1), located approximately 209 feet northeast of the Project site boundary.

The selection of receiver locations is based on FHWA guidelines and is consistent with additional guidance provided by Caltrans and the FTA. Other sensitive land uses in the Project study area that are located at greater distances than those identified in this noise study will experience lower noise

levels than those presented in this report due to the additional attenuation from distance and the shielding of intervening structures.

### EXHIBIT 3: RECEIVER LOCATIONS

## OPERATIONAL NOISE STANDARDS

To analyze noise impacts originating from a designated fixed location or private property, such as the Project, stationary-source (operational) noise levels are evaluated against standards established under a City's Municipal Code. The City of Ontario requires that noise from new stationary sources comply with the Noise Ordinance, which limits the acceptable noise at the property line of the impacted property, to reduce nuisances to sensitive land uses. Compliance with the City of Ontario Noise Ordinance would result in noise levels that are acceptable and would result in less than

significant noise impacts from stationary sources. The City of Ontario Municipal Code, Title 5, Chapter 29 noise standards are included in Appendix A.

Section 5-29.04(a) identifies the allowable daytime and nighttime ambient exterior noise standards for each land use type. For residential land uses (Noise Zone I), ambient exterior noise levels may not exceed 65 dBA $L_{eq}$. For Noise Zone I, ambient exterior noise levels may not exceed 65 dBA $L_{eq}$ during the daytime hours (7:00 a.m. to 10:00 p.m.) and may not exceed 45 dBA $L_{eq}$ during the nighttime hours (10:00 p.m. to 7:00 a.m.) (3). The lower noise level standard shall apply on the boundary between two (2) different noise zones. If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard. The maximum acceptable Project-related operational noise levels received at off-site land uses in the City of Ontario are identified in Table 1.

### TABLE 1: OPERATIONAL NOISE STANDARDS

| Noise Zone | Land Use | Exterior Noise Levels (dBA Leq)[2] | |
|---|---|---|---|
| | | Daytime (7am-10pm) | Nighttime (10pm-7am) |
| I | Single-Family Residential | 65.0 | 45.0 |
| II | Multi-Family Residential | 65.0 | 50.0 |
| III | Commercial | 65.0 | 60.0 |
| IV | Residential Mixed-Use | 70.0 | 70.0 |
| V | Manufacturing and Industrial | 70.0 | 70.0 |

[1] Section 5-29.04 of the City of Ontario Municipal Code (Appendix A).
[2] $L_{eq}$ represents a steady state sound level containing the same total energy as a time-varying signal over a given period.

## NOISE PREDICTION MODEL

To fully describe the exterior operational noise levels from the Project, Urban Crossroads, Inc. developed a noise prediction model using the CadnaA (Computer Aided Noise Abatement) computer program. CadnaA can analyze multiple types of noise sources using the spatially accurate Project site plan, georeferenced Nearmap aerial imagery, topography, buildings, and barriers in its calculations to predict outdoor noise levels. Using the ISO 9613-2 protocol, CadnaA will calculate the distance from each noise source to the noise receiver locations, using the ground absorption, distance, and barrier/building attenuation inputs to provide a summary of noise level at each receiver and the partial noise level contributions by noise source. The noise level calculations provided in this noise assessment account for the distance attenuation provided due to geometric spreading, when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. A default ground attenuation factor of 0.5 was used in the CadnaA noise analysis to account for mixed ground representing a combination of hard and soft surfaces.

## OPERATIONAL NOISE ANALYSIS

This section analyzes the potential stationary-source operational noise impacts at the nearby receiver locations resulting from the operation of the Project.

### OPERATIONAL NOISE SOURCES

The Project-related noise sources are expected to be limited to parking lot vehicle movements. As a conservative assumption, the parking lot vehicle movements are assumed to occur throughout the

day and night. To estimate the Project operational noise impacts, reference noise level measurements were collected from similar activities to represent the noise levels expected with the development of the Project. While sound pressure levels (e.g., $L_{eq}$) quantify in decibels the intensity of given sound sources at a reference distance, sound power levels ($L_w$) are connected to the sound source and are independent of distance. Sound pressure levels vary substantially with distance from the source and diminish because of intervening obstacles and barriers, air absorption, wind, and other factors. Sound power is the acoustical energy emitted by the sound source and is an absolute value that is not affected by the environment. The reference project operational and sound power levels are summarized below in Table 2. The reference project operational noise levels are based on the Project-related noise source activities shown on Exhibit 4.

### TABLE 2: REFERENCE NOISE LEVELS

| Noise Source[1] | Noise Source Height (Feet) | Min./ Hour[2] | | Reference Noise Level (dBA $L_{eq}$) @ 50 Feet | Sound Power Level (dBA)[3] |
|---|---|---|---|---|---|
| | | Day | Night | | |
| Parking Lot Vehicle Movements | 5' | 60 | 60 | 52.6 | 73.4 |

[1] As measured by Urban Crossroads, Inc.
[2] Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site. "Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.
[3] Sound power level represents the total amount of acoustical energy (noise level) produced by a sound source independent of distance or surroundings. Sound power levels calculated using the CadnaA noise model at the reference distance to the noise source.

## OPERATIONAL NOISE LEVEL COMPLIANCE

Using the reference noise levels to represent the proposed Project operations, Urban Crossroads, Inc., calculated the operational source noise levels and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Table 3 shows that the Project operational noise levels are expected to range from 14.3 to 21.9 dBA $L_{eq}$ during daytime and nighttime hours at nearby sensitive receiver locations. Operational noise calculations are provided in Appendix B.

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the City of Ontario exterior noise level standards at nearby noise-sensitive receiver locations. Table 3 shows that the operational noise levels associated with the Project will not exceed the City of Ontario 65 dBA $L_{eq}$ daytime or 45 dBA $L_{eq}$ nighttime exterior noise level standards. Therefore, the operational noise impacts are considered *less than significant* at the nearby noise-sensitive receiver locations.

## EXHIBIT 4: OPERATIONAL NOISE SOURCE LOCATIONS

**LEGEND:**

Parking Lot Vehicle Movements

N

### TABLE 3: OPERATIONAL NOISE LEVEL COMPLIANCE

| Receiver Location[1] | Land Use | Project Operational Noise Levels (dBA Leq)[2] | | Noise Level Standards (dBA Leq)[3] | | Noise Level Standards Exceeded?[4] | |
|---|---|---|---|---|---|---|---|
| | | Daytime | Nighttime | Daytime | Nighttime | Daytime | Nighttime |
| R1 | Residential | 21.9 | 21.9 | 65 | 45 | No | No |
| R2 | Residential | 19.0 | 19.0 | 65 | 45 | No | No |
| R3 | Residential | 17.6 | 17.6 | 65 | 45 | No | No |
| R4 | Residential | 17.8 | 17.8 | 65 | 45 | No | No |
| R5 | Church | 17.0 | 17.0 | 65 | 45 | No | No |
| R6 | Residential | 14.3 | 14.3 | 65 | 45 | No | No |

[1] See Exhibit 3 for the receiver locations.
[2] Proposed Project operational noise calculations are included in Appendix B.
[3] Exterior noise level standards.
[4] Do the estimated Project operational noise source activities exceed the noise level standards?
[5] Receiver locations do not include any noise sensitive nighttime use.
"Daytime" = 7:00 a.m. - 10:00 p.m.; "Nighttime" = 10:00 p.m. - 7:00 a.m.

## CONSTRUCTION NOISE ANALYSIS

This section analyzes potential impacts resulting from the short-term construction activities associated with the development of the Project.

### CONSTRUCTION NOISE STANDARDS

The City of Ontario has set restrictions to control noise impacts associated with construction. Section 5-29.09 of the Municipal Code states: "No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, on any weekday except between the hours of 7:00 a.m. and 6:00 p.m. or on Saturday or Sunday between the hours of 9:00 a.m. and 6:00 p.m." (3) While the City establishes limits to the hours during which construction activity may take place, it does not identify specific noise level limits for construction noise levels at potentially affected receiver locations for CEQA analysis purposes.

Construction noise would be considered significant if construction activities occur outside of the hours specified (7:00 AM and 6:00 PM weekdays and 9:00 AM to 6:00 PM weekends, excluding federal holidays) or if construction activities substantially elevate the ambient noise environment at noise-sensitive uses for a substantial period. It is assumed that the Modified Project construction activities would comply with the City's hour-of-activity restrictions, thereby precluding construction activities during noise-sensitive time periods. However, neither the City of Ontario General Plan Noise Element nor Municipal Codes establishes numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a *substantial temporary or permanent increase in ambient noise levels*. Therefore, a numerical construction threshold based on the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts. The FTA considers a daytime exterior

construction noise level of 80 dBA $L_{eq}$ as a reasonable threshold for noise-sensitive land use. (4 p. 179)

## Construction Noise Compliance

To describe construction noise activities, this construction noise analysis was prepared using reference construction equipment noise levels from the Federal Highway Administration (FHWA) Roadway Construction Noise (4 p. 179) Model (RCNM), which includes a national database of construction equipment reference noise emission levels. (5) Using a reasonable worst-case construction equipment reference noise level of 87.0 dBA $L_{eq}$, which represents demolition activities, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were completed using the CadnaA noise prediction model. To account for the dynamic nature of construction activities, the CadnaA construction noise analysis evaluates the equipment as multiple moving point sources within the construction area (Project site boundary).

As shown in Table 4, the construction noise levels are expected to range from 62.9 to 70.5 dBA $L_{eq}$ at the nearby receiver locations. The construction noise analysis shows that the nearest receiver locations will not exceed the reasonable daytime 80 dBA $L_{eq}$ significance threshold during Project construction activities. Therefore, the noise impacts due to the Project construction are considered *less than significant* at all receiver locations. Appendix C includes the detailed CadnaA construction noise model calculations.

### Table 4: Construction Noise Level Compliance

| Receiver Location[1] | Construction Noise Levels (dBA $L_{eq}$) | | |
|---|---|---|---|
| | Highest Construction Noise Levels[2] | Threshold[3] | Threshold Exceeded?[4] |
| R1 | 70.5 | 80 | No |
| R2 | 67.7 | 80 | No |
| R3 | 66.2 | 80 | No |
| R4 | 66.4 | 80 | No |
| R5 | 65.6 | 80 | No |
| R6 | 62.9 | 80 | No |

[1] Receiver locations as shown on Exhibit 3.
[2] Highest construction noise level calculations based on distance from the construction noise source activity to the nearest receiver locations.
[3] Construction noise level thresholds.
[4] Do the estimated Project construction noise levels exceed the construction noise level threshold?

## REFERENCES


1. **California Department of Transportation Environmental Program.** *Technical Noise Supplement - A Technical Supplement to the Traffic Noise Analysis Protocol.* Sacramento, CA : s.n., September 2013.

2. **Environmental Protection Agency Office of Noise Abatement and Control.** *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety.* March 1974. EPA/ONAC 550/9/74-004.

3. **City of Ontario.** *Municipal Code, Chapter 29, Section 5- Noise.*

4. **U.S. Department of Transportation, Federal Transit Administration.** *Transit Noise and Vibration Impact Assessment Manual.* September 2018.

5. **U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning.** *FHWA Roadway Construction Noise Model.* January, 2006.

