CITY OF ONTARIO
CITY COUNCIL/HOUSING AUTHORITY
AGENDA
MARCH 16, 2021

Paul S. Leon
Mayor

Alan D. Wapner
Mayor pro Tem

Jim W. Bowman
Council Member

Debra Dorst-Porada
Council Member

Ruben Valencia
Council Member

Sheila Mautz
City Clerk

James R. Milhiser
Treasurer

Scott Ochoa
City Manager

Ruben Duran
City Attorney

WELCOME to a meeting of the Ontario City Council.

- **All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.**
- **Anyone wishing to provide public comment or to address the Council have been provided alternative measures including U.S. mail, email, and a website comment form. All public comments received by the established deadline for this meeting will be included as part of the official meeting record.**
- **In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.**

SPECIAL AND URGENT NOTICE

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20), the Ontario City Council Meetings are being conducted via teleconference to limit in-person attendance at the upcoming meeting of the City of Ontario City Council and Housing Authority.

Members of the Public may utilize alternative measures established by the City of Ontario to view the City Council meetings and/or to address the Mayor and City Council Members.

The meeting will be live broadcast on local cable Channel 3 as well as live streamed at: www.ontarioca.gov/Agendas/CityCouncil or Zoom.

TO PROVIDE PUBLIC COMMENT: Those wishing to speak during the "Public Comment" portion for any Closed Session item must call 909-395-2900 between 5:15 p.m. and 5:30 p.m. the day of the meeting. Those wishing to speak during the "Public Comment" portion of the meeting or any item on "Consent Calendar" must call 909-395-2900 between 6:00 p.m. and 6:30 p.m. the day of the meeting.

TO COMMENT BY EMAIL: Submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter.

TO COMMENT BY MAIL: To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Records Management, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be received by the Records Management Department no later than 4:00 p.m. on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the City Council for consideration before action us taken on the matter.

We appreciate your understanding during this unprecedented time of social distancing under the Stay at Home Order. These procedures may be modified in the future as social and public gathering protocols change.

ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 5:30 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

CALL TO ORDER *(OPEN SESSION)*

ROLL CALL

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

CLOSED SESSION PUBLIC COMMENT

Members of the public who wish to address a closed session agenda item may do so by mailing comments to the City Clerk's Office, or by calling (909) 395-2900 between 5:15 - 5:30 p.m. or by emailing PublicComments@ontarioca.gov no later than 4:00 p.m. on the day of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

CLOSED SESSION

GC 54957.6, CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representatives: City Manager or his designee; Employee organization: American Federation of State, County and Municipal Employees (AFSCME)

GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION
City of Ontario v. Culhane, Riverside Superior Court Case No. RIC1901791

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

ATTACHMENT: 20210316 Closed Session.pdf

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS **6:30 p.m.**

Members of the Public who wish to provide a general comment or address a specific agenda item may do so by mailing comments to the City Clerk's Office, or by calling (909) 395-2900 between 6:00 - 6:30 p.m. or by emailing PublicComments@ontarioca.gov no later than 5:00 p.m. on the day of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

AGENDA REVIEW/ANNOUNCEMENTS

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

CONSENT CALENDAR

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

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

1. APPROVAL OF MINUTES

Minutes for the regular meeting of the City Council and Housing Authority of February 16, 2021, approving same as on file in the Records Management Department.

ATTACHMENT: 20210216 Minutes (not official until approved)

2. BILLS & PAYROLL

Bills February 18, 2021 through February 25, 2021 and Payroll January 31, 2021 through February 13, 2021 when audited by the Finance Committee.

3. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PARSONS TRANSPORTATION GROUP, INC. FOR THE MOUNTAIN AVENUE AND HOLT

BOULEVARD INTERSECTION WIDENING PROJECT

That the City Council approve an amendment to the Professional Services Agreement (on file in the Records Management Department) with Parsons Transportation Group, Inc. of Ontario, California, to provide additional engineering design and right of way services for the Mountain Avenue and Holt Boulevard Intersection Widening Project (Project) for the amount of $30,000, plus a 20% contingency of $6,000 for a revised total authorized expenditure of $837,089; and authorize the City Manager to execute said amendment and future amendments within the authorization limits.

4. APPROVAL OF A ONE-YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES

That the City Council approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment between the City of Ontario (City) and employees represented by the Association of Ontario Management Employees (AOME); and authorize the City Manager to make any non-substantive changes which may be necessary to implement the agreement.

ATTACHMENT: 20210316 Association of Ontario Mgmt. Employees^01 MOU

5. APPROVAL OF A ONE-YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE TEAMSTERS LOCAL 1932

That the City Council approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment between the City of Ontario (City) and employees represented by the Teamsters Local 1932; and authorize the City Manager to make any non-substantive changes which may be necessary to implement the agreement.

ATTACHMENT: 20210316 Teamsters^01 MOU

6. AUTHORIZE THE PURCHASE OF COMPUTER EQUIPMENT FOR DATA BACKUP

That the City Council authorize the purchase of computer equipment required for the city's data backup solution from Sidepath, Inc. of Laguna Hills, California, in the amount of $147,252 with the terms and conditions of the National Association of State Procurement Officials (NASPO) Cooperative Contract MNWNC-108.

7. 2020 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT

That the City Council consider and adopt a resolution authorizing Staff to transmit the 2020 General Plan Annual Progress Report, which includes the 2020 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO,

CALIFORNIA, APPROVING THE 2020 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV21-002), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

ATTACHMENT: 20210316 PADV21-002 - 2020 General Plan Annual Progress Report^01 RESO^RM
ATTACHMENT: 20210316-2020 General Plan Annual Progress Report^02 EXH A

8. A PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERS INC. FOR THE MULTI-AGENCY WASTEWATER AND RECYCLED WATER REGULATORY COMPLIANCE REVIEW

That the City Council approve a Professional Services Agreement (on file in the Records Management Department), subject to non-substantive changes, with Stetson Engineers Inc., of Covina, California, for the Multi-Agency Wastewater and Recycled Water Regulatory Compliance Review, in the amount of $108,455, plus a contingency of $50,000 for a total amount of $158,455; and authorize the City Manager to execute the agreement and any future amendments within the authorization limits.

9. A DESIGN SERVICES AGREEMENT WITH HAZEN AND SAWYER FOR THE DESIGN OF ADVANCED METERING INFRASTRUCTURE

That the City Council approve and authorize the City Manager to execute a Design Services Agreement (on file in the Records Management Department) with Hazen and Sawyer Corporation, of Irvine, California, for final design of the Advanced Metering Infrastructure (AMI Technology) Project. OMUC Contract UT1053 in the amount of $55,993 plus a 15% contingency of $8,399 for a total amount of $64,392.

ATTACHMENT: 20210316- UT1053 AMI Antenna^01 EXH Map

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

10. A PUBLIC HEARING TO AMEND THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD") AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING

STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOW VEHICULAR ACCESS POINTS, AND MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY FOR INTERNAL CONSISTENCY OF THE DCCPUD

That the City Council introduce and waive further reading of an ordinance approving File No. PUD20-002, amending the Downtown Civic Center Planned Unit Development.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-002, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD"), AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOW VEHICULAR ACCESS POINTS, AND MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY TO INTERNAL CONSISTENCY OF THE DCCPUD.AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-547-29, 1048-547-36, 1048-553-15, 1048-551-13, 1048-552-13, 1048-553-13, 1048-547-33, 1048-547-34, 1048-553-02, 1048-553-04, 1048-547-30, 1048-552-21, 1048-547-32, 1048-551-11, 1048-547-94, 1048-553-11, 1048-547-31, 1048-553-06, 1048-551-10, 1048-547-39, 1048-547-43, 1048-553-09, 1048-553-10, 1048-547-42, 1048-551-12, 1048-553-16, 1048-553-05, 1048-553-14, 1048-552-17, 1048-552-17, 1048-553-17, 1048-547-40, 1048-553-08, 1048-554-11, 1048-553-12, 1048-547-44, 1048-547-37, 1048-553-07, 1048-547-35, 1048-553-01, 1048-553-03, 1048-547-87, 1048-548-30, 1048-547-81, 1048-547-88, 1048-547-69, 1048-547-76, 1048-548-40, 1048-547-47, 1048-547-89, 1048-547-64, 1048-547-85, 1048-547-51, 1048-547-77, 1048-547-38, 1048-547-70, 1048-547-45, 1048-548-12, 1048-547-71, 1048-547-73, 1048-547-56, 1048-547-92, 1048-547-83, 1048-548-02, 1048-547-49, 1048-547-46, 1048-547-48, 1048-547-91, 1048-548-24, 1048-547-41, 1048-548-47, 1048-547-90, 1048-548-54, 1048-548-15, 1048-547-72, 1048-547-82, 1048-547-50, 1048-547-68, 1048-547-84, 1048-547-86, 1048-547-52, 1048-548-48, 1048-547-80, 1048-547-78, 1048-548-32, 1048-547-55, 1048-547-66, 1048-548-21, 1048-548-23, 1048-547-62, 1048-548-06, 1048-547-63, 1048-547-79, 1048-547-61, 1048-547-59, 1048-548-25, 1048-548-31, 1048-548-20, 1048-548-05, 1048-548-46, 1048-548-03, 1048-548-41, 1048-548-42, 1048-548-27, 1048-547-60, 1048-548-34, 1048-548-43, 1048-548-26, 1048-548-01, 1048-547-67, 1048-548-29, 1048-547-65, 1048-548-04, 1048-548-22, 1048-547-54, 1048-548-07, 1048-548-44, 1048-547-75, 1048-547-57, 1048-547-58, 1048-548-45, 1048-547-27, 1048-547-21, 1048-547-23, 1048-547-15, 1048-552-15, 1048-548-08, 1048-548-11, 1048-548-49, 1048-547-16, 1048-548-52, 1048-548-18, 1048-548-13, 1048-548-09, 1048-548-53, 1048-548-28, 1048-547-22, 1048-547-12, 1048-548-39, 1048-552-22, 1048-552-22, 1048-548-36, 1048-548-19, 1048-547-18, 1048-548-33, 1048-548-35, 1048-552-18, 1048-548-16, 1048-547-13, 1048-547-20, 1048-548-38, 1048-547-24, 1048-548-10, 1048-548-50, 1048-548-51, 1048-548-17,

1048-547-25, 1048-547-26, 1048-547-14, 1048-548-37, 1048-552-14, 1048-552-14, 1048-548-14, 1048-547-19, 1048-547-11, 1048-547-17, 1048-547-09, 1048-547-10, 1048-547-04, 1048-547-08, 1048-547-07, 1048-547-05, 1048-547-06.

ATTACHMENT: 20210316 File No. PUD20-002^01 PC Backup
ATTACHMENT: 20210316 File No. PUD20-002^03 ORD^RM
ATTACHMENT: 20210316 File No. PUD20-002^02 EXH A

11. A PUBLIC HEARING TO CONSIDER APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND CALIFORNIA CAPITAL, INC. FOR THE DEVELOPMENT OF FOUR SINGLE-FAMILY HOUSING UNITS LOCATED AT 1325-1329 SOUTH EUCLID AVENUE (APNS 1049-531-01 AND 1049-531-02)

That the Board of the Ontario Housing Authority ("Authority"):

A. Adopt the attached resolution approving the Disposition and Development Agreement ("Agreement") between the Authority and California Capital, Inc. ("Developer") (on file with the Records Management Department); and
B. Authorize the Executive Director or his designee to sign all documents necessary to implement the Agreement.

A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND CALIFORNIA CAPITAL, INC. FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED AT 1325/1329 SOUTH EUCLID AVENUE, ONTARIO (APNS: 1049-531-01 AND 1049-531-02)

ATTACHMENT: 20210316- 1325 & 1329 South Euclid Ave^02 RESO- DDA OHA^RM

STAFF MATTERS

CITY MANAGER OCHOA

COUNCIL MATTERS

MAYOR PAUL LEON
MAYOR PRO TEM WAPNER
COUNCIL MEMBER BOWMAN
COUNCIL MEMBER DORST-PORADA
COUNCIL MEMBER VALENCIA

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
March 16, 2021

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

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

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

- GC 54957.6, CONFERENCE WITH LABOR NEGOTIATORS
  Agency designated representatives: City Manager or his designees; Employee organizations: American Federation of State, County and Municipal Employees (AFSCME)

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

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

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION
  City of Ontario v. Culhane, Riverside Superior Court Case No. RIC1901791

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // *(GC 54957.1)*
March 16, 2021
(continued)

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

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

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

Reported by:

_____
City Attorney / City Manager / Executive Director

ONTARIO CITY COUNCIL/
ONTARIO HOUSING AUTHORITY
MINUTES
FEBRUARY 16, 2021
(Not official until approved)

JOINT MEETINGS

Regular meetings of the Ontario City Council/Ontario Housing Authority were held on Tuesday, February 16, 2021, at the Ontario City Hall, 303 East B Street, Ontario, California.

CALLED TO ORDER

Mayor Leon called the Joint City Council and Ontario Housing Authority meetings to order at 5:37 p.m.

SPECIAL AND URGENT ANNOUNCEMENT

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20), the Ontario City Council Meetings are being conducted via teleconference to limit in-person attendance at meetings of the City of Ontario City Council and Housing Authority.

Members of the public were advised to utilize alternative measures to view the City Council meetings and/or to address the Mayor and City Council Members.

The meeting was live broadcast on local cable Channel 3, as well as internet live streamed at www.ontarioca.gov/Agendas/CityCouncil.

ROLL CALL

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

Also present were City Manager/Executive Director Scott Ochoa, City Attorney/Legal Counsel Ruben Duran, and City Clerk/Secretary Sheila Mautz (all participating via teleconference).

CLOSED SESSION

Mayor Leon inquired whether persons were present who wished to speak to the Closed Session items. Hearing no one, City Attorney Duran announced the matters for discussion, as listed on the agenda, and the City Council recessed to Closed Session at 5:40 p.m. for discussion of the following:

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

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION Jennie Harrison Murray, Estate of Somer Harrison v. City of Ontario San Bernardino County Superior Court Case No. CIVDS1910129

- GC 54656.9(d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION Urfano v. City of Ontario, et al., San Bernardino County Superior Court Case No. CIVDS1828483

CALL TO ORDER – OPEN SESSION

Mayor Leon called the City Council and Ontario Housing Authority meetings to order at 6:34 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Valencia.

INVOCATION

Mayor Leon led a moment of silent reflection in lieu of the Invocation.

REPORT ON CLOSED SESSION

City Attorney Duran stated there was no reportable action.

PUBLIC COMMENTS

Assistant City Clerk Isbell reported three emailed comments as follows:

Juan Chavez, regarding stop signs on La Avenida Drive.

Patrick A. Hennessey, (two comments) regarding an objection to a hearing on a proposed Resolution of Necessity for the Acquisition of Property located on State Street, Main Street, and Jefferson Street.

Assistant City Clerk Isbell further reported there were two callers as follows:

Doug Williams, introduced himself as the Director of Communications for the Church of Jesus Christ of Latter-day Saints.

D'Andre Lampkin, announced the D'Andre Lampkin Foundation was hosting a blood drive in the City of Ontario.

AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa made no announcements.

SPECIAL PRESENTATION

- SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY (SBCTA) – PROJECT UPDATE

  Tim Watkins, Chief Legislative and Public Affairs at SBCTA, gave a presentation on Express Lane on Interstate 10.

CONSENT CALENDAR

Mayor Leon pulled Item No. 09 for further discussion.

Assistant City Clerk Isbell reported there was one caller as follows:

D'Andre Lampkin, spoke in support of Item No. 09, a resolution opposing legislation that allows for the ministerial approval of modification or elimination of single-family residential zoning.

Council Member Dorst-Porada spoke in support of Item No. 09, a resolution opposing legislation that allows for the ministerial approval of modification or elimination of single-family residential zoning.

Mayor pro Tem Wapner spoke in support of Item No. 09, a resolution opposing legislation that allows for the ministerial approval of modification or elimination of single-family residential zoning and amended the resolution language to specify "Senate Bill 9" in the title and throughout the resolution.

Mayor Leon spoke in support of Item No. 09. a resolution opposing legislation that allows for the ministerial approval of modification or elimination of single-family residential zoning.

Mayor pro Tem Wapner spoke in support of Item No. 08, a resolution reconsidering a City of Ontario policy regarding annual alarm permit renewal fees and asked City Manager Ochoa how notices updating residents would be distributed.

City Manager Ochoa stated letters would be mailed to residents notifying them of the change.

City Attorney Duran clarified Item No. 09 amendment by Mayor pro Tem Wapner, noting the addition of, “a resolution opposing Senate Bill 9.”

Mayor pro Tem Wapner confirmed and further amended the resolution, requesting language indicating that SB 9 does not address affordability.

MOTION: Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous roll call vote of those present, to approve the Consent Calendar as presented, with amendments to Resolution No. 2021-020.

1. APPROVAL OF MINUTES

City Council approved Minutes for the special meeting of the City Council and Housing Authority of January 15, 2021, and the regular meeting of the City Council and Housing Authority of January 19, 2021.

2. BILLS/PAYROLL

City Council approved **Bills** for the period January 15, 2021 through January 28, 2021 in the amount of $9,076,544.21 and **Payroll** for the period January 3, 2021 through January 16, 2021 in the amount of $3,306,372.37 when audited by the Finance Committee.

3. ACCEPTANCE OF A WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; AND A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 59 (GATEWAY SERVICES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES

The City Council considered and:

A. Accepted a written petition from GDCI-RCCD 2, L.P. ("Landowner"), to create a Community Facilities District ("CFD"), and to waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982; and

B. Adopted a Resolution of Intention to establish City of Ontario Community Facilities District No. 59 (Gateway Services), authorized the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, April 6, 2021.

RESOLUTION NO. 2021-018 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 59 (GATEWAY SERVICES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES.

4. A SPECIFIC PLAN (FILE NO. PSP18-001 - MERRILL COMMERCE CENTER) TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 8,455,000 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES ON 376.3 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CARPENTER AVENUE TO THE EAST, AND GROVE AVENUE TO THE WEST (APNS: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05; 1073-111-06)

The City Council considered and adopted the ordinance approving File No. PSP18-001, the Merrill Commerce Center Specific Plan, establishing the land use districts, development standards, guidelines, and infrastructure improvements for the potential development of up to 8,455,000 square feet of Industrial and Business Park land uses on 376.3 acres of land generally bordered by Eucalyptus Avenue to the north, Merrill Avenue to the south, Carpenter Avenue to the east, and Grove Avenue to the west. Introduction and first reading took place at a regular meeting on February 2, 2021.

ORDINANCE NO. 3178 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP18-001, TO ESTABLISH LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 8,455,000 SQUARE FEET OF GENERAL INDUSTRIAL AND BUSINESS PARK LAND USES ON 376.3 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CARPENTER AVENUE TO THE EAST, AND GROVE AVENUE TO THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-111-01; 1054-111-02; 1054-121-01; 1054-121-02; 1054-131-01; 1054-131-02; 1054-141-01; 1054-141-02; 1054-151-01; 1054-151-02; 1054-161-01; 1054-161-02; 1054-161-03; 1054-171-01; 1054-171-02; 1054-171-03; 1054-171-04; 1054-181-01; 1054-181-02; 1054-191-01; 1054-191-02; 1054-201-01; 1054-201-02; 1054-211-01, 1054-211-02; 1054-221-01; 1054-221-02; 1054-331-01; 1054-331-02; 1054-341-01; 1054-341-02; 1054-351-01; 1054-351-02; 1054-361-01; 1054-361-02; 1073-111-01; 1073-111-02; 1073-111-03; 1073-111-04; 1073-111-05 AND 1073-111-06.

5. AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT (FILE NO. PDA18-006) BETWEEN THE CITY OF ONTARIO AND ONTARIO CC, LLC., TO ESTABLISH THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF TENTATIVE PARCEL MAP 20027 (FILE NO. PMTT18-009), FOR A 46.64-ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAMNER AVENUE, WITHIN THE PROPOSED NEIGHBORHOOD COMMERCIAL, BUSINESS PARK AND LIGHT INDUSTRIAL LAND USE DESIGNATIONS OF THE EDENGLEN SPECIFIC PLAN (APNS: 0218-171-21 AND 0218-171-27)

The City Council considered and adopted an ordinance approving the Development Agreement (File No. PDA18-006) between the City of Ontario and Ontario CC, LLC., to establish the terms and conditions for the development of Tentative Parcel Map 20027 (File No. PMTT18-009), for a 46.64- acre property located at the southwest corner of Riverside Drive and Hamner Avenue, within the proposed Neighborhood Commercial, Business Park and Light Industrial land use designations of the Edenglen Specific Plan (APNs: 0218-171-21 and 0218-171-27). Introduction and first reading took place at a regular meeting on February 2, 2021.

ORDINANCE NO. 3179 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA18-006, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO CC, LLC., TO ESTABLISH THE TERMS AND CONDITIONS FOR THE DEVELOPMENT OF TENTATIVE PARCEL MAP 20027 (FILE NO. PMTT18-009), FOR A 46.64 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAMNER AVENUE, WITHIN THE PROPOSED NEIGHBORHOOD COMMERCIAL, BUSINESS PARK AND LIGHT INDUSTRIAL LAND USE DESIGNATIONS OF THE EDENGLEN SPECIFIC PLAN, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 0218-171-21 AND 0218-171-27.

6. APPLICATION FOR GRANT FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY (OTS) FY21/22 SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT

The City Council authorized the City Manager or his designee to execute all documents necessary to apply for and accept a 12-month grant in the amount of $794,125 from the California Office of Traffic Safety (OTS) for participation in the FY21/22 Selective Traffic Enforcement Program (STEP) Grant.

7. A GOODS AND EQUIPMENT PURCHASE AGREEMENT WITH DE NORA WATER TECHNOLOGIES, LLC., FOR REPLACEMENT OF ON-SITE SODIUM HYPOCHLORITE GENERATOR EQUIPMENT FOR WELL NO. 40

The City Council approved and authorized the City Manager to execute a Goods and Equipment Purchase Agreement with De Nora Water Technologies, LLC., of Colmar, Pennsylvania, in the amount of $235,555 for the purchase of an On-site Sodium Hypochlorite Generator (OSCG) unit and replacement parts.

8. A RESOLUTION RECONSIDERING A CITY OF ONTARIO POLICY REGARDING ANNUAL ALARM PERMIT RENEWAL FEES

The City Council considered and adopted a resolution removing an annual alarm permit renewal fee from the City's Fee Schedule.

RESOLUTION NO. 2021-019 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECONSIDERING CITY OF ONTARIO POLICY REGARDING ANNUAL ALARM PERMIT RENEWAL FEES

9. A RESOLUTION OPPOSING LEGISLATION THAT ALLOWS FOR THE MINISTERIAL APPROVAL OF MODIFICATION OR ELIMINATION OF SINGLE-FAMILY RESIDENTIAL ZONING ACROSS THE STATE OF CALIFORNIA

The City Council considered and adopted a resolution opposing any legislation that allows for the ministerial approval of modification or elimination of single-family residential zoning across the State of California.

RESOLUTION NO. 2021-020 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OPPOSING LEGISLATION THAT ALLOWS FOR THE MINISTERIAL APPROVAL OF MODIFICATION OR ELIMINATION OF SINGLE-FAMILY RESIDENTIAL ZONING ACROSS THE STATE OF CALIFORNIA.

PUBLIC HEARINGS

10. A RESOLUTION OF NECESSITY FOR THE ACQUISITION BY EMINENT DOMAIN OF FEE INTERESTS IN CERTAIN REAL PROPERTIES LOCATED ON STATE STREET, MAIN STREET, AND JEFFERSON STREET

The City Council conducted a public hearing and adopted a Resolution of Necessity declaring that the acquisition fee interests in certain real properties located on State Street, Main Street, and Jefferson Street more particularly described as Assessor Parcel Nos. 1049-122-13; 1049-122-15; 1049-161-11; 1049-191-10; 1049-194-10; 1049-194-12; 1049-194-13; and 1049-196-03 (“Properties”), for the mitigation of airport impacts and the elimination of blight (“Project”) in Ontario, California.

RESOLUTION NO. 2021-021 A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION BY EMINENT DOMAIN OF FEE INTERESTS IN CERTAIN REAL PROPERTY LOCATED ON STATE STREET, MAIN STREET AND JEFFERSON STREET IN ONTARIO, MORE PARTICULARLY DESCRIBED AS ASSESSOR PARCEL NOS. 1049-122-13, 1049-122-15, 1049-161-11, 1049-191-10, 1049-194-10, 1049-194-12, 1049-194-13, AND 1049-196-03, FOR MITIGATION OF AIRPORT IMPACTS AND ELIMINATION OF BLIGHT IN THE CITY OF ONTARIO, CALIFORNIA.

Notice of public hearing was duly given and affidavits of compliance are on file in the Records Management Department.

There were 2 written communications in opposition, as noted earlier from *Patrick A. Hennessey,* from the law offices of Palmieri, Hennessey & Leifer, LLP.

Mayor Leon opened the public hearing asking those persons interested in this item to speak.

Erin Naderi, with Palmieri, Hennessey & Leifer, LLP, spoke in opposition of Resolution No. 2021-021.

Hearing no one else, Mayor Leon closed the public hearing.

City Manager Ochoa provided an overview of the item.

MOTION: Moved by Council Member Bowman, seconded by Council Member Dorst-Porada, and carried by unanimous roll call vote of those present to adopt Resolution No. 2021-021.

STAFF MATTERS

City Manager Ochoa did not have any announcements.

COUNCIL COMMENTS

Mayor pro Tem Wapner made no comments.

Council Member Bowman made no comments.

Council Member Dorst-Porada encouraged residents to call their local representatives and speak in opposition of Senate Bill 9.

Council Member Valencia made no comments.

ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:41 p.m. to the next regular meetings to be held on Tuesday, March 2, 2021.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Engineering Prepared By: Jaime Maciel-Carrera Staff Member Presenting: Scott Murphy, Executive Director Community Development Reviewed By: Jay Bautista Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 3

SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH PARSONS TRANSPORTATION GROUP, INC. FOR THE MOUNTAIN AVENUE AND HOLT BOULEVARD INTERSECTION WIDENING PROJECT

RECOMMENDATION: That the City Council approve an amendment to the Professional Services Agreement (on file in the Records Management Department) with Parsons Transportation Group, Inc. of Ontario, California, to provide additional engineering design and right of way services for the Mountain Avenue and Holt Boulevard Intersection Widening Project (Project) for the amount of $30,000, plus a 20% contingency of $6,000 for a revised total authorized expenditure of $837,089; and authorize the City Manager to execute said amendment and future amendments within the authorization limits.

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

FISCAL IMPACT: The FY 2020-21 Capital Improvement Program (CIP) includes appropriations to complete all phases of the Project including design, right of way acquisition and construction. Per the San Bernardino County Transportation Authority (SBCTA) Valley Major Street Program-Arterial Subprogram, the City's share of the Project is 44.4% from General City Street Development Impact Fees and SBCTA's Measure I share is 55.6%. The split is in accordance with SBCTA's approved Measure I 2010-2040 Strategic Plan.

BACKGROUND & ANALYSIS: In April 2016, the City awarded a contract to Parsons Transportation Group, Inc. for engineering design and right of way services in the amount of $705,989. Amendment Nos. 1 and 2 were subsequently executed adding $59,800 and $35,300, respectively, to the contract amount. The current contingency has been exhausted and additional services are needed to complete the Project. The recommended action for Amendment No. 3 will add $30,000 plus a 20% contingency of $6,000 for a revised total authorized expenditure amount of $837,089.

This amendment is to revise the scope of services, extend contract term and provide additional compensation for continued construction support for the Mountain Avenue and Holt Boulevard

Intersection Widening Project. Project is currently under construction with an expected completion date of July 2021.

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Human Resources Prepared By: Angela Lopez Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 4

SUBJECT: APPROVAL OF A ONE-YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES

RECOMMENDATION: That the City Council approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment between the City of Ontario (City) and employees represented by the Association of Ontario Management Employees (AOME); and authorize the City Manager to make any non-substantive changes which may be necessary to implement the agreement.

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

FISCAL IMPACT: The recommended action has no fiscal impact and only includes non-monetary changes for the term of the agreement.

BACKGROUND & ANALYSIS: Due to the unprecedented impact of the COVID-19 pandemic, the City's budget has been severely impacted by the reduction in sales tax, transient occupancy tax (TOT), parking tax, and business license revenues, which have increased operational costs that were unanticipated.

Consistent with the City Council goals and objectives in maintaining service levels to the community and to save as many jobs as possible during the pandemic, the City and AOME recently completed negotiations for a proposed successor MOU that has no financial impact to the City and aligns with the City Council's direction to take a multi-faceted approach to minimize the impacts of declining revenues and increasing costs.

The terms of the agreement include a one-year term from July 1, 2020 through June 30, 2021; compensation and benefits to remain the same; and non-economic language including technical revisions.

This proposed MOU reflects the continued acknowledgement of AOME employees working with the City to contain personnel costs while continuing to prioritize services to the community.

Memorandum of Understanding

Between

Association of Ontario Management Employees

And

City of Ontario

July 1, 2020

through

June 30, 2021

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APPENDIX A. SALARY GRADE TABLE

Article I. ADMINISTRATION

Section 1.01 Parties to the Agreement

This Memorandum of Understanding (hereinafter known as the Agreement) is made and entered into by and between the City of Ontario (hereinafter known as the City) and the Association of Ontario Management Employees (hereinafter known as the Association).

Section 1.02 Recognition

The City hereby formally recognizes the Association as the Representative for those regular employees employed by the City and defined in Rule I, Section 9 of the Personnel Rules and Regulations, in the following classifications.

Classifications Listing	
Accounting Manager	Plan Check Engineer
Administrative Officer	Police Communications Manager
Assistant Building Official	Police Records Manager
Assistant City Engineer	Principal Engineer
Assistant Library Director	Principal IT Analyst
Assistant Parks and Maintenance Director	Principal Planner
Assistant Planning Director	Principal Project Manager
Assistant Recreation/Community Services Director	Project Manager
Broadband Operations Manager	Public Facilities Maintenance Manager
Budget Manager	Public Services Project Manager
Building Inspection Manager	Purchasing Manager
Business License Supervisor	Records Manager
Community Improvement Manager	Recreation/Community Services Manager
Community Improvement Supervisor	Revenue Services Supervisor
Community Information Supervisor	Risk/Safety Manager
Community Life and Culture Officer	Senior Associate Civil Engineer
Community Relations and Communication Manager	Senior Associate Engineer
Continuum of Care Manager	Senior Financial Analyst
Crime Analysis Supervisor	Senior Human Resources Analyst
Deputy Fire Marshal	Senior Landscape Architect
Economic Development Coordinator	Senior Legislative Analyst
Economic Development Manager	Senior Management Analyst
Emergency Manager	Senior Network Engineer
EMS Nurse Administrator	Senior Plan Check Engineer
Environmental Programs Manager	Senior Planner
Environmental Water/Wastewater Engineer	Senior Project Coordinator
Fire Communications Manager	Senior Project Manager
Fire Protection Analyst	Supervising Building Inspector
Fleet Services Manager	Supervising Public Works Inspector

Forensic Manager	Sustainability Program Manager
Housing Manager	Traffic/Transportation Manager
Integrated Waste Assistant Division Manager	Utilities Customer Services Supervisor
Integrated Waste Division Manager	Utilities Engineering Division Manager
Internal Audit Manager	Utilities Operations Assistant Division Manager
IT Applications Manager	Utilities Operations Division Manager
Library Services Manager	Utilities Project Manager
Municipal Services Manager	Water Production Manager
Parks and Maintenance Manager	Water Quality Programs Manager
Payroll Manager	Water Resources Manager
Performance and Optimization Manager	Water/Sewer Maintenance Manager

Section 1.03 City Personnel Rules

It is understood and agreed that there exists within the City certain personnel rules, policies, practices and benefits, generally contained in the "City of Ontario Personnel Rules and Regulations," and the "Employment Policies" in the City's Online Policy Center which will continue in effect, except for those provisions modified by this Agreement, unless and until modified in accordance with state laws, orders, regulations, official instructions or policies. This section will conform within the scope of Meyers-Milias-Brown Act.

Section 1.04 Effect of Agreement

The parties acknowledge that during the negotiations which resulted in this Agreement, each had the unlimited right and opportunity to make demands with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity is set forth in this Agreement.

This Agreement supersedes all previous agreements, understandings, and prior practices related to matters included within this Agreement.

Section 1.05 Definitions

A. Bargaining Unit

B. Calendar Year

C. Day

D. Emergency

E. Employee

F. Week

G. Working Day

Section 1.06 Management Rights

A. There are no provisions in the Agreement that will be deemed to limit or curtail the City in any way in the exercise of the rights, powers, and authority which the City had prior to entering into this Agreement unless and only to the extent that the provisions of the Agreement specifically curtail or limit such rights, powers and authority.

B. The rights of the City include, but are not limited to:

C. Where required by law, the City agrees, prior to implementation, to meet and confer with the Association over the impact of the exercise of a City right upon wages, hours, and other terms and conditions of employment of its members unless the impact consequences of the exercise of a management right upon the Association members is provided for in this Agreement, Personnel Rules and Regulations or Administrative Manual.

Section 1.07 Employee Rights

A. The City will afford regular employees the procedural due process safeguards as set out in the published decisions of the California courts.

B. An employee will have the right to representation by a representative of their choice when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered.

Article II. EMPLOYMENT PROVISIONS

Section 2.01 Probationary Period

A. Objective

B. Length

C. Probationary Release

Section 2.02 Hours of Work

A. Work Schedules

Section 2.03 Transfers and Job Changes

A. A transfer is the movement of an individual from one department to another while remaining in the same classification with similar duties and responsibilities. A transfer may be initiated at any time by the City Manager upon the recommendations of the Department Heads concerned, or to meet the needs of the service. All transfers must be within comparable classes, and no employee will be transferred to a position for which the employee does not possess the minimum qualifications. A transfer will not be used to circumvent the regulations surrounding promotion, demotion, advancement or reduction in pay. If the employee being transferred has attained regular status in the employee's classification, a new probationary period shall not be required. If a probationary employee is being transferred, the employee will be required to complete the probationary period based on the original end-of-probation date.

B. A job change is an employee's voluntary movement into another classification at the same salary range or within 1%. A downward movement to a salary range within 1% will not be

considered a demotion as defined in the Personnel Rules and Regulations. A job change may be affected at any time by the City Manager upon request of the employee and recommendations of the Department Heads concerned or to meet the needs of City service. An employee changing jobs must possess the minimum qualifications for the new classification. The probationary period requirement and return rights for job changes shall be the same as for promotions.

Section 2.04 Layoff Procedures

A. The City Manager may layoff regular and probationary employees at any time for lack of work or other changes that have taken place. The City shall provide the Association with 30-day notice to begin employee impact discussion. The employee will be given two weeks' notice before such a layoff is to take place. The City shall meet and consult with the concerned employee organization on such matters as the timing of the layoff and the number and identity of the employee affected by the layoff during the two week period prior to the layoff action.

B. A demotion or transfer to another department with the City Managers' approval may be made to prevent a layoff provided the employee is qualified by education and/or experience and is capable of performing the duties of the classification.

C. In the event of a layoff, those employees with the least service in the classification affected shall be laid off first and placed on a "Recall List" and shall be eligible for recall for one year from the date of placement on the list; if a recall begins, the most senior employees laid off in the classifications required shall be recalled first. Strict application of seniority shall prevail unless exceptional circumstances occur of which the concerned employee organization shall be fully apprised in advance. The order of layoff shall be:

D. The employee scheduled to be laid off shall be entitled to displace to a position in a classification occupied by an incumbent with less overall City seniority (displacement seniority) provided it is in a position in which the employee formerly held a regular appointment, and is qualified by education and/or experience, and is capable of performing the duties of the classification. The person scheduled for layoff shall displace the employee with the least displacement seniority. The employee displaced shall be considered as laid off for the same reason as the person who displaced the employee, and shall in the same manner be eligible to displace to a position in a classification in which the employee formerly held a regular appointment, is qualified by education and/or experience, and is capable of performing the duties of the classification.

E. Failure to return to work from layoff within 30 calendar days after notice to return by certified or registered mail to the employee at the employee's last known address on file with the City Human Resources Department or by personal delivery shall constitute the employee's waiver to return to work and eliminates any future re-employment responsibilities placed on the City. The employee must notify the City regarding the employee's intent to return within seven calendar days from notice to return.

Article III. CLASSIFICATIONS

Section 3.01 New Classifications

The City agrees to meet and confer with the Association representative on any new classification approved, which appropriately should be added to the unit covered by this Agreement.

Article IV. COMPENSATION

Section 4.01 Salary

1. The salary schedule for represented classifications as of the ratification of this agreement shall remain the same.

2. Wages for the represented classifications shall be set forth in Appendix "A" attached to this Agreement.

Section 4.02 Pay Plan and Benefits Review

Prior to initiating the meet and confer process for a new Agreement, as described in Section 10.03(C), the City will complete a survey of compensation for a representative sample of comparable classifications in the cities of Anaheim, Burbank, Corona, Fullerton, Glendale, Pasadena, Pomona, Rancho Cucamonga, Riverside, San Bernardino and Santa Ana. This survey information shall be provided to the Association.

Section 4.03 Overtime/Compensatory Time

A. Employees in this unit are exempt from the overtime under the Fair Labor Standards Act (FLSA) due to the nature of their duties. Employees are expected to work the hours necessary to complete the requirements of their position. All pay, discipline and leave provisions will be administered consistent with FLSA requirements for exempt positions.

B. In certain circumstances, the City Manager may authorize additional compensation or leave for substantial time required to meet emergency and/or storm responses, unusual scheduling required to meet the requirements of holiday coverage, attention to duties outside the normal work schedule and such other needs.

C. Additional time worked during a workweek may be offset by adjustment in subsequent working hours the following week. This provision will be given first consideration prior to the implementation of any other form of compensatory adjustment.

D. The earning and accrual of overtime and/or compensatory time requires the written approval of the City Manager.

E. Compensatory time will not be provided for the following situations:

F. In all instances of compensatory time, management leave and/or overtime, the first and foremost consideration in the administration of these policies will be the effective and efficient operation of the City Government and its respective departments as well as the specific departmental operations that may be affected.

G. Overtime Compensation - Overtime for management personnel is defined as straight time compensation at the employee's regular hourly rate, except as provided for in Section 4.04(B).

H. Compensatory Time - Compensatory time is defined as time off work provided to an employee in lieu of overtime pay and is time that may be accrued. Upon termination or retirement from the City, the employee will receive credit for any unused compensatory time that has been accrued.

I. Application for Compensatory Time Leave

Section 4.04 Overtime/Compensatory Time for Direct Dispatching Services

A. Employees in the classification of Fire Communications Manager, Police Communications Manager and Police Records Manager are exempt from overtime under the FLSA due to the nature of their duties. Employees are expected to work the hours necessary to complete the requirements of their position. All pay, discipline, and leave provisions will be administered consistent with FLSA requirements for exempt positions.

B. Although still considered to be FLSA exempt, employees in the classification of Fire Communications Manager, Police Communications Manager and Police Records Manager will be eligible to receive overtime compensation at the rate of one and one-half (1½) times the employees' regular rate of pay for time worked or deemed to have been worked in excess of 80 hours in a pay period only when providing direct dispatching services normally performed by Fire/Police Dispatch Supervisors or Fire/Police Senior Dispatchers and/or Dispatchers. Time deemed to have been worked for this provision shall include authorized absences for annual leave, holiday, retained sick, compensatory time, jury duty, bereavement, personal, military and paid disciplinary leaves. In calculating an employee's regular rate of pay for overtime purposes, only the employee's base rate of pay will be included. No allowances or other forms of compensation will be included in the calculation to determine the employee's regular rate. Fire Communications Manager, Police Communication Manager and Police Records Manager will work in such assignments only when a search for other alternative replacements has been exhausted. Such assignments and overtime authorization shall be subject to the pre-approval of the Police Administrative Officer and/or Police Administrative Director or Fire Administrative Director.

C. Employees who work overtime in accordance with the provisions in Section 4.04(B) may earn compensatory time in lieu of overtime pay subject to the approval of the Police Administrative Officer and/or Police Administrative Director or Fire Administrative Director. The earning and application of compensatory time shall be subject to the provisions listed in Section 4.03(H) and Section 4.03(I).

Section 4.05 Skills and Certifications

A. Bilingual Pay

B. Notary Pay

Section 4.06 Merit Increases

A. City Personnel Rules – Salary Adjustments

B. Development Plans

An employee who receives a development plan after the due date with a recommendation for an increase in merit will be eligible to receive the applicable merit increase retroactively to the appropriate review date.

Article V. LEAVES – PAID AND UNPAID

Section 5.01 Holidays

A. The following paid holidays will be observed on the day specified below.

B. Any holiday listed in provision 5.01(A) which falls on Sunday shall be observed on the following Monday.

C. Any holiday which falls on an employee's regular day off shall be accrued as annual leave. The employee shall receive annual leave equal to the employee's scheduled workday, not to exceed 10 hours per holiday, as follows:

D. Employees shall not be eligible for holiday pay for any pay period for which the employee either:

E. The parties agree that at the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Year's Day. During this time, employees shall use accrued annual leave, management leave or compensatory time to cover the period of closure.

Section 5.02 Annual Leave

A. The purpose of annual leave is to provide employees in the Management group the ability to accrue time for use in vacation, sick leave and personal leave situations. Annual leave shall not be used:

B. Accrual of annual leave benefits will be based on year of service as follows:

C. Annual leave shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory time off, holiday, annual, bereavement, sick, personal, jury duty, military, and disciplinary leaves. It excludes amounts paid by any disability benefits, including short-term disability and workers' compensation.

D. The maximum amount of annual leave that can be accrued is 800 hours. No leave will be accrued above 800 hours.

E. Conversion of Accumulated Vacation Leave and Sick Leave to Annual Leave

F. Annual Leave Conversion

Section 5.03 Use of Retained Sick Leave

A. Employees may utilize any retained sick leave balance for use as paid leave for:

B. A City employee is not entitled to use retained sick leave for illness or injury arising out of employment, other than employment for the City, for monetary gain or other compensation, or by reason of engaging in business or activity for monetary gain or other compensation.

C. Retained sick leave cannot be used for catastrophic leave donations.

D. All determinations of retained sick leave usage will be made by the Department Head concerned, subject to the approval of the Human Resources Director.

Section 5.04 Management Leave

A. Management leave is to be encouraged and is the desirable means of handling unusual work situations or requirements, which may be compensable under the provisions for compensatory time or overtime. Forty hours leave shall be granted to Management personnel at the first pay period ending in January. Employees hired or promoted into the Management unit after the first of the calendar year shall have their management leave allotment prorated according to the date of entry into the unit.

B. Management leave is defined as an adjustment made in the employee's work schedule in recognition of work situations and/or requirements that justify granting time off during normal working hours when such adjustment will not interfere with or detract from the effectiveness and efficiency of the department.

C. Management leave may be taken at any time for any purpose, subject to prior approval of the Management employee's supervisor. Employees shall use accrued management leave during the calendar year. Unused management leave shall be forfeited at the end of each calendar year.

D. Employees cannot use management leave to extend retirement or separation date.

Section 5.05 Personal Leave

An employee may use up to three working days of retained sick leave per calendar year as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at the time the request is made. Additional leave may be authorized by the City Manager from any leave accrued, or without pay.

Section 5.06 Bereavement Leave

A. In the event of a death in the employee's immediate family, the employee will be granted three working days paid bereavement leave. Immediate family for this provision is defined as child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling, or others included in the definition of immediate family in California Labor Code Section 245.5(c) or successor legislation. Such bereavement leave shall not be charged against the employee's retained sick leave, annual leave, management leave or accrued compensatory time.

B. A maximum of five working days paid bereavement leave will be granted if there is a death in the immediate family (as defined in Section 5.06.A) outside the State boundaries. Such bereavement leave shall not be charged against the employee's retained sick leave, annual leave, management leave or accrued compensatory time.