*This page intentionally left blank*

# APPENDIX A:

# CITY OF ONTARIO NOISE ORDINANCE

*This page intentionally left blank*

# CHAPTER 29: NOISE

5-29.01 Declaration of findings and policy

5-29.02 Definitions

5-29.03 Designated noise zones

5-29.04 Exterior noise standards

5-29.05 Interior noise standards

5-29.06 Exemptions

5-29.07 Loud and disturbing noise

5-29.08 Real property maintenance noise regulations

5-29.09 Construction activity noise regulations

5-29.10 Other public agency exceptions

5-29.11 Schools, day care centers, churches, libraries, museums, health care institutions; Special provisions

5-29.12 Sound amplifying equipment

5-29.13 Amplified sound

5-29.14 Motor vehicles

5-29.15 Noise level measurement

5-29.16 Prima facie violation

5-29.17 Penalty

5-29.18 Enforcement and administration

5-29.19 City Manager waiver

5-29.20 Noise abatement program

## Sec. 5-29.01. Declaration of findings and policy.

It is hereby found and declared that:

(a) The making and creation of excessive, unnecessary or unusually loud noises within the limits of the City is a condition that has existed for some time, however, the extent and volume of such noises is increasing;

(b) The making, creation or maintenance of such excessive, unnecessary, unnatural or unusually loud noises that are prolonged, unusual and unnatural in their time, place and use affect and are a detriment to public health, comfort, convenience, safety, welfare and prosperity of the residents of the City; and

(c) The necessity in the public interest for the provisions and prohibitions hereinafter contained and enacted, is declared as a matter of legislative determination and public policy, and it is further declared

that the provisions and prohibitions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health, comfort, convenience, safety, welfare and prosperity and the peace and quiet of the residents of the City.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.02. Definitions.

As used in this chapter, specific words and phrases are defined as follows:

(a) "Ambient noise level" shall mean the all-encompassing noise level associated with a given environment and is a composite of sounds from all sources, excluding the alleged offensive noise or excessive sound, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

(b) "Applicable (noise) zone" shall mean the noise zone category based on the actual use of the property, provided that the actual use is a legal use in the City.

(c) "A-weighted sound level" shall mean the sound pressure level in decibels (dBAs) as measured with a sound level meter using the A-weighted filter network (scale) at slow response and at a pressure of twenty (20) micropascals. The A-weighted filter de-emphasizes the very low and a very high frequency component of sound in a manner similar to the response of the human ear, and is a numerical method of rating human judgment of loudness.

(d) "Decibel (dBA)" shall mean a unit for measuring the amplitude of a sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of pressure of the sound measured to the reference pressure of twenty (20) micropascals.

(e) "Equivalent sound or noise level (Leq)" shall mean the International Electrotechnical Commission (IEC) 60804 Standard for measurement, or the most recent revision thereof, for the sound level corresponding to a steady state noise level over a given sample period with the same amount of acoustic energy as the actual time varying noise level or the energy average noise level during the sample period. The measurement period for the purposes of this chapter is fifteen (15) minutes.

(f) "Impulsive noise" shall mean a noise of short duration usually less than one (1) second and of high intensity, with an abrupt onset and rapid decay. Such objectionable noises may also be repetitive.

(g) "Intrusive noise" shall mean that noise that intrudes over and above the ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence and tonal information content, as well as the prevailing ambient noise level.

(h) "Maintenance" shall mean the upkeep, repair or preservation of existing property or structures.

(i) "Noise" shall mean any unwanted sound or sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing or is otherwise annoying.

(j) "Noise level (sound level)" shall mean the weighted sound pressure level obtained by use of a sound level meter having a standard frequency filter for attenuating part of the sound spectrum. For purposes of this chapter, all noise levels (sound levels) shall be A-weighted sound pressure level.

(k) "Noise (sound) level meter" shall mean an instrument, including a microphone, an amplifier, an output meter and frequency weighting networks for the measurement and determination of noise and sound levels. For the purposes of this chapter, the sound level meter must meet the International Electrotechnical Commission (IEC) 60651 and 60804 Standards, or the most recent revisions thereof, for Type 1 sound level meters or an instrument and the associated recording and analyzing equipment that will provide equivalent data.

(§ 2, Ord. 2888, eff. March 6, 2008)

## Sec. 5-29.03. Designated noise zones.

The properties hereinafter described shall be assigned to the following noise zones:

| | |
|---|---|
| Noise Zone I: | All single-family residential properties; |
| Noise Zone II: | All multi-family residential properties and mobile home parks; |
| Noise Zone III: | All commercial property; |
| Noise Zone IV: | The residential portion of mixed use properties; |
| Noise Zone V: | All manufacturing or industrial properties and all other uses. |

The actual use of the property, and not necessarily its zoning designation, shall be the determining factor in establishing whether a property is in Noise Zone I, II, III, IV or V, provided that the actual use is a legal use within the applicable zone.

(§ 2, Ord. 2888, eff. March 6, 2008)

## Sec. 5-29.04. Exterior noise standards.

(a) The following exterior noise standards, unless otherwise specifically indicated, shall apply to all properties within a designated noise zone.

| ***Allowable Exterior Noise Level (1)*** | | ***Allowed Equivalent Noise Level, Leq. (2)*** | |
|---|---|---|---|
| ***Noise Zone*** | ***Type of Land Use*** | ***7 a.m. to 10 p.m.*** | ***10 p.m. to 7 a.m.*** |
| I | Single-Family Residential | 65 dBA | 45 dBA |
| II | Multi-Family Residential, Mobile Home Parks | 65 dBA | 50 dBA |
| III | Commercial Property | 65 dBA | 60 dBA |
| IV | Residential Portion of Mixed Use | 70 dBA | 70 dBA |
| V | Manufacturing and Industrial, Other Uses | 70 dBA | 70 dBA |

(1) If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard.

(2) Measurements for compliance are made on the affected property pursuant to § 5-29.15.

(b) It is unlawful for any person at any location within the incorporated area of the City to create noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which noise causes the noise level, when measured at any location on any other property, to exceed either of the following:

(1) The noise standard for the applicable zone for any fifteen-minute (15) period; and

(2) A maximum instantaneous (single instance) noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).

(c) In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.

(d) The Noise Zone IV standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property or use, if the noise originates from that commercial property or use.

(e) If the measurement location is on a boundary between two (2) different noise zones, the lower noise level standard applicable to the noise zone shall apply.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.05. Interior noise standards.

(a) The following interior noise standards, unless otherwise specifically indicated, shall apply to all properties within a designated noise zone.

| **Allowable Interior Noise Level** (1) | | **Allowed Equivalent Noise Level, Leq.** (2) | |
|---|---|---|---|
| ***Noise Zone*** | ***Type of Land Use*** | ***7 a.m. to 10 p.m.*** | ***10 p.m. to 7 a.m.*** |
| I | Single-Family Residential | 45 dBA | 40 dBA |
| II | Multi-Family Residential, Mobile Home Parks | 45 dBA | 40 dBA |
| IV | Residential Portion of Mixed Use | 45 dBA | 40 dBA |

(1) If the ambient noise level exceeds the resulting standard, the ambient noise level shall be the standard.

(2) Measurements for compliance are made on the affected property pursuant to § 5-29.15.

(b) It is unlawful for any person at any location within the incorporated area of the City to create noise, or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which noise causes the noise level, when measured at any location on any other property, to exceed either of the following:

(1) The noise standard for the applicable zone for any fifteen-minute (15) period;

(2) A maximum instantaneous (single instance) noise level equal to the value of the noise standard plus twenty (20) dBA for any period of time (measured using A-weighted slow response).

(c) In the event the ambient noise level exceeds the noise standard, the maximum allowable noise level under such category shall be increased to reflect the maximum ambient noise level.

(d) The Noise Zone IV standard shall apply to that portion of residential property falling within one hundred (100) feet of a commercial property or use, if the noise originates from that commercial property or use.

(e) If the measurement location is on a boundary between two (2) different noise zones, the lower noise level standard applicable to the noise zone shall apply.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.06. Exemptions.

The following activities shall be exempted from the provisions of this chapter:

(a) Any activity conducted on public property, or on private property with the consent of the owner, by any public entity or its officers, employees, representatives, agents, subcontractors, permittees, licensees or lessees that the public entity has authorized are exempt from the provisions of this chapter. This includes, without limitation, sporting and recreational activities that are sponsored, co-sponsored, permitted or allowed by the City or any school district within the City's jurisdictional boundaries. This also includes, without limitation, occasional outdoor gatherings, public dances, shows or sporting and entertainment events, provided such events are conducted pursuant to an approval, authorization, contract, lease, permit or sublease by the appropriate public entity, specifically the planning commission or City Council;

(b) Occasional outdoor gatherings, public dances, show, sporting and entertainment events, provided said events are conducted pursuant to a permit or license issued by the appropriate jurisdiction relative to the staging of said events;

(c) Any mechanical device, apparatus or equipment used, related to or connected with emergency machinery, vehicle, work or warning alarm or bell, provided the sounding of any bell or alarm on any building or motor vehicle shall terminate its operation within forty-five (45) minutes in any hour of its being activated;

(d) Noise sources associated with construction, repair, remodeling, demolition or grading of any real property. Such activities shall instead be subject to the provisions of § 5-29.09;

(e) Noise sources associated with construction, repair, remodeling, demolition or grading of public rights-of-way or during authorized seismic surveys;

(f) All mechanical devices, apparatus or equipment associated with agriculture operations provided that:

(1) Operations do not take place between 8:00 p.m. and 7:00 a.m.;

(2) Such operations and equipment are utilized for the protection or salvage of agricultural crops during periods of potential or actual frost damage or other adverse weather conditions; or

(3) Such operations and equipment are associated with agricultural pest control through pesticide application, provided the application is made in accordance with permits issued by or regulations enforced by the California Department of Agriculture;

(g) Noise sources associated with the maintenance of real property. Such activities shall instead be subject to the provisions of § 5-29.08;

(h) Any activity to the extent regulation thereof has been preempted by state or federal law;

(i) Any noise sources associated with people and/or music associated with a party at a residential property. Such noise shall be subject to the provisions of OMC § 5-29.07;

(j) Any noise source emanating from an ice cream truck within the City. Such noise shall be subject to the provisions of OMC § 4-18.04;

(k) Any noise sources associated with barking dogs or other intermittent noises made by animals on any properly within the City. Such noise shall be subject to the provisions of OMC Chapter 1, Title 6;

(l) Noise sources related to uses approved by a permit or development agreement adopted prior to the date of adoption of this chapter and that contains acoustic or noise standard conditions of approval. This exemption shall only be applicable during the effective period of the City-approved permit or development agreement.

(§ 2, Ord. 2888, eff. March 6, 2008)

## Sec. 5-29.07. Loud and disturbing noise.

(a) It is unlawful for any person or property owner within the City to make, cause or allow to be made any loud, excessive, impulsive or intrusive noise, disturbance or commotion that disturbs the peace or quiet of any area or that causes discomfort or annoyance to any reasonable person of normal sensitivities in the area, after a Police or Code Enforcement Officer has first requested that the person or property owner cease and desist from making such noise. The types of loud, disturbing, excessive, impulsive or intrusive noise may include, but shall not be limited to, yelling, shouting, hooting, whistling, singing, playing a musical instrument, or emitting or transmitting any loud music or noise from any mechanical or electrical sound making or sound-amplifying device.

(b) The factors, standards, and conditions that may be considered in determining whether a violation of the provisions of this section has been committed, included, but not limited to, the following:

(1) The level of the noise;

(2) The level and intensity of the background (ambient) noise, if any;

(3) The proximity of the noise to residential or commercial sleeping areas;

(4) The nature and zoning of the area within which the noise emanates;

(5) The density of inhabitation of the area within which the noise emanates;

(6) The time of day and night the noise occurs;

(7) The duration of the noise;

(8) Whether the noise is constant, recurrent or intermittent;

(9) Whether the noise is produced by a commercial or noncommercial activity; and

(10) Whether the use is lawful under the provisions of Title 5 of this Code and whether the noise is one that could reasonably be expected from the activity or allowed use.

(§ 2, Ord. 2888, eff. March 6, 2008)

## Sec. 5-29.08. Real property maintenance noise regulations.

(a) No person, while engaged in maintenance of real property, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, except between the hours of 8:00 a.m. and 6:00 p.m.

(b) Trimming or pruning that requires the use of chainsaws or mulching machines shall only be allowed between the hours of 8:00 a.m. and 6:00 p.m. on a weekday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturday or Sunday.

(c) The use of electrical or gasoline powered blowers, such as commonly used by gardeners or other persons for cleaning lawns, yards, driveways, gutters and other property shall only be allowed between the hours of 8:00 a.m. and 6:00 p.m. on a weekday and between the hours of 9:00 a.m. and 5:00 p.m. on Saturday or Sunday.

(d) No landowner, gardener, property maintenance service, contractor, subcontractor or employer shall permit or allow any person or persons working under his or her direction or control to operate any tool, equipment or machine in violation of the provisions of this section.

(e) Exceptions. The provisions of this section shall not apply to the following:

(1) Emergency property maintenance required by the building official;

(2) The maintenance, repair or improvement of any public work or facility by public employees, by any person or persons acting pursuant to a public works contract, or by any person or persons performing such work or pursuant to the direction of, or on behalf of, any public agency; provided, however, this exception shall not apply to the City, or its employees, contractors or agents, unless:

(i) The City Manager or department head determines that the maintenance, repair or improvement is immediately necessary to maintain public service,

(ii) The maintenance, repair or improvement is of a nature that cannot feasibly be conducted during normal business hours, or

(iii) The City Council has approved project specifications, contract provisions, or an environmental document that specifically authorizes maintenance during hours of the day that would otherwise be prohibited pursuant to this section; and

(3) Any maintenance that complies with the noise limits specified in § 5-29.04.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.09. Construction activity noise regulations.

(a) No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a Police or Code Enforcement Officer, on any weekday except between the hours of 7:00 a.m. and 6:00 p.m. or on Saturday or Sunday between the hours of 9:00 a.m. and 6:00 p.m.

(b) No landowner, construction company owner, contractor, subcontractor, or employer shall permit or allow any person or persons working under their direction and control to operate any tool, equipment or machine in violation of the provisions of this section.

(c) Exceptions.

(1) The provisions of this section shall not apply to emergency construction work performed by a private party when authorized by the City Manager or his or her designee;

(2) The maintenance, repair or improvement of any public work or facility by public employees, by any person or persons acting pursuant to a public works contract, or by any person or persons performing such work or pursuant to the direction of, or on behalf of, any public agency; provided, however, this exception shall not apply to the City, or its employees, contractors or agents, unless:

(i) The City Manager or a department head determines that the maintenance, repair or improvement is immediately necessary to maintain public services,

(ii) The maintenance, repair or improvement is of a nature that cannot feasibly be conducted during normal business hours, or

(iii) The City Council has approved project specifications, contract provisions, or an environmental document that specifically authorizes construction during hours of the day that would otherwise be prohibited pursuant to this section; and

(3) Any construction that complies with the noise limits specified in §§ 5-29.04 or 5-29.05.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.10. Other public agency exceptions.

The provisions of this chapter shall not be construed to prohibit any work at different hours by or under the direction of any other public agency or public or private utility companies in cases of necessity or emergency.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.11. Schools, day care centers, churches, libraries, museums, health care institutions; Special provisions.

It is unlawful for any person to create any noise that causes the outdoor noise level at any school, day care center, hospital or similar health care institution, church, library or museum while the same is in use, to exceed the noise standards specified in § 5-29.04 prescribed for the assigned Noise Zone I.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.12. Sound amplifying equipment.

Loudspeakers, sound amplifiers, public address systems or similar devices used to amplify sounds shall be subject to the provisions of § 5-29.13. Such sound amplifying equipment shall not be construed to include electronic devices, including but not limited to, radios, tape players, tape recorders, compact disc players, MP3 players, electric keyboards, music synthesizers, record players or televisions, which are designed and operated for personal use, or used entirely within a building and are not designed or used to convey the human voice, music or any other sound to an audience outside such building, or which are used in vehicles and heard only by occupants of the vehicle in which installed.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.13. Amplified sound.

(a) The City Council enacts the following legislation for the sole purpose of securing and promoting the public health, comfort, safety and welfare for its citizenry. While recognizing that the use of sound amplifying equipment may be entitled to certain protection by the constitutional rights of freedom of speech and assembly, the City Council finds that in order to protect the public safety and the correlative rights of the citizens of this community to privacy and freedom from public nuisance of loud and unnecessary noise, reasonable regulation of the time, place and manner of the use of amplifying equipment is necessary. In no event shall approval or authorization required herein be withheld by reason of the constitutionally protected content of any material proposed to be broadcast through amplifying equipment.

(b) It is unlawful for any person, other than personnel of law enforcement or governmental agencies, to install, use or operate a loudspeaker or sound amplifying device in a fixed or movable position or mounted upon any vehicle within the City for the purpose of giving instructions, directions, talks, addresses or lectures to any persons or assemblages of persons in or upon any street, alley, sidewalk, park, place or public property without a permit to do so from the Police Chief or his or her designee. Notwithstanding any other provision of this chapter, the provisions of this section shall also apply to the use of sound amplifying equipment upon public or private property when used in connection with outdoor or indoor public or private events, whether or not admission is charged or food or beverages are sold, when such activity is to be attended by more than one hundred (100) persons and the noise emanating from the event will be audible at the property plane, or in the case of a street dance or concert on the nearest residential property. Those activities listed in § 5-29.06(a) are exempt from the requirements of this section.

(c) The Police Chief or his or her designee is authorized to approve and issue permits under this section.

(d) An application for a permit required by this section shall be filed with the Police Chief at least sixteen (16) days and no more than one hundred twenty (120) days prior to the date on which the sound amplifying equipment is intended to be used. Applications for events covered by the First Amendment of the United States Constitution are exempt from the time requirements of this section if it is shown that circumstances require a shorter filing period and the event will not constitute an unsafe condition. The application shall contain the following information:

(1) The name, address and telephone number of both the owner and the user of the sound amplifying equipment;

(2) The license number, if a sound truck is to be used;

(3) A general description of the sound amplifying equipment which is to be used;

(4) Whether sound amplifying equipment will be used for commercial or noncommercial purpose;

(5) The dates and times upon and within which, and the streets or property over or upon which, the equipment is proposed to be operated;

(6) The name or names of one (1) or more persons who will be present during the conduct of any activities for which registration is sought and who will have authority to reduce the volume of any sound amplifying equipment during the course of the activities if required pursuant to this chapter and, otherwise, to insure compliance with the provisions of this chapter;

(7) A statement by the applicant that he or she is willing and able to comply with the provisions of this chapter and the conditions of the permit; and

(8) A sketch of the area or facilities within which the activities are to be conducted, with approximate dimensions and illustration of the location and orientation of all sound-amplifying equipment.

(e) The Police Chief shall deny the permit application or revoke any permit if the chief finds any of the following:

(1) The application contains materially false or intentionally misleading information;

(2) The use of sound amplifying equipment at an event or activity proposed will be located in or upon a premises, building or structure that is hazardous to the health or safety of the employees or patrons of the premises, business, activity, or event, or the general public, under the standards established by the Uniform Building or Fire Codes, or other applicable codes, as set forth in OMC Titles 4 and 8;

(3) The use of sound amplifying equipment at an event or activity proposed in or upon a premises, building or structure that lacks adequate on-site parking for participants attending the proposed event or activity under the applicable standards set forth in OMC Title 9;

(4) The conditions of any motor vehicle movement are such that, in his or her opinion, the use of the equipment would constitute an unreasonable interference with traffic safety;

(5) The conditions of pedestrian movement are such that the use of the equipment would constitute a detriment to traffic safety;

(6) The application submitted by the applicant reveals that the applicant would violate the provisions of this section or any other provision of federal, state and/or local law;

(7) The applicant is unwilling or unable to comply with the provisions of this chapter or any conditions imposed upon any permit issued;

(8) There had already been a permitted event at the intended location, or within a two hundred (200) yard radius of the intended location and the prior permitted event was located on residentially

zoned property or on a street, alley, public parking lot or neighborhood park within three (3) months prior to the intended event. Community parks are exempt from this subsection (8); or

(9) The applicant or location has had previous violations within the past calendar year, and in the judgment of the Police Chief, issuance would be contrary to the intent of this section.

(f) In determining whether the use of the equipment would constitute an unreasonable interference with or detriment to traffic safety, the Police Chief shall consider, but shall not necessarily be limited to:

(1) The volumes, patterns and speed of vehicular and pedestrian traffic in the proposed area of use;

(2) The relationship of the proposed use of equipment and potential impacts upon traffic patterns;

(3) Availability of sufficient room for the operation of the equipment without significantly interfering with the traffic patterns;

(4) Proximity to schools, playgrounds and similar facilities where use of such equipment might attract children into traffic patterns; or

(5) Proximity to busy intersections or other potentially hazardous conditions where use of such equipment might constitute a hazard by reason of its tendency to distract drivers of vehicles or pedestrians.

(g) Issuance or denial.

(1) If the application is approved, the Police Chief shall return an approved copy of the application to the applicant and shall issue a permit. The permit shall constitute permission for the use of the sound amplifying equipment as requested.

(2) Any application filed shall be either approved or disapproved within five (5) days of the filing thereof.

(3) If the application is disapproved, the Police Chief shall return a disapproved copy forthwith to the applicant with a written statement on the reason for disapproval.

(i) Any person aggrieved by a decision of the Police Chief or his or her designee may file an appeal to the City Manager. A complete and proper appeal shall be filed with the City Clerk within ten (10) calendar days of the action that is the subject of the appeal. If the applicant fails to file an appeal within the ten (10) day filing period provided herein, denial shall take effect immediately upon expiration of such filing period. All appeals shall be in writing and shall contain the following information: (a) name(s) of the person filing the appeal, (b) a brief statement in ordinary and concise language of the relief sought, and (c) the signatures of all parties named as appellants and their mailing addresses. After receiving the appeal, the City Clerk shall immediately forward the matter to the City Manager for handling.

(ii) The City Manager shall, upon receipt of the appeal, set the matter for hearing before the City Manager or a hearing officer. Any hearing officer shall be a licensed attorney or recognized mediator designated by the City Manager. The hearing shall be set for not more than ten (10) calendar days after the receipt of the appeal unless a longer time is requested or consented to by the appellant. Notice of such hearing shall be given in writing and mailed at least five (5) calendar days prior to the date of the hearing, by U.S. mail, with a proof of service attached, addressed to the address listed on the permit application, or the written appeal if different from the permit application. The notice shall state the grounds of the complaint or reason for the denial and shall state the time and place where such hearing will be held.

(iii) The City Manager or hearing officer shall, within ten (10) calendar days following the conclusion of the hearing, make a written finding and decision, which shall be delivered to the City and the appellant by first class mail. Notwithstanding any provision in this Code, the decision of the City

Manager or hearing officer shall be the final administrative decision of the City. Any party dissatisfied with the decision of the City Manager or hearing officer may seek review of such decision under the provisions of Code Civil Procedure, §§ 1094.5 and 1094.8, as amended from time to time.

(h) In addition to any other provisions of this Code, the use of sound-amplifying equipment and sound trucks in the City shall be subject to the following regulations:

(1) The only sounds permitted are music and human speech;

(2) Sound shall not be emitted within one hundred (100) yards of hospitals, churches, schools and City Hall;

(3) The volume of sound shall be controlled so that it will not be audible for a distance in excess of one hundred (100) feet from the sound amplifying equipment or sound truck, and so that the volume is not unreasonably loud, raucous, jarring, disturbing or a nuisance to persons within the range of allowed audibility; or

(4) The sound amplifying equipment or sound truck shall not be used between the hours of 8:00 p.m. and 8:00 a.m.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.14. Motor vehicles.