C. The employee will be granted one working day paid personal leave to attend the funeral of a close relative not in the employee's immediate family. A close relative is defined as an individual outside of the immediate family as defined in Section 5.05.A, who is an aunt, uncle, or cousin.

D. City employees may be excused by Department Heads to attend the funeral of deceased City employees without loss of pay.

E. The employee may be required to furnish evidence satisfactory to the City of the family member's death and the employee's relationship to the deceased family member.

Section 5.07 Family Medical Care Leaves

A. Family Leave shall be granted in accordance with the California Family Rights Act (CFRA) of 1991 and the Family and Medical Leave Act (FMLA) of 1993, and any modified provisions and interpreted regulations for those respective statutes.

B. Maternity, Paternity and Family Medical Care Leave of up to 12 weeks shall be granted in accordance with FMLA and CFRA statutes.

C. Employees may utilize up to six weeks of retained sick leave for leaves of absence for care of family members that fall under the provisions of the FMLA and CFRA. This sick leave may be in addition to any unpaid leave, which may be granted under the provisions of FMLA & CFRA. This sick leave shall be used prior to the unpaid leave provisions of FMLA & CFRA.

D. Employees are required to use 80 hours per pay period of all eligible leave accruals, or the number of hours for full integration if integrating with disability programs, up to 80 hours per pay period. Employees are not permitted to take time off without pay if eligible leave accruals are available. Eligible leave accruals include, but are not limited to, annual leave, management leave and compensatory time off for any purpose, and retained sick leave if used for qualified medical, bereavement, or personal reasons as defined in this Article.

Section 5.08 Catastrophic Leave

A. The City agrees to permit employees to contribute a portion of their accrued leave credit to another employee when such employee is on an approved leave of absence due to a verifiable illness or injury, caused by either physical or mental impairment.

B. The City also agrees to permit employees to contribute a portion of their accrued annual leave and/or compensatory time to another employee when such employee is on an approved leave of absence due to the verifiable illness or injury of the employee’s spouse, domestic partner, parent or child. Sick leave or retained sick leave may not be donated.

C. All Catastrophic Leave transfers are subject to the following conditions:

Section 5.09 Jury Duty

A. In the event any full-time employee is duly summoned to any court during the employee’s scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant; the employee shall be released from the employee’s regular duties with pay. Any fees for the performance of such service, excepting mileage or subsistence allowances, shall be remitted to the City.

B. Any employee called for jury duty in Rancho Cucamonga must return to work if dismissed before 3:00 pm. If the employee is called to San Bernardino, the employee must return to work if dismissed by 2:00 pm. Upon return from jury duty, the employee shall present a certificate of service to the employee’s department.

C. This section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

Article VI. BENEFITS

Section 6.01 Health Insurance Contribution

The City will contribute up to a maximum of $300 per month toward health insurance premiums for active and retired employees. This amount is inclusive of the minimum statutory employer contribution under CalPERS medical (PEMHCA) for active employees who choose to enroll in the City's medical plan.

Section 6.02 Fringe Benefit Contribution

A. Health, Dental, and Vision Contributions

B. Eligibility Requirements

C. Disability

D. Life and Accidental Death & Dismemberment Insurance

Section 6.03 Insurance Committee

The City agrees to continue the Insurance Committee that will have a representative designated by the Association as one of its members. This committee will have the responsibility to review the coverage in the appropriate insurance program and to represent an employee who has a question to the company. The committee will be composed of one representative from the recognized employee unit and one representative appointed by the City Manager. The Assistant City Manager will be an ex-officio member of the committee and entitled to attend all meetings. The committee or any of its members may invite other individuals to participate as resource people whenever the need arises and prior notification is provided to the committee chair. Where applicable, meet and confer will be reopened to discuss any proposal of the Insurance Committee on health insurance approved by the majority of the Insurance Committee.

Section 6.04 Flexible Spending Accounts

The City will offer Flexible Spending Accounts (FSA) to all unit employees. An FSA allows an employee to make pre-tax deductions for qualifying medical, dental and vision expenses, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service code.

Section 6.05 Retirement

A. Classic Member

B. New Member (PEPRA)

C. Optional Benefits for Classic and New Members

The City's contract with the Public Employees' Retirement System includes the following optional benefits for both classic and new members:

Section 6.06 Deferred Compensation

A. The City has established a Section 401(a) money purchase plan for employer contributions. The City shall contribute $200 per month contribution to the Section 401(a) plan. The contribution will be paid in equal bi-weekly installments during the first and second pay periods of the month.

B. Employees are eligible to participate in a 457(b) deferred compensation plan as provided for in State and Federal Tax codes. Employees may voluntarily contribute to the plan in accordance with plan provisions and subject to plan maximums.

Section 6.07 Employee Assistance Program

The City agrees to continue an employees' assistance program (EAP) for all employees in the Association. The parties agree that the EAP cannot be successful without absolute confidentiality regarding employee/family utilization of the program. Confidentiality will be maintained in full compliance with State and Federal Regulations.

Section 6.08 Tuition Reimbursement

To provide encouragement for all unit employees to continue educational development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic and continuing education courses that are determined to be job-related and subject to the following conditions:

A. Full-time, employees that have successfully completed their initial probationary period are eligible.

B. The determination that the course is job related shall be made by the employee's Department Head.

C. The course shall provide college-level credit or professional continuing education from an accredited educational institution.

D. The employee is not eligible for assistance from any other source.

E. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

F. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

G. Classes shall not interfere with the employee's normal work hours. Any exceptions must be approved by the employee's Department Head.

H. Certification of completion of the course with a passing grade must be obtained and submitted within 60 calendar days after completion of the course.

I. The maximum reimbursement amount paid to an eligible employee shall not exceed $1,000 per calendar year.

Tuition reimbursement requests shall be submitted to the employee's Department Head for a determination that the course is job-related. After such determination is made, the Department Head shall forward the request to the Human Resources Department for processing. The Human

Resources Department shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to the Human Resources Department. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

Section 6.09 Meal Reimbursement

An employee may request reimbursement for meals consumed after regular work hours when such employee is required by the Department Head to attend City Council meetings and City commission meetings that are in addition to those regularly scheduled. The limit for reimbursement shall be $12 and only actual expenses will be reimbursed. Requests will be submitted on the City's reimbursement form through established channels and must include receipts verifying the expense.

Section 6.10 Uniforms

A. Unit employees required to wear a uniform by the Agency/Department Head will receive uniform allowance of $400 per year the first paycheck in July for the maintenance, cleaning and normal repair of uniforms worn by the employee in the course of their employment.

B. The City shall provide Unit employees required to wear a uniform with a reasonable number of uniforms. Uniforms damaged in the line of duty shall be replaced by the City. Each year the Agency/Department Head shall inspect employee uniforms and replace accordingly.

Article VII. GRIEVANCE PROCEDURE

Section 7.01 Definitions

A. Complaint

B. Grievance

C. Grievant

D. Representative

E. Respond and File

Section 7.02 Level I - Informal Review

A. An employee will have the right to present a complaint and to have the complaint considered with the immediate supervisor no later than 15 working days after the event giving rise to the complaint, or no later than 15 working days after the employee knew or reasonably should have known of the event giving rise to the complaint.

B. The employee, whenever possible, will attempt to resolve the complaint informally with the immediate supervisor.

C. The immediate supervisor will provide an answer to the employee no later than 14 working days after the Level I meeting. Such response will be provided orally.

D. A resolution of the complaint at the informal level will not be precedent setting.

Section 7.03 Level II - Formal

A. If the complaint is not resolved through Level I informal discussions, the employee may file a Level II grievance at the next level of supervision that may include the Department Head, Agency Head or City Manager. If the next level of supervision is the Agency Head, the grievance will automatically proceed at Level III, no later than 10 working days after the response of the immediate supervisor at Level I. If the next level of supervision is the City Manager, the grievance will be automatically processed at Level IV no later than 10 working days after the response of the immediate supervisor at Level I. The grievant will state the following clearly and concisely on a grievance form provided by the City:

B. The Department Head will hold a meeting with the grievant at a mutually acceptable time and location no later than 10 working days after the receipt of the grievance. The Department Head will respond in writing to the grievant within 10 working days after the Level II meeting.

Section 7.04 Level III

A. In the event the grievance is not settled at Level II, the grievant may file the Level III grievance with the Agency Head no later than 10 working days after the Level II response. If the next level of supervision is the City Manager, the grievance will be automatically processed at Level IV. The grievant will include in the grievance a written statement indicating the reason that the proposed settlement at Level II was unsatisfactory. The Agency Head may hold a meeting with the grievant at a mutually acceptable time and location. The Agency Head will respond to the grievant no later than 10 working days after the receipt of the Level III grievance.

B. The grievant will present at Level III all issues and written evidence known or which could have been reasonably known. No additional issues may be presented by the grievant after Level III.

C. Amendments and/or modifications to the grievance will not be made by the grievant after the Level III filing date, except by mutual agreement. This provision does not preclude either party from presenting new evidence should either party discover it at a later date. Each party will make an effort to share evidence with each other upon discovery.

Section 7.05 Level IV

A. In the event the grievance is not settled at Level III, the grievant may file a Level IV grievance with the City Manager no later than 10 working days after the receipt of the Level III response.

B. The City Manager may hold a meeting with the grievant at a mutually acceptable time and location. The City Manager will respond to the grievant no later than 10 working days after receipt of the grievance at Level IV.

C. If the grievance has not been settled at Level IV, then within 10 working days after receipt of the Level IV written decision or the expiration of the time limits for making such decision, the grievant may request arbitration, upon the request of the grievant, the Association may request arbitration by giving notice to that effect, by certified mail, return receipt requested, directed to the Human Resources Director.

Section 7.06 Level V - Arbitration

A. Unless the specific language of the Agreement is in conflict, the arbitration procedure will be conducted in accordance with the rules of the American Arbitration Association or other procedures agreed upon by the parties.

B. The arbitrator will be selected by mutual agreement of both parties from a list of arbitrators submitted by the American Arbitration Association or any other mutually acceptable body.

C. The cost of any arbitration proceeding will be divided equally between the two parties.

D. Failure on the part of the City representative or grievant to appear in any case before an arbitrator, without good cause, will result in the forfeiture of the case and responsibility for payment of all costs of arbitration. "Good Cause" will be defined as a circumstance(s) beyond control of the party failing to appear.

E. A final decision of award of the arbitrator will be made within 30 calendar days after the close of the hearing. Such decision or award will be subject to the approval of the City Council. Either party will be given the opportunity to submit their arguments before the City Council with regard to the Arbitrators “Finding of Facts,” prior to such approval.

F. Expenses for witnesses will be borne by the party who calls them.

G. The standard of review for the arbitrator is whether the City violated a specific term(s) of this Agreement, City Rule, Regulation or policy regarding working conditions.

H. If an arbitrability question exists, the arbitrator will determine the arbitrability question prior to hearing the formal presentations of the parties on the merits of the grievance.

Section 7.07 General Provisions

A. Failure of the grievant to comply with the time limitations of this Article will render the grievance null and void. Failure by the City representative to timely respond under this Article will permit the grievance to be filed at the next level.

B. Time limits set forth in this Article may be extended by mutual agreement.

C. The processing of grievances filed and unresolved prior the effective date of this Agreement may continue under the grievance procedure in effect at the time of initial filing.

D. No punitive action will be assessed against an employee for utilizing the grievance procedure.

E. The preparation of grievances will be on the employee’s personal time and not during working hours.

F. The parties may consolidate at any level grievances on similar issues.

G. Grievance records will be filed separately from an employee's personnel file and will be considered confidential.

H. A grievant may withdraw a grievance at any time. The grievant will not file any subsequent grievance on the same alleged incident.

I. A decision by the Association to submit a grievance to arbitration will automatically be a waiver of all other remedies except as provided otherwise by statute.

J. No individual City Council member may be approached concerning the grievance at any time the grievance is being processed.

K. In the event a grievant elects to represent themselves or is represented by someone other than provided by the Association, the Association will be notified of the nature and resolution of the grievance; provided however, that the names of employees and confidential information will not be disclosed. Notification of the employee's Association will be made within a reasonable time following the resolution of the grievance.

L. Organizational channels will be utilized at all times and participation in the grievance and the discussion of information related thereto will be limited to the parties to the grievance except when such other persons are identified and/or called as witnesses.

M. In the event of a disciplinary action of an employee involving a suspension, reduction in pay or demotion or termination where a pre-disciplinary hearing has already been held, Levels I through III of the grievance procedure will be eliminated and Levels IV and above will be utilized.

N. A group of employees may file one grievance rather than individual grievances as long as the following conditions are met:

Section 7.08 Authority of Third Party

Each issue decided by a third party neutral will stand on its own merits and will not be used as a precedent by any other third party neutral in deciding any issue before them.

Article VIII. Disciplinary Action

Section 8.01 Definition

A. An employee may be disciplined for violation of policies, misconduct, or any other just cause. Discipline is defined as demotion, discharge, reduction-in-pay, and suspension of employees with regular status. Letters of reprimand, counseling memos, performance improvement plans, performance evaluations, and other related actions are not considered discipline for purposes of this article. This procedure applies to full-time employees with regular status.

B. Probationary employees are excluded from the provisions of this article. These employees may be disciplined but the requirements for notification and appeals do not apply. Procedures related to probationary employees are governed by Section 2.03.

C. All discipline will be administered consistent with Fair Labor Standards Act requirements for exempt employees.

Section 8.02 Notification and Appeal Procedure

A. The employee shall be given written notice of the City's intent to discipline. Such notice will contain the following information upon which the proposed action is based:

B. The employee will be given the right, either orally or in writing, to respond to the Department Head. The employee will have 14 calendar days from the date the notice of disciplinary action is issued to complete the response.

C. The Department Head shall consider the information provided by the employee and make a final determination regarding discipline. The employee shall receive written notification of the final determination. The final disciplinary action will be implemented at that time.

D. The employee may appeal the discipline within 14 calendar days. The appeal must be filed with the Human Resources Department on or before the 14th day. The employee shall include the reason for the appeal and state whether they request the appeal with the City Manager or an Agency Head designated by the City Manager ("hearing officer") or with an outside arbitrator ("arbitrator").

E. The employee has the ability to choose whether the appeal will be heard with an internal hearing officer or an outside arbitrator. If the employee chooses the internal hearing officer, however, the City Manager may refer the disciplinary appeal to an outside arbitrator.

Section 8.03 Arbitration Procedures

A. The appeal, whether heard by a hearing officer or an arbitrator shall be a full evidentiary hearing. The hearing officer chosen will have no or minimal prior knowledge of the case so that the hearing officer or arbitrator can act as a neutral and independent reviewer of the disciplinary action.

B. Appeals heard by a hearing officer shall be at no cost to the employee. The cost for appeals heard by an outside arbitrator, including the arbitrator, court reporter, unilateral withdrawal, postponement, or cancellation fees, shall be borne equally by the parties. Expenses for witnesses, other than City employees, however, shall be borne by the party who calls them. However, if the employee chooses the hearing officer option and the City exercises its right to use an outside arbitrator instead, the City will pay all arbitration costs.

C. Unless the specific language of the MOU is in conflict, the appeal hearing shall be conducted in accordance with the City's Disciplinary Hearing Procedures.

D. The arbitrator shall be selected by mutual agreement of both parties. The hearing officer shall be the City Manager, or an Agency Head the City Manager designates.

E. Failure of the part of the City representative or employee to appear at the appeal hearing, without good cause, shall result in forfeiture of the case and, in the case of a hearing with an outside arbitrator, responsibility for payment of all costs of the arbitration.

F. A final decision of the hearing officer or arbitrator shall be made within 30 calendar days after the close of the hearing.

G. The hearing officer or arbitrator's decision shall be implemented unless either party requests the review of the City Council. Such a request to review must be made in writing to the Human Resources Director within 30 calendar days after receipt of the decision. The City Council can adopt, modify, or reject the decision.

Section 8.04 Written Rebuttals

A. Letters of reprimand, counseling memos, performance evaluations, performance improvement plans, and other similar written actions are not subject to the notification and appeal procedures in this article. Similarly, probationary discharge, probationary demotions, or other actions taken while an employee is on probation are not subject to the notification and appeal procedures in this article. However, an employee may prepare a

written response to be placed in the personnel along with the document. Such written rebuttal must be made within 30 days of receipt of the document.

Article IX. ASSOCIATION MEMBERSHIP AND ACTIVITY

Section 9.01 Release Time

A designated member of the Association may receive reasonable release time to represent another unit member in matters relative to working conditions. Such leave time shall be accommodated only after operational needs of the releasing department are met.

Section 9.02 Records

The City shall provide via email the President of the Association a monthly list of all employees in the association, including the employee's classification title, seniority date within classification, work location, hire date, home address, personal email address (if available) and personal cell phone (if available).

Section 9.03 New Employee Orientation

Provided there are new employees, the City typically conducts new employee orientation weekly. Once per quarter of the calendar year, the City shall release new unit members to attend an orientation session with the Association. During this orientation session, the Association will be allowed up to one (1) hour to meet with new members and to explain the rights and benefits under this memorandum of understanding. The Association and the City will mutually agree as to the date, time, and location of the orientation session at least 10 days prior to the session.

Article X. GENERAL PROVISIONS

Section 10.01 Personnel Files

A. The official personnel files will be located in the Human Resources Department. Personnel actions (e.g. discipline, promotions) will be based on documentation within such files.

B. Employees have the right to have access to and copies of any document in their official personnel file. Employees may be charged for cost of duplication of any materials in the personnel file for which they request copies.

C. An employee will be provided with an initial copy of any document that will be placed in the official personnel file. An employee will have the right to respond in writing or personal interview to any information contained in the employee’s personnel file. Such a reply will remain in the personnel file so long and the referenced document is in the file.

Section 10.02 Separability

If any article or section of this Agreement is found to be in conflict with any statute or regulation of the United States or the State of California by a court of competent jurisdiction, such article or section will be deemed null and void and of no further effect. However, such articles and sections will be severable from the remainder of this Agreement, and all other provisions hereof shall continue in full force and effect.

Section 10.03 Duration and Implementation

A. This Agreement will, upon ratification by both parties, become effective July 1, 2020 and remain in full force and effect up to and including June 30, 2021.

B. Each party will exercise its right to present bargaining proposals for a successor Agreement no earlier than 120 days prior to the expiration of the Agreement and no later than 90 days prior to the expiration of this Agreement.

Article XI. FINAL SIGNATURES

All terms and conditions set forth in this agreement are hereby ratified and agreed upon 16th day of March 2021.

City of Ontario		Association of Ontario Management Employees	
Signature	**Date**	**Signature**	**Date**
Angela C. Lopez, Executive Director HR		**Michelle Starkey, President**	
Darlene Sanchez, Assistant City Manager		**Brian Lirley, Vice-President**	
		Nakia Richie, Treasurer	

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Accounting Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Administrative Officer	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Assistant Building Official	Step 1	$60.45	$10,478.00
	Step 2	$63.47	$11,001.47
	Step 3	$66.64	$11,550.93
	Step 4	$69.97	$12,128.13
	Step 5	$73.46	$12,733.07
Assistant City Engineer	Step 1	$70.01	$12,135.07
	Step 2	$73.51	$12,741.73
	Step 3	$77.19	$13,379.60
	Step 4	$81.05	$14,048.67
	Step 5	$85.09	$14,748.93
Assistant Library Director	Step 1	$45.88	$7,952.53
	Step 2	$48.19	$8,352.93
	Step 3	$50.57	$8,765.47
	Step 4	$53.11	$9,205.73
	Step 5	$55.77	$9,666.80
Assistant Parks and Maintenance Director	Step 1	$50.97	$8,834.80
	Step 2	$53.51	$9,275.07
	Step 3	$56.19	$9,739.60
	Step 4	$58.99	$10,224.93
	Step 5	$61.96	$10,739.73
Assistant Planning Director	Step 1	$66.13	$11,462.53
	Step 2	$69.45	$12,038.00
	Step 3	$72.92	$12,639.47
	Step 4	$76.55	$13,268.67
	Step 5	$80.39	$13,934.27
Assistant Recreation/Community Services Director	Step 1	$50.97	$8,834.80
	Step 2	$53.51	$9,275.07
	Step 3	$56.19	$9,739.60
	Step 4	$58.99	$10,224.93
	Step 5	$61.96	$10,739.73
Broadband Operations Manager	Step 1	$57.59	$9,982.27
	Step 2	$60.47	$10,481.47
	Step 3	$63.49	$11,004.93
	Step 4	$66.66	$11,554.40
	Step 5	$69.99	$12,131.60

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Budget Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Building Inspection Manager	Step 1	$53.48	$9,269.87
	Step 2	$56.16	$9,734.40
	Step 3	$58.96	$10,219.73
	Step 4	$61.91	$10,731.07
	Step 5	$65.01	$11,268.40
Business License Supervisor	Step 1	$37.49	$6,498.27
	Step 2	$39.38	$6,825.87
	Step 3	$41.35	$7,167.33
	Step 4	$43.41	$7,524.40
	Step 5	$45.58	$7,900.53
Community Improvement Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Community Improvement Supervisor	Step 1	$38.47	$6,668.13
	Step 2	$40.38	$6,999.20
	Step 3	$42.40	$7,349.33
	Step 4	$44.52	$7,716.80
	Step 5	$46.76	$8,105.07
Community Information Supervisor	Step 1	$37.49	$6,498.27
	Step 2	$39.38	$6,825.87
	Step 3	$41.35	$7,167.33
	Step 4	$43.41	$7,524.40
	Step 5	$45.58	$7,900.53
Community Life and Culture Officer	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Community Relations and Communications	Step 1	$54.36	$9,422.40
	Step 2	$57.08	$9,893.87
	Step 3	$59.92	$10,386.13
	Step 4	$62.91	$10,904.40
	Step 5	$66.07	$11,452.13
Continuum of Care Manager	Step 1	$54.36	$9,422.40
	Step 2	$57.08	$9,893.87
	Step 3	$59.92	$10,386.13
	Step 4	$62.91	$10,904.40
	Step 5	$66.07	$11,452.13

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Crime Analysis Supervisor	Step 1	$41.72	$7,231.47
	Step 2	$43.80	$7,592.00
	Step 3	$46.00	$7,973.33
	Step 4	$48.29	$8,370.27
	Step 5	$50.71	$8,789.73
Deputy Fire Marshal	Step 1	$48.38	$8,385.87
	Step 2	$50.81	$8,807.07
	Step 3	$53.35	$9,247.33
	Step 4	$56.02	$9,710.13
	Step 5	$58.82	$10,195.47
Economic Development Coordinator	Step 1	$41.52	$7,196.80
	Step 2	$43.60	$7,557.33
	Step 3	$45.78	$7,935.20
	Step 4	$48.06	$8,330.40
	Step 5	$50.46	$8,746.40
Economic Development Manager	Step 1	$54.36	$9,422.40
	Step 2	$57.08	$9,893.87
	Step 3	$59.92	$10,386.13
	Step 4	$62.91	$10,904.40
	Step 5	$66.07	$11,452.13
Emergency Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
EMS Nurse	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
EMS/Nurse Administrator	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Environmental Programs Manager	Step 1	$44.34	$7,685.60
	Step 2	$46.55	$8,068.67
	Step 3	$48.88	$8,472.53
	Step 4	$51.31	$8,893.73
	Step 5	$53.87	$9,337.47
Environmental Water/Wastewater Engineer	Step 1	$46.42	$8,046.13
	Step 2	$48.72	$8,444.80
	Step 3	$51.17	$8,869.47
	Step 4	$53.72	$9,311.47
	Step 5	$56.41	$9,777.73

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Fire Communications Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Fire Protection Analyst	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Fleet Services Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Forensics Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Housing Manager	Step 1	$54.36	$9,422.40
	Step 2	$57.08	$9,893.87
	Step 3	$59.92	$10,386.13
	Step 4	$62.91	$10,904.40
	Step 5	$66.07	$11,452.13
Integrated Waste Assistant Division Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Integrated Waste Division Manager	Step 1	$50.97	$8,834.80
	Step 2	$53.51	$9,275.07
	Step 3	$56.19	$9,739.60
	Step 4	$58.99	$10,224.93
	Step 5	$61.96	$10,739.73
Internal Audit Manager	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
IT Applications Manager	Step 1	$57.59	$9,982.27
	Step 2	$60.47	$10,481.47
	Step 3	$63.49	$11,004.93
	Step 4	$66.66	$11,554.40
	Step 5	$69.99	$12,131.60

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Library Services Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Municipal Services Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Parks and Maintenance Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Payroll Manager	Step 1	$41.52	$7,196.80
	Step 2	$43.60	$7,557.33
	Step 3	$45.78	$7,935.20
	Step 4	$48.06	$8,330.40
	Step 5	$50.46	$8,746.40
Performance and Optimization Manager	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Plan Check Engineer	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Police Communications Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Police Records Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Principal Engineer	Step 1	$59.50	$10,313.33
	Step 2	$62.46	$10,826.40
	Step 3	$65.60	$11,370.67
	Step 4	$68.87	$11,937.47
	Step 5	$72.31	$12,533.73

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Principal IT Analyst	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Principal Planner	Step 1	$60.14	$10,424.27
	Step 2	$63.13	$10,942.53
	Step 3	$66.28	$11,488.53
	Step 4	$69.60	$12,064.00
	Step 5	$73.07	$12,665.47
Principal Project Manager	Step 1	$57.59	$9,982.27
	Step 2	$60.47	$10,481.47
	Step 3	$63.49	$11,004.93
	Step 4	$66.66	$11,554.40
	Step 5	$69.99	$12,131.60
Project Manager	Step 1	$45.69	$7,919.60
	Step 2	$47.95	$8,311.33
	Step 3	$50.36	$8,729.07
	Step 4	$52.87	$9,164.13
	Step 5	$55.51	$9,621.73
Public Facilities Maintenance Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Public Services Project Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Purchasing Manager	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Records Manager	Step 1	$31.90	$5,529.33
	Step 2	$33.49	$5,804.93
	Step 3	$35.17	$6,096.13
	Step 4	$36.93	$6,401.20
	Step 5	$38.77	$6,720.13
Recreation/Community Services Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Revenue Services Supervisor	Step 1	$37.49	$6,498.27
	Step 2	$39.38	$6,825.87
	Step 3	$41.35	$7,167.33
	Step 4	$43.41	$7,524.40
	Step 5	$45.58	$7,900.53
Risk/Safety Manager	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Senior Associate Civil Engineer	Step 1	$51.49	$8,924.93
	Step 2	$54.07	$9,372.13
	Step 3	$56.77	$9,840.13
	Step 4	$59.60	$10,330.67
	Step 5	$62.57	$10,845.47
Senior Associate Engineer	Step 1	$51.49	$8,924.93
	Step 2	$54.07	$9,372.13
	Step 3	$56.77	$9,840.13
	Step 4	$59.60	$10,330.67
	Step 5	$62.57	$10,845.47
Senior Financial Analyst	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Senior Human Resources Analyst	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Senior Landscape Architect	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Senior Legislative Analyst	Step 1	$41.52	$7,196.80
	Step 2	$43.60	$7,557.33
	Step 3	$45.78	$7,935.20
	Step 4	$48.06	$8,330.40
	Step 5	$50.46	$8,746.40
Senior Management Analyst	Step 1	$41.52	$7,196.80
	Step 2	$43.60	$7,557.33
	Step 3	$45.78	$7,935.20
	Step 4	$48.06	$8,330.40
	Step 5	$50.46	$8,746.40

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Senior Network Engineer	Step 1	$50.43	$8,741.20
	Step 2	$52.96	$9,179.73
	Step 3	$55.60	$9,637.33
	Step 4	$58.39	$10,120.93
	Step 5	$61.30	$10,625.33
Senior Plan Check Engineer	Step 1	$52.03	$9,018.53
	Step 2	$54.63	$9,469.20
	Step 3	$57.37	$9,944.13
	Step 4	$60.24	$10,441.60
	Step 5	$63.24	$10,961.60
Senior Planner	Step 1	$49.72	$8,618.13
	Step 2	$52.22	$9,051.47
	Step 3	$54.83	$9,503.87
	Step 4	$57.55	$9,975.33
	Step 5	$60.44	$10,476.27
Senior Project Coordinator	Step 1	$37.40	$6,482.67
	Step 2	$39.28	$6,808.53
	Step 3	$41.25	$7,150.00
	Step 4	$43.31	$7,507.07
	Step 5	$45.47	$7,881.47
Senior Project Manager	Step 1	$50.46	$8,746.40
	Step 2	$52.99	$9,184.93
	Step 3	$55.65	$9,646.00
	Step 4	$58.43	$10,127.87
	Step 5	$61.34	$10,632.27
Supervising Building Inspector	Step 1	$44.66	$7,741.07
	Step 2	$46.88	$8,125.87
	Step 3	$49.24	$8,534.93
	Step 4	$51.69	$8,959.60
	Step 5	$54.27	$9,406.80
Supervising Public Works Inspector	Step 1	$44.66	$7,741.07
	Step 2	$46.88	$8,125.87
	Step 3	$49.24	$8,534.93
	Step 4	$51.69	$8,959.60
	Step 5	$54.27	$9,406.80
Sustainability Program Manager	Step 1	$60.14	$10,424.27
	Step 2	$63.13	$10,942.53
	Step 3	$66.28	$11,488.53
	Step 4	$69.60	$12,064.00
	Step 5	$73.07	$12,665.47
Traffic/Transportation Manager	Step 1	$70.01	$12,135.07
	Step 2	$73.51	$12,741.73
	Step 3	$77.19	$13,379.60
	Step 4	$81.05	$14,048.67
	Step 5	$85.09	$14,748.93

APPENDIX A - SALARY GRADE TABLE
2020-2021 ASSOCIATION OF ONTARIO MANAGEMENT EMPLOYEES MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Utilities Customer Services Supervisor	Step 1	$37.49	$6,498.27
	Step 2	$39.39	$6,827.60
	Step 3	$41.35	$7,167.33
	Step 4	$43.41	$7,524.40
	Step 5	$45.58	$7,900.53
Utilities Engineering Division Manager	Step 1	$70.01	$12,135.07
	Step 2	$73.51	$12,741.73
	Step 3	$77.18	$13,377.87
	Step 4	$81.05	$14,048.67
	Step 5	$85.09	$14,748.93
Utilities Operations Assistant Division Manager	Step 1	$43.01	$7,455.07
	Step 2	$45.15	$7,826.00
	Step 3	$47.42	$8,219.47
	Step 4	$49.77	$8,626.80
	Step 5	$52.27	$9,060.13
Utilities Operations Division Manager	Step 1	$54.34	$9,418.93
	Step 2	$57.06	$9,890.40
	Step 3	$59.90	$10,382.67
	Step 4	$62.89	$10,900.93
	Step 5	$66.04	$11,446.93
Utilities Project Manager	Step 1	$48.31	$8,373.73
	Step 2	$50.74	$8,794.93
	Step 3	$53.27	$9,233.47
	Step 4	$55.93	$9,694.53
	Step 5	$58.74	$10,181.60
Water Production Manager	Step 1	$54.34	$9,418.93
	Step 2	$57.06	$9,890.40
	Step 3	$59.90	$10,382.67
	Step 4	$62.89	$10,900.93
	Step 5	$66.04	$11,446.93
Water Quality Programs Manager	Step 1	$44.34	$7,685.60
	Step 2	$46.55	$8,068.67
	Step 3	$48.88	$8,472.53
	Step 4	$51.31	$8,893.73
	Step 5	$53.87	$9,337.47
Water Resources Manager	Step 1	$59.50	$10,313.33
	Step 2	$62.46	$10,826.40
	Step 3	$65.60	$11,370.67
	Step 4	$68.87	$11,937.47
	Step 5	$72.31	$12,533.73
Water/Sewer Maintenance Manager	Step 1	$48.31	$8,373.73
	Step 2	$50.74	$8,794.93
	Step 3	$53.27	$9,233.47
	Step 4	$55.93	$9,694.53
	Step 5	$58.74	$10,181.60

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Human Resources Prepared By: Angela Lopez Staff Member Presenting: Angela C. Lopez, Executive Director Human Resources Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 5

SUBJECT: APPROVAL OF A ONE-YEAR MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND THE TEAMSTERS LOCAL 1932

RECOMMENDATION: That the City Council approve a one-year Memorandum of Understanding (MOU) regarding wages, hours, and other terms and conditions of employment between the City of Ontario (City) and employees represented by the Teamsters Local 1932; and authorize the City Manager to make any non-substantive changes which may be necessary to implement the agreement.

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

FISCAL IMPACT: The recommended action has no fiscal impact and only includes non-monetary changes for the term of the agreement.

BACKGROUND & ANALYSIS: Due to the unprecedented impact of the COVID-19 pandemic, the City's budget has been severely impacted by the reduction in transient occupancy tax (TOT), parking tax, and business license tax revenues, which have increased operational costs that were unanticipated.

Consistent with the City Council goals and objectives in maintaining service levels to the community and to save as many jobs as possible during the pandemic, the City and Teamsters Local 1932 completed negotiations for a proposed successor MOU that has no financial impact to the City and aligns with the City Council's direction to take a multi-faceted approach to minimize the impacts of declining revenues and increasing costs.

The terms of the agreement include a one-year term from July 1, 2020 through June 30, 2021; compensation and benefits to remain the same; the exploration of a Retirement Health Savings Plan; and other non-economic language including technical revisions. Additionally, the City and Union will continue to work collaboratively to provide effective and safe services to our community as the pandemic continues during the period in which this MOU is in full force and effect. Furthermore, the City will not implement layoffs and/or furloughs and will meet and confer regarding the nature and applicability of a net compensation increase of a similar value should any recognized miscellaneous bargaining group receive a general salary increase or other net compensation increase during the term of this agreement.

This proposed MOU reflects the continued acknowledgement of Teamsters Local 1932 employees working with the City to contain personnel costs while continuing to prioritize services to the community.

Memorandum of Understanding

Between

Teamsters Local 1932

And

City of Ontario

July 1, 2020

through

June 30, 2021

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Appendix B. Grievance Form

Article I. ADMINISTRATION

Section 1.01 Parties to the Memorandum of Understanding

This Memorandum of Understanding (hereinafter known as MOU) is made and entered into by and between the City of Ontario (hereinafter known as the City) and the Teamsters Local 1932 (hereinafter known as the Union).

Section 1.02 Recognition

The City hereby formally recognizes the Teamsters Local 1932 as the Representative for those employees employed by the City and defined in Rule I, Section 26 of the Personnel Rules and Regulations, in the following classifications:

Administrative Specialist	Administrative Technician	Asset Forfeiture Fiscal Coordinator
Assistant Curator	Assistant Engineer	Assistant Planner
Associate Civil Engineer	Associate Engineer	Associate Landscape Planner
Associate Planner	Building Inspector	Building Plans Examiner
Building Plans Specialist	Business License Specialist	Central Services Specialist
Combination Building Inspector	Community Improvement Officer	Community Service Officer
Crime Analyst	Crime Prevention Specialist	Cross-Connection Control Specialist
Custodial Services Supervisor	Customer Services Representative	Engineering Aide
Engineering Assistant	Engineering Assistant/GIS	Environmental Technician
Evidence Technician	Facilities Maintenance Supervisor	Fire Dispatcher Supervisor
Fire Dispatcher	Fire Dispatcher Trainee	Fire Safety Specialist
Fire Safety Technician	Fleet Services Coordinator	Fleet Services Supervisor
Forensic Field Supervisor	Forensic Specialist	Forensic Specialist Trainee
Forensic Supervisor	GIS Analyst	GIS Specialist
Graphic and Marketing Specialist	Integrated Waste Supervisor	Irrigation Conversation Specialist
Landscape Planner	Librarian	Library Assistant
Library Clerk	Management Analyst	Museum Curator
Neighborhood Improvement Specialist	Office Assistant	Office Specialist
Parks and Maintenance Supervisor	Permit Technician	Plan Checker
Police Dispatch Supervisor	Police Dispatcher	Police Dispatcher Trainee
Police Grants Analyst	Police Records Specialist	Police Records Specialist Trainee
Police Records Supervisor	Project Coordinator	Public Works Inspector
Purchasing Assistant	Purchasing Team Leader	Recreation/Community Services Coordinator
Recreation/Community Services Supervisor	Revenue Services Specialist	Senior Combo Building Inspector
Senior Community Improvement Officer	Senior Environmental Technician	Senior Fire Dispatcher
Senior Fire Safety Specialist	Senior Forensic Specialist	Senior Landscape Planner
Senior Librarian	Senior Library Assistant	Senior Library Clerk
Senior Permit Technician	Senior Police Dispatcher	Senior Police Records Specialist
Senior Public Works Inspector	Senior Recreation/Community Services Supervisor	Street Maintenance Supervisor
Supervising Librarian	Supervising Library Clerk	Survey Party Chief
Survey Technician	Utilities Customer Services Specialist	Utilities Supervisor
Water Production Operator	Water Production Supervisor	Water Quality Specialist
Water Resources Coordinator	Water/Wastewater Technician	

Recognition is granted for the purpose of meeting and conferring on wages, hours, working conditions and general representation of employees defined within this section.

This MOU does not cover administrative clerical personnel or any other position which has been classified as Confidential Personnel in accordance with the Resolution on Employer-Employee Relations.

Section 1.03 City Personnel Rules

It is understood and agreed that there exists within the City, in written or unwritten form, certain personnel rules, policies, practices and benefits, generally contained in the "City of Ontario Personnel Rules and Regulations" and the “Employment Policies” in the City’s Online Policy Center, which shall continue in effect, except for those provisions modified by this MOU, unless and until modified in accordance with state laws, orders, regulations, official instructions or policies.

Section 1.04 Effect of MOU

A. The parties acknowledge that during the negotiations which resulted in this MOU, each had the unlimited right and opportunity to make demands with respect to any subject or matter not removed by law from the area of collective bargaining, and that the understandings and agreements arrived at by the parties after the exercise of that right and opportunity are set forth in this MOU.

B. This MOU supersedes all previous agreements, understandings, and prior practices related to matters included within this MOU.

Section 1.05 Definitions

A. **Bargaining Unit**

The employees defined in Section 1.02, Recognition.

B. **Calendar Day**

A 24-hour day beginning at 12:00 midnight and ending the following 12:00 midnight.

C. **Calendar Year**

The period of 12 consecutive months commencing on January 1st and ending on December 31st.

D. **Emergency**

A circumstance requiring immediate action; a sudden, unexpected happening; an unforeseen occurrence or condition.

E. **Employee**

1. Regular Status Employee - An employee in a full-time, regular position who has completed the probationary period.

2. Probationary Employee - An employee in a full-time, regular position who has not completed the probationary period.

F. **Week**

Seven consecutive calendar days beginning on Sunday and continuing through Saturday.

G. **Working Day**

A daily work period an employee is regularly scheduled to work each day. For example, an employee working a 5/8 schedule would have an eight-hour working day; an employee working a 9/80 schedule would generally have eight 9-hour working days, one 8-hour working day, and one flex day in a two week period; and an employee on a 4/10 work schedule would have a ten-hour working day; an employee working a 11½-hour schedule would generally have six 11½-hour working days and one 11-hour working day in a two week period.

H. **Work Week**

The work week for all schedules shall begin on Sunday and end on Saturday. The City may adjust the work week definition for modified work schedules to be in compliance with the Fair Labor Standards Act.

I. **Official Personnel File**

The term "official personnel file" as used in the Agreement refers to the file maintained by the City Human Resources Department which contains personnel records concerning an employee.

Section 1.06 Management Rights

A. There are no provisions in the MOU that shall be deemed to limit or curtail the City in any way in the exercise of the rights, powers, and authority which the City had prior to entering into this MOU unless and only to the extent that the provisions of this MOU specifically curtail or limit such rights, powers and authority.

B. The rights of the City include, but are not limited to:

1. The exclusive right to determine the mission of its constituent departments, commissions, and boards.

2. Set standards of service.

3. Determine the procedure and standards of selection for employment and promotion.

4. Direct its employees.

5. Relieve its employees from duty because of lack of work, or for other legitimate reasons.

6. Maintain efficiency of government operations.

7. Determine the methods, means and personnel by which government operations are to be conducted.

8. Determine the content of job classifications.

9. Take all necessary actions to carry out its mission in emergencies.

10. Exercise complete control and discretion over its organization and the technology of performing its work.

11. Discharge, suspend, demote, reprimand, and withhold salary increases and benefits, or otherwise discipline employees for cause.

12. Establish reasonable employee performance standards, including, but not limited to, quality and quantity standards, and require compliance herewith.

C. Where required by law, the City agrees, prior to implementation, to meet and confer with the Union to discuss the impact of the exercise of a City right upon wages and hours and other terms and conditions of employment of bargaining unit members unless the impact consequences of the exercise of a management right upon the bargaining unit members are provided for in this MOU, Personnel Rules and Regulations or Departmental Rules and Regulations.

Section 1.07 Employee Rights

A. The City shall afford regular employees the procedural due process safeguards as set out in the published decisions of the California courts.

B. An employee shall have right of Union representation when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered. The employer shall tell the employee and the Union Business agent representing the said employee being investigated prior to any administrative investigative interview, the reason said employee is being investigated.

Article II. EMPLOYMENT PROVISIONS

Section 2.01 Probationary Period

A. **Objective**

The probationary period is to be regarded as an integral part of the testing procedures and shall be utilized for closely observing an employee's work and adjustment within the organization. During the probationary period, the City shall coach and provide direction to the employee to assess the employee's adaptability to the City's work environment and if they are fully qualified for employment in the classification. Upon extension of a probationary period the City will continue to provide direction to the employee in an effort to assist the employee in meeting the probationary requirements.

B. **Length**

1. An original appointment is defined as an appointment of a new hire, rehire, or temporary/part-time employee being appointed to a regular position. All original appointments to the Police Dispatcher Trainee classification shall be subject to a probationary period of 18 months. All other original appointments shall be subject to a probationary period of 12 months.

2. A promotional appointment is defined as the appointment of a current full-time employee who is promoted into another full-time position. Promotional

appointments into the classifications of Fire Dispatch Supervisor, Senior Fire Dispatcher, Fire Dispatcher, Fire Dispatcher Trainee, Police Dispatch Supervisor, Senior Police Dispatcher, and Police Dispatcher, shall be subject to a probationary period of 12 months. A promotional appointment into the Police Dispatcher Trainee classification shall be subject to a probationary period of 18 months. All other promotional appointments for employees who have attained regular status in a prior classification shall be subject to a probationary period of 6 months. Promotional appointments for employees who have not attained regular status in a prior classification shall be subject to a probationary period of 12 months. Time served during a temporary promotion does not count toward the probationary period in the higher classification.

3. If a probationary employee is on leave for more than 30 consecutive calendar days during the probationary period, that employee's probationary period shall be extended by the duration of the employee's consecutive leave. The Department Head may also extend an employee's probation by up to a total of six months upon written notice delivered to the employee prior to the completion of his/her probationary period.

C. Probationary Release

During the probationary period, an employee may be terminated by the Department Head without cause and without right of appeal. Notification shall be in writing to the employee and may be given without advance notice.

An employee who is released while serving a probationary period after promotion shall be returned to their previous classification provided the employee had regular status in that classification.

Section 2.02 Hours of Work

A. Mealtime

Employees with the exception of those indicated below, assigned to work the forty (40) hour work week schedule shall be entitled to one (1) mealtime for eight (8) or more consecutive hours worked.

All mealtime taken is considered non-work time and to be without pay. The schedule for meal breaks shall be determined by management, taking into consideration the continuity of services provided to the public, and the convenience of the employee.

In no case will meal breaks be permitted to exceed one (1) hour, or can they be taken at the beginning or end of a work schedule.

Community Service Officers will be provided a paid meal period and may be recalled during their meal period due to a work emergency.

B. Breaks - Rest Periods

Employees assigned to the forty (40) hour work week schedule may receive two (2) break-rest periods for each eight (8) hour day actually worked, and a break-rest period of fifteen (15) minutes for each four (4) consecutive hours of overtime worked. Break-

rest periods are a benefit and not a right, and time must be earned as any other benefit and is computed at the rate of fifteen (15) minutes per four (4) hours worked, or major fraction thereof. The procedures to be followed in providing rest periods, sometimes referred to as "coffee breaks" shall include the following:

1. Rest periods are scheduled or rescheduled by management as job requirements dictate.

2. The rest period shall consist of fifteen (15) minutes cessation of work and will include time involved in going to and coming from a rest area.

3. Rest periods are not accumulative and shall not be added to any lunch hours, vacation, or any other form of authorized absence from work.

Section 2.03 Transfers and Job Changes

A. A transfer is the movement of an individual from one department to another while remaining in the same classification with similar duties and responsibilities. A transfer may be initiated at any time by the City Manager upon the recommendations of the Department Heads concerned, or to meet the service needs of the department. All transfers must be within comparable classes, and no person shall be transferred to a position for which the employee does not possess the minimum qualifications. A transfer shall not be used to circumvent the regulations surrounding promotion, demotion, advancement or reduction. If the employee being transferred has attained regular status in his or her classification, a new probationary period shall not be required. If a probationary employee is being transferred, the employee will be required to complete the probationary period based on the original end-of-probation date.

B. Vacant positions within a classification may be filled by transfers on the basis of seniority by other employees within that classification provided that such a transfer shall not be detrimental to the mission of that department. In the event an employee requests a transfer and such transfer is not approved, the employee and the affected employee’s organization shall be notified of the reason therefore in writing within 10 working days.

C. A job change is an employee’s voluntary movement into another classification at the same salary range or within 1%. A downward movement to a salary range within 1% will not be considered a demotion as defined in the Personnel Rules and Regulations. A job change may be affected at any time by the City Manager upon request of the employee and recommendations of the Department Heads concerned or to meet the needs of City service. An employee changing jobs must possess the minimum qualifications for the new classification. The probationary period requirement and return rights for job changes shall be the same as for promotions.

Section 2.04 Promotions/Appointments From Within

The City shall consider offering vacant positions on a promotional basis to employees who meet the minimum requirements of the vacant positions.

Section 2.05 Layoff Procedures

A. The City Manager may layoff regular and probationary employee(s), at any time for lack of work or other changes that have taken place. The City shall provide the Union with 30-day notice to begin employee impact discussions. The employee(s) will be given

two weeks' notice before such a layoff is to take place. The City shall meet and consult with the concerned employee organization on such matters as the timing of the layoff and the number and identity of the employee(s) affected by the layoff during the two-week period prior to the proper layoff action.

B. A demotion or transfer to another department with the City Manager's approval may be made to prevent a layoff provided the employee is qualified by education and/or experience and is capable of performing the duties of the classification.

C. In the event of a layoff, those employees with the least service in the classification affected shall be laid off first and be placed on a "Recall List" and shall be eligible for recall for one year from the date of placement on the list; if a recall begins, the most senior employees laid off in the classifications required shall be recalled first. Strict application of seniority shall prevail unless exceptional circumstances occur of which the concerned employee organization shall be fully apprised in advance. The order of layoff shall be:

1. Temporary employees in the affected classification shall be removed first.

2. Probationary employees in the affected classification shall be removed next.

3. Exceptional circumstances may include the desirability of maintaining a balanced department or work unit and retaining employees in the classification, department, or section who have the ability to perform the work available.

D. The employee scheduled to be laid off shall be entitled to displace to a position in a classification occupied by an employee with less overall City (displacement seniority) seniority provided it is in a position in which the employee formerly held a regular appointment, and is qualified by education and/or experience, and is capable of performing the duties of the classification. The employee with the least displacement seniority shall be displaced by the employee scheduled for layoff. The employee displaced shall be considered as laid off for the same reason as the employee who displaced them, and shall in the same manner, be eligible to displace to a position in a classification in which the employee formerly held a regular appointment and is qualified by education and/or experience, and is capable of performing the duties of the classification.

E. Failure to return to work from layoff within 15 calendar days after notice to return by certified or registered mail to the employee at his/her last known address on file with the City Human Resources Office or by personal delivery shall constitute the employee's waiver to return to work and eliminates any future re-employment responsibilities placed on the City. The employee will also be notified by personal email if such has been provided to the City.

Article III. CLASSIFICATIONS

Section 3.01 New Classifications

The City agrees to meet and confer with the Union on any new classification approved, which appropriately should be added to the unit covered by this MOU.

Section 3.02 Higher Classification Work

A. Any employee who temporarily performs the duties of a position in a higher classification for 80 consecutive hours shall continue to receive his/her normal rate of pay. The Department Head or designee shall determine and specifically assign, in writing, an employee to perform all of the significant duties of the higher classification. Any subsequent work (81 consecutive hours or greater) performed by the employee in the higher classification shall entitle the employee to be paid at the normal rate of pay for that classification while performing such duties with two exceptions:

   1. If more than 12 months has elapsed since the employee has last performed the work of the higher classification, the supervisor may require a performance test, not to exceed a normal working day at the employee's normal rate of pay.

   2. In the instances where new equipment or new operational procedures are involved, the supervisor may require a training period not to exceed 16 hours at the employee's normal rate of pay.

B. In those instances where training is not involved, and if, in the supervisor's opinion, an employee is proficient in the higher classification, management has the authority to pay that employee at a higher classification pay rate.

C. The higher salary rate payable shall commence on the 81st working hour following the temporary reassignment to the performance of duties of the higher classification. The higher rate of pay shall be defined as a five percent increase in pay or step one of the higher classification, whichever is greater.

D. Employees temporarily assigned to perform duties of the higher classification must meet the minimum qualifications of the higher classification and must be capable of handling major duties of the higher classification without any more supervision then another would in the same job.

E. This assignment shall continue until the City no longer requires the employee to perform the duties of such assignment.

F. At the end of such assignment the employee performing the temporary assignment shall be returned to his/her original position and salary range.

Section 3.03 Certifications/Licensing

When the City determines that a reclassification of a position requires an employee to obtain a specialized license or certificate, or if such a requirement is established for the position by a federal or state agency and/or county or special district during an employee's employment in the position, the City agrees to assume the cost for such certification or license. The City may pay directly or reimburse the employee if the employee presents proof of payment. This provision shall not apply if the classification is identified as part of the City's Educational Incentive Program as outlined in Article XV of the City's Personnel Rules and Regulations.

Section 3.04 Classification Review

A. The City commits to review and develop job descriptions for all classifications without a job description in the bargaining unit within 12 months of ratification of this agreement by the parties.

B. Employee(s) may request a classification review of his/her position. Such request shall be forwarded through the line of supervision to the Human Resources Director.

C. Employee(s) shall not submit a subsequent request prior to 18 months after completion of any previous classification review unless the employee's position has undergone a considerable change in duties and responsibilities.

D. Employee(s) shall be notified in writing by the Human Resources Director of the classification review decision within 120 day of the receipt of the request.

Section 3.05 Classification Review Appeal

A. An employee may appeal the decision of a classification review no later than 10 working days after such results have been provided to the employee. Such an appeal shall be filed with the Human Resources Department. Such an appeal shall include a detailed statement by the employee indicating his/her reasons for disagreement with the classification review decision.

B. An authorized representative from the Human Resources Department shall hold a meeting with the employee no later than 14 working days after the classification review appeal filing. The authorized representative shall not be the same person who conducted the initial classification review. This individual shall respond in writing to the employee no later than 21 working days after the meeting with the employee.

C. If the employee is not satisfied with the decision from Human Resources the employee may appeal the decision to the City Manager within 10 working days from Human Resource's response. The City Manager shall review and respond in writing to the appeal within 10 working days of such appeal. The City Manager's response shall be final.

D. Provisions within this section shall not be subject to the grievance procedures of this MOU.

Article IV. **COMPENSATION**

Section 4.01 Salary

A. The Salary Schedule for represented classifications will remain the same.

Section 4.02 Salary Schedule

Wages for the various classifications are set forth in Appendix “A.”

Section 4.03 Overtime

A. The City reserves the right to schedule overtime work as required in a manner most advantageous to the City and consistent with the public interest and the requirement of municipal employment. The City further reserves the right to determine appropriate classification for overtime assignment, and those qualified for assignment, and the ability to utilize employees within appropriate classifications from departments other than that requiring the overtime.

B. Overtime shall be paid for over 40 hours in any one week or over the employee's regularly scheduled hours within the day at the rate of one and one-half (1½) times the normal hourly rate. Those employees eligible to receive overtime compensation may receive pay or may elect to receive compensatory time off at a rate equivalent to overtime pay. If required by the terms of a grant, overtime must be compensated as pay..

C. Every effort shall be made to allow the compensatory time to be utilized in conjunction with the employee's regularly scheduled days off.

Section 4.04 Conversion of Compensatory Time

A. All compensatory time shall be recorded in the employee's compensatory time bank.

B. All employees may retain a balance of all unused compensatory time not to exceed 240 hours at any given time, except for Fire Dispatch Supervisors, Senior Fire Dispatchers, Fire Dispatchers, Fire Dispatcher Trainees, Police Dispatch Supervisors, Senior Police Dispatchers, Police Dispatchers and Police Dispatcher Trainees who may retain up to 480 hours.

C. Upon separation from the City, the employee shall be paid for any unused compensatory time.

D. Employees may also convert accrued compensatory time to salary as provided for in Section 5.02(C).

E. When an employee has accumulated the maximum allowable hours of compensatory time for their classification, no further compensatory time shall be accumulated, and the employee shall only be eligible for overtime pay in accordance with this MOU.

Section 4.05 Standby

A. **Standby for Court Appearance**

1. Employees required to be on standby while off duty for City-related possible court appearances, but not requiring actual court appearances, shall be entitled to accrue four hours of straight compensatory time except as modified by Item 4.05(A)(2) below.

2. If the employee, on morning court session standby, is not excused and is notified of a requirement for afternoon court session standby, the employee shall be entitled to an additional four hours of compensatory time for the afternoon session except as modified by Item 4.05(A)(3) below.

3. If an employee has been on standby and subsequently is required to appear in court, the employee shall be entitled to receive only the pay for court appearance as provided under current policy for court appearance.

B. **Standby for Water Production Operator**

1. Employees in the Water Production Operator classification shall be assigned to be in a stand-by rotation on a continuous basis. Employees in the Water Production Operator classification shall not receive additional stand-by compensation.

2. Employees shall receive compensation as provided for in Section 4.06 Call Back.

Section 4.06 Call Back

A. Any employee, except for an employee in the Forensic Specialist series assigned to on-call duty pursuant to Section 4.07, who is called back to work outside of their regular working hours, shall be compensated for time as follows:

1. When required to respond without physically returning to work, an employee shall be paid for actual time worked.

2. When required to physically return to work, an employee shall be guaranteed a minimum of two hours pay at time and one-half the employee's regular hourly rate.

Section 4.07 On-Call Duty

A. Unit employees in the classifications of Forensic Specialist Supervisor, Lead Forensic Specialist, Forensic Specialist, and Forensic Specialist Trainee shall be eligible to receive compensatory time as compensation for on-call duty. Employees who are assigned to be on-call for a seven consecutive calendar day period shall receive 16 hours of compensatory time for each week of such duty, at straight time.

B. The Department Head shall determine if a Fire Dispatcher or Senior Fire Dispatcher and Police Dispatcher or Senior Police Dispatcher has sufficient knowledge to perform the on-call duties and is eligible to participate in the on-call program provided they are qualified to do so.

C. Employees on-call are required to respond to call-outs within a reasonable period of time, depending on the nature of any particular call-out problem. In order to assure a reasonable response time, employees on-call are required to either carry a City-provided "beeper" or leave word with the Police Department Watch Commander where they can be reached by telephone when not at their place of residence. An employee on-call may exchange on-call duties with another employee receiving on-call pay, subject to the approval of the immediate supervisor.

D. The Department Head shall establish a seniority-based list of all employees qualified to perform on-call duty. Each employee on the list shall have the opportunity to accept or decline on-call duty. In the event the senior employee at the top of the list declines the on-call duty, his/her names shall be placed at the bottom of the list and the next senior employee shall be given the opportunity to accept or decline the assignment. This process shall be repeated until one individual per assignment has accepted the assignment for that rotation. In the event no employee on the list accepts the assignment, the Department head, or authorized representative, may appoint employees from the list in order of the least senior employee first.

E. The employees selected to serve on-call duty through the process set forth above shall continue in their assignment for a period not to exceed six consecutive months unless such employees are reselected utilizing the procedures set forth above.

Section 4.08 Court Appearances Compensation

Employees who are required to appear in court on behalf of the City during off-duty time shall be reimbursed for the actual time in court starting from the time they are scheduled to appear in court at the rate of time and one-half. The employee shall receive a minimum of two hours at the rate of time and one-half for a morning appearance and two hours at the rate of time and one-half for an afternoon appearance.

Section 4.09 Shift Differential

A. The City shall pay a shift differential of $1.00 per hour for all hours worked by an employee when a majority of his/her regularly scheduled shift hours occur before 7:00 A.M. or after 5:30 P.M.

B. Employees who are entitled to shift differential pursuant to Section 4.09(A) shall receive shift differential for any overtime worked, regardless of the hours of the day the overtime is worked.

C. Employees who are not entitled to shift differential pursuant to Section 4.09(A) shall not receive shift differential for any overtime worked, regardless of the hours of the day the overtime is worked.

D. Shift differential shall be paid for compensatory time used for those employees eligible to receive shift differential. Shift differential shall not be paid on other leave time, including but not limited to vacation, sick, holiday, jury duty, or military leave. Shift differential shall not be paid on leave cashed out.

Section 4.10 Matron Duty

Unit employees in the classification of Senior Police Records Specialist, Police Records Specialist and Police Records Specialist Trainee assigned by the Police Chief to perform Matron Duty shall receive an additional 1½% of the employee's base salary. The Police Department shall make such assignment in writing.

Section 4.11 Training and Lead Duties Differential

Employees classified as Fire Dispatcher or Senior Fire Dispatcher and Police Dispatcher or Senior Police Dispatcher and Police Records Specialist, shall receive an additional five percent of their base salary, when assigned training duties or lead duties by their respective Department. The Department shall make such assignment in writing.

Section 4.12 Skills and Certifications

A. **Bi-Lingual**

1. Employees assigned by the Department Head to perform bilingual translation as part of their regular duties, shall be entitled to bilingual differential pay. The Department shall make such assignment in writing. Such differential shall apply regardless of the total time required for such translation. Employees in such positions must be certified as competent in translation skills by the Human Resources Department to be eligible for compensation.

2. Employees eligible for bilingual pay shall receive $100 per pay period.

B. **Notary**

Employees assigned by the Department Head to perform notary duties as part of their regular duties shall receive additional compensation. Each full-time unit employee who meets the eligibility requirements, and is designated by the applicable Department Head and Human Resources Department to receive notary pay shall be compensated at the rate of $25 per pay period.

Unit employees receiving notary pay shall also maintain their commission from the California Secretary of State. The City shall also pay for the cost of necessary stamps, journals, supplies, and fees associated with State and/or County requirements, as applicable.

C. **Combination Building Inspector Classification**

1. Effective July 11, 2004, the City converted from the Uniform Building Code (UBC) certification program to the International Code Council (ICC) program. In accordance with the ICC Legacy Certification Program, the City will recognize the following UBC certifications as equivalent to the ICC certifications.

UBC Certification	ICC Certification
Combination Building Inspector	Combination Inspector
Combination Dwelling Inspector	Residential Combination Inspector
Building Inspector	Building Inspector
Electrical Inspector	Electrical Inspector
Mechanical Inspector	Mechanical Inspector
Plumbing Inspector	Plumbing Inspector
Building Plan Examiner	Building Plans Examiner

2. The new ICC certification requirements below only apply to new employees hired on or after July 11, 2004.

   The certification requirements for specified Building Inspector classifications are defined as follows:

   a. Combination Building Inspector – 2 certifications
      Residential Building Inspector (RBI) and
      Commercial Building Inspector (CBI)

   b. Senior Combination Building Inspector – 6 certifications
      RBI and CBI plus any 4 of the following:
      Residential Electrical Inspector
      Residential Mechanical Inspector
      Residential Plumbing Inspector
      Commercial Electrical Inspector
      Commercial Mechanical Inspector
      Commercial Plumbing Inspector

3. Employees in the Combination Building Inspector classification will be promoted to the Senior Combination Building Inspector classification upon attainment of

required ICC certifications defined in 4.12(C)(2). The employee must provide proof of the required ICC or UCB equivalent certifications prior to promotion.

4. The City will continue to provide for job-related training such as CALBO and other code administration courses, subject to approval of management as described in Article 6.07 Employee Training.

5. Upon expiration of the employee's UBC certifications, employees will be required to recertify under the ICC program requirements.

6. The City and Teamsters Local 1932 agree to delete City of Ontario Personnel Rules and Regulations Rule XV, Section 4.A.8.

    a) A 2.5 percent of base pay salary increase will be provided to employees in the following classifications who hold a valid UBC or ICC Residential Building Inspector certification:

        Code Enforcement Officer
        Senior Code Enforcement Officer
        Supervising Code Enforcement Officer

    b) A 7.5 percent of base pay salary increase will be provided to employees in the Senior Combination Building Inspector and Senior Combination Building Inspector/Plan Checker classifications who hold a valid ICC Combination Inspector certification or the UBC equivalent.

    c) A 2.5 percent of base pay salary increase will be provided to employees in the classifications of Senior Combination Building Inspector for each of the following ICC or UBC equivalent certifications: Building Plans Examiner, Electrical Plans Examiner, Mechanical Plans Examiner, and Plumbing Plans Examiner. The maximum total increase for the plans examiner certifications will not exceed 10 percent of base salary.

    d) Any employee formerly in the Senior Building Inspector (currently Senior Combination Building Inspector) classification receiving the 2.5% incentive described in City of Ontario Personnel Rules and Regulations Rule XV, Section 4.A.8 as of July 11, 2004 and who does not qualify for the 7.5% ICC Combination Inspector certification incentive described in Section 4.12(C)(6)(b) will continue to receive the 2.5% incentive for the duration of their employment in the Senior Combination Building Inspector classification. This provision will only apply to employees in the Senior Combination Building Inspector classification as of July 11, 2004 and not to any newly hired or newly promoted employee.

D. **Forensic Certification Pay**

Forensic Specialist/Trainee, Senior Forensic Specialist and Forensic Field Supervisor shall receive additional salary compensation of 2.5% of base pay for possession of a Latent Print or Crime Scene I, II, or III certificate from the International Association of Identification (IAI). Eligible employees can receive a maximum of 2.5% additional compensation regardless of the number of certifications they possess. Eligible employees shall be responsible for all costs and time associated with the educational or training requirements to obtain such certificates.

Section 4.13 City Personnel Rules – Salary Adjustments

Merit increases are administered in accordance with the City Personnel Rule XI, as repeated below.

Section 1. Application of Rates

Employees occupying a position in the City service shall be paid at the rate established for their position. All original appointments shall be made at the minimum wage for the position, except when in the opinion of the City Manager circumstances warrant appointment at a higher step.

Section 2. Anniversary Date

Each employee's anniversary date will coincide with his/her appointment to a new position in a different classification. All employees will retain their current anniversary dates until appointed to a new classification provided, however, that no employee shall receive more than one merit increase within any six month period. Any employee who is within ninety (90) days of achieving a merit raise at the time of promotion shall be entitled to an increase for the promotion and an increase for the merit step. All future increases while in that classification shall be in accordance with Section 3 below. The date of appointment shall be used to compute vacation, sick leave, and retirement benefits.

The anniversary date of employees who take a leave of absence without pay for more than sixty (60) continuous calendar days will be extended by the length of the absence from work over sixty (60) days adjusted to the start of the nearest pay period.

Section 3. Advancements

The advancement of an employee is not automatic, but the result of increased service value to the City. Service value shall be determined by recommendation of the Department Head, length of service, personal performance record, special training, and any other evidence that illustrates the desire of the employee to do a better job.

The five levels of advancement for each full-time and part-time position are granted according to the conditions outlined in Section 1 and 2 and the preceding paragraph. The merit increase effective date is the closest payroll period to the employee's anniversary date.

Step 1 - Entrance Level
Step 2 - After six months service
Step 3 - After one year at Step 2
Step 4 - After one year at Step 3
Step 5 - After one year at Step 4

Article V. LEAVES – PAID AND UNPAID

Section 5.01 Holidays

A. The following paid holidays, except as provided in provision 5.01 (B) below, shall be observed on the day specified.

New Year's Day	January 1st

Martin Luther King's Birthday	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th
Labor Day	1st Monday in September
Columbus Day	2nd Monday in October
Veteran's Day	November 11th
Thanksgiving Day	4th Thursday in November
Day After Thanksgiving Day	Day after the 4th Thursday in November
Christmas Eve	December 24th
Christmas Day	December 25th
New Year's Eve	December 31st

B. For non-shift employees, any holiday listed in provision 5.01(A) which falls on Sunday shall be observed on the following Monday.

C. Any holiday which falls on an employee's regular day off shall be compensated either as straight compensatory time or pay at the employee's option. The employee shall receive straight compensatory time or pay equal to their workday, not to exceed 10 hours per holiday, as follows:

1. Employees on an 8-hour per day work schedule shall receive 8 hours of compensation.

2. Employees on a 4/10 work schedule shall receive 10 hours of compensation.

3. Employees on an 11.5 hour schedule shall receive 10 hours of compensation.

4. Employees on a 9/80 work schedule shall receive compensation in accordance with their scheduled work day, as follows:

    a) Employees shall receive the number of hours they were scheduled to work the day the holiday is observed (e.g. 9 or 8 hours).

    b) If the holiday falls on the employee's regularly scheduled or "flex" day off, the employee shall receive 9 hours of compensation.

D. Employees shall not be eligible for holiday pay for any pay period for which the employee either:

1. has an unapproved leave of absence during the pay period, or

2. is on a leave of absence without pay for the entire pay period.

E. Any employee who is required to work on a holiday shall receive 1½ times the normal hourly rate.

F. The parties agree that at the City Manager's discretion, City Hall may be closed between and including Christmas Eve through New Years. During this time, employees shall use applicable accrued time to cover the period of closure.

Section 5.02 Vacation

A. Vacation Accrual Rates

1. Beginning with their date of hire, employees shall accrue vacation hours evenly over 26 pay periods each year as follows:

YEARS OF SERVICE	HOURS/YEAR
0 - 1	80
2	88
3	96
4	104
5	112
6	120
7	128
8	136
9	144
10 - 11	152
12	160
13	168
14	176
15 & More	184

2. Vacation shall be accrued based on paid hours on a pro-rated basis. For example, if an employee is paid for 40 hours in an 80-hour pay period, the employee shall earn one-half of the normal accrual. Paid hours include regular work time, compensatory, holiday, vacation, bereavement, sick, personal, jury duty, military, and disciplinary leaves. It excludes amounts paid by any disability benefits, including short-term disability and workers' compensation.

B. Maximum Vacation Accrual

The maximum vacation accrual balance shall be 500 hours. Once the employee has a vacation accrual balance of 500 hours, no vacation hours will be accrued until the balance drops below 500 hours.

C. **Vacation and Compensatory Time Conversion to Salary**

1. Unit employees may convert a minimum of 8 hours and a maximum of 200 hours of vacation and/or compensatory time each calendar year. Employees will have two conversion request opportunities each calendar year as specified in Section 5.02(C)(2). The total number of hours converted per calendar year shall not exceed 200. Such conversion shall be at the unit employee's base rate of pay that is in effect at the time of such conversion. Employees cannot convert balances below 40 vacation hours.

2. Conversion requests shall be submitted on City forms to Payroll. The deadlines for conversion requests are as follows:

Request Due Date	Payment
2nd Friday in May	1st payday in June
2nd Friday in November	1st payday in December

Section 5.03 Sick Leave

A. Employees are entitled to sick leave for:

1. Any bona fide illness or injury

2. Quarantine due to exposure to contagious disease.

3. Any treatment or examination including, but not limited to, medical, dental, or ocular.

4. Death in the immediate family.

5. Sickness of immediate family as provided for in Section 5.03(B).

6. Resolution of issues related to the employee being a victim of domestic violence, sexual assault, or stalking.

B. Employees may use up to 48 hours of sick leave per calendar year for sickness within the employee's immediate family in accordance with California Labor Code Section 233 (KinCare).

1. Immediate family for this provision shall be consisted with the definition of "family member" in California labor code section 245.5 (4)(c). This definition includes the following relationships relative to the employee: child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child; spouse; registered domestic partner; grandparent; grandchild; sibling.

2. If applicable, leave taken pursuant to this provision will be counted concurrently with other family leaves.

3. Employees must inform their supervisor when requesting the leave that the leave is being taken pursuant to this provision ("KinCare" leave).

4. This provision may be changed if any changes are made to Labor Code Section 233.

C. Employees are not entitled to sick leave for illness or injury arising out of employment, other than employment for the City, for monetary gain or other compensations, or by reason of engaging in business or activity for monetary gain or other compensation.

D. Employees accrue sick leave at the rate of 96 hours per calendar year accrued evenly over 26 pay periods on a pro-rated basis based on paid hours as defined in Section 5.02(A)(2).

E. There shall be no limit on the amount of sick leave that may be accrued by an employee.

F. Sick Leave shall not be taken as vacation or compensated for in money at any time.

G. When an employee has been on sick leave, the City reserves the right to make any investigation of the illness it deems necessary, even to the requiring of a doctor's certificate. On the first day of illness, the employee must notify the department before the end of the first hour after the shift begins if the employee is to receive sick leave credit.

H. All determinations of sick leave shall be made by the Department Head concerned, subject to the approval of the Human Resources Director.

Section 5.04 Personal Leave

A. Employees may use any compensatory time they have accrued, but no more than three working days of sick leave per calendar year, as paid personal leave, provided an emergency or other urgent and justifiable cause is presented at the time the request is made for:

1. Bereavement leave for other than members of the employee's immediate family (immediate family is defined in Section 5.05(A) below);

2. Court appearances when required to be present;

3. Any other personal need requiring a leave during working hours when approved by the Department Head or their authorized representative.

B. Employees must provide no less than two days written notice. Failure to provide such notice shall result in such leave to be taken without pay. The supervisor shall waive the two-day notice required provided the employee can demonstrate an urgent and justifiable reason for not providing the required notice.

C. Personal leave shall be charged against any unused sick leave, vacation, or compensatory time the employee has accumulated provided there is no conflict with the conditions outlined above. Additional leave may be authorized by the City Manager from any leave accrued, or without pay.

Section 5.05 Bereavement Leave

A. In the event of a death in an employee's immediate family, the employee shall be granted three working days paid bereavement leave (or five working days if death is

outside the State boundaries or in excess of 250 miles from the employee's home). Immediate family for this provision shall be consisted with the definition of "family member" in California labor code section 245.5 (4)(c) or successor legislation unless stipulated by law. This definition includes the following relationships relative to the employee: child, including biological, adopted, or foster child, stepchild, legal ward, or a child to whom the employee stands in loco parentis; biological, adoptive, or foster parent, stepparent, or legal guardian of an employee or the employee's spouse or registered domestic partner, or a person who stood in loco parentis when the employee was a minor child (i.e. parent, stepparent, mother-in-law, father-in-law); spouse; registered domestic partner; grandparent; grandchild; sibling. Such bereavement leave shall not be charged against the employee's sick leave, vacation or accrued compensatory time.

B. Employees shall be granted one working day paid personal leave to attend the funeral of an aunt, uncle, cousin, niece or nephew.

C. Employees may be excused by Department Heads to attend the funeral of deceased City employees without loss of pay.

D. Employees may be required to furnish evidence satisfactory to the City of the family member's death and the employee's relationship to the deceased family member.

Section 5.06 Family Medical Leaves

A. Family Leave shall be granted in accordance with the California Family Rights Act (CFRA) of 1991 and the Family and Medical Leave Act (FMLA) of 1993, and any modified provisions and interpreted regulations for those respective statutes. For information concerning FMLA or CFRA, contact the Human Resources Department.

B. Maternity, Paternity and Family Medical Care Leave of up to 12 weeks shall be granted in accordance with FMLA and CFRA statutes.

C. Employees may utilize up to six weeks of accrued sick leave for leave of absences for care of family members that fall under the provisions of the FMLA and CFRA. This sick leave shall be used prior to the unpaid provisions of FMLA or CFRA. Both paid and unpaid time during an approved FMLA/CFRA leave of absence shall run concurrently with FMLA/CFRA leave..

D. Employees are required to use up to 80 hours per pay period of all eligible leave accruals, or the number of hours for full integration if integrating with disability programs, up to 80 hours per pay period. Employees are not permitted to take time off without pay if eligible leave accruals are available. Eligible leave accruals include, but are not limited to, vacation and compensatory time for any purpose, and sick leave accruals if used for qualified medical, bereavement, or personal reasons as defined in this Article.

Section 5.07 Catastrophic Leave

A. The City agrees to permit employees to contribute a portion of their accrued leave credit to another employee when such employee is on an approved leave of absence due to a verifiable illness or injury, caused by either physical or mental impairment.

B. The City also agrees to permit employees to contribute a portion of their accrued vacation and/or compensatory time to another employee when such employee is on an

approved leave of absence due to the verifiable illness or injury of the employee's spouse, domestic partner, parent or child. Sick leave may not be donated under this provision.

C. All Catastrophic Leaves are subject to the following conditions:

1. The Human Resources Department shall review all requests from the receiving employee to determine eligibility for catastrophic leave prior to the receiving employee or his/her Department requesting donations.

2. Catastrophic illness or injury is defined as an unforeseen or sudden, unexpected illness or injury requiring immediate attention. Pregnancy is excluded from this provision; however, injuries or illnesses resulting from a pregnancy may be covered under this provision with a statement from the employees treating physician as the final authority.

3. The receiving employee shall be on an approved continuous leave of absence for over 40 hours due to the illness or injury. A statement from the employee's or family member's treating physician is required.

4. The receiving employee has exhausted all accrued leave and is therefore facing financial hardship.

5. The total number of hours that can be donated to the receiving employee from all contributing employees combined shall not exceed 520 hours within 26 consecutive pay periods.

6. The donating employee must have at least 96 hours sick leave remaining after such donation and the leave application rate shall be based on the donating employee's dollar value, which shall be adjusted proportionally to the receiving employee's rate.

7. The donations must be in whole hour increments. The amount of the donation credited each pay period shall be in accordance with the receiving employee's needs.

8. The donations are irrevocable, and shall be indistinguishable from other sick leave credits belonging to the receiving employee. Donations shall be subject to all taxes required by law.

9. Donations shall be made on a Catastrophic Leave form prescribed by the Human Resources Department.

Section 5.08 Jury/Witness Duty

A. In the event any full-time employee is duly summoned to any court during their scheduled working hours for the purpose of performing jury service or serving as a witness, except in cases where the employee is a plaintiff, petitioner, defendant, respondent, or appellant; the employee shall be released from their regular duties with pay. Any fees for the performance of such service, excepting mileage or subsistence allowances, shall be remitted to the City.

B. Any employee called for jury duty in Rancho Cucamonga must return to work if dismissed before 3:00 pm. If the employee is called to San Bernardino, the employee must return to work if dismissed by 2:00 pm. Upon return from jury duty, the employee

shall present a certificate of service to their department.

C. This section shall not apply when an employee is summoned or otherwise required to appear in court in the course of City business.

D. The City shall convert a shift employee's regularly scheduled shift to a day shift during the period of jury duty.

Article VI. **BENEFITS**

Section 6.01 Health Insurance Contribution

The City shall contribute up to a maximum of $204.67 per month toward health insurance premiums for active and retired employees. This amount is inclusive of the minimum statutory employer contribution under CalPERS medical (PEMHCA) for active employees who choose to enroll in the City's medical plan.

Section 6.02 City Contributions to Cafeteria Plan Benefits

A. **Medical, Dental, and Vision Contributions**

1. The City will maintain an IRS Code Section 125 qualifying Cafeteria Plan to allow employees to pay for pre-tax medical, dental, and vision benefits.

2. **Enrollment:** An eligible employee must enroll in City medical insurance plan unless the employee satisfies the conditions to be eligible for the opt out provision below. The City's lowest cost employee-only plan satisfies the Federal Poverty Line Safe Harbor under the Patient Protection and Affordable Care Act.

3. **City Contribution:** For eligible active employees who enroll in coverage, the City Contribution, inclusive of the Health Insurance Contribution set forth in Section 6.01(A), shall be tiered. Employees who enroll in the City's medical plan shall receive a Health Flex Contribution depending on the level of coverage selected by the employee as follows:

Single Coverage	$745
Two-party Coverage	$1,100
Family Coverage	$1,435

4. Beginning January 1, 2018 and each January thereafter, the City Contributions listed above will adjust each year based on the percent change in Kaiser rates for the CalPERS Los Angeles area. This yearly adjustment will be equal to the change in Kaiser rates and apply for use on all plans and levels of coverage selected, inclusive of waived coverage. An employee who chooses medical insurance for which the actual monthly premium amount exceeds the maximum monthly employee benefit contribution shall be required to pay the difference in premiums.

5. For purposes of the Affordable Care Act's employer mandate, the amount of the lowest cost plan offered to the Eligible Employee is considered a Health Flex Contribution. A Health Flex Contribution cannot be cashed out or applied to other benefits.

6. After enrolling in the selected coverage, an Eligible Employee may take the remainder of the City's Contribution in cash.

7. **Cash-in-Lieu Option**: An eligible employee will be eligible to receive cash-in-lieu of instead of enrolling in a City offered medical insurance plan only if the following conditions are satisfied.

    a) The employee signs a form attesting that the employee and the employee's Tax Family have the Alternative Required Coverage for the Opt-Out Period.

        i. Tax Family means all individuals for whom the employee intends to claim a personal exemption deduction for the taxable year or years that begin or end in or with the City's plan year to which the opt out applies.

        ii. Alternative Required Coverage required means minimum essential coverage through another source (other than coverage in the individual market, whether or not obtained through Covered California).

        iii. Opt-Out Period means the plan year to which the opt out arrangement applies.

    b) An employee must provide the attestation every plan year at open enrollment or within 30 days after the start of the plan year for each plan year the employee would like to receive cash-in-lieu.

    c) The cash-in-lieu payment cannot be made and the City will not in fact make payment if the City knows or has reason to know that the employee or a Tax Family member does not have such alternative coverage, or if the conditions in this Section. are not otherwise satisfied.

    d) If the above conditions are satisfied:

        i) Eligible Employees hired on or before November 30, 2001 are eligible to receive $450 per month cash-in-lieu.

        ii) Eligible Employees hired on or after December 1, 2001 are eligible to receive $390 per month cash-in-lieu.

        iii) Employees hired on or after September 10, 2017 are not eligible to receive cash-in-lieu.

    e) Beginning January 1, 2018 and each January thereafter, the cash-in-lieu amounts listed above will adjust each year based on the percent change in Kaiser rates for the CalPERS Los Angeles area. This yearly adjustment will be equal to the change in Kaiser rates.

8. **Dental Insurance:** Employees who enroll in the City's dental plan shall receive an employer contribution of $45 per month. Employees who enroll in a City dental plan that costs less than the City's $45 employer contribution may receive the excess amount in cash. Employees who do not enroll in the City's dental plan will not receive the $45 employer contribution for dental premiums or cash.

9. **Vision Insurance:** Employees who enroll in the City's vision plan shall receive an employer contribution equal to the actual single level plan premium, which shall be applied to employee coverage only.

B. **Eligibility Requirements**

1. Employees must be full-time (i.e. scheduled for a minimum of 40 hours per week) and be in a paid status for a minimum of 15 hours per pay period to be eligible for the benefits of Section 6.02 unless the employee is receiving disability benefits. Paid status includes hours paid for: regular work time, compensatory time off, vacation leave, bereavement leave, sick leave, jury duty leave, personal leave, paid military leave, disciplinary leave, and paid holidays. It does not include amounts paid by any other disability benefits.

    a) Leaves of Absence: The City will continue its cafeteria plan and health insurance contributions toward employee fringe benefit contributions for a leave of absence due to the employees own illness or injury not to exceed a total of 26 consecutive pay periods.

    b) If the leave of absence is not consecutive, the continuation of the contributions toward cafeteria plan benefits shall not exceed 26 pay periods total in an 18-month period.

    c) The employee is responsible for payment of any benefit cost above the applicable City Contributions s and any voluntary supplemental benefit plans during their leave period. If the employee fails to make timely payments, their benefits will be discontinued.

2. Employees who have leave balances must use all leave accruals available each pay period up to 80 hours, or up to the amount needed to reach 80 hours when combined with disability and workers' compensation payments.

C. **Excess Cafeteria Plan Contributions**

Any Cafeteria Plan contributions not required to pay toward premiums after an employee has enrolled in coverage shall be paid to the employee in cash.

D. **Disability**

The City shall pay 100% of the premium toward the City's Disability Insurance Program for employees.

E. **Life**

The City shall provide $30,000 term life insurance and $30,000 accidental death and dismemberment insurance and shall pay the applicable premium amounts. Effective January 1, 2018, the level of coverage for each unit employee will increase to $50,000 for basic life insurance and $50,000 for accidental death and dismemberment insurance.

F. Retirement Health Savings Plan

The Union and the City have agreed to explore options for implementing a tax deferred Retirement Health Savings Plan to assist employees saving for their post-employment health care needs.

Section 6.03 Insurance Committee

The City agrees to continue the insurance committee, which shall have a representative, designated by the Union as one of its members. This committee shall have the responsibility to review the coverages in the appropriate insurance program; to represent an employee who has a question to the company; and assist in the drafting of specifications.

The committee shall be composed of one representative from the recognized employee units and one representative appointed by the City Manager. The Assistant City Manager shall be an ex-officio member of the committee and entitled to attend all meetings. The committee or any of its members may invite other individuals to participate as resource people whenever the need arises, and prior notification is provided the committee chair. Where applicable, meet and confer may be reopened to discuss any proposal of the Insurance Committee approved by the majority of the Committee.

Section 6.04 Retirement

A. **Classic Member**

1. A classic member is defined as an employee who meets the definition of a "classic" member for purposes of retirement pension benefits in accordance with the Public Employees' Pension Reform Act of 2013. Generally, this includes employees that were hired before January 1, 2013 in the California Public Employees Retirement System (CalPERS) or a reciprocal retirement system with no break in service longer than six months. CalPERS ultimately determines who is a classic member in compliance with the law.

2. Classic members shall be eligible for the 2.5% @ 55 Full and Modified Formula for Local Miscellaneous Members including integration with Social Security. This also includes the optional benefit of Government Code Section 20042, Highest Single Year.

3. All classic members shall pay the employee contribution of eight (8%) percent as a pre-tax deduction to CalPERS.

B. New Member (PEPRA)

1. A new member is defined as an employee who meets the definition of a "new" member for purposes of retirement pension benefits pursuant to the Public Employees Pension Reform Act (PEPRA) of 2013. Generally, this includes employees that were hired into a regular position on or after January 1, 2013 or former members who have more than a six-month break in service. CalPERS ultimately determines who is a new member in compliance with the law.

2. New members shall be eligible for the 2% @ 62 Formula for Local Miscellaneous Members including integration with Social Security.

3. The employee contribution for new members shall be one-half the normal cost, as determined by CalPERS. The required employee contribution for new members is 6.25%. This amount will be adjusted periodically by CalPERS.

C. **Optional Benefits for Classic and New Members**

The City's contract with the Public Employees' Retirement System includes the

following optional benefits for both classic and new members:

a) Section 20903 – Two Years Additional Service Credit
b) Section 20965 – Sick Leave Credit
c) Section 21024 – Military Service Credit
d) Section 21037 – Cancel Payment for Optional Service Credit upon Retirement for Disability
e) Section 21548 – Pre-Retirement Optional Settlement Death Benefit

Section 6.05 Uniforms

A. The City shall pay each Unit employee in the following classifications a uniform allowance of $400 per year the first paycheck in July for the maintenance, cleaning and normal repair of uniforms worn by the employee in the course of their employment:

1. Code Enforcement series, including Code Enforcement Officer, Senior Code Enforcement Officer, and Supervising Code Enforcement Officer;

2. Fire Safety Specialist, Senior Fire Safety Specialist;

3. Forensic Specialist series, including Forensic Specialist Trainee, Forensic Specialist, Lead Forensic Specialist, and Forensic Supervisor;

4. Plan Checker (Fire Department);

5. Police Records series, including Police Records Specialist Trainee, Police Records Specialist, Senior Police Records Specialist, and Police Records Supervisor;

6. Fire Dispatcher and Police Dispatcher series, including Fire Dispatcher Trainee, Fire Dispatcher, Senior Fire Safety Dispatcher and Fire Dispatch Supervisor or Police Dispatcher Trainee, Police Dispatcher, Senior Police Dispatcher, and Police Dispatch Supervisor; and

7. The following additional non-sworn classifications in the Police Department that are required to wear a uniform: Crime Prevention Specialist, Evidence Technician, Office Assistant, Office Specialist, and Community Service Officer.

B. The City shall provide eligible Unit employees listed in Section 6.05(A) with an initial set of uniforms as follows:

1. If an employee works a 5/8 or 9/80 schedule, they receive 5 shirts, 5 pants, 1 pair of shoes, 1 belt, 1 jacket, 1 badge, 1 badge holder and 1 business card holder.

2. If an employee works an 11½ hour or 4/10 schedule, they receive 4 shirts, 4 pants, 1 pair of shoes, 1 belt, 1 jacket, 1 badge, 1 badge holder and 1 business card holder.

C. Employees in the classifications of Building Inspector, Combination Building Inspector, and Senior Combination Building Inspector shall receive and wear uniform polo shirts with City logo, as designated by the department. Such employees shall not be eligible to receive $400 per year for the maintenance, cleaning and normal repair of such polo shirts.

D. Uniforms damaged in the line of duty shall be replaced by the City. Each year the

Department Head shall inspect employee uniforms and replace accordingly.

E. Employees who are required to wear safety shoes shall be reimbursed up to $125 per fiscal year for such shoes. The shoes shall meet requirements appropriate for the employee's work assignment and classification, as determined by the Agency/Department Head.

F. The City shall provide uniforms for employees in the classification of Water Production Operator. Water Production Operators are not eligible to receive the $400 uniform allowance.

G. In accordance with CalPERS regulations, effective July 1, 2012, any "classic" employee required to wear a full uniform that is rented and maintained by a uniform vendor through a contract with the City shall have the monetary value of the City-provided uniforms reported to CalPERS as special compensation on a bi-weekly basis. The monetary value reported to CalPERS will be reviewed annually by the City based on the pricing for the rental and cleaning of uniforms in the contract between the City and the uniform vendor will be adjusted accordingly when a change in the monetary value occurs. This provision currently applies to a limited number of operational positions in the Municipal Utilities Company and the Parks and Maintenance Department and may include, but is not necessarily limited to, the classifications of Custodial Services Supervisor, Fleet Services Supervisor, Irrigation Conservation Specialist, and Water Production Operator.

Section 6.06 Employee Assistance Program

The City agrees to continue an Employee Assistance Program (EAP) for all employees. The parties agree that the EAP cannot be successful without absolute confidentiality regarding employee/family utilization of the program. Confidentiality shall be maintained in full compliance with State and Federal regulations.

Section 6.07 Employee Training

Any training or educational class approved by management, that provides both the employee and the City with value shall be considered as time worked. Value is defined as course material that is directly related to the employee's job if it aids the employee in handling his or her present job better. This would include any class scheduled on an employee's regular day off.

Section 6.08 Tuition Reimbursement

A. To provide encouragement for all unit employees to continue educational development, specified employees shall be eligible for reimbursement of tuition expenses. The City shall reimburse an eligible employee for the cost of tuition for academic courses that are determined to be job-related and subject to the following conditions:

1. Regular, full-time, employees that have successfully completed their initial probationary period with the City are eligible.