The use of any motor vehicle in such a condition as to create excessive, impulsive or intrusive noises is prohibited. The discharge into the open air of the exhaust of any internal combustion engine, stationary or mounted on wheels, motorboat or motor vehicle, including motor cycle, whether or not discharged through a muffler or other similar device, which discharge creates excessive, unusual, impulsive or intrusive noise is prohibited. Motor vehicles shall comply with the noise regulations of the California Vehicle Code.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.15. Noise level measurement.

(a) The location selected for measuring exterior noise levels in a residential area shall be at any part of a private yard, patio, deck or balcony normally used for human activity and identified by the owner or, if occupied by someone other than the owner, the occupant of the affected property as suspected of exceeding the noise level standard. This location may be the closest point in the private yard or patio, or on the deck or balcony, to the noise source, but should not be located in nonhuman activity areas such as trash container storage areas, planter beds, above or contacting a property line fence, or other areas not normally used as part of the yard, patio, deck or balcony. The location selected for measuring exterior noise levels in a nonresidential area shall be at the closest point to the noise source. The measurement microphone height shall be five (5) feet above finish elevation or, in the case of a deck or balcony, the measurement microphone height shall be five (5) feet above the finished floor level.

(b) The location selected for measuring interior noise levels shall be made within the affected residential unit. The measurements shall be made at a point at least four (4) feet from the wall, ceiling or floor, or within the frame of a window opening, nearest the noise source. The measurements shall be made with windows in an open position.

(c) Any decibel measurement made pursuant to the provisions of this chapter shall be measured in decibels (dBAs) as measured with a sound level meter using the A-weighted sound pressure level.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.16. Prima facie violation.

Any noise exceeding the noise level standard as specified in §§ 5-29.04 and 5-29.05, shall be deemed to be prima facie evidence of a violation of the provisions of this chapter.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.17. Penalty.

(a) Any person who negligently or knowingly violates any provision of this chapter shall be guilty of an infraction and upon conviction shall be punishable by a fine specified in OMC § 1-2.01. Each day a violation occurs shall constitute a separate offense and shall be punishable as such.

(b) Any person who negligently or knowingly violates any provision of this chapter may also be subject to fine(s) specified in the administrative citation schedule of fines set forth in OMC § 1-5.04. The manner of issuing administrative citations shall comply with all the procedures specified in OMC Chapter 5, Title 1.

(c) As an additional remedy, the operation or maintenance of any device, instrument, vehicle or machinery in violation of any provisions of this chapter, which operation or maintenance causes or creates sound levels exceeding the allowable standards as specified in this chapter, shall be deemed and is declared to be a public nuisance and may be subject to abatement by a restraining order or injunction issued by a court of competent jurisdiction.

(d) Any violation of this chapter is declared to be a public nuisance and may be abated in accordance with law. The expense of enforcing this chapter is declared to be public nuisance and may be by resolution of the City Council declared to be a lien and special assessment against the property on which such nuisance is maintained, and any such charge shall also be a personal obligation of the property owner.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.18. Enforcement and administration.

(a) It shall be the responsibility of Police or Code Enforcement Officers to enforce the provisions of this chapter and to perform all other functions required by this chapter. Such duties shall include, but not be limited to investigating potential violations, issuing warning notices and citations, and providing evidence to the City prosecutor for legal action.

(b) For violations of § 5-29.07, Police or Code Enforcement Officers shall obtain a declaration under penalty of perjury from two (2) declarants living in separate households within a sixty (60) day period stating in detail all of the following:

(1) That the declarant is a resident of a residential neighborhood located within two hundred (200) yards of the noise source; and

(2) Within the past month declarant has heard noise for substantially long periods to the extreme annoyance of the declarant.

(3) Declarations from two (2) declarants are required to prove a violation of § 5-29.07, but are not required to prove that a person has violated any other provision of this chapter.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.19. City Manager waiver.

The City Manager is authorized to grant a temporary waiver to the provisions of this chapter for a period of time necessary to correct the violations of this chapter, if such temporary waiver would be in the public interest and there is no feasible and prudent alternative to the activity, or the method of conducting the activity, for which the temporary waiver is sought. This time period may include a

commitment to a program that includes placing necessary orders and entering into necessary contracts within thirty (30) days for repair or installation.

(§ 2, Ord. 2888, eff. March 6, 2008)

### Sec. 5-29.20. Noise abatement program.

(a) In circumstances where adopted community-wide noise standards and policies prove impractical in controlling noise generated from a specific source, the City Council may establish a noise abatement program that recognizes the characteristics of the noise source and affected property and that incorporates specialized mitigation measures.

(b) Noise abatement programs shall set forth in detail the approved terms, conditions and requirements for achieving maximum compliance with noise standards and policies. Said terms, conditions and requirements may include, but shall not be limited to, limitations, restrictions, or prohibitions on operating hours, location of operations, and the types of equipment.

(§ 2, Ord. 2888, eff. March 6, 2008)

# APPENDIX B:

# CADNAA OPERATIONAL NOISE CALCULATIONS

*This page intentionally left blank*

# APPENDIX C:

# CADNAA CONSTRUCTION NOISE CALCULATIONS

*This page intentionally left blank*

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**July 21, 2026** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Financial Services<br>Prepared By: Jennifer Schaefer<br>Staff Member Presenting: Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Doreen Nunes<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 28 |

**SUBJECT:** **A RESOLUTION REGARDING A LOAN AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS, LLC AND AN ECONOMIC SUBSIDY REPORT PURSUANT TO GOVERNMENT CODE SECTION 53083**

**RECOMMENDATION:** That the City Council hold a public hearing and take the following actions:

A. Consider and adopt a Resolution authorizing the execution of a Loan Agreement and other related documents in connection with providing a loan to Ontario Ranch Hotels LLC and accepting the Economic Development Subsidy Report prepared pursuant to Government Code Section 53083.
B. Authorize the City Manager, or his designee, to execute such further documents and take such actions as may be necessary or desirable to carry out the intent of the Loan Agreement.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**

**FISCAL IMPACT:** The City will issue a loan to Ontario Ranch Hotels LLC in an amount not-to-exceed $15,000,000 with an annual interest rate equal to the United States Prime Rate, currently 6.75%. The loan will be funded from available City funds, excluding General Fund, and will be repaid within two years from the initial draw.

**BACKGROUND & ANALYSIS:** On February 18, 2025, the City of Ontario ("City") and Ontario Ranch Hotels LLC ("Developer") entered into a Disposition and Development Agreement for the acquisition and development of City land to construct a luxury 5-star hotel at the Ontario Sports Empire located on the southwest corner of Riverside Drive and Vineyard Avenue, adjacent to ONT Field ("Project"). The Project features 227 guest rooms within a four-story building, including a restaurant and bar, frozen yogurt shop, conference room and ballroom, rooftop lounge amenities, and certain onsite and offsite improvements. Ontario Ranch Hotels LLC has requested a short-term loan from the City to provide temporary funding for construction.

The City has established criteria to provide such loans ("Program"). The Program criteria require that the loan be reasonable related to a legitimate governmental purpose and expenditures must be for a public purpose. In addition, the City shall receive consideration in the transaction and interest shall be payable on the loan. An analysis of financial feasibility and community necessity has been performed, and a determination has been made that the Developer has met all required Program criteria to qualify for a two year Loan Agreement ("Loan Agreement") with the City. The Loan Agreement requires that the Developer shall make annual interest only payments, and the principal and accrued but unpaid interest shall be due two years from the date of the initial draw.

The City finds and determines that the allocation of funds to Ontario Ranch Hotels LLC pursuant to the Loan Agreement is reasonably related to a legitimate governmental purpose in that the Project will provide numerous public benefits to the City. The Project supports Ontario's efforts to engage economic generating opportunities. The site will be developed to achieve its highest and best use, increasing property tax revenue, generating both temporary construction and permanent jobs, increasing transient occupancy taxes through hotel operations, increasing sales tax revenue from retail and other related business activities, and ultimately strengthening the City's economic base. Pursuant to Government Code Section 53083, the City has prepared an Economic Development Subsidy Report. The report will remain available to the public and posted on the City's website for the duration of the agreement.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF A LOAN AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS LLC AND ACCEPTING THE ECONOMIC DEVELOPMENT SUBSIDY REPORT PREPARED PURSUANT TO GOVERNMENT CODE SECTION 53083.

WHEREAS, the City of Ontario ("City") owns and operates the Ontario Sports Empire and adjacent facilities, located at 9375 E. Riverside Drive, Ontario, California 91761 (the “Property”); and

WHEREAS, Ontario Ranch Hotels LLC, a California limited liability company (“Borrower”) has purchased real property located at 9309 Riverside Drive, Ontario, California 91761 (the “Property”) and plans to construct a hotel which will serve the Sports Facilities and other events in the City (the “Business”); and

WHEREAS, the City wishes to provide a short-term loan (“Loan Agreement”) for the construction of the Business on the Property, and has established criteria for the City to provide such loans (“Program”) which include:

- Such loan shall be reasonably related to a legitimate governmental purpose;
- Such loan shall have a reasonable tendency to promote public health, morals, safety or general welfare;
- Expenditure must be for a public purpose;
- The City must receive consideration in the transaction;
- Provisions of Section 53083 through 53085 of the California Government Code shall be complied with;
- There shall have been an analysis of financial feasibility and community necessity to proceed prepared;
- Interest shall be payable on the loan;
- Such other usual, customary and reasonable requirements of the City shall be met; and

WHEREAS, based on information provided by City staff, and other such written and oral evidence, as presented to the City, the City finds and determines that the allocation of funds to Borrower pursuant to the Loan Agreement is reasonably related to a legitimate governmental purpose in that Borrower’s ownership and construction of the Business will provide the following public benefits to the City including:

- Provide employment for the operations of the Property and the Business;
- Creation of employment opportunities for skilled workers during the construction of the Business on the Property;
- Expanded employment at stabilization of the operations of the Business;
- Increased Transient Occupancy Taxes and contributions to the Tourism Marketing District;
- Increased ad valorem taxes on the Property; and
- Enhancement of the Sports Facilities, Ontario International Airport's profile and support of the Airport, Toyota Arena and Ontario Convention Center; and

WHEREAS, Borrower has met all qualifications for the Program as determined in the City's discretion and has reviewed and is willing to enter into a Loan Agreement with the City to borrow up to Fifteen Million Dollars ($15,000,000) ("Loan"); and

WHEREAS, in accordance with Government Code Section 53083, the City provided certain information in written form to the public and on its website, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and held a noticed public hearing on July 21, 2026, to consider all written and oral comments on the Economic Development Subsidy Report; and

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

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

SECTION 1. Incorporation of Recitals. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Findings. The City Council additionally finds and determines that (a) there are identifiable public purposes fulfilled by the Project, as set forth in the Recitals, that outweigh the benefit to private persons; and (b) the findings set forth in this Resolution are based upon substantial written and oral evidence presented to the City Council.

SECTION 3. Approval of Financing Documents. The City Council hereby approves the Loan Agreement and Promissory Note, secured by a Deed of Trust, attached thereto in the respective forms on file with the City Clerk, together with such additions thereto and changes therein as Special Counsel shall deem necessary, desirable, or appropriate, the execution by which the Mayor, City Manager or Executive Director of Finance shall be conclusive evidence of the approval of any such additions or changes. The Mayor, City Manager or Executive Director of Finance are hereby authorized and directed to execute, and the City Clerk is hereby authorized and directed to attest to the final form of each of the foregoing documents and agreements for and in the name and on behalf of the City. The City Council hereby authorizes the delivery and performance of the documents and agreements.

SECTION 4. Financing Terms: The City shall advance to Borrower a total amount not to exceed Fifteen Million Dollars ($15,000,000). The initial disbursement of the Loan shall be in the amount not to exceed Five Million Dollars ($5,000,000). Additional disbursements of the Loan shall be in maximum amounts of Five Million Dollars ($5,000,000). Interest shall be calculated at the United States Prime Rate published by the Federal Open Market Committee on the date of the first draw of the Loan. Borrower shall pay periodic payments of interest on the outstanding principal amount of the Loan annually commencing twelve (12) months from the date of the initial draw. The entire principal amount of the Loan plus accrued but unpaid and capitalized interest shall be payable in full within two (2) years from the date of the initial draw.