2. The determination that the course is job related shall be made by the employee's Department Head.

3. The course shall provide college-level credit from an accredited educational institution.

4. The employee is not eligible for assistance from any other source.

5. Submission and approval of the request for reimbursement must be completed at least 30 calendar days prior to the start date of the course.

6. Tuition is the only expense that shall be reimbursable. No reimbursement shall be made for lab fees, books, travel costs, etc.

7. Classes shall not interfere with the employee's normal work hours.

8. Certification of completion of the course with a passing grade must be obtained and submitted to the Human Resources Department within 60 calendar days after completion of the course.

9. The maximum reimbursement amount paid to an eligible employee shall not exceed $700 per calendar year.

B. Tuition reimbursement requests shall be submitted to the employee's Department Head for a determination that the course is job-related. After such determination is made, the Department Head shall forward the request to the Human Resources Department for processing. The Human Resources Department shall be responsible for notifying the employee of the disposition of the request prior to the start date of the course. Proof of payment and proof of completion shall be submitted to the Human Resources Department. Reimbursement shall be made within 30 calendar days following the receipt of proof of payment amount and proof of completion.

Section 6.09 Flexible Spending Accounts

The City will offer to all Unit employees the opportunity to participate in Flexible Spending Accounts (FSA). An FSA allows an employee to make pre-tax deductions for qualifying medical, dental and vision expenses, and dependent care expenses. The plan is established and administered in accordance with Section 125 of the Internal Revenue Service code.

Section 6.10 Deferred Compensation

A. The City will establish a separate Section 401(a) money purchase plan for City (Employer) deferred compensation contributions. Upon ratification of this agreement, the City will contribute $25 per month to the Section 401(a) money purchase plan for all unit employees. The principal amount of each employee's contribution will be deposited into their account upon approval and establishment of the plan. The City's contribution will increase to $45 per month effective July 8, 2018.

B. Employees may continue to voluntarily participate in and contribute to the Section 457(b) deferred compensation plan in accordance with the plan provisions.

Article VII. DISCIPLINARY PROCEDURE

Section 7.01 Due Process and Employee Representation

An employee shall have right of Union representation when the employee reasonably anticipates that such a meeting is for the purpose of disciplining the employee, or is to obtain facts to support disciplinary action that is probable, or that is being seriously considered.

Section 7.02 Disciplinary Procedure

A. The disciplinary procedure provides that:

1. The employee shall receive advance notice of the proposed disciplinary action 10 working days before the action is to be implemented. The notification time frame shall begin the day after the notice of the proposed disciplinary action is served. The notice shall include:

    a) The specific grounds particular facts, reason and the charges upon which the proposed action is based;

    b) Any materials, reports, or documents upon which the action is based.

2. The employee and/or Business Agent shall receive notice of the reason for administrative leave no later than eighty (80) hours after being placed on administrative leave, unless the employee is involved in an administrative investigation. If the employee is placed on administrative leave pending an administrative investigation, the employee will receive notice regarding the nature of the investigation prior to the administrative interview. The administrative interview will be conducted within a reasonable amount of time.

3. The employee shall have the right to respond to the proposed disciplinary action, orally or in writing, and shall have such responses considered by an independent reviewer of the proposed action. Such review shall be conducted by the Agency Head for the employee's department prior to the imposition of the disciplinary action. If the Agency Head is proposing the disciplinary action, an alternate City Agency Head shall conduct the review.

4. Following the review of the proposed action, the Human Resources Director shall serve on the employee, by the employee's personal email (if available), registered mail or personal delivery, a statement informing the employee of the results of the review. This statement shall inform the employee of the grounds for the decision and the acts or omissions, which support the grounds. This statement shall also include the employee's appeal rights.

5. The employee shall have 14 calendar days to file an appeal with the Human Resources Director.

6. Appeal Hearings:

    a) Within 14 calendar days after a serious disciplinary action is imposed, the employee shall have the right to appeal the disciplinary action. An independent Hearing Officer shall hear the appeal. Such appeal shall be conducted as an evidentiary hearing.

    b) The Hearing Officer shall be selected from a list of names provided by the American Arbitration Association or the California State Mediation and Conciliation Service. The City and the appellant shall alternately delete names; the remaining name shall be selected as the Hearing Officer. As an alternative, the City and the appellant may mutually agree on the selection of a Hearing Officer. The Hearing Officer shall be selected within 15 days after receiving the list of potential Hearing Officers.

    c) The City and the appellant shall present written summaries of the issues to be considered, witnesses to be called, and any other materials to be considered by the Hearing Officer prior to the hearing. The City or the appellant may request that the hearing be recorded. The Hearing Officer

shall schedule the hearing within 30 days after receiving the written materials. The Hearing Officer shall notify the City and the appellant of the date, time, location and estimated length of the hearing, at least 10 calendar days prior to the hearing date. The Hearing Officer may require the submission of written closing statements at the close of the hearing and prior to the issuance of a decision. Such closing statements must be submitted within 15 calendar days after completion of the hearing. The time periods in this Section may be extended by mutual agreement of the City and the appellant.

d) After the hearing is completed, the Hearing Officer shall issue findings and a decision to overturn, modify, or uphold the disciplinary action. The Hearing Officer's decision shall be issued within 30 days after the completion of the hearing and the submission of closing statements, if required. The City or the appellant may request that the Hearing Officer's decision be submitted to the City Council for review. Such a request to review must be made in writing to the Human Resources Director within 30 calendar days after receipt of the Hearing Officer's decision. If submitted to the City Council for review, the City Council may overturn, modify or uphold the Hearing Officer's decision. The City Council's decision shall be final.

e) The cost of the Hearing Officer's services shall be shared equally between the City and the Union. Recording costs shall be borne by the requesting party or shared equally, if both parties request recording of the hearing. The City and the Union shall each be responsible for their own representation costs, witness expenses, or any other costs associated with the hearing.

f) If the appellant fails to attend a scheduled hearing or fails to submit their portion of the costs of the hearing, prior to the hearing, the appeal shall be considered abandoned. If the appeal is abandoned, there shall be no further administrative review or City Council review.

g) In the event that either party requests that the Hearing Officer's decision be submitted to the City Council for review, the requesting party shall be responsible for the full cost of the Hearing Officer's services as well as any recording costs. The City and the appellant shall each be responsible for their own representation costs, witness expenses, or any other costs associated with the City Council review.

7. This disciplinary procedure should be used for all serious disciplinary actions which are normally considered (1) demotions, (2) discharges, (3) reductions in pay, and (4) suspensions.

Section 7.03 Exceptions

The above procedure may be deviated from in circumstances where there is a need for immediate action. In such cases, an employee may be ordered off the job if his/her conduct imperils the safety or welfare of the public, other employees, or said employee (e.g. drunkenness, violence, gross insubordination).

Section 7.04 Progressive Discipline

The City shall use the principles of progressive discipline, except in cases that are referred to in Section 7.03 of this Article.

Article VIII. GRIEVANCE PROCEDURE

Section 8.01 Definitions

A. Complaint - A concern of an employee, which arises from the application of a term of this MOU, existing City Rule(s), Regulation(s) or Policy(ies) regarding working conditions.

B. Grievance - A written allegation by an employee that there has been a violation, misapplication, or misinterpretation of a specific term(s) of this MOU, existing City Rule(s), Regulation(s) or Policy(ies) regarding working conditions.

C. "Grievant - A regular or probationary employee who alleges in a grievance that the employee has been directly wronged by a violation of a specific term of this MOU, existing City Rule(s), Regulation(s) or written Policy(ies) regarding hours, wages and terms and conditions of employment. The term "grievant" as used in this Article may refer to the Union when alleging a violation of Article XII, as provided for in this Agreement.

D. Immediate Supervisor - The appropriate supervisor or manager to whom the employee is accountable.

E. Representative - An employee or representative of the Union who, at the grievant's request, may be present at Levels I through IV. Representation of the employee at Level V shall be by a Union designated representative.

F. Respond and File – Employee's personal email (if available), personal delivery or deposit in the U.S. mail, postage prepaid. If mail delivery is used, it shall be by certified, return receipt requested mail and the certified receipt date shall establish the date of response or filing. If personal delivery is used, the calendar date of delivery shall establish the date of response or filing.

Section 8.02 Level I – Informal Review

A. An employee shall have the right to present a complaint and to have the complaint considered by the immediate supervisor no later than 15 working days after the event giving rise to the complaint, or no later than 15 working days after the employee knew or reasonably should have known of the event giving rise to the complaint.

B. The employee, whenever possible, shall attempt to resolve the complaint informally with his/her immediate supervisor.

C. The immediate supervisor shall provide an answer to the employee no later than 14 working days after the Level I meeting. Such response shall be provided orally.

D. A resolution of the complaint at the informal level shall not be precedent setting.

Section 8.03 Level II – Formal

A. If the complaint is not resolved through Level I informal discussions, the employee may file a Level II grievance with the Department Head no later than ten working days after

the response from the immediate supervisor at Level I. The grievant shall state the following clearly and concisely on a grievance form provided by the City: (Appendix B)

1. The specific term(s) of the MOU, City Rule(s), Regulation(s) or Policy(ies) regarding working conditions, which have been violated;

2. The action grieved, including names, dates, places and times and how it violated a specific term(s) of this MOU, City Rule(s), Regulation(s) or Policy(ies) regarding working conditions;

3. The remedy sought;

4. The name and classification of the grievant and his/her signature;

5. The name of the representative, if any; and

6. The date of submission.

B. The Department Head shall hold a meeting with the grievant at a mutually acceptable time and location no later than 10 working days after the receipt of the grievance. The Department Head shall respond in writing to the grievant within 10 working days of the Level II meeting.

Section 8.04 Level III

A. In the event the grievance is not settled at Level II, the grievant may file a Level III grievance with the Agency Head no later than 10 working days after the Level II response. The grievant shall include in the grievance a written statement indicating the reason that the proposed settlement at Level II was unsatisfactory. The Agency Head may hold a meeting with the grievant at a mutually acceptable time and location. The Agency Head shall respond to the grievant no later than 10 working days after the receipt of the Level III grievance.

B. The grievant shall present at Level III all issues and written evidence known or which could have been reasonably known. No additional issues may be presented by the grievant after Level III.

C. Amendments and/or modifications to the grievance shall not be made by the grievant after the Level III filing date, accept by mutual agreement. This provision does not preclude either party from presenting new evidence should either party discover it at a later date. Each party shall make an effort to share evidence with each other upon discovery.

Section 8.05 Level IV

A. In the event the grievance is not settled at Level III, the grievant may file a Level IV grievance with the City Manager no later than 10 working days after the receipt of the Level III response.

B. The City Manager may hold a meeting with the grievant at a mutually acceptable time and location. The City Manager shall respond to the grievant in writing no later than 10 working days after the Level IV grievance meeting.

C. If the grievance has not been settled at Level IV, then within 10 working days after

receipt of the Level IV written decision or the expiration of the time limits for making such decision, upon the request of the grievant, the Union may request arbitration by giving notice to that effect, by the employee's personal email (if available) or certified mail, return receipt requested, directed to the Human Resources Director.

Section 8.06 Level V – Arbitration

A. Unless the specific language of the MOU is in conflict, the arbitration procedure shall be conducted in accordance with the rules of the American Arbitration Association.

B. The arbitrator shall be selected by mutual agreement of both parties from a list of arbitrators submitted by the American Arbitration Association or the State Mediation Conciliation Service.

C. The cost of any arbitration proceeding shall be divided equally between the City and the Union.

D. Failure on the part of the City representative or grievant to appear in any case before an arbitrator, without good cause, shall result in the forfeiture of the case and responsibility for payment of all costs of arbitration. "Good Cause" shall be defined as a circumstance(s) beyond control of the party failing to appear. Any cancellation or postponement fee shall be borne by the responsible party.

E. A final decision of award by the arbitrator shall be made within 30 calendar days after the close of the hearing. Such decision or award shall be subject to the approval of the City Council. Either party shall be given the opportunity to submit their arguments before the City Council with regard to the Arbitrator's "Findings of Facts," prior to such approval.

F. In the event that either party seeks to submit their arguments before the City Council with regard to the Arbitrator's "Findings of Facts," the party requesting such argument shall bear the full cost of the arbitrator and recording fees.

G. Expenses for witnesses shall be borne by the party who calls them.

H. The standard of review for the arbitrator is whether the City violated a specific term(s) of this MOU, City Rule(s), Regulation(s) or policy(ies) regarding working conditions.

I. If an arbitrability question exists, the arbitrator shall determine the arbitrability question prior to hearing the formal presentations of the parties on the merits of the grievance.

Section 8.07 General Provisions

A. Failure of the grievant to comply with the time limitations of this Article shall render the grievance null and void. Failure by the City representative to timely respond under this Article shall permit the grievance to be filed at the next level.

B. Time limits set forth in this Article may be extended by mutual agreement.

C. No punitive action shall be assessed against an employee for utilizing the grievance procedure.

D. Employees shall be granted release time not to exceed one hour for the purpose of discussing a potential grievance with their representative or preparing for a grievance

which has been filed at Level II. Such release time for pre-grievance consultation or grievance preparation is applicable per grievance and its scheduling shall not interfere with departmental operations.

E. The parties may consolidate at any level grievances on similar issues.

F. Grievance records shall be filed separately from an employee's personnel file and shall be considered confidential.

G. A grievant may withdraw a grievance at any time. The grievant shall not file any subsequent grievance on the same alleged incident.

H. A decision by the Union to submit a grievance to arbitration shall automatically be a waiver of all other remedies except as provided otherwise by statute.

I. No individual City Council member may be approached concerning the grievance at any time the grievance is being processed.

J. In the event a grievant elects to represent themselves or is represented by other than may be provided by the Union, the Union shall be notified of the nature and resolution of the grievance; provided however, that the names of employees and confidential information shall not be disclosed. Notification of the employee's Union shall be made within a reasonable time following the resolution of the grievance.

K. Organizational channels shall be utilized at all times and participation in the grievance and the discussion of information related thereto shall be limited to the parties to the grievance except when such other persons are identified and/or called as witnesses.

L. In the event of a disciplinary action involving a suspension, reduction in pay or demotion or termination where a pre-disciplinary meeting has already been held, Levels I through III of the grievance procedure shall be eliminated and Levels IV and above shall be utilized.

M. A group of employees may file one grievance rather than individual grievances as long as the following conditions are met:

1. Each employee in the "group" grievance is individually named.

2. The grievable matter is exactly the same for each employee cited in the grievance.

3. The City is not obligated to conduct grievance hearings or provide grievance responses to each individual, but only to one of the employees involved who represents the group filing the grievance.

Section 8.08 Authority of Third Party

Each issue decided by a third party neutral shall stand on its own merits and shall not be used as a precedent by any other third party neutral in deciding any issue before the third party.

Article IX. REPRESENTATION

Section 9.01 Union and Membership Activity

A. Current employees in the Bargaining Unit who are now Teamsters Local 1932 members shall remain Teamsters Local 1932 members for the period of this MOU. Employees who are hired after this MOU is approved by the City Council and who are in a job classification within the representation unit of Teamsters Local 1932 covered by this MOU, may elect to become a member of Teamsters Local 1932 or voluntarily elect to pay to Teamsters Local 1932 a fee in an amount equal to, Teamsters Local 1932's bi-weekly dues. The effective date of the Union dues or other authorized deductions shall begin no later than the first full pay period following the City's receipt of written documentation stating that a dues deduction should commence.

B. All newly eligible employees who become members of the Union shall remain members for the duration of this MOU, except one week prior to the expiration of this MOU and provided that they have been members for at least six months, at which time a member may request, in writing to both the City and Union, to withdraw his/her authorization for dues deduction which shall become effective in the first payroll period of the following month.

C. Dues withheld by the City shall be transmitted to the Teamsters Local 1932 Officer designated in writing by Teamsters Local 1932 as the person authorized to receive such funds at the address specified.

D. The City shall not be obligated to put into effect any new, changed or discontinued deduction until a payroll deduction card is submitted to Human Resources in sufficient time to permit normal processing of the change or deduction.

E. Teamsters Local 1932 shall be fully responsible for expending funds received under this Article consistent with all legal requirements for expenditures of employee dues, which are applicable to public sector labor organizations.

F. The City shall not deduct monies specifically earmarked for a Political Action Committee or other political activities.

G. Teamsters Local 1932 shall keep an adequate itemized record of its financial transactions. Teamsters Local 1932 shall make available annually to the City and upon request to employees who are members of Teamsters Local 1932, within 60 calendar days after the end of its fiscal year, a detailed written financial report thereof in the form of a balance sheet and an operating statement, certified as to its accuracy by its President and Treasurer or corresponding Principal Officer or by a Certified Public Accountant. A copy of financial reports required under or referred to in the Labor-Management Disclosure Act of 1959 or Government Code Section 3546.5 shall satisfy this requirement.

H. This organizational security arrangement shall be null and void if rescinded by a vote of employees in the unit pursuant to Government Code Section 3502.5(b). Teamsters Local 1932 hereby agrees to defend, indemnify and hold harmless the City of Ontario

and its officers and employees from any claim, loss, liability or cause of action of any nature whatsoever arising out of the operation of this Article.

I. Teamsters Local 1932 shall defend, indemnify and hold harmless the City of Ontario and its Officers and employees from any claim, loss, liability, cause of action or administrative proceeding, arising out of the operation of this Article. Upon commencement of such legal action, administrative proceeding, or claim, Teamsters Local 1932 shall have the right to decide and determine whether any claim, administrative proceeding, liability, suit or judgment made or brought against the City or its Officers and employees because of any application of this Article shall not be compromised, resisted, defended, tried or appealed. Any such decision on the part of Teamsters Local 1932 shall not diminish Teamsters Local 1932's defense and/or indemnification obligations under this MOU.

J. The City, immediately upon receipt of notice of such claim, proceeding or legal action shall inform Teamsters Local 1932 of such action and shall provide Teamsters Local 1932 with all information, documents and assistance necessary for Teamsters Local 1932 defense or settlement of such action and fully cooperate with Teamsters Local 1932 in providing all necessary employee witnesses and assistance necessary for said defense. The cost of any such assistance shall be paid by Teamsters Local 1932.

K. Teamsters Local 1932 upon its compromise or settlement of such action or matter shall immediately pay the parties to such action all sums due under such settlement or compromise. Teamsters Local 1932, upon final order and judgment of a Court of competent jurisdiction awarding damages or costs to any employee, shall pay all sums owing under such order and judgment.

L. The City shall provide via email to the Union a monthly list of all employees in the bargaining unit, including the employees' classification title, work location, hire date, base hourly rate, and current home address, personal email address (if available), personal cell phone (if available) and home phone number.

Section 9.02 Dues Deduction

A. During the term of this MOU the City agrees to deduct from the pay of each employee who signs an authorized payroll deduction card a monthly sum certified to them by the Secretary of the Union as the regular monthly dues of the Union. The City shall not deduct any pay for initiation fee fines or other special assessments. The Union shall advise the City, in writing, of the dues amount to be deducted for each member no more than once a quarter. Any change in the amount of dues to be deducted for each member will be submitted to the City, in writing, thirty (30) days prior to the effective date of such change.

B. The employee's earnings must be regularly sufficient, after other legal and required deductions are made, to cover the amount of the dues check off authorized. When a member in good standing of the Union is in a non-pay status for an entire pay period, no dues withholding shall be made to cover that period from future earnings, nor shall the member deposit the amount with the City which would have been withheld if the member had been in a pay status during that period. In the case of an employee who is in non-pay status during only a part of the pay period and the salary is not sufficient to cover the full withholding, no deduction shall be made. In this connection, all other legal and required deductions have priority over employee organization dues.

C. The Union shall indemnify, defend, and hold the City of Ontario harmless against any

claims made, and against any suit instituted against the City of Ontario, on account of check off of employee organization dues. In addition, the Union shall refund to the City of Ontario any amounts paid to it in error, upon presentation of supporting evidence.

Section 9.03 Union Stewards

A. Employees selected by the Union to act as Union representatives shall be known as "Stewards" Or "Alternate Stewards." The name of employees selected as Stewards or Alternate Stewards, and the names of other Union representatives who may represent employees, shall be certified in writing to the employer by the Union.

   A maximum of one Steward for each department shall be selected with the exception of the Community Improvement, Fire, Library, Recreation and Utilities which shall have one steward and one Alternate Steward; the Police Department, which shall have one Steward position specifically for the Communications Division, and one Steward for the remainder of the Police Department, and two Alternate Stewards.

B. Stewards who work shifts shall be allowed to flex their regular shift to attend the monthly stewards' meetings.

Section 9.04 Release Time

One Union Steward or Alternate Steward ("Steward") per Department employed by the City of Ontario shall be entitled to devote a reasonable amount of time to Union business without loss of pay. Prior to participating in such business, the Steward shall first obtain authorization from their immediate supervisor. The immediate supervisor may deny such request if it is deemed that such a request would unduly interfere with the efficiency, safety, or security of City operations. If the request is denied, the immediate supervisor shall establish an alternate time convenient to the parties when the representative can be released from their work assignment.

Section 9.05 Bulletin Boards

A. The City agrees to provide reasonable space to Teamsters 1932 where there are existing bulletin boards designated for general communications for employees in the unit and where adequate bulletin board space has not been made available, with the exception of the City's Community Development Department, Police Department Headquarters, Public Works Facility, and Utilities Customer Services Department. The City will purchase and install bulletin boards for Teamsters 1932 use in the following locations: at the City's Community Development Department, Police Headquarters, Public Works Facility (front office area, solid waste, parks and maintenance), and Utilities Customer Services Department. Bulletin board space will be visible and accessible.

B. No City equipment shall be used to reproduce materials posted on the bulletin boards. Posting shall not cover or obscure any postings already on the bulletin boards. Union representatives may only remove postings by Teamsters 1932.

C. It is agreed and understood that space provided on the bulletin boards shall be only for the posting of formal notices of Teamsters 1932 news bulletins, meetings, agenda and minutes, information concerning Teamsters 1932 elections or the results thereof; Teamsters 1932 recreational, social and related Teamsters 1932; names of representatives and officers of the Union.

D. The bulletin boards shall not be used for posting or distributing literature concerning candidates for public office.

E. Any other written materials posted by the Union shall be identified as Union material and must be signed by an authorized Union representative. A copy shall be sent to the Human Resources Department prior to the posting.

Section 9.06 New Employee Orientation

Providing there are new employees, the City typically conducts employee orientation weekly. The City will notify Teamsters 1932 if a unit member will be attending the employee orientation or within ten (10) days of an orientation. The City shall release one steward for up to one (1) hour to meet with new Unit members during orientation for the sole purpose of providing employees information regarding Teamsters Local 1932 membership.

Article X. GENERAL PROVISIONS

Section 10.01 Personnel Files

A. The official personnel files shall be located in the Human Resources Department. Personnel actions (e.g. discipline, promotions) shall be based on documentation within such files.

B. Employees, during normal working hours with reasonable notice and with release time granted by their supervisor, have the right to have access to and copies of any document in their official personnel file. Employees may be charged for cost of duplication of any materials in the personnel file for which they request copies.

C. An employee shall be provided with a copy of any document that shall be placed in the official personnel file. An employee shall have the right to respond in writing or personal interview to any information contained in his/her personnel file. Such a reply shall remain in the personnel file so long as the referenced document is in the file.

Section 10.02 Separability

If any article or section of this MOU shall be found to be in conflict with any statute or regulation of the United States or the State of California by a court of competent jurisdiction, such article or section shall be deemed null and void and of no further effect. However, such articles and sections shall be severable from the remainder of this MOU, and all other provisions hereof shall continue in full force and effect.

Section 10.03 Peaceful Performance of City Services

A. The Union, its officers, agents, representatives and /or members agree they shall not cause, condone, or participate in any strike, walk out, work stoppage, job action, slow down, speed up, sick out, refusal or failure to faithfully perform assigned duties and responsibilities, withholding of services or other interference with City operations, including compliance with the request of other labor organizations to engage in any or all of the preceding activities.

B. In the event of such activities, the Union shall immediately instruct any persons engaging in such conduct that they are violating this MOU, and that they are engaging in unlawful conduct, and that they should immediately cease engaging in such conduct and resume full and faithful performance of their job duties.

C. In addition to any other lawful remedies for the disciplinary action available to the City, the City may, in addition to the above, invoke any and all remedies available to it under

its Employer-Employee Relations Section of the Personnel Rules and Regulations.

D. In addition, the City agrees that it shall not participate in any unlawful labor practices.

Section 10.04 Duration and Implementation

A. This MOU shall upon ratification by both parties, become effective and remain in full force and effect up to and including June 30, 2021.

B. Each party shall exercise its right to present bargaining proposals for a successor MOU no earlier than 120 calendar days prior to the expiration of this MOU and no later than 90 calendar days prior to the expiration of this MOU.

C. During the period in which this MOU is in full force and effect, the City will not implement layoffs and/or furloughs for employees in recognized classifications listed in Section 1.02.

D. During the period in which this MOU is in full force and effect, should any recognized miscellaneous bargaining unit reach a signed agreement that results in that group receiving a general salary increase or other net compensation increase, members of the Teamsters unit shall receive an equivalent general salary increase or a net compensation increase of a similar value. The City and Union shall meet and confer regarding the nature and applicability of a net compensation increase of a similar value.

E. The COVID-19 pandemic continues to have significant impacts on our community, and our employees. By working collaboratively, the City and the Union can ensure that we continue to provide effective and safe, services to our community. The City and the Union will continue to meet and confer regarding the impacts of COVID-19 consistent with Section 1.06 (C). This will include but not be limited to discussing the impacts of new legislation as well as the staffing impacts where specific and previously defined metrics are met regarding COVID-19 infection in the workplace.

Section 10.05 Workplace Safety

The City shall make every effort to ensure a safe work environment for all employees. The City will enforce its policies including but not limited to the following: City Policy Regarding Acts of Retaliation, Policy Against Violence in the Workplace, Discrimination/Harassment Prevention.

Section 10.06 Direct Deposit and Electronic Pay Advice

A. All employees hired, promoted or demoted into a represented classification on or after July 1, 2020 must make and maintain arrangements for the direct deposit of paychecks into the financial institution of their choice via electronic fund transfer. Such arrangements will be made within one month of the date of their hire, promotion or demotion. In cases where an employee is unable to make arrangements for electronic fund transfer, the Director of Human Resources may allow an exception. Any exceptions granted may be reviewed periodically for continuation, subject to the approval of the Director of Human Resources.

B. Employees receiving a direct deposit of their paycheck will receive an electronic pay advice. The electronic pay advice will be available for employees to view, save and print in the City's human resources information system on the employee's pay day.

Article XI. **FINAL SIGNATURES**

All terms and conditions set forth in this MOU are hereby ratified and agreed upon this 6th day of March, 2021.

CITY OF ONTARIO		TEAMSTERS LOCAL 1932	
Angela C. Lopez, Executive Director Human Resources		Abraham Gallegos, Business Agent	
Reed Sigler, Sr. Human Resources Analyst			
Amber Lamas-Smith, Human Resources Analyst			
Andrea Anguiano, Human Resources Analyst			

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Administrative Specialist	Step 1	$27.45	$4,758.00
	Step 2	$28.81	$4,993.73
	Step 3	$30.26	$5,245.07
	Step 4	$31.77	$5,506.80
	Step 5	$33.36	$5,782.40
Administrative Technician	Step 1	$23.62	$4,094.13
	Step 2	$24.83	$4,303.87
	Step 3	$26.05	$4,515.33
	Step 4	$27.35	$4,740.67
	Step 5	$28.72	$4,978.13
Asset Forfeiture Fiscal Coordinator	Step 1	$35.40	$6,136.00
	Step 2	$37.14	$6,437.60
	Step 3	$39.01	$6,761.73
	Step 4	$40.96	$7,099.73
	Step 5	$43.01	$7,455.07
Assistant Curator	Step 1	$23.62	$4,094.13
	Step 2	$24.83	$4,303.87
	Step 3	$26.05	$4,515.33
	Step 4	$27.35	$4,740.67
	Step 5	$28.72	$4,978.13
Assistant Engineer	Step 1	$42.23	$7,319.87
	Step 2	$44.36	$7,689.07
	Step 3	$46.57	$8,072.13
	Step 4	$48.91	$8,477.73
	Step 5	$51.34	$8,898.93
Assistant Planner	Step 1	$33.09	$5,735.60
	Step 2	$34.75	$6,023.33
	Step 3	$36.50	$6,326.67
	Step 4	$38.32	$6,642.13
	Step 5	$40.23	$6,973.20
Associate Civil Engineer	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87
Associate Engineer	Step 1	$46.47	$8,054.80
	Step 2	$48.78	$8,455.20
	Step 3	$51.23	$8,879.87
	Step 4	$53.79	$9,323.60
	Step 5	$56.48	$9,789.87

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Associate Landscape Planner	Step 1	$37.40	$6,482.67
	Step 2	$39.28	$6,808.53
	Step 3	$41.25	$7,150.00
	Step 4	$43.31	$7,507.07
	Step 5	$45.47	$7,881.47
Associate Planner	Step 1	$40.60	$7,037.33
	Step 2	$42.62	$7,387.47
	Step 3	$44.75	$7,756.67
	Step 4	$46.98	$8,143.20
	Step 5	$49.33	$8,550.53
Building Inspector	Step 1	$31.21	$5,409.73
	Step 2	$32.77	$5,680.13
	Step 3	$34.42	$5,966.13
	Step 4	$36.14	$6,264.27
	Step 5	$37.95	$6,578.00
Building Plans Examiner	Step 1	$42.89	$7,434.27
	Step 2	$45.04	$7,806.93
	Step 3	$47.28	$8,195.20
	Step 4	$49.66	$8,607.73
	Step 5	$52.13	$9,035.87
Building Plans Specialist	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.01	$6,588.40
	Step 5	$39.90	$6,916.00
Business License Specialist	Step 1	$25.11	$4,352.40
	Step 2	$26.37	$4,570.80
	Step 3	$27.68	$4,797.87
	Step 4	$29.07	$5,038.80
	Step 5	$30.52	$5,290.13
Central Services Specialist	Step 1	$20.98	$3,636.53
	Step 2	$22.03	$3,818.53
	Step 3	$23.12	$4,007.47
	Step 4	$24.27	$4,206.80
	Step 5	$25.49	$4,418.27
Combination Building Inspector	Step 1	$34.46	$5,973.07
	Step 2	$36.19	$6,272.93
	Step 3	$38.00	$6,586.67
	Step 4	$39.89	$6,914.27
	Step 5	$41.88	$7,259.20

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Community Improvement Officer	Step 1	$29.13	$5,049.20
	Step 2	$30.59	$5,302.27
	Step 3	$32.12	$5,567.47
	Step 4	$33.73	$5,846.53
	Step 5	$35.42	$6,139.47
Community Service Officer	Step 1	$22.82	$3,955.47
	Step 2	$23.95	$4,151.33
	Step 3	$25.15	$4,359.33
	Step 4	$26.41	$4,577.73
	Step 5	$27.73	$4,806.53
Crime Analyst	Step 1	$33.49	$5,804.93
	Step 2	$35.17	$6,096.13
	Step 3	$36.93	$6,401.20
	Step 4	$38.77	$6,720.13
	Step 5	$40.71	$7,056.40
Crime Prevention Specialist	Step 1	$25.99	$4,504.93
	Step 2	$27.28	$4,728.53
	Step 3	$28.64	$4,964.27
	Step 4	$30.08	$5,213.87
	Step 5	$31.58	$5,473.87
Cross-Connection Control Specialist	Step 1	$34.54	$5,986.93
	Step 2	$36.26	$6,285.07
	Step 3	$38.07	$6,598.80
	Step 4	$39.99	$6,931.60
	Step 5	$41.98	$7,276.53
Custodial Services Supervisor	Step 1	$28.20	$4,888.00
	Step 2	$29.60	$5,130.67
	Step 3	$31.07	$5,385.47
	Step 4	$32.63	$5,655.87
	Step 5	$34.26	$5,938.40
Customer Services Representative	Step 1	$20.97	$3,634.80
	Step 2	$22.03	$3,818.53
	Step 3	$23.12	$4,007.47
	Step 4	$24.27	$4,206.80
	Step 5	$25.49	$4,418.27
Engineering Aide	Step 1	$31.24	$5,414.93
	Step 2	$32.81	$5,687.07
	Step 3	$34.44	$5,969.60
	Step 4	$36.17	$6,269.47
	Step 5	$37.98	$6,583.20

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Engineering Assistant	Step 1	$35.21	$6,103.07
	Step 2	$36.97	$6,408.13
	Step 3	$38.82	$6,728.80
	Step 4	$40.75	$7,063.33
	Step 5	$42.78	$7,415.20
Engineering Assistant/GIS	Step 1	$35.21	$6,103.07
	Step 2	$36.97	$6,408.13
	Step 3	$38.82	$6,728.80
	Step 4	$40.75	$7,063.33
	Step 5	$42.78	$7,415.20
Environmental Technician	Step 1	$25.64	$4,444.27
	Step 2	$26.92	$4,666.13
	Step 3	$28.26	$4,898.40
	Step 4	$29.68	$5,144.53
	Step 5	$31.15	$5,399.33
Evidence Technician	Step 1	$25.34	$4,392.27
	Step 2	$26.62	$4,614.13
	Step 3	$27.94	$4,842.93
	Step 4	$29.34	$5,085.60
	Step 5	$30.81	$5,340.40
Facilities Maintenance Supervisor	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.00	$6,586.67
	Step 5	$39.90	$6,916.00
Fire Dispatch Supervisor	Step 1	$38.94	$6,749.60
	Step 2	$40.85	$7,080.67
	Step 3	$42.91	$7,437.73
	Step 4	$45.06	$7,810.40
	Step 5	$47.31	$8,200.40
Fire Dispatcher	Step 1	$25.08	$4,347.20
	Step 2	$26.40	$4,576.00
	Step 3	$27.79	$4,816.93
	Step 4	$29.25	$5,070.00
	Step 5	$30.80	$5,338.67
Fire Dispatcher Trainee	Step 1	$22.77	$3,946.80
	Step 2	$23.95	$4,151.33
	Step 3	$25.23	$4,373.20
	Step 4	$26.55	$4,602.00
	Step 5	$27.94	$4,842.93
Fire Safety Specialist	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.01	$6,588.40
	Step 5	$39.90	$6,916.00

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Fire Safety Technician	Step 1	$27.45	$4,758.00
	Step 2	$28.81	$4,993.73
	Step 3	$30.26	$5,245.07
	Step 4	$31.77	$5,506.80
	Step 5	$33.36	$5,782.40
Fleet Services Coordinator	Step 1	$28.11	$4,872.40
	Step 2	$29.51	$5,115.07
	Step 3	$31.00	$5,373.33
	Step 4	$32.55	$5,642.00
	Step 5	$34.17	$5,922.80
Fleet Services Supervisor	Step 1	$34.52	$5,983.47
	Step 2	$36.26	$6,285.07
	Step 3	$38.07	$6,598.80
	Step 4	$39.98	$6,929.87
	Step 5	$41.97	$7,274.80
Forensic Field Supervisor	Step 1	$38.94	$6,749.60
	Step 2	$40.85	$7,080.67
	Step 3	$42.91	$7,437.73
	Step 4	$45.06	$7,810.40
	Step 5	$47.31	$8,200.40
Forensic Specialist	Step 1	$29.35	$5,087.33
	Step 2	$30.90	$5,356.00
	Step 3	$32.52	$5,636.80
	Step 4	$34.23	$5,933.20
	Step 5	$36.02	$6,243.47
Forensic Specialist Trainee	Step 1	$27.45	$4,758.00
	Step 2	$28.81	$4,993.73
	Step 3	$30.26	$5,245.07
	Step 4	$31.77	$5,506.80
	Step 5	$33.36	$5,782.40
Forensic Supervisor	Step 1	$37.49	$6,498.27
	Step 2	$39.38	$6,825.87
	Step 3	$41.35	$7,167.33
	Step 4	$43.41	$7,524.40
	Step 5	$45.58	$7,900.53
GIS Analyst	Step 1	$34.17	$5,922.80
	Step 2	$35.88	$6,219.20
	Step 3	$37.67	$6,529.47
	Step 4	$39.55	$6,855.33
	Step 5	$41.52	$7,196.80

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
GIS Specialist	Step 1	$29.27	$5,073.47
	Step 2	$30.73	$5,326.53
	Step 3	$32.27	$5,593.47
	Step 4	$33.88	$5,872.53
	Step 5	$35.58	$6,167.20
Graphic and Marketing Specialist	Step 1	$27.45	$4,758.00
	Step 2	$28.81	$4,993.73
	Step 3	$30.26	$5,245.07
	Step 4	$31.77	$5,506.80
	Step 5	$33.36	$5,782.40
Integrated Waste Dispatcher	Step 1	$23.07	$3,998.80
	Step 2	$24.22	$4,198.13
	Step 3	$25.43	$4,407.87
	Step 4	$26.70	$4,628.00
	Step 5	$28.03	$4,858.53
Integrated Waste Supervisor	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.00	$6,586.67
	Step 5	$39.90	$6,916.00
Irrigation Conservation Specialist	Step 1	$28.20	$4,888.00
	Step 2	$29.60	$5,130.67
	Step 3	$31.07	$5,385.47
	Step 4	$32.63	$5,655.87
	Step 5	$34.26	$5,938.40
Landscape Planner	Step 1	$33.09	$5,735.60
	Step 2	$34.75	$6,023.33
	Step 3	$36.50	$6,326.67
	Step 4	$38.32	$6,642.13
	Step 5	$40.23	$6,973.20
Librarian	Step 1	$29.02	$5,030.13
	Step 2	$30.53	$5,291.87
	Step 3	$32.14	$5,570.93
	Step 4	$33.83	$5,863.87
	Step 5	$35.60	$6,170.67
Library Assistant	Step 1	$21.08	$3,653.87
	Step 2	$22.12	$3,834.13
	Step 3	$23.23	$4,026.53
	Step 4	$24.39	$4,227.60
	Step 5	$25.62	$4,440.80

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Library Clerk	Step 1	$17.36	$3,009.07
	Step 2	$18.22	$3,158.13
	Step 3	$19.13	$3,315.87
	Step 4	$20.09	$3,482.27
	Step 5	$21.09	$3,655.60
Management Analyst	Step 1	$33.49	$5,804.93
	Step 2	$35.17	$6,096.13
	Step 3	$36.93	$6,401.20
	Step 4	$38.77	$6,720.13
	Step 5	$40.71	$7,056.40
Management Assistant	Step 1	$29.43	$5,101.20
	Step 2	$30.89	$5,354.27
	Step 3	$32.44	$5,622.93
	Step 4	$34.06	$5,903.73
	Step 5	$35.78	$6,201.87
Museum Curator	Step 1	$26.38	$4,572.53
	Step 2	$27.76	$4,811.73
	Step 3	$29.23	$5,066.53
	Step 4	$30.75	$5,330.00
	Step 5	$32.38	$5,612.53
Neighborhood Improvement Specialist	Step 1	$29.13	$5,049.20
	Step 2	$30.59	$5,302.27
	Step 3	$32.12	$5,567.47
	Step 4	$33.73	$5,846.53
	Step 5	$35.42	$6,139.47
Office Assistant	Step 1	$17.36	$3,009.07
	Step 2	$18.22	$3,158.13
	Step 3	$19.13	$3,315.87
	Step 4	$20.09	$3,482.27
	Step 5	$21.09	$3,655.60
Office Specialist	Step 1	$20.97	$3,634.80
	Step 2	$22.03	$3,818.53
	Step 3	$23.12	$4,007.47
	Step 4	$24.27	$4,206.80
	Step 5	$25.49	$4,418.27
Parks & Maintenance Supervisor	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.00	$6,586.67
	Step 5	$39.90	$6,916.00
Permit Technician	Step 1	$26.17	$4,536.13
	Step 2	$27.50	$4,766.67
	Step 3	$28.87	$5,004.13
	Step 4	$30.31	$5,253.73
	Step 5	$31.81	$5,513.73

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Plan Checker	Step 1	$38.08	$6,600.53
	Step 2	$40.00	$6,933.33
	Step 3	$41.99	$7,278.27
	Step 4	$44.08	$7,640.53
	Step 5	$46.29	$8,023.60
Police Dispatch Supervisor	Step 1	$38.94	$6,749.60
	Step 2	$40.85	$7,080.67
	Step 3	$42.91	$7,437.73
	Step 4	$45.06	$7,810.40
	Step 5	$47.31	$8,200.40
Police Dispatcher	Step 1	$25.08	$4,347.20
	Step 2	$26.40	$4,576.00
	Step 3	$27.79	$4,816.93
	Step 4	$29.25	$5,070.00
	Step 5	$30.80	$5,338.67
Police Dispatcher Trainee	Step 1	$22.77	$3,946.80
	Step 2	$23.95	$4,151.33
	Step 3	$25.23	$4,373.20
	Step 4	$26.55	$4,602.00
	Step 5	$27.94	$4,842.93
Police Grants Analyst	Step 1	$33.49	$5,804.93
	Step 2	$35.17	$6,096.13
	Step 3	$36.93	$6,401.20
	Step 4	$38.77	$6,720.13
	Step 5	$40.71	$7,056.40
Police Records Specialist	Step 1	$20.97	$3,634.80
	Step 2	$22.03	$3,818.53
	Step 3	$23.12	$4,007.47
	Step 4	$24.27	$4,206.80
	Step 5	$25.49	$4,418.27
Police Records Specialist Trainee	Step 1	$19.49	$3,378.27
	Step 2	$20.46	$3,546.40
	Step 3	$21.48	$3,723.20
	Step 4	$22.55	$3,908.67
	Step 5	$23.69	$4,106.27
Police Records Supervisor	Step 1	$30.66	$5,314.40
	Step 2	$32.18	$5,577.87
	Step 3	$33.79	$5,856.93
	Step 4	$35.48	$6,149.87
	Step 5	$37.26	$6,458.40
Project Coordinator	Step 1	$34.17	$5,922.80
	Step 2	$35.87	$6,217.47
	Step 3	$37.67	$6,529.47
	Step 4	$39.55	$6,855.33
	Step 5	$41.51	$7,195.07

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Public Works Inspector	Step 1	$34.46	$5,973.07
	Step 2	$36.19	$6,272.93
	Step 3	$38.00	$6,586.67
	Step 4	$39.89	$6,914.27
	Step 5	$41.88	$7,259.20
Purchasing Assistant	Step 1	$24.85	$4,307.33
	Step 2	$26.08	$4,520.53
	Step 3	$27.38	$4,745.87
	Step 4	$28.75	$4,983.33
	Step 5	$30.18	$5,231.20
Purchasing Team Leader	Step 1	$33.49	$5,804.93
	Step 2	$35.17	$6,096.13
	Step 3	$36.93	$6,401.20
	Step 4	$38.77	$6,720.13
	Step 5	$40.71	$7,056.40
Recreation/Community Services Coordinator	Step 1	$24.86	$4,309.07
	Step 2	$26.08	$4,520.53
	Step 3	$27.39	$4,747.60
	Step 4	$28.75	$4,983.33
	Step 5	$30.19	$5,232.93
Recreation/Community Services Supervisor	Step 1	$26.37	$4,570.80
	Step 2	$27.68	$4,797.87
	Step 3	$29.07	$5,038.80
	Step 4	$30.52	$5,290.13
	Step 5	$32.04	$5,553.60
Revenue Services Specialist	Step 1	$25.11	$4,352.40
	Step 2	$26.37	$4,570.80
	Step 3	$27.68	$4,797.87
	Step 4	$29.07	$5,038.80
	Step 5	$30.52	$5,290.13
Senior Combo Building Inspector	Step 1	$38.47	$6,668.13
	Step 2	$40.38	$6,999.20
	Step 3	$42.40	$7,349.33
	Step 4	$44.52	$7,716.80
	Step 5	$46.76	$8,105.07
Senior Community Improvement Officer	Step 1	$32.03	$5,551.87
	Step 2	$33.63	$5,829.20
	Step 3	$35.30	$6,118.67
	Step 4	$37.06	$6,423.73
	Step 5	$38.92	$6,746.13
Senior Environmental Technician	Step 1	$28.20	$4,888.00
	Step 2	$29.60	$5,130.67
	Step 3	$31.07	$5,385.47
	Step 4	$32.63	$5,655.87
	Step 5	$34.26	$5,938.40