SECTION 5. Acceptance of Economic Development Subsidy Report. The City Council finds and determines that this Economic Development Subsidy Report is in compliance with applicable law and specifically Government Code Section 53083.

SECTION 6. CEQA. The City Council hereby finds that pursuant to the California Environmental Quality Act ("CEQA") (Pub. Res. Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.), approval of the Loan Agreement and acceptance of the Economic Development Subsidy Report is not a "project" for purposes of CEQA and therefore is not subject to CEQA review. The Loan Agreement and acceptance of the Economic Development Subsidy Report is not a project pursuant to State CEQA Guidelines section 15378(b)(4), which states that government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant environmental impact are not subject to CEQA. Further, the Loan Agreement and acceptance of the Economic Development Subsidy Report is not a project under State CEQA Guidelines section 15061(b)(3), which states that CEQA does not apply where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 7. Severability. If any provision of this Resolution is held invalid, the remainder of this Resolution shall not be affected by such invalidity, and the provisions of this Resolution are severable.

SECTION 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

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

PASSED, APPROVED, AND ADOPTED this 21st day of July 2026.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2026- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held July 21, 2026 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2026- duly passed and adopted by the Ontario City Council at their regular meeting held July 21, 2026.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A
ECONOMIC DEVELOPMENT SUBSIDY REPORT
[Attached behind this cover page]

# LOAN AGREEMENT

This LOAN AGREEMENT ("Agreement") is made effective as of _____, 2026, by and between ONTARIO RANCH HOTELS LLC, a California limited liability company ("Borrower"), and the CITY OF ONTARIO, a California municipal corporation ("Lender" or "City").

## RECITALS

A. City owns and operates the Ontario Sports Empire and adjacent facilities, located at 9375 E. Riverside Drive, Ontario, California 91761 (the "Sports Facilities").

B. Borrower has purchased real property located at 9309 Riverside Drive, Ontario, California 91761 (the "Property") and plans to construct a 227-room hotel which will serve the Sports Facilities and other events in the City (the "Business").

D. City wishes to provide a short-term loan for the construction of the Business on the Property, and has established criteria for the City to provide such loans (the "Program") which include:

1. Such loan shall be reasonably related to a legitimate purpose; and

2. Such loan shall have a reasonable tendency to promote public heath, morals, safety or general welfare.

To that end:

a) the expenditure must be for a public purpose;

b) the City must receive consideration in the transaction;

c) the provisions of Section 53083 through 53085 of the California Government Code shall be complied with;

d) there shall have been prepared an analysis of financial feasibility and community necessity to proceed;

e) interest shall be payable on the loan; and

f) such other usual, customary and reasonable requirements of the City shall be met.

E. It is anticipated that Borrower's ownership and construction of the Business will provide the following public benefits to the City:

1. Provide employment for the operations of the Property and the Business;

2. Creation of employment opportunities for skilled workers during the construction of the Business on the Property;

3. Expanded employment at stabilization of the operations of the Business;

4. Increased Transient Occupancy Taxes and contributions to the Tourism Marketing District;

5. Increased ad valorem taxes on the Property; and

6. Enhancement of the Sports Facilities, Ontario International Airport's profile and support of the Airport, Toyota Arena and Ontario Convention Center.

F. Borrower has met all qualifications for the Program as determined in Lender's reasonable discretion and has reviewed and is willing to enter this Agreement with Lender.

G. Lender desires to provide, and Borrower desires to borrow up to $15,000,000, subject to the terms and conditions set forth herein (the "Loan").

**NOW, THEREFORE**, in consideration of the mutual covenants, conditions, and promises set forth herein, the parties hereto agree as follows:

## 1. TERMS

1.1 Terms of Loan.

(a) Loan Amount. Subject to the fulfillment of Lender's funding contingencies as set forth in Section 1.3 herein below, Lender shall advance to Borrower a total amount not to exceed Fifteen Million Dollars ($15,000,000) (the "**Loan**") in draw amounts as set forth in (b) below, as evidenced by a promissory note, secured by a deed of trust, the forms of which are attached hereto as **Exhibit A** ("**Note**") and **Exhibit B** (the "**Deed of Trust**") and incorporated herein by reference.

(b) Disbursement. The initial disbursement of the Loan shall be in the amount of not to exceed $5,000,000, and shall be utilized by Borrower as set forth in Section 1.2.4 hereof. Additional disbursement of the Loan funds may be in such periodic disbursements upon a written request of Borrower to Lender and shall be in maximum amounts of $5,000,000 and Lender shall fund such additional disbursement to Borrower within 10 business days after receipt of such draw request. The final draw amount shall be no later than sixty (60) days before the Maturity Date, and all amounts drawn shall be due on the Maturity Date described in paragraph (d) below.

(c) Payments and Rates. (i) Interest. Interest on the outstanding principal of the Loan shall be calculated on the basis of a 360-day year consisting of twelve (12) 30-day months. Interest shall be calculated at the United States Prime Rate published by the Federal Open Market Committee on the date of the first draw on this Loan. So long as no Event of Default occurs and is continuing, Borrower shall pay periodic payments of interest on the outstanding principal amount of the Note annually commencing _____, which is twelve (12) months from the date of the initial draw (an "Interest Payment Date"). (ii) Principal. Principal shall be paid in full on the Maturity Date, at which time all amounts drawn hereunder shall become due and payable.

(d) Maturity. The entire principal amount of the Loan, plus accrued but unpaid and capitalized interest thereon, shall be payable in full on **____, 2028** (the "**Maturity Date**") which is two (2) years from the date of the initial draw.

(e) Prepayment. All or any portion of any Note and this Loan may be prepaid on any business day prior to the Maturity Date without penalty in minimum multiples of not less than $1,000,000 together with interest accrued thereon to the date of such prepayment. Borrower shall provide notice of such prepayment to Lender at least five (5) days prior to the payment thereof.

(f) Interest on Event of Default. Upon an event described in Section 1.4 hereof,(an "**Event of Default**") Lender may, at Lender's option, declare the Note and the entire remaining indebtedness thereby evidenced to be immediately due and payable, regardless of the Maturity Date. Upon the occurrence of an Event of Default and subject to Section 1.7, the entire remaining indebtedness shall accrue interest at a rate of ten percent (10.00%) per annum.

1.2 Covenants of Borrower.

1.2.1 Borrower shall, at Borrower's own cost and expense, execute and deliver such further documents and instruments in the possession of or readily obtainable by Borrower and take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement, including, without limitation, cooperating in good faith and to the extent permitted by applicable law and executing any documents to which Borrower is a party to transfer any property interests, licenses, or any other items to any third party that Lender approves of to succeed to Borrower's interest upon the occurrence of an Event of Default.

1.2.2 The Loan and the lien on the Property secured by the Deed of Trust represents a first lien and pledge of the revenues and assets of Borrower relating to the Property. In addition to the Deed of Trust, Lender shall file a UCC-1 Financing Statement to further secure repayment of the Loan.

1.2.3 As a condition to funding of the Loan, and during the Term, Borrower shall obtain and keep in force policies of insurance for casualty loss from fire or other damage to the Property in the amount equal to the full replacement value of the Property, together with a commercial general liability policy of insurance reasonably acceptable to Lender and protecting Borrower and Lender, as an additional insured, against claims for bodily injury, personal injury and property damage based upon or arising out of the operation of the Business. Such insurance shall be on an occurrence basis providing single limit coverage in an amount not less than $1,000,000 per occurrence with an annual aggregate of not less than $2,000,000. Borrower acknowledges and agrees that the failure to obtain and keep such insurance coverage shall be an Event of Default under the Note.

1.2.4 Borrower shall provide an officer's certificate or certificates showing the eligible expenditures for which Borrower is making to improve the Property prior to each draw request. Eligible expenditures are real estate acquisition for commercial, retail and industrial land and buildings, site demolition, asbestos removal, site preparation and site improvements, including grading, foundation work, and utility installation, new construction, including building construction, trenching and site work for new construction, creating parking areas, installing hardscape, installing landscaping, lighting and signage, "green" energy efficient improvements, machinery/tools used for industrial manufacturing subject to City approval, external and internal improvements to existing buildings, substantial rehabilitation of existing buildings, including roof replacement, fire construction upgrades, electrical upgrades, fixtures, furniture and equipment, commercial kitchen rehabilitation and ADA compliance, or any other expenditures related to or in connection with the foregoing.

Borrower agrees that no portion of the Loan shall be used for the following ineligible expenditures: improvements commenced prior the City's approval of the Loan, the cost of any and all City of Ontario permits and fees, overhead costs by the Borrower, debt repayment and payment of personal obligations (such as credit cards), working capital, inventory and supplies, real estate mortgage or lease payments, self-performed work, financial assistance to automobile dealerships on land not previously developed for urban use, development on a parcel of land of five or more acres which has not previously been developed for urban use that will generate sales or use tax, unless the principal permitted use is office, hotel, manufacturing or industrial, developments or businesses used for gambling or gaming, a big box retailer or

vehicle dealer, or a business that sells or leases land to big box retailers or vehicle dealers, relocating from another community within the same market area ("Big box retailer" means a store of greater than 75,000 square feet of gross buildable area that will generate sales or use tax pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law (Part 1.5 (commencing with Section 7200) of Division 2 of the Revenue and Taxation Code)), and other items as deemed inappropriate by the City.

Borrower shall provide such periodic expenditure reports as the City may reasonably request but in no event more frequently than semi-annually (except as may be required in connection with any draw request), which detail the sources and uses of funds to rehabilitate the Property.

1.2.5 Borrower shall comply in all material respects with all applicable building code, land use and planning laws, design guidelines and rules and regulations of the City. Additionally, Borrower will carry out construction of the Project in conformity in all material respects with all local, state and federal laws, rules and regulations, including but not limited to all applicable California labor standards. Borrower assumes any and all responsibility and shall be solely responsible for determining whether or not laborers employed relative to the eligible project must be paid the prevailing per diem wage rate as determined by the state, pursuant to Labor Code Sections 1720, *et seq*.

1.2.6 The Property shall be maintained in good repair and in a neat and orderly condition in accordance with generally accepted industry standards, subject to normal wear and tear and damage by casualty. Any damage to the Property is to be promptly repaired by Borrower so that the Property remains in good condition. This includes the removal of graffiti, as defined in California Government Code Section 38772, that has been applied to any exterior surface of a structure or improvement on the Property that is visible from any public right-of-way adjacent or contiguous to the Property, shall be removed by Borrower by either painting over the evidence of such vandalism with a paint that has been color-matched to the surface on which the paint is applied, or graffiti may be removed with solvents, detergents or water, as appropriate. If any such graffiti is not removed within ten (10) business days following the time of the discovery of the graffiti, the City shall have the right to enter the Property and remove the graffiti, without notice.

1.2.7 The City or its designated representative may inspect the Property on an annual basis or, during the continuance of an Event of Default, more frequently as reasonably necessary to ensure compliance with the Loan. If the Property is found to be inadequately maintained, Borrower shall exercise commercially reasonable efforts to commence repair of the Property and diligently proceed to complete the repair of the Property within thirty (30) days of receipt of written notice from the City.

1.3 Funding Contingencies. Lender's obligation to fund the Loan shall be contingent upon the fulfillment of the following contingencies, all to Lender's sole and absolute satisfaction:

(a) Borrower shall have delivered to Lender an original executed copy of this Loan, the Note and the Deed of Trust; and

(b) Borrower shall have delivered to Lender a copy of the vesting deed or other documents demonstrating ownership of the Property on which Borrower operates its Business;

(c) Borrower shall deliver an appraisal of the Property which illustrates that the loan to value ratio of the Note to the Property shall not be in excess of seventy-five percent (75%); and

(d) Borrower shall have delivered to Lender evidence of insurance coverage, as described under Section 1.2.2 hereof.