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Senior Fire Dispatcher	Step 1	$27.58	$4,780.53
	Step 2	$29.04	$5,033.60
	Step 3	$30.57	$5,298.80
	Step 4	$32.17	$5,576.13
	Step 5	$33.86	$5,869.07
Senior Fire Safety Specialist	Step 1	$36.27	$6,286.80
	Step 2	$38.08	$6,600.53
	Step 3	$40.00	$6,933.33
	Step 4	$41.99	$7,278.27
	Step 5	$44.08	$7,640.53
Senior Forensic Specialist	Step 1	$32.61	$5,652.40
	Step 2	$34.24	$5,934.93
	Step 3	$35.95	$6,231.33
	Step 4	$37.74	$6,541.60
	Step 5	$39.64	$6,870.93
Senior Landscape Planner	Step 1	$43.56	$7,550.40
	Step 2	$45.73	$7,926.53
	Step 3	$48.00	$8,320.00
	Step 4	$50.42	$8,739.47
	Step 5	$52.94	$9,176.27
Senior Librarian	Step 1	$31.90	$5,529.33
	Step 2	$33.58	$5,820.53
	Step 3	$35.35	$6,127.33
	Step 4	$37.23	$6,453.20
	Step 5	$39.18	$6,791.20
Senior Library Assistant	Step 1	$23.97	$4,154.80
	Step 2	$25.25	$4,376.67
	Step 3	$26.57	$4,605.47
	Step 4	$27.97	$4,848.13
	Step 5	$29.44	$5,102.93
Senior Library Clerk	Step 1	$19.07	$3,305.47
	Step 2	$20.03	$3,471.87
	Step 3	$21.04	$3,646.93
	Step 4	$22.08	$3,827.20
	Step 5	$23.18	$4,017.87
Senior Neighborhood Improvement Specialist	Step 1	$32.18	$5,577.87
	Step 2	$33.80	$5,858.67
	Step 3	$35.49	$6,151.60
	Step 4	$37.26	$6,458.40
	Step 5	$39.12	$6,780.80
Senior Permit Technician	Step 1	$29.13	$5,049.20
	Step 2	$30.59	$5,302.27
	Step 3	$32.12	$5,567.47
	Step 4	$33.73	$5,846.53
	Step 5	$35.42	$6,139.47

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020 Hourly Rate	July 1, 2020 Monthly Rate
Senior Police Dispatcher	Step 1	$27.58	$4,780.53
	Step 2	$29.04	$5,033.60
	Step 3	$30.57	$5,298.80
	Step 4	$32.17	$5,576.13
	Step 5	$33.86	$5,869.07
Senior Police Records Specialist	Step 1	$24.30	$4,212.00
	Step 2	$25.53	$4,425.20
	Step 3	$26.81	$4,647.07
	Step 4	$28.14	$4,877.60
	Step 5	$29.56	$5,123.73
Senior Public Works Inspector	Step 1	$38.47	$6,668.13
	Step 2	$40.38	$6,999.20
	Step 3	$42.40	$7,349.33
	Step 4	$44.52	$7,716.80
	Step 5	$46.76	$8,105.07
Senior Recreation/Community Services Supervisor	Step 1	$34.46	$5,973.07
	Step 2	$36.19	$6,272.93
	Step 3	$38.00	$6,586.67
	Step 4	$39.89	$6,914.27
	Step 5	$41.87	$7,257.47
Street Maintenance Supervisor	Step 1	$32.83	$5,690.53
	Step 2	$34.47	$5,974.80
	Step 3	$36.20	$6,274.67
	Step 4	$38.00	$6,586.67
	Step 5	$39.90	$6,916.00
Supervising Librarian	Step 1	$36.68	$6,357.87
	Step 2	$38.62	$6,694.13
	Step 3	$40.65	$7,046.00
	Step 4	$42.78	$7,415.20
	Step 5	$45.04	$7,806.93
Supervising Library Clerk	Step 1	$21.08	$3,653.87
	Step 2	$22.12	$3,834.13
	Step 3	$23.23	$4,026.53
	Step 4	$24.39	$4,227.60
	Step 5	$25.62	$4,440.80
Survey Party Chief	Step 1	$35.30	$6,118.67
	Step 2	$37.06	$6,423.73
	Step 3	$38.93	$6,747.87
	Step 4	$40.88	$7,085.87
	Step 5	$42.91	$7,437.73
Survey Technician	Step 1	$32.10	$5,564.00
	Step 2	$33.71	$5,843.07
	Step 3	$35.41	$6,137.73
	Step 4	$37.16	$6,441.07
	Step 5	$39.02	$6,763.47

APPENDIX A - SALARY GRADE TABLE
2020-2021 TEAMSTERS MOU

Classification	Step	July 1, 2020	
		Hourly Rate	Monthly Rate
Utilities Customer Services Specialist	Step 1	$25.11	$4,352.40
	Step 2	$26.37	$4,570.80
	Step 3	$27.68	$4,797.87
	Step 4	$29.07	$5,038.80
	Step 5	$30.52	$5,290.13
Utilities Supervisor	Step 1	$34.54	$5,986.93
	Step 2	$36.26	$6,285.07
	Step 3	$38.07	$6,598.80
	Step 4	$39.99	$6,931.60
	Step 5	$41.98	$7,276.53
Water Production Operator	Step 1	$29.59	$5,128.93
	Step 2	$31.07	$5,385.47
	Step 3	$32.61	$5,652.40
	Step 4	$34.24	$5,934.93
	Step 5	$35.95	$6,231.33
Water Production Supervisor	Step 1	$34.54	$5,986.93
	Step 2	$36.26	$6,285.07
	Step 3	$38.07	$6,598.80
	Step 4	$39.99	$6,931.60
	Step 5	$41.98	$7,276.53
Water Quality Specialist	Step 1	$36.27	$6,286.80
	Step 2	$38.08	$6,600.53
	Step 3	$40.00	$6,933.33
	Step 4	$41.99	$7,278.27
	Step 5	$44.08	$7,640.53
Water Resources Coordinator	Step 1	$36.27	$6,286.80
	Step 2	$38.08	$6,600.53
	Step 3	$40.00	$6,933.33
	Step 4	$41.99	$7,278.27
	Step 5	$44.08	$7,640.53
Water/Wastewater Technician	Step 1	$29.76	$5,158.40
	Step 2	$31.24	$5,414.93
	Step 3	$32.81	$5,687.07
	Step 4	$34.44	$5,969.60
	Step 5	$36.17	$6,269.47

Appendix B

CITY OF ONTARIO
EMPLOYEE GRIEVANCE FORM

Bargaining Unit #5 – Professional/ Technical
Employee Organization: Teamsters Local 1932

Name of Grievant:_____

Classification:_____

Phone: (w)_____ (h)_____ Dept:_____

Home Address:_____

Emp. Representative:_____ Rep. Phone:_____

Rep. Mailing Address:_____

Employee: Signature:_____

Check Filing Level

II - *Must be filed within 10 working days from Level I response. Date filed:_____

III - *Must be filed within 10 working days from Level II response. Date filed:_____

IV - *Must be filed within 10 working days from Level III response. Date filed:_____

*Timelines may be extended by mutual agreement.

Each filing must be accompanied by a written statement indicating the reason why the proposed settlement at the prior level was not satisfactory.

Provide clear and concise statements.

Cite specific term(s) of MOU, City Rule, Regulation or policy, regarding working conditions alleged to have been violated:

Nature of the Problem: (The action grieved including pertinent names, dates, places and times and how it violated a specific term(s) of this MOU, City Rule, Regulation or policy regarding working conditions):

Proposed Solution:

Date of Level I Response:

FORMAL LEVEL RESPONSES

Level II Response: Department Head - Meet within 10 working days after receipt of grievance. *Respond within 10 working days from Level II meeting date.

Name and Title:_____

Signature:_____ Date:_____

Level III Response: Agency Head - *Respond within 10 working days from receipt of grievance.

Name and Title:_____

Signature:_____ Date:_____

Level IV Response: City Manager - *Respond within 10 working days after Level IV grievance meeting.

Name and Title:_____

Signature:_____ Date:_____

*Response time may be extended by mutual agreement.

Revised: 2/22/2006

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Information Technology Prepared By: Dale Wishner Staff Member Presenting: Colin Fernandes, Executive Director Information Technology Approved By: 	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 6

SUBJECT: AUTHORIZE THE PURCHASE OF COMPUTER EQUIPMENT FOR DATA BACKUP

RECOMMENDATION: That the City Council authorize the purchase of computer equipment required for the city's data backup solution from Sidepath, Inc. of Laguna Hills, California, in the amount of $147,252 with the terms and conditions of the National Association of State Procurement Officials (NASPO) Cooperative Contract MNWNC-108.

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

FISCAL IMPACT: The Fiscal Year 2020-21 Adopted Budget includes appropriations for the replacement of the City Hall computer equipment required for the City's data backup. The cost includes a 3-year warranty for the equipment.

BACKGROUND & ANALYSIS: The City is upgrading its current computer equipment required for the City's data backup with high-speed disk-based storage for daily backups. Disk storage greatly reduces the staff time it takes to perform backup and recovery and minimizes the manual process of transferring tapes in and out of the tape libraries and between City facilities. The long-term archival backup will continue to utilize tapes to store off-site per our disaster recovery requirements.

In general, conformation with the provisions of Government Code Section 54201 through 54204 Ontario Municipal Code section 2-6.29 allows for the purchase of supplies and equipment through cooperative purchasing programs, pursuant to California Government Code Section 6502 and City of Ontario Resolution No. 91-141. Cooperative purchasing allows the City to pool its procurement power with other public agencies to obtain lower pricing than otherwise might be possible.

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Planning Prepared By: Thomas Grahn Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 7

SUBJECT: 2020 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT

RECOMMENDATION: That the City Council consider and adopt a resolution authorizing Staff to transmit the 2020 General Plan Annual Progress Report, which includes the 2020 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner
Pursue City's Goals and Objectives by Working with Other Governmental Agencies
Focus Resources in Ontario's Commercial and Residential Neighborhoods

FISCAL IMPACT: This is a legislative requirement and has no fiscal impact.

BACKGROUND & ANALYSIS:

GENERAL PLAN ANNUAL PROGRESS REPORT: California Government Code Section 65400 requires that all cities and counties annually prepare and submit reports on their General Plan, and specifically on their Housing Element. The General Plan Annual Progress Report (APR) and Housing Element APR are submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1st of each year. The General Plan APR reports on the overall status of the General Plan and the progress in its implementation. The Housing Element APR reports on residential building activity throughout the year.

The Ontario Plan (TOP) was adopted by the City Council on January 27, 2010, which included the last comprehensive update to the Policy Plan (General Plan). A technical update to the Housing Element portion of the Policy Plan was adopted by the City Council on October 15, 2013. The 2020 General Plan APR (Resolution Attachment "A") summarizes progress towards implementation of the nine elements of the General Plan.

As outlined in the report, the City continues to make substantial progress towards the 300-plus goals and policies identified in the Policy Plan.

HOUSING ELEMENT PROGRESS REPORT: The 2013-2021 Housing Element was adopted by City Council on October 15, 2013, and Certified by the State of California. In accordance with

California Government Code Section 65400, a report analyzing the City's progress towards compliance with the adopted Housing Element must be submitted to HCD and OPR on an annual basis. Cities and counties with compliant housing elements and up-to-date Housing Element APR submissions gain access to State grant funding (e.g., SB 2 Building Homes and Jobs Act and the Local Early Action Planning (LEAP) grants program). The APR for calendar year 2020 is the seventh progress report to the 2013 to 2021 Housing Element.

Per the requirements of SB 35 and AB 879, effective January 1, 2018, the State reporting requirements for the APR significantly increased. Previously, reporting on issued Building Permits and the status of Housing Programs identified in The Ontario Plan was required. For the current 2020 calendar year, reporting on housing applications, entitlements, building permits issued, certificates of occupancy issued, and projects submitted under the new streamlining provisions is required, including assessor's parcel number (APN), address, and local jurisdiction identification number, as well as reporting on the status of all Housing Programs.

The Housing Element APR (Resolution Attachment "A") tracks housing activity for the period beginning January 1, 2020 and ending on December 31, 2020. The tables in the APR include the following:

Table A – Housing Development Applications Submitted: This table tracks applications submitted during the reporting period. The table identifies each application submitted, unit type, application submittal date, unit count (including affordability by housing income), total units, units approved, units disapproved, and project streamlining.

The City received applications for 1,543 units during the reporting period. All units were in the Above Moderate-Income category. Of those units submitted, 652 were approved and 891 were still awaiting final approval.

Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units: This table identifies each project submitted, unit type, affordability by household income for completed entitlement, affordability by household income for building permits, affordability by household income for certificates of occupancy, streamlining, financial assistance, deed restrictions, and demolished/destroyed units.

Entitlements were approved for 1,652 units (this total includes applications submitted in prior years). Building permits were issued for 934 units. Certificates of Occupancy were issues for 1,087 units. Table A2 is not attached to this report due to its size and printing limitations; however, copies are available with the Records Management Department.

Table B – Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability: This table provides a summary of the City's progress towards meeting the Regional Housing Needs Allocation (RHNA). The table identifies the number of units permitted by affordability category, and identifies progress towards meeting the RHNA allocation.

The report identifies progress on these implementing programs and progress toward the City's RHNA allocation. This report covers year 7 of an 8-year cycle (75% of the Housing Element/RHNA cycle). Cumulatively, between 2014 and 2020, the City developed 65% of the identified RHNA allocation.

During 2020, the City issued building permits for a total of 934 units in the Above Moderate-Income category (households earning above 120% of the Area Median Income (AMI)), including 677 single family units, 69 Accessory Dwelling Units (ADU's), and 188 multi-family units.

Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need: This table identifies those parcels rezoned during the year to address a shortfall of available sites to meet the City's RHNA allocation.

No properties were rezoned during the calendar year as the City's Housing Element identifies adequate sites to meet the City's RHNA requirements.

Table D – Program Implementation Status pursuant to Government Code section 65583: This table provides a summary of the City's annual progress in the implementation of programs and statutory requirements of the 2013-2021 Housing Element.

The Housing Element identified four major categories of housing goals and includes 31 implementing programs to accomplish these goals. The four major categories include: 1) Neighborhoods and Housing, 2) Housing Supply and Diversity, 3) Government Constraints, and 4) Housing Assistance. The attached narrative includes more detailed explanation on each of the Housing Programs, its objective, timeframe, and status.

Table E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7: This table identifies those commercial sites receiving a development bonus for contributing to or providing affordable housing.

There were no projects to report on during the reporting period.

Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c): This table is optional and allows jurisdictions to list (for informational purposes) units that were substantially rehabilitated, acquired, or preserved but do not count towards the RHNA. Units may only be credited towards the RHNA when they are included as part of a specific program that meets GC section 65583.1(c)(2).

There were no projects to report on during the reporting period.

Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1: This table is only to be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased or otherwise disposed of during the reporting year.

There were no Locally Owned Lands to report on during the reporting period.

Table H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or Identified as Excess Pursuant to Government Code section 50569: This table is used to create an inventory of surplus lands, and all lands in excess of its foreseeable needs, if any, that a City owns or controls.

There were no Locally Owned or Controlled Lands to report on during the reporting period.

Summary: This table autofills from Tables A thru F and summarizes the APR, including building permits issued by affordability summary, housing applications summary, use of SB 35 streamlining provisions, and units permitted – SB 35 Streamlining Permits.

LEAP Reporting: New to the 2020 APR, cities are required to report on the status of their Local Early Action Planning (LEAP) grant. Ontario was awarded $500,000 in LEAP funding and applied those

funds towards the 2050 TOP Update. To date, no request for reimbursement is identified as the minimum threshold amount for reimbursement has not been met.

Staff requests that the City Council authorize the submittal of the General Plan APR to OPR and the Housing Element APR to HCD and OPR in compliance with State law.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2020 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV21-002), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

WHEREAS, the City of Ontario adopted The Ontario Plan pursuant to Section 65300 of the Government Code on January 27, 2010; and

WHEREAS, the City of Ontario adopted the 2013-2021 Housing Element of the General Plan pursuant to Section 65352 of the Government Code in October of 2013; and

WHEREAS, the California Department of Housing and Community Development certified that the adopted 2013-2021 Housing Element was in full compliance with state housing law in November 2013; and

WHEREAS, the City is required to submit an annual report on the status of the General Plan and progress in its implementation per Government Code Sections 65400 and 65700 and the City is required to submit an annual report on the progress of the Housing Element per Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2019 General Plan Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Sections 65400 and 65700 and the proposed 2019 Housing Element Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2020 Housing Element Annual Progress Report is the seventh Annual Progress Report for the 2013-2021 Housing Element Cycle; and

WHEREAS, the proposed 2020 General Plan Annual Progress Report, which includes the 2020 Housing Element Annual Progress Report, is categorically exempt from California Environmental Quality Act (CEQA), as amended (Section 15306, Information Collection); and

WHEREAS, on March 16, 2021, the City Council of the City of Ontario conducted a hearing to review the proposed 2020 General Plan Annual Progress Report, which includes the Housing Element Annual Progress Report, and accept public comments on the Report and concluded said hearing on that date.

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

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

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

(2) The Project is categorically exempt from environmental review pursuant to Section 15306, (Class 6 – Information Collection) of the CEQA Guidelines; and

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

(4) The determination of CEQA exemption reflects the independent judgement of the City Council.

SECTION 2. ***City Council Action.*** Based upon the findings and conclusions set forth in Section 1 above and upon the substantial evidence presented to the City Council including the 2020 General Plan Annual Progress Report and public comments during the above-referenced hearing, the City Council hereby APPROVES the herein described Report attached hereto as "Attachment A," and incorporated herein by this reference; and Planning staff is hereby authorized to submit the Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

SECTION 3. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 4. ***Certification to Adoption.*** The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of March 2021.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 16, 2021 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2021- duly passed and adopted by the Ontario City Council at their regular meeting held March 16, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

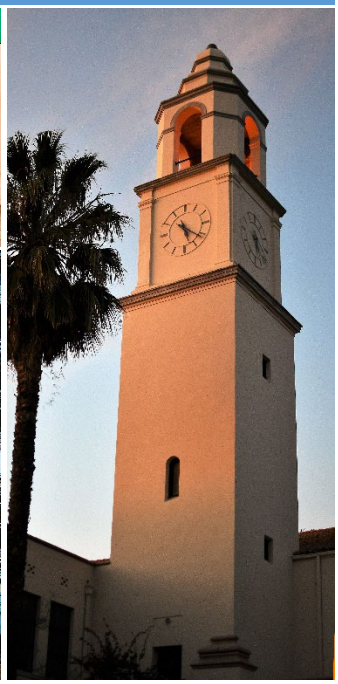
2020 General Plan Element Annual Progress Report

(Document follows this page)









CITY OF ONTARIO

2020 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by

City of Ontario

Planning Department

March 16, 2021

The Ontario Plan:

The Ontario Plan (TOP) serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six (6) distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan (General Plan); 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan. It contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design, and Social Resources. The online version of The Ontario Plan can be found at www.ontarioplan.org.

Advancing towards the City's vision of "Complete Community", TOP provides a framework that connects long and short-term goals and policies to budgeting, implementation, and assessment of outcomes in support of day-to-day operations. This approach and establishing and promoting Ontario's leadership role in the region in key areas. The Ontario Plan unifies planning decisions with those made by other City departments and provide better linkages between goals of different documents. The City embarked on a TOP Update to incorporate legislative mandates and re-visit the shared vision of "Complete Community".

Annual General Plan Report:

The City of Ontario conducted a comprehensive update to the City's General Plan – The Ontario Plan (TOP), which was adopted by the City Council on January 27, 2010, and initiated the update to TOP in 2019. The 2020 General Plan Annual Progress Report (Attachment A) provides a comprehensive lisitng of the Policy Plan Goals and Policies and associated status and/or comment. The primary purpose of the Annual Progress Report is to provide City Council with an update of the City's progress in implementing the General Plan's (TOP) Vision. A secondary purpose of this report is to fulfill the annual reporting requirements of the General Plan Annual Progress Report, submitted to the Governor's Office of Planning and Research (OPR), and the Housing Element Annual Progress Report, submitted to the California Department of Housing and Community Development (HCD). Both reports are due to their respective state agencies by April 1st of each year.

The General Plan Implementation Program Table identifies General Plan policies that have been completed, are in progress, or are an on-going activity of the City. Although the Action Status of many General Plan Policies are listed as "On-going", many of the Policies were impacted due to COVID-19 due to in-person gathering restrictions and safety precautions.

To assist in the review of the General Plan APR, this report presents the following information:

- EXHIBIT A – 2020 General Plan Implementation Program Table (Pages 2 – 33).
    - Attachment 1 – Amendments to the General Plan adopted by the City in 2020 (Pages 34 – 37).
- EXHIBIT B – 2020 Housing Element Annual Progress Report (Pages 38 – 74).
    - Attachment 1 – Housing Element Land Inventory Map (Pages 75 - 76).

EXHIBIT A

2020 GENERAL PLAN
IMPLEMENTATION PROGRAM TABLE

Goal	*Policy*	*Action*	*Action Status/Comments*
LAND USE ELEMENT			
Goal LU1 – A Community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.			
	LU1	**Balance**	
	LU1-1	*Strategic Growth.* We concentrate growth in strategic locations that help create place and identify, maximize available and planned infrastructure, and foster the development of transit.	The City of Ontario continues to be a focus for development in the region with Ontario Ranch recognized as one of "The Top-Selling Master-Planned Communities of 2020" with over 3,500 residential units entitled to date. Milestones for the Year 2020 include the completion of the first commercial center in Ontario Ranch, New Haven Market Place, Costco Business Center, and the FedEx Cargo Sorting Facility. Noteable project approvals included the 265-room Hyatt Place and Hyatt House, replacing an existing In N Out restaurant, 540 single-family homes by The New Home Company, 334 multi-family homes by LS-Ontario II, 226 single-family homes within Subarea 29, 1,905,000 square feet of industrial buildings within the Ontario Ranch Business Park, 968,000 square feet of industrial buildings within The Edgenglen Specific Plan, 1,447,000 square feet of industrial buildings by Euclid Land Ventures, 8,455,500 square feet of industrial buildings by Merrill Commerce Center East, and the designation of the Graber Olive House Historic Disctict. In 2018, the City of Ontario was awarded a $33.25 million dollars competitive Strategic Growth Council Transformative Climate Community – Ontario Together, a community-driven plan and initiative to transform a 4.86 square mile area of Downtown Ontario through a suite of projects and plans that will reduce greenhouse gas (GHG) emissions while also providing local environmental, health and economic co-benefits. Projects include the construction of the Vista Verde Apartments providing, a 101-unit affordable housing development, as well as public transportation and pedestrian/bicycle improvements (e.g., two new buses powered by renewable natural gas, 11 new bus shelters, 100 monthly free monthly bus passes over a three year period, 25 bike lockers, 12 bike racks, 0.51 miles of multi-use trails, etc.); Active Transportation aimed at improving 435 feet of missing sidewalk segments and constructing 5 miles of bikes lanes and 3 miles of sidewalks along Mission Blvd. corridor; construction and operation of a two-acre carbon farm organics recycling system and the planting of 365 trees. The program also includes a workforce development program and a robust community-based outreach program. Ontario Together grant program project implementation started in mid-2019 with projects in the design/construction phase, including the 101-unit

Goal	*Policy*	*Action*	*Action Status/Comments*
			Vista Verde complex to meetings of the Ontario Together Transformative Climate Communities Trustees Board.
	LU1-2	*Sustainable Community Strategy.* We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process.	City staff is continuing to work with both SBCTA and SCAG in support of sustainable strategies through participation in the development of the RTP/SCS So Cal Connect and local initiatives, including participation in the formation and founding member of the Inland Southern California Climate Collaborative (ISC3).
	LU1-3	*Adequate Capacity.* We require adequate infrastructure and services for all development.	On-going. Through our CIP program, City staff continues to update infrastructure needs.
	LU1-4	*Mobility.* We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities. (Refer to Mobility Element Policy M3-3).	On-going.
	LU1-5	*Jobs-Housing Balance.* We coordinate land use, infrastructure, and transportation planning and analysis with the regional, county, and other local agencies to further regional and sub-regional goals for jobs-housing balance. (Refer to Community Economics Element Policy CE1-1).	On-going.
	LU1-6	*Complete Community.* We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).	On-going. City staff has processes Development Plan applications, tract maps, and Conditional Use Permits encompassing a wide variety of residential, commercial, and industrial land uses. In addition, the City was awarded a $500,000 State-Funded LEAP (Local Early Action Planning) Grant to assist in the preparation of the TOP 2050 General Plan update.
Goal LU2 – Compatibility between a wide range of uses.			
	LU2	**Compatibility**	
	LU2-1	*Land Use Decisions.* We minimize adverse impacts on adjacent properties when considering land use and zoning request.	On-going.
	LU2-2	*Buffers.* We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur. (Refer to Community Design).	On-going.
	LU2-3	*Hazardous Uses.* We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants, or hazardous materials. (Refer to Hazardous Materials & Waste including Policies S6-4 and S6-5).	Ongoing. Reviewed as part of project processing.

Goal	*Policy*	*Action*	*Action Status/Comments*
	LU2-4	*Regulation of Nuisances.* We regulate the location, concentration, and operations of potential nuisances.	On-going.
	LU2-5	*Regulation of Uses.* We regulate the location, concentration, and operations of uses that have impacts on surrounding land uses.	On-going.
	LU2-6	*Infrastructure Compatibility.* We require infrastructure to be aesthetically pleasing and in context with the community.	Ongoing. Infrastructure siting is reviewed as part of the project processing.
	LU2-7	*Inter-jurisdictional Coordination.* We maintain an ongoing liaison with LAWA, Caltrans, Public Utilities Commission, the railroads, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.	The City of Ontario coordinates with the Ontario International Airport Authority (OIAA), state and local entities, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities.
	LU2-8	*Transitional Areas.* We require development in transitional areas to protect the quality of life of current residents.	On-going.
	LU2-9	*Methane Gas Sites.* We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.	On-going.
Goal LU3 – Staff, regulations and processes that support and allow flexible responses to conditions and circumstances in order to achieve the Vision.			
	LU3	**Flexibility**	
	LU3-1	*Development Standards.* We maintain clear development standards that allow flexibility to achieve our Vision.	The City has periodically updated the zoning and development standards to support project processing and implemented a streamlined Administrative Use Permit process, in compliance with State mandates.
	LU3-2	*Design Incentives.* We offer design incentives to help projects achieve the Vision. (Link to Community Design).	The City offers a Preliminary Review process for proposed entitlement projects.
	LU3-3	*Land Use Flexibility.* We consider uses not typically permitted within a land-use category if doing so improves livability, reduces vehicular trips, creates community gathering places and activity nodes, and helps create identity.	On-going.
Goal LU4 – Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.			
	LU4	**Phased Growth**	
	LU4-1	*Commitment to Vision.* We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.	On-going.
	LU4-2	*Interim Development.* We allow development in growth areas that are not immediately reflective of our ultimate Vision provided. It can be modified or replaced when circumstances are right. We will not allow development that impedes, precludes, or	On-going. The City encourages development in growth areas commesary to the scale of development that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.

Goal	*Policy*	*Action*	*Action Status/Comments*
		compromises our ability to achieve our Vision. (Refer to Community Economics Policy CE2-3).	
	LU4-3	*Infrastructure Timing.* We require that the necessary infrastructure and services be in place prior to or concurrently with development.	On-going and achieved through the City development entitlement process.
Goal LU5 – Integrated airport facilities that minimize negative impacts and maximize economic benefits.			
	LU5	**Airport Planning**	
	LU5-1	*Coordination with Airport Authorities.* We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update and maintenance of airport-related plans.	On-going.
	LU5-2	*Airport Planning Consistency.* We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations, and/or adopted master plans and airport land use compatibility plans for ONT and Chino Airport.	The City of Ontario updated the Ontario Airport Land Use Compatibility Plan to be consistent with the most recent Airport Layout Plan for ONT. The City of Ontario completed a study to evaluate the impacts of Chino Airport within the City Limits and is working towards completing a compatibility plan and general plan amendment to provide consistency between Chino Airport and the surrounding land uses.
	LU5-3	*Airport Impacts.* We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations – their homes.	The City of Ontario continues to manage the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The program focused on land acquisition and noise insulation of residential properties impacted by airport noise. The City continues to support the Ontario International Airport Authority (OIAA) to maintain the Noise Management Program for ONT.
	LU5-4	*ONT Growth Forecast.* We support and promote an ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	The City supports the OIAA Joint Powers Agreement (JPA), the owner of the Ontario International Airport.
	LU5-5	*Airport Compatibility Planning for ONT.* We create and maintain the Airport Land Use Compatibility Plan for ONT.	On-going.
	LU5-6	*Alternative Process.* We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning.	On-going.
	LU5-7	*ALUCP Consistency with Land Use Regulations.* We comply with state law that requires general plans, specific plans, and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public-use airport.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	LU5-8	*Chino Airport.* We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport.	On-going.
COMMUNITY DESIGN ELEMENT			
Goal CD1 – A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.			
	CD1	**Image & Identity**	
	CD1-1	*City Identity.* We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.	On-going.
	CD1-2	*Growth Areas.* We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.	The General Plan provides guidance in the development of identified Growth Areas and supports distinctive and unique places as development applications are submitted. For the Historic Downtown Growth Area, the City approved a Downtown Mixed-Use District Plan to provide a clear and distinctive design program.
	CD1-3	*Neighborhood Improvement.* We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land-use policies and themes.	On-going.
	CD1-4	*Transportation Corridors.* We will enhance our major transportation corridors within the City through landscape, hardscape, signage, and lighting.	On-going.
	CD1-5	*View Corridors.* We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards, and maybe enhanced by framing with trees.	On-going and implemented through our entitlement design review process.
Goal CD2 – A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.			
	CD2	**Design Quality**	
	CD2-1	*Quality Architecture.* We encourage all development projects to convey visual interest and character through 1) Building volume, massing, and height to provide appropriate scale and proportion; 2) A true architectural style which is carried out in the plan, section and elevation through all aspects of the building and site design and appropriate for its setting; 3) Exterior building	To ensure quality architecture and consistent application, the City has created an on-going Urban Design Studio training module providing staff the opportunity to learn and collaborate regarding basic quality design concepts. In addition, the Ontario Development Code and city-wide Specific Plans provide for design guidelines for residential and non-residential developments that focus on neighborhood context, building scale/massing, materials, and architectural styles.

Goal	*Policy*	*Action*	*Action Status/Comments*
		materials that are visually interesting, high quality, durable, and appropriate for the architectural style.	
	CD2-2	*Neighborhood Design.* We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as 1) A pattern of smaller, walkable blocks that promote access, activity, and safety; 2) Variable setbacks and parcel sizes to accommodate a diversity of housing types; 3) Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows; 4) Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the street frontage as the "outdoor living room") and porches in front of homes, as appropriate; and 5) Landscaped parkways, with sidewalks separated from the curb.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-3	*Commercial Centers.* We desire commercial centers to be distinctive, pedestrian-friendly, functional, and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-4	*Mixed-Use, Urban Office, and Transit Serving Areas.* We require mixed-use, urban office and transit serving areas to be designed and developed as pedestrian-oriented "villages" that promote a vibrant, comfortable, and functional environment.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-5	*Streetscapes.* We design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration, to strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-6	*Connectivity.* We promote development of street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands" through the following means (Link to Mobility): 1) Local street patterns that provide access between subdivisions, within a neighborhood and discourage through traffic; 2) A local street system that is logical and	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	*Policy*	*Action*	*Action Status/Comments*
		understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and 3) Neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways/open space networks. These may also be used to establish clear boundaries between distinct neighborhoods and/or centers.	
	CD2-7	*Sustainability.* We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-8	*Safe Design.* We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-9	*Landscape Design.* We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-10	*Surface Parking Areas.* We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe, and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-11	*Entry Statements.* We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed-use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	*Policy*	*Action*	*Action Status/Comments*
	CD2-12	*Site and Building Signage.* We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD2-13	*Entitlement Process.* We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.	On-going and implemented through the City' Preliminary Review process that allows stakeholders to anticipate Development Code, and infrastructure requirements, before formal entitlement submittal.
	CD2-14	*Availability of Information.* We provide easy access to information for developers, builders, and the public about design quality, construction quality, and sustainable building practices.	On-going and implemented through information on the Planning Department Website and Public Counter handouts.
	CD2-15	*Leverage Professional and Trade Organizations.* We support excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources, and programs for developers, builders, and the public.	On-going. The City continues to work in collaboration with the Building Industry Association (BIA) and other organizations to help provide resources and programs for developers, builders, and the public.
Goal CD3 – Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.			
	CD3	**Pedestrian & Transit Environments**	
	CD3-1	*Design.* We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD3-2	*Connectivity Between Streets, Sidewalks, Walkways, and Plazas.* We require landscaping and paving to be used to optimize visual connectivity between streets, sidewalks, walkways, and plazas for pedestrians.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD3-3	*Building Entrances.* We require all building entrances to be accessible and visible from adjacent streets, sidewalks, or public open spaces.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD3-4	*Ground Floor Usage of Commercial Buildings.* We create lively pedestrian streetscapes by requiring the location of uses, such as shopping, galleries, restaurants, etc., on ground floors adjacent to sidewalks.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.

Goal	*Policy*	*Action*	*Action Status/Comments*
	CD3-5	*Paving.* We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD3-6	*Landscaping.* We utilize landscaping to enhance the aesthetics, functionality, and sustainability of streetscapes, outdoor spaces, and buildings.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CD3-7	*Transit Stops.* We require transit stops be well lit, safe, appealing to, and accessible by pedestrians.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
Goal CD4 – Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, have been preserved and serve as a focal point for civic pride and identity.			
	CD4	**Historic Preservation**	
	CD4-1	*Cultural Resource Management.* We update and maintain an inventory of historic sites and buildings, professional collections, artifacts, manuscripts, photographs, documents, maps, and other archives.	City staff updates and maintains the inventory on an on-going regular basis.
	CD4-2	*Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes, and neighborhoods.	City staff are working on adaptive reuse, residential property owners, and new development standards to guide the applicant through the process and make recommendations on appropriate treatments. Certificate of Appropriateness in support of the Downtown revitalization efforts include the Starbucks at W. E Street and Euclid Ave., and Bank of Italy at B Street and Euclid Ave.
	CD4-3	*Collaboration with Outside Agencies.* We pursue opportunities to team with other agencies, local organizations, and non-profits in order to preserve and promote Ontario's heritage.	City staff collaborates with state, regional, and sub-regional agencies on historic environmental resources to avoid or mitigate impacts that projects might have. City staff completed the Jay Littleton Structure Report working with Public Services and working with Neighborhood Preservation the Historic Interpretive Program for Emporia Place.
	CD4-4	*Incentives.* We use the Mills Act and other federal, state, regional, and local programs to assist property owners with the preservation of select properties and structures.	The City has a Mills Act Program and a Downtown Façade Improvement Program to incentivize the preservation of historic buildings.
	CD4-5	*Adaptive Reuse.* We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability.	City staff receives training and support for the use of the Historic Building Code for the adaptive reuse of historic buildings.
	CD4-6	*Promotion of Public Involvement in Preservation.* We engage in programs to publicize and promote the City's and the public involvement in preservation efforts.	The City provides a variety of programs, including Landmark Plaque Program, annual Historic Preservation Awards for property owners who have excelled in historic preservation.
	CD4-7	*Public Outreach.* We provide opportunities for our residents to research and learn about the history of Ontario through the	Provide opportunities for our residents to learn about preservation through Arts and Culture programming, including the website for cataloging historic information.

Goal	*Policy*	*Action*	*Action Status/Comments*
		Planning Department, Museum of History and Art, Ontario, and the Robert E. Ellingwood Model Colony History Room.	
Goal CD5 – A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.			
	CD5	**Protection of Investment**	
	CD5-1	*Maintenance of Buildings and Property.* We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.	On-going.
	CD5-2	*Maintenance of Infrastructure.* We require the continual maintenance of infrastructure.	On-going.
	CD5-3	*Improvements to Property & Infrastructure.* We provide programs to improve property and infrastructure.	Complete the integration of New Model Colony (NMC) Development Impact Fee (DIF) credits and reimbursements with the Accela Permitting System, improving the accounting data as well as secure city assets and infrastructure.
	CD5-4	*Neighborhood Involvement.* We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods.	The Neighborhood Action Team was formed in 2019 and included key members from various City agencies. This team is the implementing entity for the Neighborhood Preservation Strategy, which is designed to create meaningful community engagement to build sustainable neighborhoods organically.
HOUSING ELEMENT			
Refer to the attached Housing Element Annual Progress Report			
COMMUNITY ECONOMICS ELEMENT			
Goal CE1 – A complete community that provides for all incomes and stages of life.			
	CE1	**Complete Community**	
	CE1-1	*Jobs-Housing Balance.* We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.	On-going.
	CE1-2	*Jobs and Workforce Skills.* We use our economic development resources to 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education, and 3) attract businesses that increase Ontario's stake and participation in growing sectors of the regional and global economy. (Refer to Social Resources Policy SR2-2).	The City is engaged in several partnership programs from local school districts (OMSD, etc.) and Community Colleges to San Bernardino County Workforce Development Department (SBCWDD). Partnering with the schools, the City continues to support the Promise Scholars Program to incentivize educational opportunities. SBCWDD oversees a suite of workforce development programs in the region that help place San Bernardino County residents in new jobs or gain new skills. These programs include job fairs at the local community colleges and high schools, job readiness workshops, and one-on-one job coaching. Additionally, SBCWDD oversees a number of educational programs to help prepare unemployed or underemployed residents to enter the workforce, including English language

Goal	*Policy*	*Action*	*Action Status/Comments*
			courses, assistance obtaining a high school diploma or General Educational Development (GED), and scholarships for higher education. As part of the Strategic Growth Council TCC grant workforce opportunities reach residents of the TCC project area specifically, SBCWDD created a permanent workforce development program within downtown Ontario. At the Ovitt Family Community Library location, residents will be able to meet with an employment counselor to learn about open job postings, upcoming training opportunities, and funding opportunities to gain new skills or higher education, and staff regarding training and education opportunities.
	CE1-3	*Regional Approach to Workforce Development.* We work with our partners to provide workforce training and development services throughout the region, recognizing that Ontario employers rely on workers living outside of the City.	SBCWDD established a Satellite Workforce Services Office to provide job training and placement assistance for residents; a new Community Benefits District in the improvement of Downtown Euclid; over $109 million of investments for new affordable housing; construction of a new First Station No. 9 in the Ontario Ranch area; and $7.7 million for street pavement rehabilitation and traffic signage projects to ensure city streets are of the highest possible quality.
	CE1-4	*Business Retention and Expansion.* We continuously improve two-way communication with the Ontario business community and emphasize customer service to existing businesses as part of our competitive advantage.	City staff engages in an on-going proactive business retention program encompassing scheduled one-on-one meetings with the business to identify needs to help enhance business services or explore possible expansion options and informal periodic check-ins.
	CE1-5	*Business Attraction.* We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.	The City continues a proactive approach to attract businesses through attendance to various conferences and tradeshows (e.g., ICSC) throughout the country and collaborate with local partners (e.g., OIAA).
	CE1-6	*Diversity of Housing.* We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses.	On-going. The City continues to collaborate with the development community on a variety of housing types for all every stage of life.
	CE1-7	*Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.	On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments.
	CE1-8	*Regional Attractions.* We encourage the development and programming of regional cultural and entertainment destinations in Ontario.	On-going. The City-Owned Toyota Area and regional Outlet Mall (Ontario Mills) are regional attractions. Currently, the City is working on the Downtown Mixed-Use District Plan to revitalize the Historic Downtown into a vibrant, culturally

Goal	*Policy*	*Action*	*Action Status/Comments*
			diverse, mixed-use entertainment destination for our community and visitors. Other regional attractions include the City's Museum of History and Art and the Chaffey Community Museum of Art, located in the City's Downtown. Through special themed exhibits and programmed cultural events, such as the yearly Ontario Festival of the Arts, the Museums attract many residents and visitors to the downtown.
	CE1-9	*Regional Leadership.* We provide leadership for public, quasi-public, and private-sector partners that help Ontario and its residents and businesses realize our goals and achieve our Vision.	On-going.
	CE1-10	*Life-Long Education.* We work with our partners who provide life-long learning to ensure that our residents and workforce have access to education at all stages of life.	On-going. We partner with nonprofit originations, health organizations, and school districts to provide and ensure life-long learning opportunities for our residents and workforce have access to education at all stages of life. The City has established and continues the Community College Promise Program to expand access to higher education, support local economic development initiatives, and encourage students to obtain a vocational or higher education degree to enhance and retain the workforce in the region.
	CE1-11	*Socioeconomic Trends.* We continuously monitor, plan for, and respond to changing socioeconomic trends.	On-going.
	CD1-12	*Circulation.* We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Refer to Mobility Public Transit).	On-going.
	CD1-13	*Safety and Security.* We invest in public safety and communicate our successes because the perception and reality of safety and security are necessary prerequisites for private investment and economic growth.	On-going.
Goal CE2 – A City of distinctive neighborhoods, districts, and corridors, where people choose to be.			
	CE2	**Place-Making**	
	CE2-1	*Development Projects.* We require new development and redevelopment to create unique, high-quality places that add value to the community. (Refer to Community Design Element).	On-going.
	CE2-2	*Development Review.* We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	CE2-3	*Interim Development.* We require interim development that does not reflect the long-term Vision, be limited in the scale of development so that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible.	On-going.
	CE2-4	*Protection of Investment.* We require that new development and redevelopment protect the existing investment by providing architecture and urban design of equal or greater quality.	On-going.
	CE2-5	*Private Maintenance.* We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. (Refer to Community Design Policy CD5-1).	On-going.
	CE2-6	*Public Maintenance.* We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm, whether on private land, in rights-of-way, or on publicly owned property. (Refer to Community Design Policy CD5-1).	On-going.
Goal CE3 – Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.			
	CE3	**Fiscal Decision-Making**	
	CE3-1	*Fiscal Impact Disclosure.* We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs.	Ongoing.
	CE3-2	*General Plan Amendments.* We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis.	On-going.
	CE3-3	*Long-Term Funding Disclosure.* We require those requesting City support or funding for projects or programs to disclose if and how they can be continued without further City support.	The City CIP is in compliance per state law and provides website with links to all revenue share agreements.
	CE3-4	*Improving Fiscal Decision-Making.* We periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve our fiscal decision-making process.	On-going.
	CE3-5	*Sustainable Development.* We recognize impacts to municipal finances as an element of sustainability, and we require claims of sustainability to assess fiscal impacts.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	CE3-6	*Fully Funded Liability.* We require long term liabilities such are retiree medical benefits, employee accrued leave balances, and self-insured liability claims to be fully funded to ensure sound, long term fiscal health.	On-going.
	CE3-7	*Programmatically Balanced Budget.* We require that the annual budget include appropriations allocated in a manner to meet the goal of the programmatically balanced budget.	On-going.
	CE3-8	*Budget Margins.* We require that the adopted budget for revenues and expenditures reflect sufficient budget margins to minimize negative impacts to City services due to economic uncertainties.	On-going.
	CE3-9	*Complete Comparative Context.* We require that our annual budget process provide the complete comparative context for proposed new and increased funding so decision makers can fully understand the trade-offs among budget choices.	On-going.
MOBILITY ELEMENT			
Goal M1 – A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.			
	M1	**Roadway Systems**	
	M1-1	*Roadway Design and Maintenance.* We require our roadways to: 1) Comply with federal, state and local design and safety standards; 2) Meet the needs of multiple transportation modes and users; 3) Handle the capacity envisioned in the Functional Roadway Classification Plan; 4) Maintain a peak hour Level of Service (LOS) E or better at all intersections; 5) Be compatible with the streetscape and surrounding land uses, and 6) Be maintained in accordance with best practices and our Right-Of-Way Management Plan.	Ongoing maintenance programs include minor street overlays, pothole repairs, and sidewalk replaceement.
	M1-2	*Mitigation of Impacts.* We require development to mitigate its traffic impacts.	Ongoing.
	M1-3	*Roadway Improvements.* We work with Caltrans, SANBAG, and others to identify, fund, and implement needed improvements to roadways identified in the Functional Roadway Classification Plan.	The City is working with Caltrans and SBCTA to improve the freeway interchanges at SR 60, and Archibald Avenue/SR 60 (projected completion in Spring 2021), in addition to, the I-10 Freeway Express Lane project. The City is also working with SBCTA and Omnitrans to improve Holt Blvd to accommodate a future Bus Rapid Transit (West Valley Connector) and improvements to the intersection of Holt Blvd.and Mountain Ave. and Holt Blvd. and Grove Ave.

Goal	*Policy*	*Action*	*Action Status/Comments*
	M1-4	*Adjacent Jurisdictions.* We work with neighboring jurisdictions to meet our level of service standards at the City limits.	The City is working with the City of Fontana on improvements to the intersection of Airport Dr. and Etiwanda Ave. and initiated a collaboration with adjacent cities to discuss sub-regional bicycle network opportunities.
	M1-5	*Complete Streets.* We work to provide a balanced context sensitive, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods and users of public transportation.	On-going.
Goal M2 – A system of trails and corridors that facilitate and encourage bicycling and walking.			
	M2	**Bicycle & Pedestrians**	
	M2-1	*Bikeway Plan.* We maintain our Multipurpose Trails and Bikeway Corridor Plan to create a comprehensive system of on-and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.	The City started the preparation of an Active Transportation Master Plan that will result in updating the City's Bicycle Plan, create a pedestrian plan, and address access to schools and transit for both pedestrians and bicyclists. The plan is expected to be completed in 2021.
	M2-2	*Bicycle System.* We provide off-street multipurpose trails and Class II bikeways as our primary paths of travel and use the Class III for connectivity in constrained circumstances.	As part of the TCC grant, design began on 5-mile buffered bike lane improvements on Mission Blvd.
	M2-3	*Pedestrian Walkways.* We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.	The City was awarded a $7 million Active Transportation Plan (ATP) grant for more than 3 miles of missing sidewalks, 189 handicap ramps, and two enhanced crossings. As part of the TCC grant, design includes three missing sidewalk sections and enhanced crossings on Holt Blvd. and Euclid Ave.
	M2-4	*Network Opportunities.* We explore opportunities to expand pedestrian and bicycle networks. This includes consideration of utility easements, levees, drainage corridors, road rights-of-way, medians, and other potential options.	On-going.
Goal M3 – A public transit system that is a viable alternative to automobile travel and meets the basic transportation needs of transit dependent.			
	M3	**Public Transit**	
	M3-1	*Transitional Areas.* We require development in transitional areas to protect the quality of life of current residents.	On-going.
	M3-2	*Transit Facilities at New Development.* We require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary.	On-going. These improvements are incorporated into the design of street improvements where applicable.
	M3-3	*Transit-Oriented Development.* We may provide additional development-related incentives to those inherent in the Land Use Plan for projects that promote transit use.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	M3-4	*Bus Rapid Transit (BRT) Corridors.* We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan.	On-going. The City continues to work with SBCTA and Ominitrans to refine the design of the West Valley Connector (BRT) project.
	M3-5	*Light Rail.* We support the extension of the Metro Rail Gold Line to Ontario and will work to secure station locations adjacent to the Meredith site and at the proposed multimodal transit center.	The City continues to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project that will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation including light rail opportunities.
	M3-6	*Metrolink Expansion.* We advocate expansion of Metrolink service to include the Downtown and the multimodal transit center.	On-going.
	M3-7	*High-Speed Rail.* We encourage the development of high-speed rail systems that would enhance regional mobility in southern California and serve the City of Ontario.	On-going.
	M3-8	*Feeder Systems.* We work with regional transit agencies to secure convenient feeder service from the Metrolink station and the proposed multimodal transit center to employment centers in Ontario.	The City supported SBCRTA's pilot program that offers Lyft connections to and from the Ontario International Airport and three Metrolink stations.
	M3-9	*Ontario Airport Metro Center Circulator.* We will explore the development of a convenient mobility system, including but not limited to shuttle service, people mover, and shared car system for the Ontario Airport Metro Center.	On-going.
	M3-10	*Multimodal Transit Center.* We intend to ensure the development of a multimodal transit center near LAONT airport to serve as a transit hub for local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center circulator, and other future transit modes.	City staff continues to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project that will help determine the best location for an MTC on or near the Ontario International Airport that will serve all modes of transportation.
	M3-11	*Transit and Community Facilities.* We require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit. Conversely, we plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities.	The City continues to work with the community in assessing potential needs and collaborate with Omnitrans in potential modifications related to their routes and service levels.
Goal M4 – An efficient flow of goods through the City that maximizes economic benefit and minimizes negative impacts.			
	M4	**Goods Movement**	
	M4-1	*Truck Routes.* We designate and maintain a network of City truck routes that provide for the effective transport of goods while	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
		minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.	
	M4-2	*Regional Participation.* We work with regional and sub-regional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently, and minimize negative environmental impacts. (Refer to Environmental Resources Policy ER4-3).	City staff works with our regional partners (Southern California Association of Governments (SCAG), California Air Resouces Board (CARB), and SBCTA) as new strategies are developed.
	M4-3	*Railroad Grade Separations.* We eliminate at-grade rail crossings identified on the Functional Roadway Classifications Plan.	On-going.
	M4-4	*Environmental Considerations.* We support efforts to reduce/eliminate the negative environmental impacts of goods movement.	Through the City's rezoning efforts to ensure the zoning of properties were consistent with the City's adopted General Plan, in part, to ensure warehousing/ industrial uses will be compatible with adjacent land uses.
	M4-5	*Air Cargo.* We support and promote a LAONT that accommodates 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated.	In 2018, local control of the Ontario International Airport was acquired through the formation of the OIAA JPA. The City continues to review development applications for on-airport development projects to ensure the impacts are adequately mitigated.
Goal M5 – A productive leadership role to help identify and facilitate implementation strategies that address regional transportation challenges.			
	M5	**Regional Transportation**	
	M5-1	*Regional Leadership.* We maintain a leadership role to help identify and implement potential solutions to long-term regional transportation problems.	City staff are active participants on the SBCTA's Transportation Technical Committee, the SCAG SoCal Connects Technical Working Group, and the State's Active Transportation Advisory Committee.
	M5-2	*Land Use Compatibility with Regional Transportation Facilities.* We work with LAWA, railroads, Caltrans, SANBAG, and other transportation agencies to minimize impacts.	On-going.
ENVIRONMENTAL RESOURCE ELEMENT			
Goal ER1 – A reliable and cost-effective that permits the City to manage its diverse water resources and needs.			
	ER1	**Water and Wastewater**	
	ER1-1	*Local Water Supply.* We increase local water supplies to reduce our dependence on imported water.	The City collaborates with the Metropolitan Water District (MWD) and Inland Empire Utilities Agency (IEUA) in support of local water supplies.
	ER1-2	*Matching Supply to Use.* We match the water supply and quality to the appropriate use.	On-going.
	ER1-3	*Conservation.* We require conservation strategies that reduce water usage.	On-going. The Community Climate Action Plan provides water conservation measures, and associated landscape conservation measures. In addition, the Ontario Municipal Utility Company provides citizens with access to water conservation programs.

Goal	*Policy*	*Action*	*Action Status/Comments*
	ER1-4	*Supply-Demand Balance.* We require that available water supply and demands be balanced.	On-going.
	ER1-5	*Groundwater Management.* We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban runoff, and recharge the aquifer.	On-going.
	ER1-6	*Urban Run-Off Quantity.* We encourage the use of low impact development strategies to intercept run-off, slow the discharge rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems.	On-going.
	ER1-7	*Urban Run-Off Quality.* We require the control and management of urban runoff, consistent with Regional Water Quality Control Board regulations.	On-going.
	ER1-8	*Wastewater Management.* We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.	On-going.
Goal ER2 – A cost effective, integrated waste management system that meets or exceed state and federal recycling and waste diversion mandates.			
	ER2	**Solid Waste & Recycling**	
	ER2-1	*Waste Diversion.* We shall meet or exceed the AB 939 requirements.	On-going.
	ER2-2	*Hazardous and Electronic Wastes.* We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law.	On-going.
	ER2-3	*Purchase Products Made from Recycled Materials.* We purchase recycled-content products where it is cost-effective.	On-going.
Goal ER3 – Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.			
	ER3	**Energy**	
	ER3-1	*Conservation Strategy.* We require conservation as the first strategy to be employed to meet applicable energy-saving standards.	On-going.
	ER3-2	*Green Development – Communities.* We encourage the use of the LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	ER3-3	*Building and Site Design.* We require new construction to incorporate energy-efficient building and site design strategies, which could include appropriate solar orientation, maximum use of natural daylight, passive solar, and natural ventilation.	On-going. The City has adopted the most current Uniform Building Code Title 24 requirements and incorporates energy-efficient and site design strategies in compliance with the Community Climate Action Plan implementation strategies.
	ER3-4	*Green Development – Public Buildings.* We require all new and substantially renovated City buildings in excess of 10,000 square feet to achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council.	On-going. New and renovated City Facilities are designed to incorporate site and building conservation measures.
	ER3-5	*Fuel-Efficient and Alternative Energy Vehicles and Equipment.* We should purchase and use vehicles and equipment that are fuel-efficient and meet or surpass state emissions requirements and/or use renewable sources of energy.	City staff has procured two additional electric fleet vehicles and provides on-going operation and maintenance of 76 CNG trash trucks. Working in partnership with public and private entities, the City has installed an additional 4 EV chargers for a total of 28 level two chargers installed at public facility city-wide. City staff participated in the development of the SBCOG EV Readiness Plan, completed in 2019.
	ER3-6	*Generation – Renewable Sources.* We promote the use of renewable energy sources (e.g., solar, wind, biomass) in public and private sector development.	The City has secured a third-party partner to conduct a city-facilities energy audit in support of enhancing energy conservation measures and location for potential renewable energy solutions. Through the TCC grant, the City's partner Grid Alternatives initiated the solar installation program to install up to 100 low-income single-family homes and several multi-family projects.
Goal ER4 – Improve indoor and outdoor air quality and reduced locally generated pollutant emissions.			
	ER4	**Air Quality**	
	ER4-1	*Land Use.* We reduce GHG and other local pollutant emissions through compact, mixed-use, and transit-oriented development and development that improves the regional jobs-housing balance.	On-going.
	ER4-2	*Sensitive Land Uses.* We prohibit the future siting of sensitive land uses within the distances defined by the California Air Resources Board for specific source categories without sufficient mitigation.	City staff project review process incorporates a pilot Healthy Development Checklist in support of Healthy Ontario objectives and the potential need to conduct a Health Risk Assessment.
	ER4-3	*Greenhouse Gases (GHG) Emissions Reductions.* We reduce GHG emissions in accordance with regional, state, and federal regulations.	The City has been implementing reduction measures within the Ontario Community Climate Action Plan, adopted by the City Council in 2014, in conjunction with those reduction measures identified within the SBCTA Greenhouse Gas Inventory and Reduction Plan sub-regional efforts.
	ER4-4	*Indoor Air Quality.* We will comply with State Green Building Codes relative to indoor air quality.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	ER4-5	*Transportation.* We promote mass transit and non-motorized mobility options (walking, biking) to reduce air pollutant emissions.	On-going.
	ER4-6	*Particulate Matter.* We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards.	On-going.
	ER4-7	*Other Agency Collaboration.* We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source.	On-going.
	ER4-8	*Tree Planting.* We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality.	On-going. The City is designated as a "Tree City". The City annually plants new trees and/ore replaces dead, diseased or damaged trees to increase carbon sequestration and help with the regional and local air quality.
Goal ER5 – Protect high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.			
	ER5	**Biological, Mineral and Agricultural Resources**	
	ER5-1	*Habitat Conservation Areas.* We support the protection of biological resources through the establishment, restoration, and conservation of high-quality habitat areas.	On-going.
	ER5-2	*Entitlement and Permitting Process.* We comply with state and federal regulations regarding protected species.	On-going.
	ER5-3	*Right to Farm.* We support the right of existing farms to continue their operations within the New Model Colony.	The City allows existing agricultural uses to continue for as long as they wish to operate and interim agricultural uses to operate.
	ER5-4	*The transition of Farms.* We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses.	On-going.
	ER5-5	*Mining Operations.* We prohibit future mining operations where the resource extraction activities are incompatible with existing or proposed adjacent land uses.	On-going.
SAFETY ELEMENT			
Goal S1 – Minimize risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced or other geological hazards.			
	S1	**Seismic & Geologic Hazards**	
	S1-1	*Implementation of Regulations and Standards.* We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.	On-going.
	S1-2	*Entitlement and Permitting Process.* We follow state guidelines and the California Building Code to determine when development	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
		proposals must conduct geotechnical and geological investigations.	
	S1-3	*Continual Update of Technical Information.* We maintain up-to-date California Geological Survey seismic hazard maps.	On-going.
	S1-4	*Seismically Vulnerable Structures.* We conform to state law regarding unreinforced masonry structures.	On-going.
Goal S2 – Minimize risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.			
	S2	**Flood Hazards**	
	S2-1	*Entitlement and Permitting Process.* We follow State guidelines and building codes to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.	On-going.
	S2-2	*Flood Insurance.* We will limit development in flood plains and participate in the National Flood Insurance Program.	On-going.
	S2-3	*Facilities that Use Hazardous Materials.* We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year flood zone unless all standards of elevation, floodproofing, and storage have been implemented to the satisfaction of the Building Department.	On-going.
	S2-4	*Prohibited Land Uses.* We prohibit the development of new essential and critical facilities in the 100-year floodplain.	On-going.
	S2-5	*Storm Drain System.* We maintain and improve the storm drain system to minimize flooding.	On-going.
	S2-6	*Use of Flood Control Facilities.* We encourage the joint use of flood control facilities as open space or other types of recreational facilities.	The city continues to support the Mill Creek Wetlands, a multi-jurisdictional regional watershed water quality management project via stormwater wetlands treatment.
Goal S3 – Reduce the risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.			
	S3	**Fire & Rescue Hazards**	
	S3-1	*Prevention Services.* We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code.	On-going.
	S3-2	*Community Outreach*. We provide education to local schools and community groups to promote personal and public safety.	On-going. The Ontario Fire Department offers Automated External Defibrillator (AED) classes, cardiopulmonary resuscitation (CPR) classes, and has sponsored

Goal	*Policy*	*Action*	*Action Status/Comments*
			Fire Explorer Post #357 since January 1, 1995. This on-going program is a fire service career introduction program that is "youth lead/youth ran" and coordinated by volunteer fire service adult advisors. Community Emergency Response Team (CERT) classes.
	S3-3	*Fire and Emergency Medical Services.* We maintain sufficient fire stations, equipment, and staffing to respond effectively to emergencies.	On-going.
	S3-4	*Special Team Services.* We maintain effective special rescue services.	On-going.
	S3-5	*Emergency Communication Services.* We maintain a 9-1-1 emergency communication and dispatch center.	On-going.
	S3-6	*Interagency Cooperation.* In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan.	On-going.
	S3-7	*Water Supply and System Redundancy.* We monitor our water system to manage firefighting water supplies.	On-going.
	S3-8	*Fire Prevention through Environmental Design.* We require new development to incorporate fire prevention considerations in the design of streetscapes, sites, open spaces, and buildings. (Refer to Community Design Element).	On-going.
	S3-9	*Resource Allocation.* We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly.	On-going.
Goal S4 – An environment where noise does not adversely affect the public's health, safety, and welfare.			
	S4	**Noise**	
	S4-1	*Noise Mitigation.* We utilize the City's Noise Ordinance, building codes, and subdivision and development code regulations to mitigate noise impacts.	On-going.
	S4-2	*Coordination with Transportation Authorities.* We collaborate with airport owners, FAA, Caltrans, SANBAG, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of and updates to transportation-related plans to minimize noise impacts and provide appropriate mitigation measures.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	S4-3	*Airport Noise Mitigation.* We aggressively pursue funding and utilize programs to reduce the effects of aircraft noise in impacted areas of our community.	The City of Ontario continues to manage the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The program focused on land acquisition and noise insulation of residential properties impacted by airport noise. The City continues to support the OIAA to maintain the Noise Management Program for ONT.
	S4-4	*Truck Traffic.* We manage truck traffic to minimize noise impacts on sensitive land uses.	On-going.
	S4-5	*Roadway Design.* We design streets and highways to minimize noise impacts.	On-going.
	S4-6	*Airport Noise Compatibility.* We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise-sensitive land uses within airport noise impact zones.	On-going. The City continues to implement the Ontario Airport Land Use Compatibility Plan.
Goal S5 – Reduce the risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.			
	S5	**Wind-Related Hazards**	
	S5-1	*Backup Power in Critical Facilities.* We require backup power to be maintained in critical facilities.	On-going. The City provides back-up power facilities to critical facilities and exploring opportunities to incorporate battery storage as feasible.
	S5-2	*Dust Control Measures.* We require the implementation of Best Management Practices for dust control at all excavation and grading projects.	On-going.
	S5-3	*Grading in High Winds.* We prohibit excavation and grading during strong wind conditions, as defined by the Building Code.	On-going.
Goal S6 – Reduce potential for hazardous materials exposure and contamination.			
	S6	**Hazardous Materials & Waste**	
	S6-1	*Disclosure and Notification.* We enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport.	On-going.
	S6-2	*Response to Hazardous Materials Releases.* We respond to hazardous materials incidents and coordinate these services with other jurisdictions.	On-going.
	S6-3	*Safer Alternatives.* We minimize our use of hazardous materials by choosing non-toxic alternatives that do not pose a threat to the environment.	On-going.
	S6-4	*Safe Storage and Maintenance Practices.* We require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases.	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
	S6-5	*Location of Hazardous Material Facilities.* We regulate facilities that will be involved in the production, use, storage, or disposal of hazardous materials, pursuant to federal, state, county, and local regulations so that impacts to the environment and sensitive land uses are mitigated.	On-going.
	S6-6	*Location of Sensitive Uses.* We prohibit new sensitive land uses from locating within airport Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials. (Refer to Land Use Element).	On-going.
	S6-7	*Household Hazardous Waste.* We support the proper disposal of household hazardous substances.	On-going. The City continues to operate the Household Hazardous Waste Facility for our residents to ensure proper disposal.
	S6-8	*Mitigation and Remediation of Groundwater Contamination.* We actively participate in local and regional efforts directed at both mitigating environmental exposure to contaminated groundwater and taking action to clean up contaminated groundwater once exposure occurs.	On-going.
	S6-9	*Remediation of Methane.* We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.	On-going.
Goal S7 – Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.			
	S7	**Law Enforcement**	
	S7-1	*Police Unit Response.* We respond to calls requiring service in a timely manner.	On-going.
	S7-2	*Community Oriented Problem Solving (C.O.P.S.).* We support and maintain the mission of COPS to identify and resolve community problems.	On-going. The Ontario Police Department has a Community Oriented Police Division. They partner with Community Improvement and Public Works to resolve community problems.
	S7-3	*Prevention Services.* We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods.	On-going. Youth: Every 15 mins, Drug Awareness, Drunk Driving Awareness, Fatal Vision, Teen Dating Violence Parents/Children: Bicycle Safety, Bullying Prevention, Child Abuse Awareness, Child Safety/Dangerous People, Finger Printing, Drug Use Prevention; Seniors: Fraud Prevention, Elder Abuse Prevention; Businesses: Building Security Guidelines, Business Burglary Prevention, Internal Theft/White Collar Crimes, Retail Security Guidelines, Neighborhoods: Neighborhood Watch, Ontario Night Out.

Goal	*Policy*	*Action*	*Action Status/Comments*
	S7-4	*Crime Prevention through Environmental Design (CPTED).* We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings.	On-going. Continuously working with other City agencies to incorporate CPTED. We have a Police Representative who is embedded in this project review process. In addition, there are programs available through Crime Prevention.
	S7-5	*Interdepartmental Coordination.* We utilize all City departments to help reduce crime and promote public safety.	On-going. Collaboration with Community Life and Culture, Public Works, and Community Improvement.
	S7-6	Partnerships. We partner with other local, state, and federal law enforcement agencies and private security providers to enhance law enforcement service to Ontario.	On-going. Currently partnering with FBI, County Probation, County Crisis Team and Private security to enhance law enforcement and other services for city residents.
	S7-7	*Resource Allocation.* We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly.	On-going. Crime Analysis Unit provides information to attempt to predict crime. This allows for the police resources to be allocated in an attempt to reduce crime.
Goal S8 – Disaster resilient, prepared community through effective emergency/disaster preparedness, response, mitigation and recovery.			
	S8	**Emergency Management**	
	S8-1	*State and Federal Mandates.* We maintain emergency management programs that meet the requirements of the State of California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS).	On-going. Continued compliance with SEMS and NIMS.
	S8-2	*Emergency Management Plans.* We maintain, update, and adopt the Emergency Operations Plan (EOP) and the Hazard Mitigation Plan (HMP).	The City updated the EOP in 2017 and is anticipated to be updated in 2021, while the HMP was updated in 2018 with revision due in 2023.
	S8-3	*Emergency/Disaster Training and Exercises.* We conduct training and exercises to prepare for and evaluate emergency/disaster response and recovery procedures.	On-going training, including Active Shooter Training, Stop the Bleed, and CERT. Train and credential EOC responders through the West End Academy under the California Specialized Training Institute outreach program.
	S8-4	*Interagency Collaboration.* We partner with public and private organizations, such as participation in the California Mutual Aid Agreement, in order to enhance and complement our planning and response capabilities.	On-going. City staff has on-going coordination and collaboration with the San Bernardino County Operational Area, West End Emergency Response Commission, San Bernardino County Collaborative Organizations Active in Disaster.
	S8-5	*Interdepartmental Coordination.* We utilize all City departments to help support emergency/disaster mitigation, preparedness, response mitigation, and recovery.	On-going monthly coordination meetings with the Emergency Management Working Committee comprised of all city departments.
	S8-6	*Community Outreach.* We provide education to the community to promote personal, family, and community emergency preparedness.	On-going. City staff manages and coordinates the Community Emergency Response Team and youth program providing training and includes CERT Basic Training. Outreach through Leaders in Preparedness Academy, Summer Concerts in the Park, Ontario Night Out, Ontario Preparedness Month, Fire Open House and Annual Emergency Preparedness Expo.
PARKS & RECREATION ELEMENT			

Goal	*Policy*	*Action*	*Action Status/Comments*
Goal PR1 – A system of safe and accessible parks that meets the needs of the community.			
	PR1	**Planning & Design**	
	PR1-1	*Access to Parks.* We strive to provide a park and/or recreational facility within walking distance (¼ mile) of every residence.	On-going.
	PR1-2	*Adjacency to Schools.* We examine locating parks adjacent to school sites to promote joint-use opportunities.	On-going.
	PR1-3	*Funding.* We shall seek outside, one-time sources of funding for capital improvements and reserve ongoing City funds primarily for operations and maintenance.	On-going. The City continues to pursue Kaiser Permanente funding in order to make capital improvements (such as trails, lighting, bathroom improvements, and outdoor fitness equipment) in several parks based on a community needs assessment.
	PR1-4	*Joint-use Opportunities.* In areas where there is a need but no City recreational facility, we explore joint-use opportunities (e.g., school sites).	On-going.
	PR1-5	*Acreage Standard.* We strive to provide 5 acres of parkland (private and public) per 1,000 residents.	On-going.
	PR1-6	*Private Parks.* We expect the development to provide a minimum of 2 acres of developed private park space per 1,000 residents.	On-going.
	PR1-7	*Special Needs/Universal Design.* We attempt to provide recreational opportunities at parks for people of all ages and abilities.	City staff is in the process of developing a Great Park Concept Plan to plan for phased active/passive spaces and entertainment venues and leveraging opportunities for innovation in water conservation and environmental stewardship.
	PR1-8	*Renovation.* We examine renovating existing facilities prior to building replacement facilities.	The Anthony Munoz Park Community Center renovation started construction in 2020 and is expected to be completed in Summer 2021.
	PR1-9	*Phased Development.* We require parks to be built in new communities before a significant proportion of residents move in.	On-going.
	PR1-10	*Master Plans for Individual Park Facilities.* We require an individual park master plan for parks in excess of 10 acres.	On-going.
	PR1-11	*Environmental Function of Parks.* We require new parks to meet environmental management objectives.	On-going.
	PR1-12	*Trails.* We promote connections between parks and local trails, including those managed by other public agencies.	On-going.
	PR1-13	*Equestrian Trails.* We require the design, construction, and maintenance of equestrian trails in Rural Residential designated areas.	On-going.
	PR1-14	*Multi-family Residential Developments.* We require that new multi-family residential developments of five or more units	On-going.

Goal	*Policy*	*Action*	*Action Status/Comments*
		provide recreational facilities or open space, in addition to paying adopted impact fees.	
	PR1-15	*Trail Connectivity.* We strengthen and improve the equestrian, bike, and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions.	As part of the TCC grant, the Grove Connector project, from D Street to Nocta Street at James Galanis Park is completed. This trail connects to the G Street Crosstown bike lane, which connects to the City of Montclair.
	PR1-16	*Equestrian Master Plan.* We use Homer Briggs Park as the primary focal point for the development of a Master Plan of Equestrian Trails in the Rural Residential area.	On-going.
Goal PR2 – A range of recreational programs provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.			
	PR2	**Programming**	
	PR2-1	*Participation.* We program park facilities to maximize utilization and participation while considering park size, location, and population served.	On-going. The City hosts a neighborhood Fair at De Anza Park and has utilized this event to kick-off the parks and recreation master plan to get community participation.
	PR2-2	*Needs Assessment.* We track the needs and priorities for recreational programming and look for ways to meet demand.	On-going.
	PR2-3	*Community Involvement.* We involve the local community in planning programs for neighborhood and community park facilities.	On-going. The City has hosted monthly community forums at our recreation centers to solicit feedback from the community on issues that matter in their neighborhoods. We also have a very active teen action committee (Advocates for a Healthy Life), and they advocated for a smoke -free park policy that City Council adopted.
	PR2-4	*Access to Programs.* We provide a range of program opportunities for residents of all income levels.	On-going. The City has provided free classes daily to our community, including free Zumba classes. We have also partnered with a local healthcare provider to offer free health screenings in our community centers.
	PR2-5	*Partnerships.* We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of recreational programs.	On-going.
	PR2-6	*Crime Deterrents.* We promote and participate in recreational programming as part of our crime prevention effort.	On-going.
SOCIAL RESOURCES ELEMENT			
Goal SR1 – A community where residents have access to information, services and goods that improve their health and well being.			
	SR1	**Health**	
	SR1-1	Partnering for Healthcare. We work with healthcare providers, and local, regional, state, and federal agencies to attract and retain a diversity of affordable, quality healthcare and facilities for the entire community.	On-going. The Healthy Ontario Program, in place since 2010, continues to serve our community through a strong partnership with a coalition of over 25 participants, including Kaiser Permanente, Department of Public Health and San Antonio Regional Hospital and local clinics.

Goal	*Policy*	*Action*	*Action Status/Comments*
	SR1-2	*Nutrition Choices.* We support the promotion of healthy nutritional food choices in the community.	On-going. The City partners with Huerta Del Valle Community Garden and Urban Farm to bring fresh, local organic produce to the community at affordable prices, including local community-supported agriculture (CSA program). We partnered with UC Cooperative Extension to provide nutrition education classes at our community centers to support healthy nutritional choices and with the Ontario Montclair School District to provide free Summer meals to our community through our community centers and library.
	SR1-3	*Healthy Education.* We promote health education, including disease prevention, mental health, nutrition, and physical fitness.	On-going. The City through our community engagement activities have five community promotores that promote all the health education resources available to the community through our centers or through partner organizations.
	SR1-4	*Physical Activity.* We encourage activities and community design that improves the physical fitness of our community members.	On-going. In 2019 the City contracted to prepare a citywide Active Transportation Master Plan to encourage walking and bike riding throughout the City.
Goal SR2 – A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.			
	SR2	**Education**	
	SR2-1	*Education Partners.* We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community.	On-going.
	SR2-2	*Workforce Training.* We work with industrial organizations, businesses, and educational institutions to create opportunities for workforce training.	On-going. City staff partnering with San Bernardino County Workforce Development located a satellite office Ontario Library to provide jobs and training resources directly to our community.
	SR2-3	*Joint-use Facilities.* We partner with public and private educational institutions to jointly use facilities for both City and educational purposes	On-going.
	SR2-4	*Access to Schools.* We work with our local and regional partners to improve safety in and around schools and to improve access for all citizens of all ages and abilities to schools and community services such as afterschool and other programs.	On-going. The City annually partner with parents, students, schools, and our police department to celebrate National Walk to School Day to bring awareness and resources to safety around our schools. We have also secured several rounds of Caltrans Active Transportation funding to improve sidewalks, handicap ramps, and safety crossings near our schools.
	SR2-5	*School Facilities.* We plan and coordinate with the school districts for designing and locating school facilities to meet the city's goals, such as for health, walkability, and safety, and to minimize impacts to the existing neighborhood.	On-going.
Goal SR3 – A range of community and leisure programs and activities provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.			
	SR3	**Community & Leisure Activities**	

Goal	*Policy*	*Action*	*Action Status/Comments*
	SR3-1	*Partnerships.* We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of community activities and events to citizens.	On-going.
	SR3-2	*Needs Assessment.* We promote information about leisure activities, classes, and special events and other services and activities to our community.	A Library Facility Needs Assessment and Master Plan was initiated in 2019 to identify space and facilities needs and/or alternative service delivery options for the city and defining best approaches to address identified needs.
	SR3-3	*Program Outreach.* We promote information about leisure activities, classes, and special events and other services and activities in our community.	On-going. The City provides information on all City programming through our Ontario Living magazine, on social media, and through a Promotore Outreach program.
	SR3-4	*Community Events.* We plan and actively participate in regularly scheduled community events and seasonal or yearly citywide events.	On-going. The City annually celebrates our annual 5K Reindeer Run, Christmas on Euclid, and Concerts in the Park.
	SR3-5	*Community Activities as Crime Deterrents.* We promote and participate in community activities as part of our crime prevention efforts. (Refer to Safety Element S7-3).	On-going. The City annually celebrates National Night Out at all City Park facilities to bring community awareness to Crime Prevention efforts.
Goal SR4 – City libraries that connect community members of all ages and abilities to a broad range of programs, communication and informational resources.			
	SR4	**Library**	
	SR4-1	*Community Needs.* We identify and monitor community needs for library services, technology, and facilities, and tailor them to effectively meet those needs.	On-going. Through community outreach events the City has developed and implemented the Lightspeed Makerspace at Lewis Family Branch, Implementation of JVS So Cal partnership at Ovitt Family Community Library, creation of Workforce office at Ovitt to meet the needs of job seekers on West end of San Bernardino County, hiring of consultant services to further identify community needs by hosting of focus groups and performed a Community Library Needs Assessment through six community conversations and one survey to determine the future needs of our community, such as new library locations, satellite offices, and potential bookmobile locations.
	SR4-2	*Interagency Coordination.* We leverage relationships with outside agencies, educational institutions, and neighboring jurisdictions to share the library resources to the benefit of Ontario residents.	On-going. Partnership with four school districts and adult schools to share library resources, KinderGo program which invites other City employees to take part in library programming at school sites, in addition to partnerships with community organizations to provide library programming and access to resources.
	SR4-3	*Library Outreach.* We outreach to the community to increase the patronage of the library.	On-going. Outreach includes attendance at the opening of Little Free Library at HOA in Creek Side, annual attendance at weekly Movies in the Parks events, regular outreach to school/campus events, weekly outreach to Senior Center and other homebound locations, Ontario Reign partnership and outreach at games,

Goal	*Policy*	*Action*	*Action Status/Comments*
			Little Learners, Big Futures, and other programming as outreach to introduce families to libraries, Volunteer Program for those 13 and up.
	SR4-4	*Coordination with other Community Services.* We coordinate library programs with other recreational and community programs and facilities.	On-going. Annual participation in Agency-wide efforts: Dia de Los Muertos program at Museum, Festival of the Arts staffing and volunteer coordination, Library tours for Recreation Tiny Tots program, implementation of Ontario on the Go mobile vehicle in collaboration with Recreation/Museum. Attendance at Citywide programming: 4th of July parade participation, Ontario's Night Out, first annual Ontario Neighborhood Fair event in February at De Anza Park. Quarterly programming meeting to support museum exhibits with displays, Programming in support of summer meal sites at Westwind and DeAnza, use of Senior Center facility for summer performers, Huerta del Valle summer programming.
	SR4-5	*Focal Points of the Community.* We design and program Ontario's libraries as focal points of community engagement, including public outreach and community engagement.	On-going. Several large and ongoing programs that create positive engagement with our community: Star Wars Day, Summer at Ontario City Library, Lunch at the Library, ongoing Library Master Plan approach, KinderFair, storytimes, Ontario Reads, Lightspeed makerspaces at both library locations and free Wi-Fi at both locations.
	SR4-6	*Robert E. Ellingwood Model Colony History Room*. We work with the Museum of History and Art, Ontario in order to collect, preserve and display artifacts and images from Ontario's heritage and connect the City's past to the present through the History Room.	On-going.
Goal SR5 – Local heritage, entertainment and cultural experiences that enrich the lives of Ontario's residents, workers, and visitors and serve to attract residents and businesses to the City.			
	SR5	**Entertainment & Culture**	
	SR5-1	*Provisions of Entertainment and Culture.* We support a range of entertainment and cultural experiences, such as public art, exhibitions, and performances.	On-going. Community Life & Culture Agency supports a range of arts experiences from the Arts Festival, Summer Concert Series, and Museum Exhibits.
	SR5-2	*Local Heritage Education.* We partner with educational providers to promote culture and heritage. (Refer to Historic Preservation Section of Community Design Element).	On-going. Community Life & Culture Agency maintains collections related to local history and partners with Heritage organizations to promote Culture & Heritage.
	SR5-3	*Public Art.* We encourage public art in buildings, parks, open spaces, and other public and private spaces.	On-going.
	SR5-4	*Private-Public Sector Events.* We partner with private and non-profit sectors to provide and promote participation in cultural activities, including fairs, festivals, and other events geared to neighborhoods, the City as a whole, and the region.	On-going. Community Life & Culture Agency coordinates the Arts & Culture working group which consists of local nonprofits conducting arts programming and activities within the City.

Goal	*Policy*	*Action*	*Action Status/Comments*
	SR5-5	*Promotion of Ontario Artists and Musicians.* We promote awareness of entertainment and culture produced in Ontario.	On-going. Community Life and Culture Agency hosts the annual Arts & Culture Festival highlighting work from local artists.

EXHIBIT A

2020 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

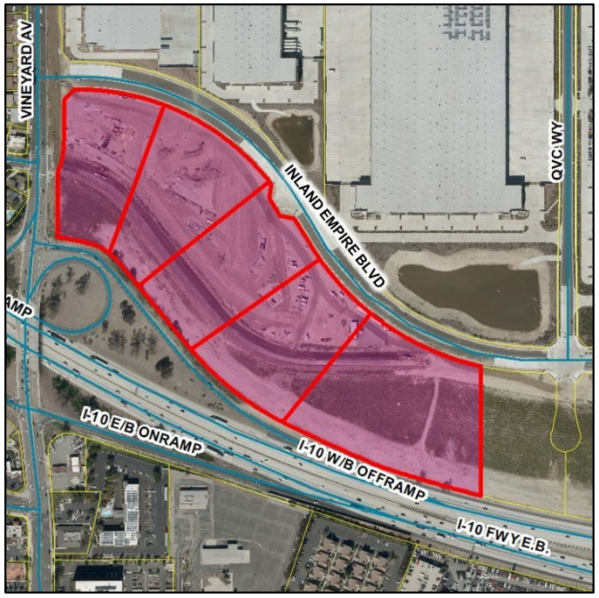
ATTACHMENT 1

Amendments to the General Plan in 2020

Amendments to the General Plan in 2020

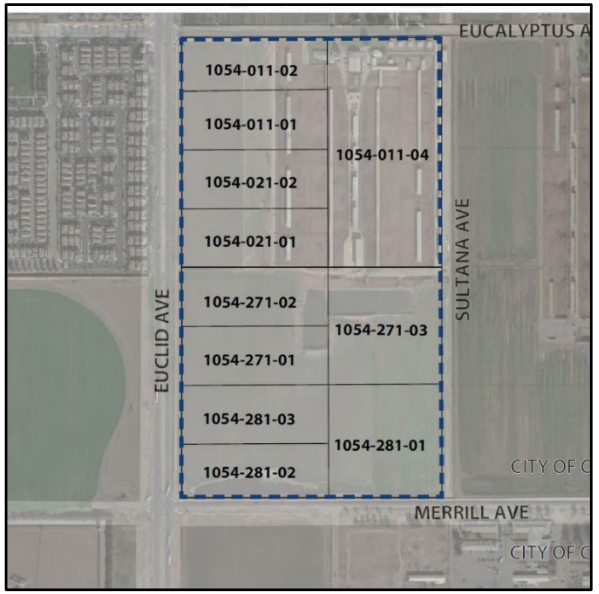
File No.: PGPA 20-001 (General Plan Amendment)

A request to change the General Plan Land Use designation to be consistent with the land use designation change for the Meredith International Centre Specific Plan that established a Mixed-Use Overlay district on 22.39 acres of land within a portion of the Planning Area 2 (Urban Commercial) land use district. The application was approved by the City Council on March 3, 2020



File No.: PGPA 18-008 (General Plan Amendment)

A request to change the land use designation on 24 acres of land from Office Commercial to Business Park\Industrial, change the land use designation on 18.7 acres of land from Low Density Residential to Business Park\Industrial, and change the land use designation on 42 acres of land from General Commercial to Business Park\Industrial on property generally bordered by Eucalyptus Avenue, Merrill Avenue, Sultana Avenue, and Euclid Avenue. The application was approved by the City Council on September 15, 2020.



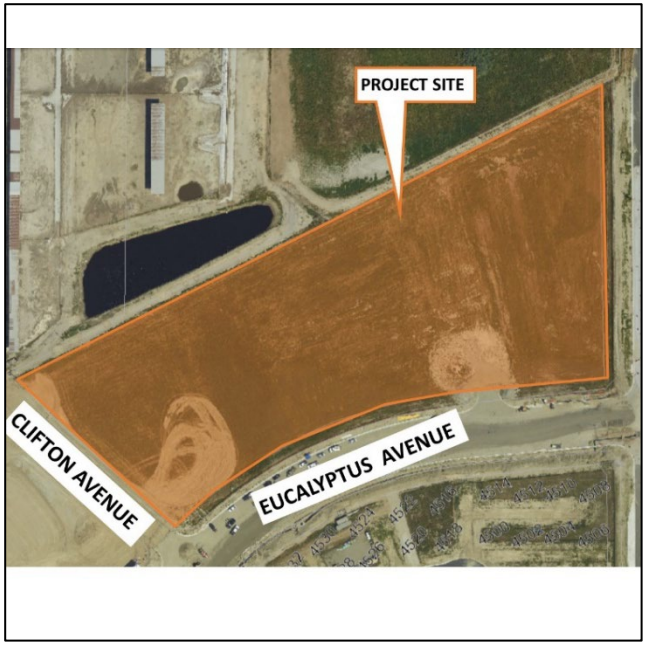
File No.: PGPA 19-009 (General Plan Amendment)

A request to change the land use designation on 0.214-acre of vacant land abutting property addressed as 1526 South Euclid Avenue, from Rural Residential to Low Medium Density Residential. The application was approved by the City Council on October 20, 2020.



File No.: PGPA 19-003 (General Plan Amendment)

A request to change the land use designation on 8.57 acres of land from Low Density Residential to Medium Density Residential on property generally located at the northeast corner of Clifton Avenue and Eucalyptus Avenue. The application was approved by the City Council on October 20, 2020.



File No.: PGPA 19-008 (General Plan Amendment)

A request to change the land use designation on 10.49 acres of land located from School to Low-Medium Density Residential at the northeast corner of La Avenida Drive and Manitoba Place. The application was approved by the City Council on November 17, 2020.



File No.: PGPA 19-007 (General Plan Amendment)

A request to change the land use designation on 46.97 acres of land from Mixed Use and Open Space – Non-Recreation to Industrial and General Commercial located at the northwest corner of Milliken Avenue and Riverside Drive. The application was approved by the City Council on November 17, 2020.