1.4 Default.

1.4.1 Events of Default. The following shall be deemed an Event of Default:

(a) Borrower fails to pay any amounts when due under this Loan, the Note and the Deed of Trust;

(b) Borrower materially breaches any of the covenants of this Loan, the Note, the Deed of Trust, including the breach of any covenant contained in Section 1.2 of this Loan Agreement; and such breach continues uncured for more than thirty (30) days after Borrower's receipt of written notice thereof from Lender, provided, however, if the nature of such material breach is such that it cannot be reasonably cured within such 30-day period, then Borrower shall have up to one hundred twenty (120) days to cure such breach so long as Borrower commenced such cure within the initial 30-day period and continues to diligently pursue such cure to completion; or

(c) Borrower (i) becomes insolvent or unable to pay Borrower's debts generally as they mature, (ii) makes a general assignment for the benefit of creditors, (iii) admits in writing Borrower's inability to pay Borrower's debts generally as they mature, (iv) files or has filed against it a petition in bankruptcy or a petition or answer seeking a reorganization, arrangement with creditors or other similar relief under the Federal bankruptcy laws or under any other applicable law of the United States of America or any state thereof and such petition is not dismissed within ninety (90) days after the date of filing, or (v) consents to the appointment of a trustee or receiver for it or for a substantial part of Borrower's property; or

(d) Any order, judgment or decree is entered appointing, without Borrower's consent, a trustee or receiver for it or for a substantial part of Borrower's property that is not removed within ninety (90) days from such entry; or

(e) Borrower voluntarily or involuntarily transfers, in any way, the Property or any portion thereof without the Lender's prior written consent.

1.4.2 Remedies. Upon the occurrence of an Event of Default, Lender may, at Lender's option, exercise one or more of the following remedies, in addition to any other remedies provided herein, in the Note, or by law:

(a) Declare this Loan and the Note and the entire remaining indebtedness thereby evidenced to be immediately due and payable, regardless of the Maturity Date;

(b) Exercise any collection procedures allowed by State law or by the City of Ontario Municipal Code; and/or

(c) Pursue any legal remedy available to secure payment of any and all monies owed by Borrower.

1.4.3 The remedies provided by this Section 1.4.2 are cumulative and in addition to and independent of any other remedies available to Lender by law. Any and all costs of collection shall be added to the balance owed, including but not limited to collection agency charges and reasonable attorneys' fees.

1.5 Compliance with Laws; Prevailing Wage Requirement.

1.5.1 Borrower shall obtain and comply with all necessary land use entitlements and conditions therein for the operation of the Business.

1.5.2 Borrower shall cause any work performed in connection with any improvements to the Property made by Borrower in connection with the opening or operating of the Business completed after the effective date of this Agreement ("Improvements") to be performed in compliance in all material respects with (i) all applicable federal, state and local laws, ordinances, rules and regulations; (ii) applicable state prevailing wage requirements pursuant to Labor Code Sections 1720 et seq. and 1770 et seq., and the regulations pursuant thereto, as further set forth below ("Prevailing Wage Laws"); and (iii) all applicable directions, rules and regulations of any fire marshal, health officer, building inspector, or other officer of any governmental agency with jurisdiction over the Business.

1.5.3 Borrower has been alerted to the requirements of Prevailing Wage Laws. If applicable, Borrower shall pay (and shall cause any contractor and subcontractors to pay) prevailing wages and shall comply (and shall cause any contractor and subcontractors to comply) with all applicable Prevailing Wage Laws in connection with the construction of any Improvements, including the obligation to keep and retain such records as are necessary to determine if prevailing wages have been paid. Borrower shall provide copies of such records to Lender upon Lender's request therefor.

1.5.4 Borrower shall operate the Business, at all times, in compliance in all material respects with all applicable federal, state and local laws, ordinances, rules and regulations.

1.6 Indemnification. To the extent permitted by applicable law, Borrower agrees to defend, indemnify and hold Lender and its officials, officers, employees and agents, free and harmless from and against any and all claims, liabilities, penalties, damages, judgments, costs, expenses, fees and interest arising from or related to any act or omission of Borrower in performing its obligations hereunder and under the Prevailing Wage Laws, or in operating its Business. Borrower assumes all risk of liability arising from any decision not to comply with Prevailing Wage Laws.

1.7 Assignment. Borrower may assign all of its rights, interests, and obligations in and under this Loan and the Note after obtaining the prior written approval of Lender. Any assignment of this Loan or the Note without Lender's prior written approval shall be null and void. Upon assignment of this Loan and the Note, any interest accruing on the remaining indebtedness as a result of an Event of Default shall cease to accrue.

1.8 Severability. The unenforceability or invalidity of any provision or provisions of this Agreement as to any persons or circumstances shall not render that provision or those provisions unenforceable or invalid as to any other persons or circumstances, and all provisions hereof, in all other respects, shall remain valid and enforceable.

1.9 Binding Effect; Inurement. This Agreement shall bind Borrower and its successors and assigns and the benefits hereof shall inure to Lender and Lender's successors and assigns.

1.10 Governing Law; Jurisdiction. This Loan shall be governed by and construed exclusively in accordance with the internal substantive laws of the State of California. The parties hereto consent to the exclusive jurisdiction of the state courts sitting in the County of San Bernardino, California, for any action or proceeding arising under this Loan or the Loan.

1.11 Attorneys' Fees. Borrower agrees to pay the following costs, expenses, and attorneys' fees paid or incurred by Lender or adjudged by a Court: (i) reasonable costs of collection, costs, expenses, and

attorneys' fees paid or incurred in connection with the collection or enforcement of the Loan, whether or not suit is filed; and (ii) costs of such sum as the Court may adjudge as attorneys' fees in an action to enforce payment of this Agreement or any part of it. In the event either party brings an action under this Agreement, the prevailing party shall be entitled to its reasonable attorney's fees and costs.

[***Signatures on Following Page***]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**BORROWER:**

ONTARIO RANCH HOTELS, LLC,
a California limited liability company

By: _____
Gurvinder Singh
Chief Executive Officer

**LENDER:**

CITY OF ONTARIO

By: _____
Scott Ochoa
City Manager

ATTEST:

_____
City Clerk

**APPROVED AS TO LEGAL FORM:**

BEST BEST & KRIEGER LLP

_____
City Attorney

**EXHIBIT A**

**Promissory Note**

**EXHIBIT B**

**Deed of Trust**

**LOAN AGREEMENT**
**PROMISSORY NOTE SECURED BY A DEED OF TRUST**

Ontario, California

Principal Amount: $15,000,000 Date of Loan:

FOR VALUE RECEIVED, the undersigned ONTARIO RANCH HOTELS, LLC, a California limited liability company ("Maker") promises to pay to the City of Ontario, a California municipal corporation ("City ") at 303 East "B" Street, Ontario, California 91764, or at such place as the City may, from time to time, designate by written notice to the Maker, the principal sum of **FIFTEEN MILLION DOLLARS ($15,000,000)** that is due and payable upon the Maturity Date (defined below) or upon an Event of Default (defined below).

1. Purpose of Loan. This Promissory Note is made and given pursuant to the Loan Agreement by and between the City of Ontario and ONTARIO RANCH HOTELS, LLC, a California limited liability company dated _____, 2026, which is incorporated herein by reference ("Loan Agreement"). All initially capitalized terms used but not defined herein shall have the meanings given to them in the Loan Agreement.

2. Secured Obligation. This Promissory Note is made to evidence the Maker's obligation to repay a loan made by City to Maker for economic assistance under the Loan Agreement for the purpose of facilitating Maker's commercial development of the property ("Project") located at 9309 Riverside Drive, Ontario California, 91761, City of Ontario, County of San Bernardino, State of California (Assessor Parcel No. 0218-111-12-0000). The Maker's property located at 8815 Riverside Drive, Ontario, California 91761 and 8775 Riverside Drive, Ontario, California 91761, City of Ontario, County of San Bernardino, State of California (Assessor Parcel Nos. 0216-174-16-0000 and 0216-174-17-0000) (the "Property"), which is encumbered by that deed of trust dated **[***INSERT DATE FROM DEED OF TRUST***]**, with Maker as Trustor, **[***INSERT TITLE COMPANY***]** as Trustee and the City as Beneficiary (the "Deed of Trust") to secure the principal amount of this Promissory Note upon an Event of Default.

3. Term of Loan, Payment of Principal and Interest and Right of Agreement, Prepayment.

3.1. Maturity Date. Unless due at an earlier time by virtue of the acceleration of the balance hereof in accordance with Section 6 hereof, the entire principal amount of the Loan, plus accrued but unpaid interest thereon, shall be payable in full on _____, 2028 ("the Maturity Date") which is two years from the date of the initial draw.

3.2. (a) Interest Prior to Event of Default or Maturity Date. So long as no Event of Default occurs prior to the Maturity Date, Maker shall pay periodic payments of interest on the original principal amount of this Promissory Note annually on each _____ 1, commencing ____, 1, 20__, prior to the Maturity Date. (b) Principal. Principal shall be paid on the Maturity Date, at which time all amounts drawn hereunder shall become due and payable.

3.3. Prepayment. All or any portion of this Promissory Note and the Loan Agreement may be prepaid on any business day prior to the Maturity Date without penalty in minimum multiples of not less than $1,000,000 together with interest accrued thereon to the date of such prepayment. Maker shall provide notice of such prepayment to City at least five (5) days prior to the payment thereof.

4. Repayment of Note. Principal and interest shall be payable in lawful money of the United States of America.

5. Payment of Interest. Upon an Event of Default, Maker shall be obligated to pay interest, computed using the exact interest method, on the principal amount of this Promissory Note that has accrued from the date hereunder until the Event of Default.

5.1. Amount of Interest. Interest shall be calculated at the United States Prime Rate published by the Federal Open Market Committee on the date of the first draw on this Loan. Upon an event described in Section 1.4 of the Loan Agreement (an "Event of Default"), City may, at City's option, declare the Note and the entire remaining indebtedness thereby evidenced to be immediately due and payable, regardless of the Maturity Date.

5.2. Calculation of Interest. Interest on the outstanding principal of this Promissory Note shall be calculated on the basis of a 360-day year of twelve (12) 30-day months.

6. Acceleration Upon Event of Default.

6.1. The entire unpaid principal balance and accrued interest, if any, of this Promissory Note together with any charges set forth herein, shall at the City 's option be immediately due and payable prior to the Maturity Date upon any of the following events of default ("Event of Default"):

6.1.1. Maker fails to pay any amounts when due under this Promissory Note;

6.1.2. Maker materially breaches any of the covenants of this Promissory Note, the Deed of Trust, or the Loan Agreement, including the breach of any covenant contained in Section 1.2 of the Loan Agreement; and such breach continues uncured for more than thirty (30) days after Maker's receipt of written notice thereof from City, provided, however, if the nature of such material breach is such that it cannot be reasonably cured within such 30-day period, then Maker shall have up to one hundred twenty (120) days to cure such breach so long as Maker commenced such cure within the initial 30-day period and continues to diligently pursue such cure to completion; or

6.1.3. Maker (i) becomes insolvent or unable to pay Maker's debts generally as they mature, (ii) makes a general assignment for the benefit of creditors, (iii) admits in writing Maker's inability to pay Maker's debts generally as they mature, (iv) files or has filed against it a petition in bankruptcy or a petition or answer seeking a reorganization, arrangement with creditors or other similar relief under the Federal bankruptcy laws or under any other applicable law of the United States of America or any state thereof and such petition is not dismissed within ninety (90) days after the date of filing, or (v) consents to the appointment of a trustee or receiver for it or for a substantial part of Maker's property; or

6.1.4. Any order, judgment or decree is entered appointing, without Maker's consent, a trustee or receiver for it or for a substantial part of Maker's property that is not removed within ninety (90) days from such entry; or

6.1.5. Maker voluntarily or involuntarily transfers, in any way, the Property or any portion thereof without the City's prior written consent.