EXHIBIT B-1
2020 HOUSING ELEMENT
ANNUAL PROGRESS REPORT

Please Start Here

General Information	
Jurisdiction Name	Ontario
Reporting Calendar Year	2020
Contact Information	
First Name	Rudy
Last Name	Zeledon
Title	Planning Director
Email	rzeledon@ontarioca.gov
Phone	9093952422
Mailing Address	
Street Address	303 East B Street
City	Ontario
Zipcode	91764

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_28_20

Jurisdiction	Ontario	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5						6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	1543	1543	652	0	0	
	105153105 105153106	Addresses to be assigned at Building Permit		PDEV20-003	SFD	O	2/7/20							92	92	92	0	No	
	021816101 021821123	Addresses to be assigned at Building Permit		PDEV20-004	SFD	O	2/2/20							100	100	100	0	No	
	021816101 021821123	Addresses to be assigned at Building Permit		PDEV20-004 Continued	5+	R	2/2/20							114	114	114	0	No	
	021816101 021821123	Addresses to be assigned at Building Permit		PDEV20-004 Continued	SFA	O	2/2/20							120	120	120	0	No	
	021832117 021832130	Addresses to be assigned at Building Permit		PDEV20-006	SFD	O	3/13/20							226	226	226	0	No	
	021839306 021839307 021839310 021839322 021839336 021839338 021839339	Addresses to be assigned at Building Permit		PDEV20-007	5+	R	3/19/20							162	162		0	No	In Process
	104902109	Addresses to be assigned at Building Permit		PDEV20-009	5+	R	4/8/20							57	57		0	No	In Process
	104743315 104743316	Addresses to be assigned at Building Permit		PDEV20-011	5+	R	4/16/20							69	69		0	No	In Process
	104759452	Addresses to be assigned at Building Permit		PDEV20-014	SFD	O	6/4/20							3	3		0	No	In Process
	21815111	Addresses to be assigned at Building Permit		PDEV20-019	SFD	O	8/20/20							102	102		0	No	In Process
	104851110 104851111 104851112	Addresses to be assigned at Building Permit		PDEV20-020	5+	R	9/15/20							145	145		0	No	In Process
	11024157	Addresses to be assigned at Building Permit		PDEV20-026	5+	R	10/16/20							8	8		0	No	In Process
	21821112	Addresses to be assigned at Building Permit		PDEV20-030	SFD	O	12/17/20							87	87		0	No	In Process
	21821112	Addresses to be assigned at Building Permit		PDEV20-030 Continued	5+	R	12/17/20							137	137		0	No	In Process
	21865227	Addresses to be assigned at Building Permit		PDEV20-032	SFD	O	12/18/20							106	106		0	No	In Process
	104931202 104931203 104931204 104931205 104931206	Addresses to be assigned at Building Permit		PDEV20-034	5+	R	12/23/20							15	15		0	No	In Process
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				

Jurisdiction	Ontario
Reporting Year	2020 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Notes
					2	3				4				5	6				7				8	9					10					11	12	13	14	15	16	17	18	19	20			21
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (DR/A, SFD, 2 to 4, 5+ ADU, MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non-Deed Restricted	Low-Income Deed Restricted	Low-Income Non-Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non-Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of Readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using SB 35/ AB721/ AB 33 Streamlining? Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity, enter 10000)	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
Summary Row: Start Data Entry Below							0	0	0	0	0	0	7662		7662	0	0	0	0	0	0	6442		6442	0	0	0	0	0	0	6281		6281	0							0	0			
	21859158	Addresses to be assigned at Building Permit		P09V19-038	SFD	O							96	2/25/20	96								0										0		N	N									
	21525460	Addresses to be assigned at Building Permit		P09V19-054	2PA	O							72	6/26/20	72								0										0		N	N									
	19427123171 19427123221	Addresses to be assigned at Building Permit		P09V19-043	5+	R							18	6/26/20	18								0										0		N	Y									
	02182337218 02182337214 02182337217 02182337216 02182337220 02182337221 02182337222 02182337224 02182337231 02182337233 02182337235	Addresses to be assigned at Building Permit		P09V19-066	SFD	O							540	9/26/20	540								0										0		N	N									
	02181167671 02180113721	Addresses to be assigned at Building Permit		P09V20-006	SFD	O							110	7/28/20	110								0										0		N	N									
	02181167671 02180113721	Addresses to be assigned at Building Permit		P09V20-006 Continued	5+	R							114	7/28/20	114								0										0		N	N									
	02181167671 02180113721	Addresses to be assigned at Building Permit		P09V20-006 Continued	2PA	O							120	7/28/20	120								0										0		N	N									
	19113167671	Addresses to be assigned at Building Permit		P09V19-048	5+	R							90	8/26/20	90								0										0		N	N									
	02182337217 02182337235	Addresses to be assigned at Building Permit		P09V20-009	SFD	O							226	9/22/20	226								0										0		N	N									
	21843351	Addresses to be assigned at Building Permit		P09V19-030	5+	R							126	9/22/20	126								0										0		N	N									
	19315375576 19315375596	Addresses to be assigned at Building Permit		P09V20-003	SFD	R							92	11/24/20	92								0										0		N	Y									
	21320529	Addresses to be assigned at Building Permit		P09V19-041	5+	R							110	12/22/20	110								0										0		N	N									
	21618613	4510 S ALEXANDER AV, ONTARIO, CA 91761		6051901762	SFD	O									0								0									1	09/14/2020	1		N	N									
	21838213	4512 S ALEXANDER AV, ONTARIO, CA 91761		6051901763	SFD	O									0								0									1	09/14/2020	1		N	N									
	21618613	4508 S ALEXANDER AV, ONTARIO, CA 91761		6051901764	SFD	O									0								0									1	09/14/2020	1		N	N									
	21905223	4170 S HENDRICKSON AV, ONTARIO, CA 91761		6051903909	5+	R									0								0									1	11/16/2020	1		N	N									
	11031158	2219 S SANTA FALM PASEO, ONTARIO, CA 91761		6051903909	5+	R									0								0									217	03/15/2020	217		N	N									
	11031168	2219 S SANTA FALM PASEO, ONTARIO, CA 91761		6051903978	5+	R									0								0									24	02/26/2020	24		N	N									
	11031168	2503 S SANTA FALM PASEO, ONTARIO, CA 91761		6051903977	5+	R									0								0									24	02/26/2020	24		N	N									
	11031168	2626 S SANTA FALM PASEO, ONTARIO, CA 91761		6051903971	SFD	O									0								0									66	03/03/2020	66		N	N									
	21824137	2107 E MT RAINIER DR, ONTARIO, CA 91762		6051702863	SFD	O									0								0									1	10/26/2020	1		N	N									
	21824137	2111 E MT RAINIER DR, ONTARIO, CA 91762		6051702864	SFD	O									0								0									1	10/26/2020	1		N	N									
	21824137	2103 E MT RAINIER DR, ONTARIO, CA 91762		6051702865	SFD	O									0								0									1	10/26/2020	1		N	N									
	21824137	2117 E MT RAINIER DR, ONTARIO, CA 91762		6051702867	SFD	O									0								0									1	10/26/2020	1		N	N									
	21824137	2121 E MT RAINIER DR, ONTARIO, CA 91762		6051702892	SFD	O									0								0									1	10/27/2020	1		N	N									
	21824137	2125 E MT RAINIER DR, ONTARIO, CA 91762		6051702895	SFD	O									0								0									1	10/27/2020	1		N	N									
	21824137	4270 S BIRCH CANYON TR, ONTARIO, CA 91762		6051702897	2 to 4	R									0								0									1	01/21/2020	1		N	N									
	21824137	4260 S BIRCH CANYON TR, ONTARIO, CA 91762		6051702898	SFD	O									0								0									1	01/21/2020	1		N	N									
	1091067102	2719 W IVA PRESIDIO, BLDG# B, ONTARIO, CA 91762		6051903787	SFD	O									0								0									3	02/26/2020	3		N	N									
	21897003	1 CATSKILL LN, CATSKILLLAR LN, ONTARIO, CA 91762		6051901267	SFD	O									0								0									1	07/20/2020	1		N	N									
	21897008	4850 S STARRY AV, ONTARIO, CA 91762		6051901722	SFD	O									0								0									1	03/26/2020	1		N	N									
	21820119	2412 S ST ALBERT PASEO, ONTARIO, CA 91761		6051900909	SFD	O									0								0									1	02/24/2020	1		N	N									
	21820119	2802 S ST ALBERTS PASEO, ONTARIO, CA 91761		6051900907	SFD	O									0								0									1	01/17/2020	1		N	N									
	21820115	2634 S DRYDEN AV, ONTARIO, CA 91761		6051900903	SFD	O									0								0									1	09/22/2020	1		N	N									
	21820119	2626 S DRYDEN AV, ONTARIO, CA 91761		6051900909	SFD	O									0								0									1	09/17/2020	1		N	N									
	21820119	2614 S DRYDEN AV, ONTARIO, CA 91761		6051900907	SFD	O									0								0									1	03/13/2020	1		N	N									
	21820115	2606 S DRYDEN AV, ONTARIO, CA 91761		6051900908	SFD	O									0								0									1	02/26/2020	1		N	N									
	1099067139	1 GREENWOOD AV, ONTARIO, CA 91761		6051904178	SFD	O									0								0									1	11/06/2020	1		N	N									
	21843719	4533 S PASTEL PL, ONTARIO, CA 91762		6051904387	SFD	O									0								0									1	03/20/2020	1		N	N									
	21820119	2765 S BERRY LOOP PREVADO, BLDG# 1, ONTARIO, CA 91762		6051903903	5+	R									0								0									14	07/28/2020	14		N	N									
	1091321196	729 W GWYNN CT, ONTARIO, CA 91762		6051704414	SFD	O									0								0									1	01/13/2020	1		N	N									
	1099069102	131 S VINE AV, ONTARIO, CA 91762		6051904400	5+	R									0								0									27	09/27/2020	27		N	Y									
	1099069102	121 S VINE AV, ONTARIO, CA 91762		6051904401	2 to 4	R									0								0									3	09/27/2020	3		N	Y									
	1099069102	137 S VINE AV, ONTARIO, CA 91762		6051904402	5+	R									0								0									8	09/27/2020	8		N	Y									
	1099069102	151 S VINE AV, ONTARIO, CA 91762		6051904403	5+	R									0								0									7	09/27/2020	7		N	Y									
	1099063208	230 S PERN AV, ONTARIO, CA 91762		6051904404	5+	R									0								0									8	09/27/2020	8		N	Y									
	1099063210	224 S PERN AV, ONTARIO, CA 91762		6051904405	5+	R									0								0									8	09/27/2020	8		N	Y									
	1099063208	242 S PERN AV, ONTARIO, CA 91762		6051904406	5+	R									0								0									8	09/27/2020	8		N	Y									
	1099063209	260 S PERN AV, ONTARIO, CA 91762		6051904407	5+	R									0								0									9	09/27/2020	9		N	Y									
	1099063208	272 S PERN AV, ONTARIO, CA 91762		6051904408	5+	R									0								0									9	09/27/2020	9		N	Y									
	1099063208	280 S PERN AV, ONTARIO, CA 91762		6051904409	2 to 4	R									0								0									4	09/27/2020	4		N	Y									
	21901427	2600 E SUSSEX PREVADO, ONTARIO, CA 91761		6051904877	SFD	O									0								0									1	03/09/2020	1		N	N									
	21863227	2622 E CORNWALL ST, ONTARIO, CA 91761		6051904261	SFD	O									0								0									1	01/07/2020	1		N	N									
	21863228	2614 E CORNWALL ST, ONTARIO, CA 91761		6051904262	SFD	O									0								0									1	01/07/2020	1		N	N									
	21863230	2797 E CORNWALL ST, ONTARIO, CA 91761		6051904264	SFD	O									0								0									1	03/10/2020	1		N	N									
	21863231	2787 E CORNWALL ST, ONTARIO, CA 91761		6051904259	SFD	O									0								0									1	03/05/2020	1		N	N									
	21901427	2570 E SUSSEX PREVADO, ONTARIO, CA 91761		6051905008	SFD	O									0								0									1	03/16/2020	1		N	N									
	21868648	4847 S AVOCADO TR, ONTARIO, CA 91762		6051905231	SFD	O									0								0									1	02/26/2020	1		N	N									
	21868647	4867 S AVOCADO TR, ONTARIO, CA 91762		6051905232	SFD	O									0								0									1	02/26/2020	1		N	N									

Jurisdiction	Ontario	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Cells in grey contain auto-calculation formulas

	21856448	4877 S AVOCADO TR, ONTARIO, CA 91762		B201900233	SFD	O									0									0							1	02/26/2020	1		N	N									
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	21856456	4858 S AVOCADO TR, ONTARIO, CA 91762		B201900235	SFD	O									0									0							1	02/26/2020	1		N	N									
	21801426	3061 E SILVER SKY DR, ONTARIO, CA		B201900599	SFD	O									0									0							1	03/17/2020	1		N	N									
	21801426	3052 E SILVER SKY DR, ONTARIO, CA		B201900601	SFD	O									0									0							1	02/05/2020	1		N	N									
	104923219	552 E PARK ST, ONTARIO, CA 91761		B201604528	SFD	O									0									0							1	07/14/2020	1		N	N									
	21857333	4814 S PASTEL LN, ONTARIO, CA 91762		B201901510	SFD	O									0									0							1	06/30/2020	1		N	N									
	21868233	4729 S SCOTT WY, ONTARIO, CA		B201901069	SFD	O									0									0							1	07/02/2020	1		N	N									
	21868234	4735 S SCOTT WY, ONTARIO, CA		B201901070	SFD	O									0									0							1	07/02/2020	1		N	N									
	21868235	4745 S SCOTT WY, ONTARIO, CA		B201901071	SFD	O									0									0							1	07/02/2020	1		N	N									
	21846250	3983 S TRINITAS WY, ONTARIO, CA 91761		B201901718	SFD	O									0									0							1	01/07/2020	1		N	N									
	21820227	4695 S FLAGSTONE AV, ONTARIO, CA 91762		B201901741	SFD	O									0									0							1	03/17/2020	1		N	N									
	21820228	4685 S FLAGSTONE AV, ONTARIO, CA 91762		B201901742	SFD	O									0									0							1	03/04/2020	1		N	N									
	21820229	4675 S FLAGSTONE AV, ONTARIO, CA 91762		B201901743	SFD	O									0									0							1	03/17/2020	1		N	N									
	21820231	4655 S FLAGSTONE AV, ONTARIO, CA 91762		B201901745	SFD	O									0									0							1	02/05/2020	1		N	N									
	21820233	4635 S FLAGSTONE AV, ONTARIO, CA 91762		B201901747	SFD	O									0									0							1	02/05/2020	1		N	N									
	21803320	3106 E PAINTED CRESCENT ST, ONTARIO, CA 91762		B201901923	SFD	O									0									0							1	02/25/2020	1		N	N									
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	21803320	3102 E PAINTED CRESCENT ST, ONTARIO, CA 91762		B201901925	SFD	O									0									0							1	02/26/2020	1		N	N									
	21803319	4982 S STARRY NIGHT LN, ONTARIO, CA 91762		B201901926	SFD	O									0									0							1	02/26/2020	1		N	N									
	21803319	4972 S STARRY NIGHT LN, ONTARIO, CA 91762		B201901927	SFD	O									0									0							1	02/24/2020	1		N	N									
	21803319	4952 S STARRY NIGHT LN, ONTARIO, CA 91762		B201901929	SFD	O									0									0							1	02/26/2020	1		N	N									
	21828220	3080 E SUSSEX PRIVADO, ONTARIO, CA 91762		B201902219	SFD	O									0									0							1	02/24/2020	1		N	N									
	21828221	3090 E SUSSEX PRIVADO, ONTARIO, CA 91762		B201902220	SFD	O									0									0							1	02/24/2020	1		N	N									
	21828222	4789 S BANTAM PASEO, ONTARIO, CA 91762		B201902221	SFD	O									0									0							1	03/05/2020	1		N	N									
	21828224	4769 S BANTAM PASEO, ONTARIO, CA 91762		B201902223	SFD	O									0									0							1	03/04/2020	1		N	N									
	21828225	4759 S BANTAM PASEO, ONTARIO, CA 91762		B201902224	SFD	O									0									0							1	03/09/2020	1		N	N									
	21864203	3922 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900575	SFD	O									0									0							1	02/04/2020	1		N	N									
	21864204	3932 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900576	SFD	O									0									0							1	02/04/2020	1		N	N									
	21864209	3931 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900581	SFD	O									0									0							1	01/29/2020	1		N	N									
	21864210	3921 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900582	SFD	O									0									0							1	01/30/2020	1		N	N									
	21864211	3911 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900583	SFD	O									0									0							1	02/04/2020	1		N	N									
	21864212	3901 S ST. ALBERT PASEO, BLDG#, ONTARIO, CA 91761		B201900584	SFD	O									0									0							1	01/29/2020	1		N	N									
	21811155	2563 E WYANDOTTE CT, ONTARIO, CA 91761		B201902393	SFD	O									0									0							1	03/04/2020	1		N	N									
	21860425	3158 E MT. RAINIER DR, ONTARIO, CA 91762		B201804022	SFD	O									0									0							1	02/18/2020	1		N	N									
	21860426	3156 E MT. RAINIER DR, ONTARIO, CA 91762		B201804023	SFD	O									0									0							1	02/18/2020	1		N	N									
	21860427	3154 E MT. RAINIER DR, ONTARIO, CA 91762		B201804024	SFD	O									0									0							1	02/18/2020	1		N	N									
	21860428	3152 E MT. RAINIER DR, ONTARIO, CA 91762		B201804025	SFD	O									0									0							1	02/18/2020	1		N	N									
	21860429	3146 E MT. RAINIER DR, ONTARIO, CA 91762		B201804026	SFD	O									0									0							1	02/26/2020	1		N	N									
	21860430	3144 E MT. RAINIER DR, ONTARIO, CA 91762		B201804027	SFD	O									0									0							1	02/26/2020	1		N	N									
	21860431	3142 E MT. RAINIER DR, ONTARIO, CA 91762		B201804028	SFD	O									0									0							1	02/26/2020	1		N	N									
	21860432	3140 E MT. RAINIER DR, ONTARIO, CA 91762		B201804029	SFD	O									0									0							1	02/26/2020	1		N	N									
	21868213	4718 S SCOTT WY, ONTARIO, CA 91762		B201902032	SFD	O									0									0							1	06/25/2020	1		N	N									
	21868214	4728 S SCOTT WY, ONTARIO, CA 91762		B201902037	SFD	O									0									0							1	06/25/2020	1		N	N									
	21868212	4712 S SCOTT WY, ONTARIO, CA 91762		B201902039	SFD	O									0									0							1	07/02/2020	1		N	N									
	21803429	4912 S STARRY NIGHT LN, ONTARIO, CA 91762		B201902531	SFD	O									0									0							1	05/19/2020	1		N	N									
	21803429	4932 S STARRY NIGHT LN, ONTARIO, CA 91762		B201902533	SFD	O									0									0							1	05/19/2020	1		N	N									
	21803429	4942 S STARRY NIGHT LN, ONTARIO, CA 91762		B201902534	SFD	O									0									0							1	05/19/2020	1		N	N									
	21811155	3326 S WELSUMMER AV, ONTARIO, CA 91761		B201902593	SFD	O									0									0							1	06/29/2020	1		N	N									
	21811155	3316 S WELSUMMER AV, ONTARIO, CA 91761		B201902594	SFD	O									0									0							1	06/29/2020	1		N	N									
	21811155	3296 S WELSUMMER AV, ONTARIO, CA 91761		B201902596	SFD	O									0									0							1	06/29/2020	1		N	N									
	21811155	3339 S WELSUMMER AV, ONTARIO, CA 91761		B201902598	SFD	O									0									0							1	03/19/2020	1		N	N									
	21811155	3329 S WELSUMMER AV, ONTARIO, CA 91761		B201902599	SFD	O									0									0							1	03/19/2020	1		N	N									
	21811155	3319 S WELSUMMER AV, ONTARIO, CA 91761		B201902600	SFD	O									0									0							1	04/10/2020	1		N	N									
	21867530	2844 E MURDOCK LN, ONTARIO, CA 91762		B201902764	SFD	O									0									0							1	04/10/2020	1		N	N									
	21867531	2834 E MURDOCK LN, ONTARIO, CA 91762		B201902765	SFD	O									0									0							1	04/10/2020	1		N	N									
	21867532	2824 E MURDOCK LN, ONTARIO, CA 91762		B201902766	SFD	O									0									0							1	04/10/2020	1		N	N									
	21897201	2764 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902653	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897202	2766 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902654	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897203	2768 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902655	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897204	2770 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902656	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897205	2772 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902657	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897206	2774 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902658	SFD	O									0									0							1	01/23/2020	1		N	N									
	21897207	2784 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902660	SFD	O									0									0							1	02/07/2020	1		N	N									
	21897208	2786 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902661	SFD	O									0									0							1	02/07/2020	1		N	N									

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Cells in grey contain auto-calculation formulas

	21897209	2788 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902662	SFD	O									0									0						1	02/07/2020	1		N	N								
	21897210	2790 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902663	SFD	O									0									0						1	02/07/2020	1		N	N								
	21897211	2792 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902664	SFD	O									0									0						1	02/07/2020	1		N	N								
	21897212	2794 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201902665	SFD	O									0									0						1	02/07/2020	1		N	N								
	21834204	5047 S MCCLEVE WAY WEST, ONTARIO, CA 91762		B201902682	SFD	O									0									0						1	03/12/2020	1		N	N								
	21834205	5055 S MCCLEVE WAY WEST, ONTARIO, CA 91762		B201902683	SFD	O									0									0						1	03/12/2020	1		N	N								
	21834206	5059 S MCCLEVE WAY WEST, ONTARIO, CA 91762		B201902684	SFD	O									0									0						1	03/12/2020	1		N	N								
	21801418	4667 S SAGEWOOD LN, ONTARIO, CA 91762		B201902380	SFD	O									0									0						1	02/05/2020	1		N	N								
	21801418	4647 S SAGEWOOD LN, ONTARIO, CA 91762		B201902382	SFD	O									0									0						1	02/05/2020	1		N	N								
	21801418	4657 S SAGEWOOD LN, ONTARIO, CA 91762		B201902383	SFD	O									0									0						1	02/05/2020	1		N	N								
	21828227	4741 S JAVA PASEO, ONTARIO, CA 91762		B201902847	SFD	O									0									0						1	04/02/2020	1		N	N								
	21828228	4751 S JAVA PASEO, ONTARIO, CA 91762		B201902848	SFD	O									0									0						1	04/02/2020	1		N	N								
	21828229	4761 S JAVA PASEO, ONTARIO, CA 91762		B201902849	SFD	O									0									0						1	04/02/2020	1		N	N								
	21828230	4771 S JAVA PASEO, ONTARIO, CA 91762		B201902850	SFD	O									0									0						1	04/02/2020	1		N	N								
	21828231	4781 S JAVA PASEO, ONTARIO, CA 91762		B201902851	SFD	O									0									0						1	04/02/2020	1		N	N								
	21872206	4679 S MONETA PRIVADO, ONTARIO, CA 91764		B201903062	SFD	O									0									0						1	04/02/2020	1		N	N								
	21872206	4669 S MONETA PRIVADO, ONTARIO, CA 91764		B201903063	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4659 S MONETA PRIVADO, ONTARIO, CA 91764		B201903064	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4649 S MONETA PRIVADO, ONTARIO, CA 91764		B201903065	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4639 S MONETA PRIVADO, ONTARIO, CA 91764		B201903066	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4658 S MONETA PRIVADO, ONTARIO, CA 91764		B201903067	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4668 S MONETA PRIVADO, ONTARIO, CA 91764		B201903068	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4678 S MONETA PRIVADO, ONTARIO, CA 91764		B201903069	SFD	O									0									0						1	03/19/2020	1		N	N								
	21872206	4688 S MONETA PRIVADO, ONTARIO, CA 91764		B201903070	SFD	O									0									0						1	03/19/2020	1		N	N								
	21820242	3103 E ECHO CT, ONTARIO, CA 91762		B201902632	SFD	O									0									0						1	02/05/2020	1		N	N								
	21820243	3093 E ECHO CT, ONTARIO, CA 91762		B201902634	SFD	O									0									0						1	02/05/2020	1		N	N								
	21820244	3083 E ECHO CT, ONTARIO, CA 91762		B201902635	SFD	O									0									0						1	02/05/2020	1		N	N								
	21820243	3073 E ECHO CT, ONTARIO, CA 91762		B201902637	SFD	O									0									0						1	03/17/2020	1		N	N								
	21867519	2807 E MURDOCK LN, ONTARIO, CA 91762		B201902866	SFD	O									0									0						1	03/11/2020	1		N	N								
	21867520	2797 E MURDOCK LN, ONTARIO, CA 91762		B201902867	SFD	O									0									0						1	03/11/2020	1		N	N								
	21867533	2814 E MURDOCK LN, ONTARIO, CA 91762		B201902868	SFD	O									0									0						1	04/10/2020	1		N	N								
	21867534	2804 E MURDOCK LN, ONTARIO, CA 91762		B201902869	SFD	O									0									0						1	04/10/2020	1		N	N								
	21867535	2794 E MURDOCK LN, ONTARIO, CA 91762		B201902870	SFD	O									0									0						1	04/10/2020	1		N	N								
	21803435	3134 E PERENNIAL DR, ONTARIO, CA 91762		B201902590	SFD	O									0									0						1	03/11/2020	1		N	N								
	21803435	3132 E PERENNIAL DR, ONTARIO, CA 91762		B201902591	SFD	O									0									0						1	03/11/2020	1		N	N								
	21830203	4666 S AMHERST PRIVADO, ONTARIO, CA 91762		B201805186	SFD	O									0									0						1	05/05/2020	1		N	N								
	21830203	4672 S AMHERST PRIVADO, ONTARIO, CA 91762		B201805188	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830203	4696 S AMHERST PRIVADO, ONTARIO, CA 91762		B201805190	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830203	4654 S AMHERST PRIVADO, ONTARIO, CA 91762		B201903105	SFD	O									0									0						1	03/19/2020	1		N	N								
	21830203	4660 S AMHERST PRIVADO, ONTARIO, CA 91762		B201903106	SFD	O									0									0						1	03/19/2020	1		N	N								
	21830203	4678 S AMHERST PRIVADO, ONTARIO, CA 91762		B201903107	SFD	O									0									0						1	05/05/2020	1		N	N								
	21830203	4684 S AMHERST PRIVADO, ONTARIO, CA 91762		B201903108	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830203	4690 S AMHERST PRIVADO, ONTARIO, CA 91762		B201903109	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4560 S AFTON PRIVADO, ONTARIO, CA 91762		B201903138	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4562 S AFTON PRIVADO, ONTARIO, CA 91762		B201903139	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4564 S AFTON PRIVADO, ONTARIO, CA 91762		B201903140	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4566 S AFTON PRIVADO, ONTARIO, CA 91762		B201903141	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4570 S AFTON PRIVADO, ONTARIO, CA 91762		B201903143	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4572 S AFTON PRIVADO, ONTARIO, CA 91762		B201903144	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4574 S AFTON PRIVADO, ONTARIO, CA 91762		B201903145	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4576 S AFTON PRIVADO, ONTARIO, CA 91762		B201903146	SFD	O									0									0						1	04/02/2020	1		N	N								
	21830202	4578 S AFTON PRIVADO, ONTARIO, CA 91762		B201903147	SFD	O									0									0						1	04/02/2020	1		N	N								
	21801418	4687 S SAGEWOOD LN, ONTARIO, CA 91762		B201902906	SFD	O									0									0						1	03/11/2020	1		N	N								
	21801418	4694 S SAGEWOOD LN, ONTARIO, CA 91762		B201902907	SFD	O									0									0						1	03/11/2020	1		N	N								
	21801418	4677 S SAGEWOOD LN, ONTARIO, CA 91762		B201902908	SFD	O									0									0						1	03/11/2020	1		N	N								
	21801418	4684 S SAGEWOOD LN, ONTARIO, CA 91762		B201902909	SFD	O									0									0						1	03/11/2020	1		N	N								
	21801418	4697 S SAGEWOOD LN, ONTARIO, CA 91762		B201902910	SFD	O									0									0						1	03/11/2020	1		N	N								
	21801418	4674 S SAGEWOOD LN, ONTARIO, CA 91762		B201902911	SFD	O									0									0						1	03/11/2020	1		N	N								
	21857419	4844 S OPHELIA LN, ONTARIO, CA 91762		B201903005	SFD	O									0									0						1	03/04/2020	1		N	N								
	21857339	4845 S OPHELIA LN, ONTARIO, CA 91762		B201903006	SFD	O									0									0						1	03/04/2020	1		N	N								
	21857309	3177 E MASTERPIECE ST, ONTARIO, CA 91762		B201903007	SFD	O									0									0						1	03/04/2020	1		N	N								
	21857310	3187 E MASTERPIECE ST, ONTARIO, CA 91762		B201903008	SFD	O									0									0						1	03/04/2020	1		N	N								
	21897301	2845 E BERRY LOOP PRIVADO, BLDG# 3, ONTARIO, CA 91761		B201903194	5+	R									0									0						14	03/12/2020	14		N	N								

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Cells in grey contain auto-calculation formulas

	21897242	2781 E KENDALL LN, ONTARIO, CA 91761		B201903217	SFD	O	0	0	1	03/03/2020	1	N	N
	21897241	2783 E KENDALL LN, ONTARIO, CA 91761		B201903218	SFD	O	0	0	1	03/03/2020	1	N	N
	21897301	2785 E KENDALL LN, ONTARIO, CA 91761		B201903219	SFD	O	0	0	1	03/03/2020	1	N	N
	21897239	2787 E KENDALL LN, ONTARIO, CA 91761		B201903220	SFD	O	0	0	1	03/03/2020	1	N	N
	21897238	2789 E KENDALL LN, ONTARIO, CA 91761		B201903221	SFD	O	0	0	1	03/03/2020	1	N	N
	21897237	2791 E KENDALL LN, ONTARIO, CA 91761		B201903222	SFD	O	0	0	1	03/03/2020	1	N	N
	21897250	2837 E BORDEAUX DR, BLDG# 23, ONTARIO, CA 91761		B201903225	5+	R	0	0	6	03/12/2020	6	N	N
	21897250	2838 E BRUT PRIVADO, BLDG# 24, ONTARIO, CA 91761		B201903226	5+	R	0	0	6	03/12/2020	6	N	N
	21841419	2913 E PENNY LN, ONTARIO, CA 91761		B201902880	SFD	O	0	0	1	03/24/2020	1	N	N
	21841420	2905 E PENNY LN, ONTARIO, CA 91761		B201902881	SFD	O	0	0	1	03/23/2020	1	N	N
	21841421	2900 E LA AVENIDA DR, ONTARIO, CA 91761		B201902882	SFD	O	0	0	1	03/23/2020	1	N	N
	21841422	2908 E LA AVENIDA DR, ONTARIO, CA 91761		B201902883	SFD	O	0	0	1	03/23/2020	1	N	N
	21841423	2916 E LA AVENIDA DR, ONTARIO, CA 91761		B201902884	SFD	O	0	0	1	03/23/2020	1	N	N
	21841424	2924 E LA AVENIDA DR, ONTARIO, CA 91761		B201902886	SFD	O	0	0	1	03/23/2020	1	N	N
	21841425	2932 E LA AVENIDA DR, ONTARIO, CA 91761		B201902887	SFD	O	0	0	1	03/23/2020	1	N	N
	21841455	2929 E PENNY LN, ONTARIO, CA 91761		B201902888	SFD	O	0	0	1	03/23/2020	1	N	N
	21841456	2921 E PENNY LN, ONTARIO, CA 91761		B201902889	SFD	O	0	0	1	03/23/2020	1	N	N
	21804336	4109 S CANAL WY, ONTARIO, CA 91761		B201902922	SFD	O	0	0	1	03/31/2020	1	N	N
	21804337	4119 S CANAL WY, ONTARIO, CA 91761		B201902923	SFD	O	0	0	1	03/31/2020	1	N	N
	21804338	4129 S CANAL WY, ONTARIO, CA 91761		B201902924	SFD	O	0	0	1	03/31/2020	1	N	N
	21804431	4132 S CANAL WY, ONTARIO, CA 91761		B201902925	SFD	O	0	0	1	03/31/2020	1	N	N
	21804432	4122 S CANAL WY, ONTARIO, CA 91761		B201902926	SFD	O	0	0	1	03/31/2020	1	N	N
	21804433	4112 S CANAL WY, ONTARIO, CA 91761		B201902927	SFD	O	0	0	1	03/31/2020	1	N	N
	21804434	4102 S CANAL WY, ONTARIO, CA		B201902928	SFD	O	0	0	1	03/31/2020	1	N	N
	21804435	4092 S CANAL WY, ONTARIO, CA		B201902929	SFD	O	0	0	1	03/31/2020	1	N	N
	21804436	4082 S CANAL WY, ONTARIO, CA 91761		B201902930	SFD	O	0	0	1	03/31/2020	1	N	N
	21863344	3854 S DRYDEN AV, ONTARIO, CA 91761		B201805264	SFD	O	0	0	1	01/16/2020	1	N	N
	21863345	3864 S DRYDEN AV, ONTARIO, CA 91761		B201805265	SFD	O	0	0	1	01/16/2020	1	N	N
	21863346	3874 S DRYDEN AV, ONTARIO, CA 91761		B201805266	SFD	O	0	0	1	01/16/2020	1	N	N
	21863347	3884 S DRYDEN AV, ONTARIO, CA 91761		B201805267	SFD	O	0	0	1	01/16/2020	1	N	N
	21856405	4864 S APRICOT WY, ONTARIO, CA 91762		B201902569	SFD	O	0	0	1	04/02/2020	1	N	N
	21856406	4854 S APRICOT WY, ONTARIO, CA 91762		B201902570	SFD	O	0	0	1	04/02/2020	1	N	N
	21856407	4844 S APRICOT WY, ONTARIO, CA 91762		B201902571	SFD	O	0	0	1	04/02/2020	1	N	N
	21856444	4837 S APRICOT WY, ONTARIO, CA 91762		B201902572	SFD	O	0	0	1	04/10/2020	1	N	N
	21856445	4847 S APRICOT WY, ONTARIO, CA 91762		B201902573	SFD	O	0	0	1	04/02/2020	1	N	N
	21867401	2787 E MURDOCK LN, ONTARIO, CA 91762		B201903329	SFD	O	0	0	1	03/11/2020	1	N	N
	21867402	2777 E MURDOCK LN, ONTARIO, CA 91762		B201903330	SFD	O	0	0	1	07/02/2020	1	N	N
	21867404	2757 E MURDOCK LN, ONTARIO, CA 91762		B201903332	SFD	O	0	0	1	07/03/2020	1	N	N
	21867420	2784 E MURDOCK LN, ONTARIO, CA 91762		B201903333	SFD	O	0	0	1	04/10/2020	1	N	N
	21867421	2774 E MURDOCK LN, ONTARIO, CA 91762		B201903334	SFD	O	0	0	1	04/10/2020	1	N	N
	21867422	2764 E MURDOCK LN, ONTARIO, CA 91762		B201903335	SFD	O	0	0	1	04/10/2020	1	N	N
	21856409	4824 S APRICOT WY, ONTARIO, CA 91762		B201903169	SFD	O	0	0	1	07/02/2020	1	N	N
	21856410	4814 S APRICOT WY, ONTARIO, CA 91762		B201903170	SFD	O	0	0	1	07/02/2020	1	N	N
	21856411	4812 S APRICOT WY, ONTARIO, CA 91762		B201903171	SFD	O	0	0	1	07/02/2020	1	N	N
	21856412	4808 S APRICOT WY, ONTARIO, CA 91762		B201903172	SFD	O	0	0	1	07/02/2020	1	N	N
	21856413	4806 S APRICOT WY, ONTARIO, CA 91762		B201903173	SFD	O	0	0	1	07/02/2020	1	N	N
	21856408	4834 S APRICOT WY, ONTARIO, CA 91762		B201903174	SFD	O	0	0	1	07/02/2020	1	N	N
	21848336	3230 E RUTHERFORD DR, ONTARIO, CA 91761		B201903227	SFD	O	0	0	1	02/24/2020	1	N	N
	21848339	3190 E RUTHERFORD DR, ONTARIO, CA 91761		B201903228	SFD	O	0	0	1	02/24/2020	1	N	N
	21848337	3220 E RUTHERFORD DR, ONTARIO, CA 91761		B201903231	SFD	O	0	0	1	04/02/2020	1	N	N
	21848340	3180 E RUTHERFORD DR, ONTARIO, CA 91761		B201903232	SFD	O	0	0	1	04/02/2020	1	N	N
	21848338	3210 E RUTHERFORD DR, ONTARIO, CA 91761		B201903233	SFD	O	0	0	1	02/24/2020	1	N	N
	21865222	3835 S MANITOBA PL, ONTARIO, CA 91761		B201902193	SFD	O	0	0	1	02/12/2020	1	N	N
	21865223	3825 S MANITOBA PL, ONTARIO, CA 91761		B201902194	SFD	O	0	0	1	02/12/2020	1	N	N
	21865224	3815 S MANITOBA PL, ONTARIO, CA 91761		B201902195	SFD	O	0	0	1	02/12/2020	1	N	N
	21865225	3805 S MANITOBA PL, ONTARIO, CA 91761		B201902196	SFD	O	0	0	1	02/12/2020	1	N	N
	21863301	3806 S MANITOBA PL, ONTARIO, CA 91761		B201902197	SFD	O	0	0	1	02/12/2020	1	N	N
	21863302	3816 S MANITOBA PL, ONTARIO, CA 91761		B201902198	SFD	O	0	0	1	02/12/2020	1	N	N
	21863303	3826 S MANITOBA PL, ONTARIO, CA 91761		B201902199	SFD	O	0	0	1	02/13/2020	1	N	N
	21863304	3836 S MANITOBA PL, ONTARIO, CA 91761		B201902200	SFD	O	0	0	1	02/13/2020	1	N	N
	21803433	3152 E PERENNIAL DR, ONTARIO, CA 91762		B201903283	SFD	O	0	0	1	04/02/2020	1	N	N
	21803433	3154 E PERENNIAL DR, ONTARIO, CA 91762		B201903284	SFD	O	0	0	1	04/02/2020	1	N	N
	21803433	3156 E PERENNIAL DR, ONTARIO, CA 91762		B201903285	SFD	O	0	0	1	04/02/2020	1	N	N
	21803433	3158 E PERENNIAL DR, ONTARIO, CA 91762		B201903286	SFD	O	0	0	1	04/10/2020	1	N	N
	21803433	3160 E PERENNIAL DR, ONTARIO, CA 91762		B201903287	SFD	O	0	0	1	04/10/2020	1	N	N
	21803433	3162 E PERENNIAL DR, ONTARIO, CA 91762		B201903288	SFD	O	0	0	1	04/10/2020	1	N	N
	21803330	3172 E PERENNIAL DR, ONTARIO, CA 91762		B201903289	SFD	O	0	0	1	04/10/2020	1	N	N
	21803330	3174 E PERENNIAL DR, ONTARIO, CA 91762		B201903290	SFD	O	0	0	1	04/10/2020	1	N	N
	21803330	3176 E PERENNIAL DR, ONTARIO, CA 91762		B201903291	SFD	O	0	0	1	04/10/2020	1	N	N
	21803330	3178 E PERENNIAL DR, ONTARIO, CA 91762		B201903292	SFD	O	0	0	1	04/02/2020	1	N	N
	21803330	3180 E PERENNIAL DR, ONTARIO, CA 91762		B201903293	SFD	O	0	0	1	04/02/2020	1	N	N

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Cells in grey contain auto-calculation formulas

21803330	3182 E PERENNIAL DR, ONTARIO, CA 91762	B201903294	SFD	O	0	0	1	04/02/2020	1	N	N
21821102	3605 E DELIGHT PASEO, ONTARIO, CA 91761	B201901572	5+	R	0	0	14	09/22/2020	14	N	N
21820221	3098 E COPPERHILL ST, ONTARIO, CA 91762	B201903298	SFD	O	0	0	1	07/02/2020	1	N	N
21820222	3088 E COPPERHILL ST, ONTARIO, CA 91762	B201903299	SFD	O	0	0	1	04/02/2020	1	N	N
21820223	3078 E COPPERHILL ST, ONTARIO, CA 91762	B201903300	SFD	O	0	0	1	04/02/2020	1	N	N
21820224	3068 E COPPERHILL ST, ONTARIO, CA 91762	B201903301	SFD	O	0	0	1	04/02/2020	1	N	N
21820226	4705 S FLAGSTONE AV, ONTARIO, CA 91762	B201903303	SFD	O	0	0	1	04/02/2020	1	N	N
21801418	4717 S SAGEWOOD LN, ONTARIO, CA 91762	B201903434	SFD	O	0	0	1	04/10/2020	1	N	N
21801418	4707 S SAGEWOOD LN, ONTARIO, CA 91762	B201903435	SFD	O	0	0	1	04/10/2020	1	N	N
21801418	4714 S SAGEWOOD LN, ONTARIO, CA 91762	B201903436	SFD	O	0	0	1	04/10/2020	1	N	N
21801418	4727 S SAGEWOOD LN, ONTARIO, CA 91762	B201903437	SFD	O	0	0	1	05/08/2020	1	N	N
21801418	4704 S SAGEWOOD LN, ONTARIO, CA 91762	B201903439	SFD	O	0	0	1	04/10/2020	1	N	N
21897231	2811 E KENDALL LN, ONTARIO, CA 91761	B201903854	SFD	O	0	0	1	04/27/2020	1	N	N
21897232	2809 E KENDALL LN, ONTARIO, CA 91761	B201903855	SFD	O	0	0	1	04/27/2020	1	N	N
21897233	2807 E KENDALL LN, ONTARIO, CA 91761	B201903856	SFD	O	0	0	1	04/27/2020	1	N	N
21897234	2805 E KENDALL LN, ONTARIO, CA 91761	B201903857	SFD	O	0	0	1	04/27/2020	1	N	N
21897235	2803 E KENDALL LN, ONTARIO, CA 91761	B201903858	SFD	O	0	0	1	04/27/2020	1	N	N
21897236	2801 E KENDALL LN, ONTARIO, CA 91761	B201903859	SFD	O	0	0	1	04/27/2020	1	N	N
21856417	4805 S TANGERINE WY, ONTARIO, CA 91762	B201903180	SFD	O	0	0	1	07/02/2020	1	N	N
21856418	4807 S TANGERINE WY, ONTARIO, CA 91762	B201903182	SFD	O	0	0	1	07/02/2020	1	N	N
21856419	4809 S TANGERINE WY, ONTARIO, CA 91762	B201903183	SFD	O	0	0	1	08/27/2020	1	N	N
21848341	3170 E RUTHERFORD DR, ONTARIO, CA 91761	B201903843	SFD	O	0	0	1	05/20/2020	1	N	N
21848342	3160 E RUTHERFORD DR, ONTARIO, CA 91761	B201903844	SFD	O	0	0	1	05/20/2020	1	N	N
21848343	3150 E RUTHERFORD DR, ONTARIO, CA 91761	B201903845	SFD	O	0	0	1	05/19/2020	1	N	N
21848344	3140 E RUTHERFORD DR, ONTARIO, CA 91761	B201903846	SFD	O	0	0	1	05/20/2020	1	N	N
21848345	3134 E RUTHERFORD DR, ONTARIO, CA 91761	B201903847	SFD	O	0	0	1	05/19/2020	1	N	N
21865214	2933 E NIAGRA ST, ONTARIO, CA 91761	B201902211	SFD	O	0	0	1	04/24/2020	1	N	N
21865215	3820 S WINNIPEG AV, ONTARIO, CA 91761	B201902212	SFD	O	0	0	1	04/24/2020	1	N	N
21865216	3830 S WINNIPEG AV, ONTARIO, CA 91761	B201902213	SFD	O	0	0	1	06/22/2020	1	N	N
21865217	3840 S WINNIPEG AV, ONTARIO, CA 91761	B201902214	SFD	O	0	0	1	04/24/2020	1	N	N
21865218	2933 E CALGARY ST, ONTARIO, CA 91761	B201902215	SFD	O	0	0	1	04/24/2020	1	N	N
21865219	2923 E CALGARY ST, ONTARIO, CA 91761	B201902216	SFD	O	0	0	1	04/24/2020	1	N	N
21865220	2913 E CALGARY ST, ONTARIO, CA 91761	B201902217	SFD	O	0	0	1	04/24/2020	1	N	N
21865221	2903 E CALGARY ST, ONTARIO, CA 91761	B201902218	SFD	O	0	0	1	04/24/2020	1	N	N
21872206	4072 E ALMENDAREZ PRIVADO, ONTARIO, CA 91764	B201903453	SFD	O	0	0	1	04/29/2020	1	N	N
21872206	4719 S MONETA PRIVADO, ONTARIO, CA 91764	B201903454	SFD	O	0	0	1	04/29/2020	1	N	N
21872206	4709 S MONETA PRIVADO, ONTARIO, CA 91764	B201903455	SFD	O	0	0	1	04/29/2020	1	N	N
21872206	4699 S MONETA PRIVADO, ONTARIO, CA 91764	B201903456	SFD	O	0	0	1	04/28/2020	1	N	N
21872206	4689 S MONETA PRIVADO, ONTARIO, CA 91764	B201903457	SFD	O	0	0	1	04/29/2020	1	N	N
21872206	4698 S MONETA PRIVADO, ONTARIO, CA 91764	B201903458	SFD	O	0	0	1	04/30/2020	1	N	N
21872206	4708 S MONETA PRIVADO, ONTARIO, CA 91764	B201903459	SFD	O	0	0	1	04/30/2020	1	N	N
21872206	4718 S MONETA PRIVADO, ONTARIO, CA 91764	B201903460	SFD	O	0	0	1	04/30/2020	1	N	N
21830203	4702 S AMHERST PRIVADO, ONTARIO, CA 91762	B201903478	SFD	O	0	0	1	05/14/2020	1	N	N
21830203	4092 E BELLA PRIVADO, ONTARIO, CA 91762	B201903479	SFD	O	0	0	1	07/03/2020	1	N	N
21830203	4122 E BELLA PRIVADO, ONTARIO, CA 91762	B201903480	SFD	O	0	0	1	07/21/2020	1	N	N
21830203	4101 E BELLA PRIVADO, ONTARIO, CA 91762	B201903483	SFD	O	0	0	1	05/19/2020	1	N	N
21830203	4098 E BELLA PRIVADO, ONTARIO, CA 91762	B201903484	SFD	O	0	0	1	05/19/2020	1	N	N
21830203	4114 E BELLA PRIVADO, ONTARIO, CA 91762	B201903485	SFD	O	0	0	1	07/03/2020	1	N	N
21830203	4113 E BELLA PRIVADO, ONTARIO, CA 91762	B201903486	SFD	O	0	0	1	05/19/2020	1	N	N
21830202	4561 S AFTON PRIVADO, ONTARIO, CA 91762	B201903557	SFD	O	0	0	1	06/29/2020	1	N	N
21830202	4563 S AFTON PRIVADO, ONTARIO, CA 91762	B201903558	SFD	O	0	0	1	05/19/2020	1	N	N
21830202	4565 S AFTON PRIVADO, ONTARIO, CA 91762	B201903559	SFD	O	0	0	1	07/22/2020	1	N	N
21830202	4567 S AFTON PRIVADO, ONTARIO, CA 91762	B201903560	SFD	O	0	0	1	07/22/2020	1	N	N
21830202	4571 S AFTON PRIVADO, ONTARIO, CA 91762	B201903561	SFD	O	0	0	1	06/29/2020	1	N	N
21830202	4581 S AFTON PRIVADO, ONTARIO, CA 91762	B201903562	SFD	O	0	0	1	07/22/2020	1	N	N
21830202	4573 S AFTON PRIVADO, ONTARIO, CA 91762	B201903563	SFD	O	0	0	1	07/22/2020	1	N	N
21811155	3356 S WELSUMMER AV, ONTARIO, CA 91761	B201902966	SFD	O	0	0	1	07/02/2020	1	N	N
21811155	3346 S WELSUMMER AV, ONTARIO, CA 91761	B201902967	SFD	O	0	0	1	07/02/2020	1	N	N
21811155	3336 S WELSUMMER AV, ONTARIO, CA 91761	B201902968	SFD	O	0	0	1	07/02/2020	1	N	N
21811155	3369 S WELSUMMER AV, ONTARIO, CA 91761	B201902969	SFD	O	0	0	1	08/27/2020	1	N	N
21811155	3349 S WELSUMMER AV, ONTARIO, CA 91761	B201902971	SFD	O	0	0	1	03/19/2020	1	N	N
21828201	4740 S JAVA PASEO, ONTARIO, CA 91762	B201904081	SFD	O	0	0	1	04/02/2020	1	N	N
21828202	4750 S JAVA PASEO, ONTARIO, CA 91762	B201904082	SFD	O	0	0	1	04/08/2020	1	N	N