6.2. Notwithstanding the above, in the event of an actual or deemed entry of an order for relief with respect to Maker under the Federal Bankruptcy Code, this Promissory Note and all interest and other amounts due hereon shall automatically become and be due and payable, without presentment, demand, protest or any notice of any kind, all of which are hereby expressly waived by Maker. The City may

exercise City's option to accelerate upon the occurrence of any Event of Default, regardless of any prior forbearance. City may further exercise any remedies available to it under the Loan Agreement upon an Event of Default.

7. Default Rate. Upon the occurrence of an Event of Default and subject to Section 1.7 of the Loan Agreement, the entire remaining indebtedness shall accrue interest at a rate of 10.00% per annum (the "Default Rate"). The parties hereto agree that the Default Rate represents a reasonable sum considering all of the circumstances existing on the date of this Promissory Note and represents a fair and reasonable estimate of the costs and damages that City will incur by reason of the late payment or Event of Default. The parties hereto further agree that proof of actual damages would be costly or inconvenient. Acceptance of the Default Rate shall not constitute a waiver of the default with respect to the overdue amount, and shall not prevent City from exercising any of the other rights and remedies available to City. The foregoing shall not be construed as obligating the City to accept any payment after its due date.

8. Removal of Liens. City shall only remove, or cause to be removed, the Loan Agreement and the Deed of Trust as liens against the Property after Maker has fully complied with the terms of this Promissory Note, the Loan Agreement and the Deed of Trust.

9. Notice of Default. Maker shall provide notice to City of any notice of default sent by any lender with a security interest in the Property within three (3) days of the date of Maker's receipt of such notice.

10. Costs Paid by Owner. Maker agrees to pay the following costs, expenses and attorneys' fees paid or incurred by the City, or as adjudged by a court of competent jurisdiction: (a) reasonable costs of collection, costs and expenses and attorneys' fees paid or incurred in connection with the collection or enforcement of this Promissory Note, whether or not suit is filed; and (b) costs of suit in such sum as the court may adjudge reasonable as attorneys' fees in any action to enforce payment of this instrument.

11. Waiver. Maker hereby waives diligence, presentment, protest and demand, notice of protest, dishonor and nonpayment of this instrument, and expressly agrees that, without in any way affecting the liability of Maker hereunder, the City may extend any maturity date or the time for payment of any installment due hereunder, accept additional security, release any party liable hereunder or release any security now or hereafter securing this Promissory Note. Maker hereby waives, to the fullest extent permitted by law, the right to plead any and all statutes of limitations as a defense to any demand on this instrument or any deed of trust, security agreement, guarantee or other agreement now or hereafter securing this Promissory Note.

12. Disclaimer of Personal Liability. Despite anything to the contrary in the Promissory Note or in the Deed of Trust securing this Promissory Note, but without in any way affecting the validity of this Promissory Note or of the lien of the Deed of Trust, in the event of any Event of Default under this Promissory Note or the Deed of Trust, City 's sole recourse for any and all such defaults shall be by judicial foreclosure or by exercise of the trustee's power of sale, and the undersigned Maker(s) shall not be personally liable for the payment of this Promissory Note or for any other default under the Deed of Trust or for the payment of any deficiency established after judicial foreclosure or after a trustee's sale under the Deed of Trust. Despite the foregoing, Maker(s) shall be personally liable and shall indemnify, defend, protect and hold the City harmless from and against any and all loss, damage, liability, action, cause of action, cost or expense, including, without limitation, reasonable attorneys' fees and expenses incurred by the City, arising as a result of any (i) fraud or material misrepresentation by the Maker under or in connection with the Agreement; (ii) intentional bad faith waste of the real property encumbered by the Deed of Trust which secures this Promissory Note; and (iii) losses resulting from Maker's failure to maintain insurance as required under the provisions of the Deed of Trust securing this Promissory Note. Maker's obligation to indemnify the City as aforesaid shall be a recourse obligation of the Maker, and in the event of any breach of such obligations, the City shall have the right to proceed directly against the Maker to

recover any and all losses, damages, liability, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) and may bring any action and institute any proceeding to obtain a deficiency judgment in or following foreclosure for any and all such losses, damages, liabilities, costs and expenses resulting from such breach.

13. Severability. If any provision of this Promissory Note is determined by a court of competent jurisdiction to be void or unenforceable, such determination shall not affect any other provision of this instrument, and all other provisions hereof shall remain valid and in full force and effect.

14. Non-Waiver. No delay in demanding or failure to demand performance hereunder shall constitute a waiver by the City of its right to subsequently demand such performance or to exercise any remedies for any default hereunder. Further, in order to be effective, any waiver of any of the City's rights and remedies hereunder shall be expressed in a writing signed by a duly appointed representative of the City. Further, waiver by the City of any right hereunder shall not constitute a waiver of any other right, including, but not limited to, the right to exercise any and all remedies for a different or subsequent event of default hereunder.

15. Successors and Assigns. This Promissory Note shall bind Maker and Maker's successors and assigns and the benefit hereof shall inure to City and City's successors and assigns.

16. Intentionally Omitted.

17. Other Encumbrances.

17.1. Maker shall not further encumber, mortgage, or subject the Property or any interest therein to a deed of trust without the prior written consent of the City.

17.2. Unless the City shall expressly agree otherwise in writing, any subsequent mortgage and deed of trust documents affecting the Property shall provide that in the event of any default or breach by the Maker under any mortgage or deed of trust other than the Deed of Trust entitling any party thereunder to accelerate the indebtedness secured thereby and foreclose upon the Property the City shall have the right (but not the obligation) to (a) cure the default prior to the completion of any foreclosure and reinstate the mortgage or deed of trust, or (b) pay the total unpaid indebtedness secured by such mortgage or deed of trust, in which event, such mortgage or deed of trust shall be released. Amounts expended by the City under this paragraph shall be reimbursed by Maker upon demand of the Maker therefore, and, in any event, shall bear interest at the Default Rate from the date advanced by the City until paid in full. All such amounts shall be added to the principal of this Promissory Note. The approval by Maker of any mortgage or deed of trust documents, and the placing of a security interest therefore on the Property or any portion thereof, not containing the provisions required by this section shall constitute a default under this Promissory Note.

18. Governing Law. The validity, interpretation and performance of this Promissory Note shall be governed by and construed in accordance with the laws of the State of California, without regard to conflicts of laws principles.

19. Jurisdiction and Venue. Any legal action or proceeding to interpret, enforce, or which in any way arises out of this Promissory Note shall be instituted and prosecuted in the appropriate court in San Bernardino County, California.

20. Amendments and Modifications. This Promissory Note may be amended or modified only in writing signed by the City and the Maker.

21. Time of the Essence. Time is of the essence with regard to this Promissory Note.

22. Attorneys' Fees . Maker hereby waives demand, presentment for payment, notice of nonpayment, protest and notice of protest hereon, and agrees to pay, in the Event of Default hereunder, all costs of collection, including reasonable attorneys' fees of City, whether or not suit is commenced.

IN WITNESS WHEREOF, Maker executes and enters into this Promissory Note as of the date of the loan as first written above:

**MAKER:**

**ONTARIO RANCH HOTELS, LLC**, a California limited liability company

By: _____
Gurvinder Singh
Chief Executive Officer

_____

**RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:**

City of Ontario
303 E. B Street
Ontario, CA 91764
ATTN: City Manager

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT FROM RECORDING FEES PURSUANT TO GOV. CODE § 27383

# DEED OF TRUST

This DEED OF TRUST is made as of _____, 2026, among **ONTARIO RANCH HOTELS, LLC, a California limited liability company** ("Trustor"); as trustee ("Trustee"); and the CITY OF ONTARIO, a California municipal corporation, as beneficiary ("Beneficiary"). This Deed of Trust is made with respect to that certain Loan Agreement by and between the City of Ontario and **ONTARIO RANCH HOTELS, LLC, a California limited liability company** dated _____, 2026, which is incorporated herein by reference ("Loan Agreement").

1. Grant in Trust. Trustor irrevocably grants, bargains, sells, and conveys to Trustee in trust, with the power of sale and the right of entry, for the benefit of Beneficiary that certain real property located in the City of Ontario, County of San Bernardino, State of California, more particularly described and depicted in Exhibit "A" attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements now or in the future located or to be constructed on the Land (the "Improvements") and all other rights and interests now or in the future benefiting or otherwise relating to the Land or Improvements, including easements, rights-of-way, water rights and water stock (the "Appurtenances," and together with the Land and the Improvements, the "Property").

2. Secured Obligation. Trustor makes this grant for the purpose of securing payment and performance of the following: (i) all present and future indebtedness evidenced by any promissory note Trustor has executed pursuant to the Loan Agreement, which states that it is or such obligations are secured by this Deed of Trust; and (ii) all present and future obligations of Trustor to Beneficiary under this Deed of Trust, the Promissory Note or the Loan Agreement; and (iii) all additional present and future obligations of Trustor to Beneficiary under any other agreement or instrument acknowledged by Trustor (whether existing now or in the future), which states that it is or such obligations are, secured by this Deed of Trust; and (iv) all modifications, supplements, amendments, renewals, and extensions of any of the foregoing, whether evidenced by new or additional documents; and (v) reimbursement of all amounts advanced by or on behalf of Beneficiary to protect Beneficiary's interest under this Deed of Trust (collectively referred to as the "Secured Obligations").

3. Property Provisions. To protect the security of this Deed of Trust, and with respect to the Property described above, Trustor agrees:

3.1 To keep the Property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be

constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of the law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

3.2 To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3.3 To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee.

3.4 To pay: before delinquency all taxes and assessments affecting the Property, including assessments on the Property when due, all encumbrances, charges and liens, with interest, on the Property or any part thereof, which appear to be prior or superior hereto.

4. Additional Provisions. It is mutually agreed:

4.1 That any award of damages in connection with any condemnation for public use of or injury to the Property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by it in the same manner and with the same effect as above provided for disposition or proceeds of fire or other insurance.

4.2 That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

4.3 That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed of Trust for endorsement, and without affecting the personal liability or any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of the Property; consent to making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4.4 That upon written request of Beneficiary stating that all sums secured hereby have been paid, and Trustor has complied with its obligations under this Deed of Trust, the Promissory Note and the Loan Agreement, and that upon surrender of this Deed of Trust to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the Property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

4.5 Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor of successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where the Property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the

Trustee predecessor, succeed to all its title, estate, rights, powers and duties. Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed of Trust is recorded and the name and address of the new Trustee.

4.6 That this Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors, and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the Promissory Note and Loan Agreement secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and/or the neuter, and the singular number includes the plural.

4.7 The Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obliged to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

4.8 Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws.

4.9 The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him or her at his or her address hereinbefore set forth.

5. Event of Default. The term "Event of Default" as used in this Deed of Trust is deemed to occur if: (a) Trustor fails to pay any amounts due under the Loan Agreement, the Note and this Deed of Trust; (b) Trustor materially breaches any of the covenants of the Note, this Deed of Trust, or the Loan Agreement, including the breach of any covenant contained in Section 1.2 of this Loan Agreement; and such breach continues uncured for more than thirty (30) days after Trustor's receipt of written notice thereof from Beneficiary, provided, however, if the nature of such material breach is such that it cannot be reasonably cured within such 30-day period, then Trustor shall have up to one hundred twenty (120) days to cure such breach so long as Trustor commenced such cure within the initial 30-day period and continues to diligently pursue such cure to completion; (c) Trustor (i) becomes insolvent or unable to pay Trustor's debts generally as they mature, (ii) makes a general assignment for the benefit of creditors, (iii) admits in writing Trustor's inability to pay Trustor's debts generally as they mature, (iv) files or has filed against it a petition in bankruptcy or a petition or answer seeking a reorganization, arrangement with creditors or other similar relief under the Federal bankruptcy laws or under any other applicable law of the United States of America or any state thereof and such petition is not dismissed within ninety (90) days after the date of filing, or (v) consents to the appointment of a trustee or receiver for it or for a substantial part of Trustor's property; or (d) any order, judgment or decree is entered appointing, without Trustor's consent, a trustee or receiver for it or for a substantial part of Trustor's property that is not removed within ninety (90) days from such entry; or (e) Trustor voluntarily or involuntarily transfers, in any way, the Property or any portion thereof without the Beneficiary's prior written consent.

6. Remedies upon Event of Default. Upon the occurrence of any Event of Default (defined in Section 5 above): (i) declare the entire remaining indebtedness hereby evidenced to be immediately due and payable, regardless of the Maturity Date;(ii) exercise any collection procedures allowed by State law or by the City of Ontario Municipal Code; and/or (iii) pursue any legal remedy available to secure payment of any and all monies owed by Trustor.

Beneficiary may execute and deliver to Trustee written notice of default and of its election to cause all or any part of the Property to be sold, which notice Trustee shall cause to be filed for record; and after the lapse of such time as may then be required by law following the recordation of such notice of default,

and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell such Property at the time and place fixed by it in such notice of sale, either as a whole or in separate parcels and in such order as Beneficiary may direct (Trustor waiving any right to direct the order of sale), at public auction to the highest bidder for cash in lawful money of the United States (or cash equivalents acceptable to Trustee to the extent permitted by applicable law), payable at the time of sale. Any person, including Trustee or Beneficiary, may purchase at such sale, and any bid by Beneficiary may be, in whole or in part, in the form of cancellation of all or any part of the Secured Obligations. Any such sale shall be free and clear of any interest of Trustor and any lease, encumbrance or other matter affecting the Property so sold which is subject or subordinate to this Deed of Trust.

All proceeds of collection, sale or other liquidation of the Property shall be applied first to all costs, fees, expenses and other amounts (including interest) payable by Trustor under this Deed of Trust and to all other secured obligations not otherwise repaid in such order and manner as Beneficiary may determine, and the remainder, if any, to the person or persons legally entitled thereto.

Each of the remedies provided in this Deed of Trust is cumulative and not exclusive of, and shall not prejudice, any other remedy provided in this Deed of Trust or by applicable laws and shall be subject and subordinate to the remedies of any holder of a senior lien permitted hereunder. Trustor, for itself and for any other person claiming by or through Trustor, waives, to the fullest extent permitted by applicable laws, all rights to require a marshaling of assets by Trustee or Beneficiary or to require Trustee or Beneficiary to first resort to any particular portion of the Property or any other security (whether such portion shall have been retained or conveyed by Trustor) before resorting to any other portion, and all rights of redemption, stay and appraisal.

7. Costs, Fees and Expenses. Trustor shall pay, within ten (10) business days after receipt of written demand for Beneficiary, all costs, fees, expenses, advances, charges, losses and liabilities of Trustee and Beneficiary under or in connection with this Deed of Trust or the enforcement of, or the exercise of any remedy or any other action taken by Trustee or Beneficiary under, this Deed of Trust or the collection of the Secured Obligations, in each case including (i) reconveyance and foreclosure fees of Trustee, (ii) costs and expenses in connection with the operation, maintenance, preservation, or sale of the Property or foreclosure of this Deed of Trust, (iii) advances made by Beneficiary to complete or partially construct all or any part of any construction on the Land, (iv) cost of evidence of title, and (v) the reasonable fees and disbursements of Trustee's and Beneficiary's legal counsel.

8. Miscellaneous Provisions.

8.1 Governing Law. This instrument shall be deemed to have been made in the State of California, and the validity of this Deed of Trust, its construction, interpretation, and enforcement, and the parties' rights hereunder and concerning the Property, shall be decided under, governed by, and construed in accordance with the laws of the State of California. The parties agree that all actions or proceedings arising in connection with this Deed of Trust shall be tried and litigated only in the state courts located in the County of San Bernardino, State of California, or federal courts located in the Central District of California. Trustor waives any right Trustor may have to assert the doctrine of forum non convenient or to object to such venue.

8.2 Notices. Any notice, demand, request, consent, approval, communication either party desires or is required to give the other party or any other person shall be in writing and either served personally or sent by prepaid, first-class mail to the address set forth below.

To Beneficiary: To Trustor:

CITY OF ONTARIO
Attention: City Manager
303 E. B Street
Ontario, California 91764
(T) (909) 395-2000
Email: sochoa@ontarioca.gov

ONTARIO RANCH HOTELS, LLC
Attn: Gurvinder Singh
1140 Natalie Lane
Watsonville, CA 95076
(T) (831) 840-5517
Email: gs@gakhalgroup.com

Copy to:

BEST BEST & KRIEGER LLP
Attention: Ruben Duran
2855 E Guasti Road, Suite 400
Ontario, CA 91761
(T) (213) 787-2569
Email: Ruben.Duran@bbklaw.com

Notice shall be deemed given five (5) calendar days after the date of mailing to the party, or, if personally delivered, when received by the Beneficiary or the Trustor, as applicable.

8.3 Liability for Acts or Omissions. Beneficiary shall not be liable or responsible for its acts or omissions under this Deed of Trust, except for Beneficiary's own gross negligence or willful misconduct, or be liable or responsible for any acts or omissions of any agent, attorney, or employee of Beneficiary, if selected with reasonable care.

8.4 Joint and Several Obligations. If more than one person is named as Trustor, each obligation of Trustor under this Deed of Trust shall be the joint and several obligations of each such person.

8.5 Severability. If any provision of this Deed of Trust shall be declared invalid, inoperative or unenforceable by a final judgment or decree of a court of competent jurisdiction such invalidity or unenforceability of such provision shall not affect the remaining parts of this Deed of Trust which are hereby declared by the parties to be severable from any other part which is found by a court to be invalid or unenforceable.

8.6 Meaning of Certain Terms. As used in this Deed of Trust and unless the context otherwise provides, the words “herein,” “hereunder” and “hereof” mean and include this Deed of Trust as a whole, rather than any particular provision of it.

8.7 Captions. Captions and paragraph headings used in this Deed of Trust are for convenience of reference only, are not a part of this Deed of Trust and shall not be used in construing it.

IN WITNESS WHEREOF, Trustor has executed and delivered this Deed of Trust as of the date first written above.

**[SIGNATURES ON FOLLOWING PAGE]**

**SIGNATURE PAGE TO DEED OF TRUST**

**TRUSTOR:**

**ONTARIO RANCH HOTELS LLC**, a California limited liability company

By:_____
Gurvinder Singh
Chief Executive Officer

**Exhibit "A"**

**Legal Description of Property**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3 OF PARCEL MAP NO. 983, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 12 OF PARCEL MAPS, PAGE(S) 34, RECORDS OF SAID COUNTY.

APN's: APN 0216-174-16-0-000 and 0216-174-17-0-000

## ALL-PURPOSE ACKNOWLEDGMENT FOR CALIFORNIA

STATE OF CALIFORNIA )
) ss.
COUNTY OF SAN BERNARDINO )

On _____, before me, _____,

personally appeared _____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**CAPACITY CLAIMED BY SIGNER**

¨ Individual
¨ Corporate Officer

_____
Title(s)

¨ Partner(s) ¨ Limited ¨ General
¨ Attorney-In-Fact
¨ Trustee(s)
¨ Guardian/Conservator
¨ Other: _____

Signer is representing:
Name Of Person(s) Or Entity(ies)

_____

_____

**DESCRIPTION OF ATTACHED DOCUMENT**

_____
Title or Type of Document

_____
Number Of Pages

_____
Date Of Document

_____
Signer(s) Other Than Named Above

**ECONOMIC DEVELOPMENT SUBSIDY REPORT**
**PURSUANT TO GOVERNMENT CODE SECTION 53083**
**FOR A LOAN AGREEMENT**
**BY AND BETWEEN**
**THE CITY OF ONTARIO**
**AND ONTARIO RANCH HOTELS LLC**

Pursuant to Government Code Section 53083, the City Council of the City of Ontario must hold a noticed public hearing and, prior to the public hearing, provide all of the following information in written form and available to the public and through the City's website, regarding a proposed economic development subsidy to be provided by the City pursuant to a Loan Agreement ("Agreement") by and between the City of Ontario ("City") and ONTARIO RANCH HOTELS LLC, a California limited liability company. Notice was published in the local newspaper for a public hearing to be held on July 21, 2026.

The purpose of this report is to provide the information required pursuant to Government Code Section 53083 in regard to the Agreement. This report shall remain available to the public and posted on the City's website until the end date of the economic development subsidy.

**1. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of the economic development subsidy.**

Ontario Ranch Hotels LLC
1140 Natalie Lane
Watsonville, CA 95076

**2. The start and end dates and schedule, if applicable, for the economic development subsidy.**

If the Loan Agreement is approved by the City Council, the Effective Date of the Loan Agreement will be the date of Council approval. The Maturity Date will be two (2) years from the first initial draw on the loan.

**3. A description of the economic development subsidy, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy.**

The economic development subsidy to complete the construction of a hotel located at 9309 Riverside Drive, Ontario California, 91761 (the "Property") which will serve the Sports Facilities and other events in the City (the "Business"). The City will issue a short-term loan in an amount not to exceed $15,000,000. Interest shall be calculated at the United States Prime Rate published by the Federal Open Market Committee on the date of the first initial draw on the loan. Ontario Ranch Hotels LLC shall pay annual interest payments to the City commencing twelve (12) months from the date of the initial draw. Interest shall compound annually from the date of the initial draw on the loan until the first payment.

All outstanding principal and accrued but unpaid interest shall be payable in full by the maturity date, which is two (2) years from the first initial draw on the loan.

**4. A statement of the public purposes for the economic development subsidy.**

The City has determined that the economic subsidy will result in benefits to the City including but not limited to the following:

- Provide employment for the operations of the Property and Business.
- Creation of employment opportunities for skilled workers during the construction of the Business on the Property.
- Expanded employment at stabilization of the operations of the Business.
- Increased Transient Occupancy Taxes and contributions to the Tourism Marketing District.
- Increased ad valorem taxes on the Property.
- Enhancement of the Sports Facilities, Ontario International Airport's profile and support of the airport, Toyota Arena, and Ontario Convention Center.

**5. The projected tax revenue to the local agency as a result of the economic development subsidy.**

The City anticipates that the construction of the hotel will generate significant increases in Property Tax and Transient Occupancy Tax (TOT) revenues. The projected TOT upon completion of the project and stabilization of its operations in 2028 is $1,363,823. These projections are based on current estimates. The value of the property in 2025 was $1,444,594. The estimated assessed value of the property upon completion of the property and upon stabilization of its operations in 2028 is $60,000,000, an anticipated increase of $58,555,406. The increase in property valuation will generate approximately $99,544 in additional property tax revenues to the City per year.

**6. The estimated number of jobs created by the economic development subsidy, broken down by full-time, part-time, and temporary positions.**

During construction, the project will create approximately 200-250 full-time jobs for skilled workers across various trades. In addition, 8-10 full-time management and supervisory positions will be required to oversee the project. Post-renovation, up to 75-125 jobs will be added upon the stabilization of the operations of the property. The increase will include positions across various departments, such as housekeeping, banquets, shuttle airport drivers, restaurant and bar services, engineering, and a revenue manager. This not only enhances the operational capabilities of the Ontario Sports Empire, but also injects additional economic vitality into our community by providing diverse employment opportunities.