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Cells in grey contain auto-calculation formulas

	21828203	4760 S JAVA PASEO, ONTARIO, CA 91762	B201904083	SFD	O	0	0	1	04/02/2020	1	N	N
	21828204	4770 S JAVA PASEO, ONTARIO, CA 91762	B201904084	SFD	O	0	0	1	04/02/2020	1	N	N
	21897213	2804 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903848	SFD	O	0	0	1	05/28/2020	1	N	N
	21897214	2806 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903849	SFD	O	0	0	1	05/28/2020	1	N	N
	21897215	2808 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903850	SFD	O	0	0	1	05/28/2020	1	N	N
	21897216	2810 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903851	SFD	O	0	0	1	05/28/2020	1	N	N
	21897217	2812 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903852	SFD	O	0	0	1	05/28/2020	1	N	N
	21897218	2814 E KENNEDY PRIVADO, ONTARIO, CA 91761	B201903853	SFD	O	0	0	1	05/28/2020	1	N	N
	21801418	4653 S CASTLE LN, ONTARIO, CA 91762	B201903884	SFD	O	0	0	1	06/25/2020	1	N	N
	21801418	4642 S CASTLE LN, ONTARIO, CA 91762	B201903885	SFD	O	0	0	1	07/22/2020	1	N	N
	21801418	4623 S CASTLE LN, ONTARIO, CA 91762	B201903886	SFD	O	0	0	1	06/25/2020	1	N	N
	21801418	4643 S CASTLE LN, ONTARIO, CA 91762	B201903887	SFD	O	0	0	1	06/25/2020	1	N	N
	21801418	4633 S CASTLE LN, ONTARIO, CA 91762	B201903888	SFD	O	0	0	1	06/25/2020	1	N	N
	21801418	4652 S CASTLE LN, ONTARIO, CA 91762	B201903889	SFD	O	0	0	1	07/22/2020	1	N	N
	21867405	2747 E MURDOCK LN, ONTARIO, CA 91762	B201903464	SFD	O	0	0	1	07/03/2020	1	N	N
	21867406	2737 E MURDOCK LN, ONTARIO, CA 91762	B201903465	SFD	O	0	0	1	07/03/2020	1	N	N
	21867407	2727 E MURDOCK LN, ONTARIO, CA 91762	B201903466	SFD	O	0	0	1	07/03/2020	1	N	N
	21857308	3167 E MASTERPIECE ST, ONTARIO, CA 91762	B201904323	SFD	O	0	0	1	07/23/2020	1	N	N
	21857338	4835 S OPHELIA LN, ONTARIO, CA 91762	B201904324	SFD	O	0	0	1	07/22/2020	1	N	N
	21857424	4834 S OPHELIA LN, ONTARIO, CA 91762	B201904325	SFD	O	0	0	1	07/22/2020	1	N	N
	21820215	4649 S REFLECTION LN, ONTARIO, CA 91762	B201903711	SFD	O	0	0	1	07/22/2020	1	N	N
	21820216	4659 S REFLECTION LN, ONTARIO, CA 91762	B201903712	SFD	O	0	0	1	07/22/2020	1	N	N
	21897249	4033 S CELLARS WY, BLDG# 22, ONTARIO, CA 91761	B201904626	5+	R	0	0	6	06/17/2020	6	N	N
	21897249	2817 E BRUT PRIVADO, BLDG# 25, ONTARIO, CA 91761	B201904633	5+	R	0	0	6	06/18/2020	6	N	N
	21897471	2848 E BERRY LOOP PRIVADO, BLDG# 5, ONTARIO, CA 91761	B201904638	5+	R	0	0	14	06/25/2020	14	N	N
	21848346	3130 E RUTHERFORD DR, ONTARIO, CA 91761	B201904669	SFD	O	0	0	1	06/17/2020	1	N	N
	21848323	3121 E STERLING ST, ONTARIO, CA 91761	B201904670	SFD	O	0	0	1	06/17/2020	1	N	N
	21848347	3124 E RUTHERFORD DR, ONTARIO, CA 91761	B201904671	SFD	O	0	0	1	06/17/2020	1	N	N
	21848324	3125 E STERLING ST, ONTARIO, CA 91761	B201904672	SFD	O	0	0	1	06/17/2020	1	N	N
	21848348	3120 E RUTHERFORD DR, ONTARIO, CA 91761	B201904673	SFD	O	0	0	1	06/17/2020	1	N	N
	21848325	3131 E STERLING ST, ONTARIO, CA 91761	B201904674	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4596 S AMHERST AV, ONTARIO, CA 91762	B201904025	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4588 S AMHERST AV, ONTARIO, CA 91762	B201904026	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4580 S AMHERST AV, ONTARIO, CA 91762	B201904027	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4572 S AMHERST AV, ONTARIO, CA 91762	B201904028	SFD	O	0	0	1	07/21/2020	1	N	N
	21872202	4573 S MENDOCINO AV, ONTARIO, CA 91762	B201904029	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4080 E FINCASTLE ST, ONTARIO, CA 91762	B201904030	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4072 E FINCASTLE ST, ONTARIO, CA 91762	B201904031	SFD	O	0	0	1	07/22/2020	1	N	N
	21872202	4062 E FINCASTLE ST, ONTARIO, CA 91762	B201904032	SFD	O	0	0	1	07/22/2020	1	N	N
	21804339	2937 E GRAFTON ST, ONTARIO, CA 91761	B201902931	SFD	O	0	0	1	06/25/2020	1	N	N
	21804340	2947 E GRAFTON ST, ONTARIO, CA 91761	B201902932	SFD	O	0	0	1	06/25/2020	1	N	N
	21804341	2957 E GRAFTON ST, ONTARIO, CA 91761	B201902933	SFD	O	0	0	1	06/24/2020	1	N	N
	21804424	2956 E GRAFTON ST, ONTARIO, CA 91761	B201902934	SFD	O	0	0	1	06/29/2020	1	N	N
	21804425	2946 E GRAFTON ST, ONTARIO, CA	B201902935	SFD	O	0	0	1	06/25/2020	1	N	N
	21804426	2936 E GRAFTON ST, ONTARIO, CA 91761	B201902936	SFD	O	0	0	1	06/24/2020	1	N	N
	21804427	2926 E GRAFTON ST, ONTARIO, CA 91761	B201902937	SFD	O	0	0	1	06/25/2020	1	N	N
	21804428	2916 E GRAFTON ST, ONTARIO, CA 91761	B201902938	SFD	O	0	0	1	06/24/2020	1	N	N
	21804429	2906 E GRAFTON ST, ONTARIO, CA 91761	B201902939	SFD	O	0	0	1	06/29/2020	1	N	N
	21804430	2900 E GRAFTON ST, ONTARIO, CA 91761	B201902940	SFD	O	0	0	1	06/24/2020	1	N	N
	21841426	2940 E LA AVENIDA DR, ONTARIO, CA 91761	B201902982	SFD	O	0	0	1	06/22/2020	1	N	N
	21841427	2948 E LA AVENIDA DR, ONTARIO, CA 91761	B201902983	SFD	O	0	0	1	06/25/2020	1	N	N
	21841428	2956 E LA AVENIDA DR, ONTARIO, CA 91761	B201902984	SFD	O	0	0	1	06/25/2020	1	N	N
	21841452	2953 E PENNY LN, ONTARIO, CA	B201902985	SFD	O	0	0	1	06/25/2020	1	N	N
	21841453	2945 E PENNY LN, ONTARIO, CA 91761	B201902986	SFD	O	0	0	1	06/25/2020	1	N	N
	21841454	2937 E PENNY LN, ONTARIO, CA 91761	B201902987	SFD	O	0	0	1	06/24/2020	1	N	N
	21867536	4697 S DIANA WY, ONTARIO, CA 91762	B201904033	SFD	O	0	0	1	08/26/2020	1	N	N
	21867537	4687 S DIANA WY, ONTARIO, CA 91762	B201904034	SFD	O	0	0	1	08/26/2020	1	N	N
	21867538	4677 S DIANA WY, ONTARIO, CA 91762	B201904035	SFD	O	0	0	1	08/26/2020	1	N	N
	21867540	4657 S DIANA WY, ONTARIO, CA 91762	B201904037	SFD	O	0	0	1	08/26/2020	1	N	N
	21867541	2837 E PARKER LN, ONTARIO, CA 91762	B201904038	SFD	O	0	0	1	08/26/2020	1	N	N
	21865201	3848 S WELLAND AV, ONTARIO, CA 91761	B201903515	SFD	O	0	0	1	07/14/2020	1	N	N
	21865202	3841 S WINNIPEG AV, ONTARIO, CA 91761	B201903516	SFD	O	0	0	1	06/16/2020	1	N	N
	21865204	3858 S WELLAND AV, ONTARIO, CA 91761	B201903518	SFD	O	0	0	1	07/14/2020	1	N	N
	21865205	3867 S WELLAND AV, ONTARIO, CA 91761	B201903519	SFD	O	0	0	1	07/15/2020	1	N	N
	21865206	3857 S WELLAND AV, ONTARIO, CA 91761	B201903520	SFD	O	0	0	1	07/14/2020	1	N	N
	21865207	3847 S WELLAND AV, ONTARIO, CA 91761	B201903521	SFD	O	0	0	1	07/15/2020	1	N	N
	21865208	3837 S WELLAND AV, ONTARIO, CA 91761	B201903522	SFD	O	0	0	1	07/06/2020	1	N	N
	21865209	2983 E NIAGRA ST, ONTARIO, CA 91761	B201903523	SFD	O	0	0	1	07/06/2020	1	N	N
	21865210	2973 E NIAGRA ST, ONTARIO, CA 91761	B201903524	SFD	O	0	0	1	07/14/2020	1	N	N
	21865211	2963 E NIAGRA ST, ONTARIO, CA 91761	B201903525	SFD	O	0	0	1	06/22/2020	1	N	N
	21865212	2953 E NIAGRA ST, ONTARIO, CA 91761	B201903526	SFD	O	0	0	1	06/16/2020	1	N	N
	21865213	2943 E NIAGRA ST, ONTARIO, CA 91761	B201903527	SFD	O	0	0	1	06/16/2020	1	N	N

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

	21841429	2964 E LA AVENIDA DR, ONTARIO, CA 91761		B201904362	SFD	O	0			0	1	08/26/2020	1	N	N
	21841430	2972 E LA AVENIDA DR, ONTARIO, CA 91761		B201904363	SFD	O	0			0	1	08/26/2020	1	N	N
	21841431	2980 E LA AVENIDA DR, ONTARIO, CA 91761		B201904364	SFD	O	0			0	1	08/26/2020	1	N	N
	21841432	2988 E LA AVENIDA DR, ONTARIO, CA 91761		B201904365	SFD	O	0			0	1	08/26/2020	1	N	N
	21841448	2985 E PENNY LN, ONTARIO, CA 91761		B201904366	SFD	O	0			0	1	08/26/2020	1	N	N
	21841449	2977 E PENNY LN, ONTARIO, CA 91761		B201904367	SFD	O	0			0	1	08/26/2020	1	N	N
	21841450	2969 E PENNY LN, ONTARIO, CA 91761		B201904368	SFD	O	0			0	1	08/26/2020	1	N	N
	21841451	2961 E PENNY LN, ONTARIO, CA 91761		B201904369	SFD	O	0			0	1	08/26/2020	1	N	N
	21863401	2705 E ALBERTA ST, ONTARIO, CA 91761		B201903742	SFD	O	0			0	1	09/24/2020	1	N	N
	21863402	2715 E ALBERTA ST, ONTARIO, CA 91761		B201903743	SFD	O	0			0	1	09/24/2020	1	N	N
	21863403	2725 E ALBERTA ST, ONTARIO, CA 91761		B201903744	SFD	O	0			0	1	09/24/2020	1	N	N
	21863404	2735 E ALBERTA ST, ONTARIO, CA 91761		B201903745	SFD	O	0			0	1	09/24/2020	1	N	N
	21863405	2745 E ALBERTA ST, ONTARIO, CA 91761		B201903746	SFD	O	0			0	1	09/23/2020	1	N	N
	21863406	2755 E ALBERTA ST, ONTARIO, CA 91761		B201903747	SFD	O	0			0	1	09/23/2020	1	N	N
	21864313	3944 S DRYDEN AV, BLDG#, ONTARIO, CA 91761		B201904940	SFD	O	0			0	1	09/23/2020	1	N	N
	21865203	3851 S WINNIPEG AV, ONTARIO, CA 91761		B201903517	SFD	O	0			0	1	06/11/2020	1	N	N
	21803329	3198 E PERENNIAL DR, ONTARIO, CA 91762		B201904774	SFD	O	0			0	1	07/22/2020	1	N	N
	21803329	3202 E PERENNIAL DR, ONTARIO, CA 91762		B201904775	SFD	O	0			0	1	07/22/2020	1	N	N
	21803329	3204 E PERENNIAL DR, ONTARIO, CA 91762		B201904776	SFD	O	0			0	1	07/22/2020	1	N	N
	21821102	3561 E MOONLIGHT ST, ONTARIO, CA 91761		B201904658	5+	R	0			0	6	11/09/2020	6	N	N
	21821102	3900 S OASIS PASEO, ONTARIO, CA 91761		B201904659	5+	R	0			0	14	08/28/2020	14	N	N
	21821102	3571 E MOONLIGHT ST, ONTARIO, CA 91761		B201904660	5+	R	0			0	6	11/09/2020	6	N	N
	21821102	3975 S SUNRISE AV, ONTARIO, CA 91761		B201904661	SFD	O	0			0	1	06/09/2020	1	N	N
	21821102	3977 S SUNRISE AV, ONTARIO, CA 91761		B201904663	SFD	O	0			0	1	06/09/2020	1	N	N
	21821102	3979 S SUNRISE AV, ONTARIO, CA 91761		B201904664	SFD	O	0			0	1	06/09/2020	1	N	N
	21821102	3981 S SUNRISE AV, ONTARIO, CA 91761		B201904665	SFD	O	0			0	1	06/09/2020	1	N	N
	21821102	3983 S SUNRISE AV, ONTARIO, CA 91761		B201904666	SFD	O	0			0	1	06/09/2020	1	N	N
	21821102	3985 S SUNRISE AV, ONTARIO, CA 91761		B201904667	SFD	O	0			0	1	06/10/2020	1	N	N
	21821102	3987 S SUNRISE AV, ONTARIO, CA 91761		B201904668	SFD	O	0			0	1	06/10/2020	1	N	N
	21897219	2824 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904692	SFD	O	0			0	1	07/23/2020	1	N	N
	21897224	2834 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904693	SFD	O	0			0	1	07/23/2020	1	N	N
	21897220	2826 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904694	SFD	O	0			0	1	07/23/2020	1	N	N
	21897223	2832 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904695	SFD	O	0			0	1	07/23/2020	1	N	N
	21897221	2828 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904696	SFD	O	0			0	1	07/23/2020	1	N	N
	21897222	2830 E KENNEDY PRIVADO, ONTARIO, CA 91761		B201904697	SFD	O	0			0	1	07/23/2020	1	N	N
	21897230	2821 E KENDALL LN, ONTARIO, CA 91761		B201904708	SFD	O	0			0	1	08/11/2020	1	N	N
	21897225	2831 E KENDALL LN, ONTARIO, CA 91761		B201904709	SFD	O	0			0	1	08/11/2020	1	N	N
	21897229	2823 E KENDALL LN, ONTARIO, CA 91761		B201904710	SFD	O	0			0	1	08/11/2020	1	N	N
	21897226	2829 E KENDALL LN, ONTARIO, CA 91761		B201904711	SFD	O	0			0	1	08/11/2020	1	N	N
	21897226	2825 E KENDALL LN, ONTARIO, CA 91761		B201904712	SFD	O	0			0	1	08/11/2020	1	N	N
	21897226	2827 E KENDALL LN, ONTARIO, CA 91761		B201904713	SFD	O	0			0	1	08/11/2020	1	N	N
	21845201	3902 S ALEXANDER AV, ONTARIO, CA 91761		B201904715	SFD	O	0			0	1	09/10/2020	1	N	N
	21845202	3904 S ALEXANDER AV, ONTARIO, CA 91761		B201904718	SFD	O	0			0	1	09/10/2020	1	N	N
	21845203	3906 S ALEXANDER AV, ONTARIO, CA 91761		B201904719	SFD	O	0			0	1	09/10/2020	1	N	N
	21848328	3151 E STERLING ST, ONTARIO, CA 91761		B201904723	SFD	O	0			0	1	06/25/2020	1	N	N
	21848327	3141 E STERLING ST, ONTARIO, CA 91761		B201904724	SFD	O	0			0	1	06/25/2020	1	N	N
	21848330	3171 E STERLING ST, ONTARIO, CA 91761		B201904725	SFD	O	0			0	1	06/25/2020	1	N	N
	21848326	3133 E STERLING ST, ONTARIO, CA 91761		B201904726	SFD	O	0			0	1	06/25/2020	1	N	N
	21848329	3161 E STERLING ST, ONTARIO, CA 91761		B201904727	SFD	O	0			0	1	06/25/2020	1	N	N
	21897249	2847 E BRUT PRIVADO, BLDG# 26, ONTARIO, CA 91761		B201904731	5+	R	0			0	6	08/24/2020	6	N	N
	21897249	2887 E BRUT PRIVADO, BLDG# 27, ONTARIO, CA 91761		B201904732	2 to 4	R	0			0	3	08/24/2020	3	N	N
	21897485	2888 E BERRY LOOP PRIVADO, BLDG# 4, ONTARIO, CA 91761		B201904748	5+	R	0			0	7	08/25/2020	7	N	N
	21897250	4044 S CORK PRIVADO, BLDG# 28, ONTARIO, CA 91761		B201904788	5+	R	0			0	6	12/01/2020	6	N	N
	21897249	4045 S CORK PRIVADO, BLDG# 29, ONTARIO, CA 91761		B201904789	5+	R	0			0	6	12/02/2020	6	N	N
	21821102	3905 S OASIS PASEO, ONTARIO, CA 91761		B201904795	5+	R	0			0	14	11/24/2020	14	N	N
	21821102	3955 S SUNRISE AV, ONTARIO, CA 91761		B201904799	SFD	O	0			0	1	11/18/2020	1	N	N
	21821102	3965 S SUNRISE AV, ONTARIO, CA 91761		B201904800	SFD	O	0			0	1	11/18/2020	1	N	N
	21821102	3957 S SUNRISE AV, ONTARIO, CA 91761		B201904801	SFD	O	0			0	1	11/18/2020	1	N	N
	21821102	3963 S SUNRISE AV, ONTARIO, CA 91761		B201904802	SFD	O	0			0	1	11/18/2020	1	N	N
	21821102	3959 S SUNRISE AV, ONTARIO, CA 91761		B201904803	SFD	O	0			0	1	11/18/2020	1	N	N
	21821102	3961 S SUNRISE AV, ONTARIO, CA 91761		B201904804	SFD	O	0			0	1	11/18/2020	1	N	N
	105157145	2934 S MARIGOLD AV B, ONTARIO, CA 91761		B201801841	ADU	O	0	1	01/03/2020	1			0	N	Y
	108302114	2602 S SEA ISLAND PL, UNIT# B, ONTARIO, CA 91761		B201904017	ADU	O	0	1	01/06/2020	1			0	N	Y
	104753310	429 E PRINCETON ST, UNIT# B, ONTARIO, CA 91764		B201903967	ADU	O	0	1	01/09/2020	1			0	N	Y
	21857416	3127 E MASTERPIECE ST, ONTARIO, CA 91762		B201904917	SFD	O	0	1	01/09/2020	1			0	N	N
	21857336	4815 S OPHELIA LN, ONTARIO, CA 91762		B201904918	SFD	O	0	1	01/09/2020	1			0	N	N
	21857426	4814 S OPHELIA LN, ONTARIO, CA 91762		B201904919	SFD	O	0	1	01/09/2020	1			0	N	N
	21857417	3137 E MASTERPIECE ST, ONTARIO, CA 91762		B201904921	SFD	O	0	1	01/09/2020	1			0	N	N
	21857418	3147 E MASTERPIECE ST, ONTARIO, CA 91762		B201904922	SFD	O	0	1	01/09/2020	1			0	N	N

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21857335	4805 S OPHELIA LN, ONTARIO, CA 91762	B201904923	SFD	O	0	1	01/09/2020	1			0	N	N
21857427	4804 S OPHELIA LN, ONTARIO, CA 91762	B201904924	SFD	O	0	1	01/09/2020	1			0	N	N
104728136	1550 N BEVERLY CT B, ONTARIO, CA 91762	B201904179	ADU	O	0	1	01/10/2020	1	1	6/11/20	1	N	N
101409141	1426 S JASMINE PL, UNIT# B, ONTARIO, CA 91762	B201902285	ADU	O	0	1	01/13/2020	1			0	N	Y
104927203	421 W PARK ST B, ONTARIO, CA 91764	B201900967	ADU	O	0	1	01/15/2020	1			0	N	Y
21899431	2520 E PENELOPE LN, ONTARIO, CA 91710	B201905010	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	Y
21899432	2530 E PENELOPE LN, ONTARIO, CA 91710	B201905011	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899433	2540 E PENELOPE LN, ONTARIO, CA 91710	B201905012	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899434	2550 E PENELOPE LN, ONTARIO, CA 91710	B201905013	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899435	2560 E PENELOPE LN, ONTARIO, CA 91710	B201905014	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899436	2570 E PENELOPE LN, ONTARIO, CA 91710	B201905015	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899437	2580 E PENELOPE LN, ONTARIO, CA 91710	B201905016	SFD	O	0	1	01/17/2020	1			0	N	N
21899438	2590 E PENELOPE LN, ONTARIO, CA 91710	B201905017	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899439	2600 E PENELOPE LN, ONTARIO, CA 91710	B201905018	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899440	2610 E PENELOPE LN, ONTARIO, CA 91710	B201905019	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899312	2530 E MABEL LN, ONTARIO, CA 91710	B201905020	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899313	2538 E MABEL LN, ONTARIO, CA 91710	B201905021	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899314	2546 E MABEL LN, ONTARIO, CA 91710	B201905022	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899315	2554 E MABEL LN, ONTARIO, CA 91710	B201905023	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899316	2562 E MABEL LN, ONTARIO, CA 91710	B201905024	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899317	2570 E MABEL LN, ONTARIO, CA 91710	B201905025	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899318	2578 E MABEL LN, ONTARIO, CA 91710	B201905026	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899319	2586 E MABEL LN, ONTARIO, CA 91710	B201905027	SFD	O	0	1	01/17/2020	1			0	N	N
21899320	2594 E MABEL LN, ONTARIO, CA 91710	B201905028	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899321	2602 E MABEL LN, ONTARIO, CA 91710	B201905029	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899322	2610 E MABEL LN, ONTARIO, CA 91710	B201905030	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21899441	2626 E PENELOPE LN, ONTARIO, CA 91710	B202000043	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899442	2632 E PENELOPE LN, ONTARIO, CA 91710	B202000044	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899443	2638 E PENELOPE LN, ONTARIO, CA 91710	B202000045	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899444	2644 E PENELOPE LN, ONTARIO, CA	B202000046	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899445	2650 E PENELOPE LN, ONTARIO, CA 91710	B202000047	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899446	2656 E PENELOPE LN, ONTARIO, CA 91710	B202000048	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899447	2662 E PENELOPE LN, ONTARIO, CA 91710	B202000049	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899448	2668 E PENELOPE LN, ONTARIO, CA 91710	B202000050	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899449	2674 E PENELOPE LN, ONTARIO, CA 91710	B202000051	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899450	2680 E PENELOPE LN, ONTARIO, CA 91710	B202000052	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899451	2686 E PENELOPE LN, ONTARIO, CA 91710	B202000053	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21899452	2692 E PENELOPE LN, ONTARIO, CA 91710	B202000054	SFD	O	0	1	01/17/2020	1	1	07/21/2020	1	N	N
21899116	2507 E MABEL LN, ONTARIO, CA 91710	B202000076	SFD	O	0	1	01/17/2020	1			0	N	N
21899117	2517 E MABEL LN, ONTARIO, CA 91710	B202000077	SFD	O	0	1	01/17/2020	1			0	N	N
21899118	2527 E MABEL LN, ONTARIO, CA 91710	B202000078	SFD	O	0	1	01/17/2020	1			0	N	N
21899119	2537 E MABEL LN, ONTARIO, CA 91710	B202000079	SFD	O	0	1	01/17/2020	1			0	N	N
21899120	2547 E MABEL LN, ONTARIO, CA 91710	B202000080	SFD	O	0	1	01/17/2020	1			0	N	N
21899121	2557 E MABEL LN, ONTARIO, CA 91710	B202000081	SFD	O	0	1	01/17/2020	1			0	N	N
21899122	2567 E MABEL LN, ONTARIO, CA 91710	B202000082	SFD	O	0	1	01/17/2020	1			0	N	N
21899123	2577 E MABEL LN, ONTARIO, CA 91710	B202000083	SFD	O	0	1	01/17/2020	1			0	N	N
21899124	2587 E MABEL LN, ONTARIO, CA 91710	B202000084	SFD	O	0	1	01/17/2020	1			0	N	N
21872206	4716 S ARVADA PRIVADO, ONTARIO, CA 91764	B202000100	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21872206	4726 S ARVADA PRIVADO, ONTARIO, CA 91764	B202000101	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21872206	4736 S ARVADA PRIVADO, ONTARIO, CA 91764	B202000102	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21872206	4746 S ARVADA PRIVADO, ONTARIO, CA 91764	B202000103	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21872206	4012 E ALMENDAREZ PRIVADO, ONTARIO, CA 91764	B202000104	SFD	O	0	1	01/17/2020	1	1	07/22/2020	1	N	N
21872206	4032 E ALMENDAREZ PRIVADO, ONTARIO, CA 91764	B202000105	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21872218	4042 S ALMENDAREZ PRIVADO, ONTARIO, CA 91762	B202000106	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21872206	4717 S ARVADA PRIVADO, ONTARIO, CA 91764	B202000107	SFD	O	0	1	01/17/2020	1	1	06/29/2020	1	N	N
21830202	4544 S AFTON PRIVADO, ONTARIO, CA 91762	B202000110	SFD	O	0	1	01/17/2020	1	1	09/02/2020	1	N	N
21830202	4546 S AFTON PRIVADO, ONTARIO, CA 91762	B202000111	SFD	O	0	1	01/17/2020	1	1	08/26/2020	1	N	N
21830202	4548 S AFTON PRIVADO, ONTARIO, CA 91762	B202000112	SFD	O	0	1	01/17/2020	1	1	09/02/2020	1	N	N
21830202	4550 S AFTON PRIVADO, ONTARIO, CA 91762	B202000114	SFD	O	0	1	01/17/2020	1	1	09/15/2020	1	N	N
21830202	4552 S AFTON PRIVADO, ONTARIO, CA 91762	B202000115	SFD	O	0	1	01/17/2020	1	1	09/15/2020	1	N	N
21830202	4554 S AFTON PRIVADO, ONTARIO, CA 91762	B202000116	SFD	O	0	1	01/17/2020	1			0	N	N
21830202	4556 S AFTON PRIVADO, ONTARIO, CA 91762	B202000117	SFD	O	0	1	01/17/2020	1	1	08/26/2020	1	N	N
21830202	4558 S AFTON PRIVADO, ONTARIO, CA 91762	B202000118	SFD	O	0	1	01/17/2020	1	1	09/15/2020	1	N	N
21830203	4130 E BELLA PRIVADO, ONTARIO, CA 91762	B202000121	SFD	O	0	1	01/17/2020	1	1	09/15/2020	1	N	N

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

	21830203	4138 E BELLA PRIVADO, ONTARIO, CA 91762		B202000122	SFD	O	0	1	01/17/2020	1	1	08/27/2020	1	N	N
	21830203	4146 E BELLA PRIVADO, ONTARIO, CA 91762		B202000123	SFD	O	0	1	01/17/2020	1	1	09/15/2020	1	N	N
	21830203	4154 E BELLA PRIVADO, ONTARIO, CA 91762		B202000124	SFD	O	0	1	01/17/2020	1	1	10/15/2020	1	N	N
	21830203	4153 E BELLA PRIVADO, ONTARIO, CA 91762		B202000125	SFD	O	0	1	01/17/2020	1	1	08/27/2020	1	N	N
	21830203	4143 E BELLA PRIVADO, ONTARIO, CA 91762		B202000126	SFD	O	0	1	01/17/2020	1	1	10/15/2020	1	N	N
	21830203	4133 E BELLA PRIVADO, ONTARIO, CA 91762		B202000127	SFD	O	0	1	01/17/2020	1	1	08/26/2020	1	N	N
	21830203	4123 E BELLA PRIVADO, ONTARIO, CA 91762		B202000128	SFD	O	0	1	01/17/2020	1	1	08/27/2020	1	N	N
	21841408	2868 E LA AVENIDA DR 91761		B201904518	SFD	O	0	1	01/22/2020	1			0	N	N
	21854636	2621 E BARNVELDER CT, ONTARIO, CA 91761		B202000001	SFD	O	0	1	01/22/2020	1	1	10/15/2020	1	N	N
	21854637	2611 E BARNVELDER CT, ONTARIO, CA 91761		B202000002	SFD	O	0	1	01/22/2020	1	1	08/26/2020	1	N	N
	21854638	2601 E BARNVELDER CT, ONTARIO, CA 91761		B202000003	SFD	O	0	1	01/22/2020	1	1	12/17/2020	1	N	N
	21854639	2591 E BARNVELDER CT, ONTARIO, CA 91761		B202000004	SFD	O	0	1	01/22/2020	1	1	12/17/2020	1	N	N
	21854640	2581 E BARNVELDER CT, ONTARIO, CA 91761		B202000005	SFD	O	0	1	01/22/2020	1	1	08/27/2020	1	N	N
	104951215	217 E BELMONT ST, UNIT# B, ONTARIO, CA 91761		B201904617	ADU	O	0	1	01/23/2020	1			0	N	Y
	104820109	730 E EL MORADO CT, UNIT# B, ONTARIO, CA 91764		B201904980	ADU	O	0	1	01/30/2020	1			0	N	Y
	21801425	2921 E TRAVERTINE ST, ONTARIO, CA 91762		B202000412	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21801425	2931 E TRAVERTINE ST, ONTARIO, CA 91762		B202000413	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21801425	2941 E TRAVERTINE ST, ONTARIO, CA 91762		B202000414	SFD	O	0	1	01/30/2020	1			0	N	N
	21801425	2951 E TRAVERTINE ST, ONTARIO, CA 91762		B202000415	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21801425	2961 E TRAVERTINE ST, ONTARIO, CA 91762		B202000416	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21801425	2971 E TRAVERTINE ST, ONTARIO, CA 91762		B202000417	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21801425	2981 E TRAVERTINE ST, ONTARIO, CA 91762		B202000418	SFD	O	0	1	01/30/2020	1	1	07/22/2020	1	N	N
	21857341	4865 S OPHELIA LN, ONTARIO, CA 91762		B202000230	SFD	O	0	1	02/03/2020	1			0	N	N
	21857342	4875 S OPHELIA LN, ONTARIO, CA 91762		B202000231	SFD	O	0	1	02/03/2020	1			0	N	N
	21857421	4864 S OPHELIA LN, ONTARIO, CA 91762		B202000232	SFD	O	0	1	02/03/2020	1			0	N	N
	21898149	4673 S CASTLE LN, ONTARIO, CA 91762		B202000233	SFD	O	0	1	02/05/2020	1			0	N	N
	21898151	4703 S CASTLE LN, ONTARIO, CA 91762		B202000234	SFD	O	0	1	02/05/2020	1	1	07/21/2020	1	N	N
	21898172	4662 S CASTLE LN, ONTARIO, CA 91762		B202000235	SFD	O	0	1	02/05/2020	1	1	07/21/2020	1	N	N
	21898148	4663 S CASTLE LN, ONTARIO, CA 91762		B202000236	SFD	O	0	1	02/05/2020	1	1	07/21/2020	1	N	N
	21898150	4683 S CASTLE LN, ONTARIO, CA 91762		B202000237	SFD	O	0	1	02/05/2020	1			0	N	N
	21898151	4693 S CASTLE LN, ONTARIO, CA 91762		B202000238	SFD	O	0	1	02/05/2020	1			0	N	N
	104929117	608 W NEVADA ST B, ONTARIO, CA 91762		B201900417	ADU	O	0	1	02/06/2020	1			0	N	Y
	20938140	1626 N HACIENDA DR, UNIT# B, ONTARIO, CA 91764		B201903452	ADU	O	0	1	02/24/2020	1			0	N	Y
	21857419	4884 S OPHELIA LN, ONTARIO, CA 91762		B202000540	SFD	O	0	1	02/24/2020	1			0	N	N
	21857420	4874 S OPHELIA LN, ONTARIO, CA 91762		B202000541	SFD	O	0	1	02/24/2020	1			0	N	N
	105058311	2020 S SULTANA AV, ONTARIO, CA 91761		B201901656	ADU	O	0	1	02/27/2020	1	1	7/29/20	1	N	Y
	21867542	2827 E PARKER LN, ONTARIO, CA 91762		B201904981	SFD	O	0	1	02/27/2020	1	1	08/26/2020	1	N	N
	21867543	2817 E PARKER LN, ONTARIO, CA 91762		B201904983	SFD	O	0	1	02/27/2020	1			0	N	N
	21867542	2807 E PARKER LN, ONTARIO, CA 91762		B201904984	SFD	O	0	1	02/27/2020	1			0	N	N
	21867545	2797 E PARKER LN, ONTARIO, CA 91762		B201904985	SFD	O	0	1	02/27/2020	1			0	N	N
	21867546	2794 E PARKER LN, ONTARIO, CA 91762		B201904986	SFD	O	0	1	02/27/2020	1			0	N	N
	21867547	2804 E PARKER LN, ONTARIO, CA 91762		B201904987	SFD	O	0	1	02/27/2020	1			0	N	N
	21867548	2814 E PARKER LN, ONTARIO, CA 91762		B201904988	SFD	O	0	1	02/27/2020	1			0	N	N
	21867549	2824 E PARKER LN, ONTARIO, CA 91762		B201904989	SFD	O	0	1	02/27/2020	1	1	08/26/2020	1	N	N
	21811155	2590 E BARNVELDER CT, ONTARIO, CA 91761		B201904590	SFD	O	0	1	02/28/2020	1			0	N	N
	21811155	2570 E BARNVELDER CT, ONTARIO, CA 91761		B201904591	SFD	O	0	1	02/28/2020	1			0	N	N
	21811155	2550 E BARNVELDER CT, ONTARIO, CA 91761		B201904592	SFD	O	0	1	02/28/2020	1	1	10/15/2020	1	N	N
	21811155	2580 E BARNVELDER CT, ONTARIO, CA 91761		B201904593	SFD	O	0	1	02/28/2020	1	1	12/17/2020	1	N	N
	21811155	2560 E BARNVELDER CT, ONTARIO, CA 91761		B201904597	SFD	O	0	1	02/28/2020	1			0	N	N
	21811155	2540 E BARNVELDER CT, ONTARIO, CA 91761		B201904598	SFD	O	0	1	02/28/2020	1			0	N	N
	21872206	4676 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000167	SFD	O	0	1	03/02/2020	1	1	08/27/2020	1	N	N
	21872206	4686 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000168	SFD	O	0	1	03/02/2020	1	1	08/27/2020	1	N	N
	21872206	4696 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000169	SFD	O	0	1	03/02/2020	1	1	08/27/2020	1	N	N
	21872206	4706 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000170	SFD	O	0	1	03/02/2020	1	1	08/26/2020	1	N	N
	21872206	4707 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000171	SFD	O	0	1	03/02/2020	1	1	08/26/2020	1	N	N
	21872206	4697 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000172	SFD	O	0	1	03/02/2020	1	1	08/26/2020	1	N	N
	21872206	4687 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000173	SFD	O	0	1	03/02/2020	1	1	08/26/2020	1	N	N
	21872206	4677 S ARVADA PRIVADO, ONTARIO, CA 91764		B202000174	SFD	O	0	1	03/02/2020	1	1	08/26/2020	1	N	N
	21830202	4506 S AFTON PRIVADO, ONTARIO, CA 91762		B202000175	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4504 S AFTON PRIVADO, ONTARIO, CA 91762		B202000176	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4502 S AFTON PRIVADO, ONTARIO, CA 91762		B202000177	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4500 S AFTON PRIVADO, ONTARIO, CA 91762		B202000178	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4508 S AFTON PRIVADO, ONTARIO, CA 91762		B202000179	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4510 S AFTON PRIVADO, ONTARIO, CA 91762		B202000180	SFD	O	0	1	03/02/2020	1			0	N	N

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Cells in grey contain auto-calculation formulas

	21830202	4512 S AFTON PRIVADO, ONTARIO, CA 91762		B202000181	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4514 S AFTON PRIVADO, ONTARIO, CA 91762		B202000182	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4516 S AFTON PRIVADO, ONTARIO, CA 91762		B202000183	SFD	O	0	1	03/02/2020	1			0	N	N
	21830202	4518 S AFTON PRIVADO, ONTARIO, CA 91762		B202000184	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4162 E BELLA PRIVADO, ONTARIO, CA 91762		B202000185	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4170 E BELLA PRIVADO, ONTARIO, CA 91762		B202000186	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4178 E BELLA PRIVADO, ONTARIO, CA 91762		B202000187	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4186 E BELLA PRIVADO, ONTARIO, CA 91762		B202000188	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4194 E BELLA PRIVADO, ONTARIO, CA 91762		B202000189	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4193 E BELLA PRIVADO, ONTARIO, CA 91762		B202000190	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4183 E BELLA PRIVADO, ONTARIO, CA 91762		B202000191	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4173 E BELLA PRIVADO, ONTARIO, CA 91762		B202000192	SFD	O	0	1	03/02/2020	1			0	N	N
	21830203	4163 E BELLA PRIVADO, ONTARIO, CA 91762		B202000193	SFD	O	0	1	03/02/2020	1			0	N	N
	21867410	4602 S SCOTT WY, ONTARIO, CA 91762		B202000616	SFD	O	0	1	03/03/2020	1			0	N	N
	21867411	4612 S SCOTT WY, ONTARIO, CA 91762		B202000617	SFD	O	0	1	03/03/2020	1			0	N	N
	21867412	4622 S SCOTT WY, ONTARIO, CA 91762		B202000618	SFD	O	0	1	03/03/2020	1			0	N	N
	21867413	4632 S SCOTT WY, ONTARIO, CA 91762		B202000619	SFD	O	0	1	03/03/2020	1			0	N	N
	21867426	4615 S SCOTT WY, ONTARIO, CA 91762		B202000620	SFD	O	0	1	03/03/2020	1			0	N	N
	21867427	4625 S SCOTT WY, ONTARIO, CA 91762		B202000621	SFD	O	0	1	03/03/2020	1			0	N	N
	21867428	4635 S SCOTT WY, ONTARIO, CA 91762		B202000622	SFD	O	0	1	03/03/2020	1			0	N	N
	104841302	532 N BERLYN AV B, ONTARIO, CA 91764		B201903498	ADU	O	0	1	03/04/2020	1			0	N	Y
	21872202	4564 S AMHERST AV, ONTARIO, CA 91762		B202000456	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4556 S AMHERST AV, ONTARIO, CA 91762		B202000457	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4557 S MENDOCINO AV, ONTARIO, CA 91762		B202000458	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4565 S MENDOCINO AV, ONTARIO, CA 91762		B202000459	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4590 S MENDOCINO AV, ONTARIO, CA 91762		B202000460	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4582 S MENDOCINO AV, ONTARIO, CA 91762		B202000461	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	21872202	4574 S MENDOCINO AV, ONTARIO, CA 91762		B202000462	SFD	O	0	1	03/04/2020	1	1	08/26/2020	1	N	N
	10858102	1529 E SEVENTH ST, UNIT# B, ONTARIO, CA 91764		B201904254	ADU	O	0	1	03/11/2020	1			0	N	Y
	21815138	3667 S BEARBERRY AV, ONTARIO, CA 91761		B201904359	SFD	O	0	1	03/18/2020	1			0	N	N
	21815138	3671 S BEARBERRY AV, ONTARIO, CA 91761		B201904360	SFD	O	0	1	03/18/2020	1			0	N	N
	21815138	3677 S BEARBERRY AV, ONTARIO, CA 91761		B201904361	SFD	O	0	1	03/18/2020	1			0	N	N
	101512142	2230 S GARDENIA AV, UNIT# B, ONTARIO, CA 91762		B201903710	ADU	O	0	1	03/23/2020	1			0	N	Y
	21898152	4713 S CASTLE LN, ONTARIO, CA 91762		B202000515	SFD	O	0	1	03/24/2020	1	1	09/15/2020	1	N	N
	21898156	3209 E ORCHARD ST, ONTARIO, CA 91762		B202000516	SFD	O	0	1	03/24/2020	1	1	09/15/2020	1	N	N
	21898158	3189 E ORCHARD ST, ONTARIO, CA 91762		B202000517	SFD	O	0	1	03/24/2020	1	1	09/15/2020	1	N	N
	21898159	3179 E ORCHARD ST, ONTARIO, CA 91762		B202000518	SFD	O	0	1	03/24/2020	1	1	10/15/2020	1	N	N
	21898153	4723 S CASTLE LN, ONTARIO, CA 91762		B202000519	SFD	O	0	1	03/24/2020	1	1	09/02/2020	1	N	N
	21898155	3219 E ORCHARD ST, ONTARIO, CA 91762		B202000520	SFD	O	0	1	03/24/2020	1	1	09/02/2020	1	N	N
	21898157	3199 E ORCHARD ST, ONTARIO, CA 91762		B202000521	SFD	O	0	1	03/24/2020	1	1	12/17/2020	1	N	N
	104922106	555 E NEVADA ST, ONTARIO, CA 91761		B201902282	SFD	O	0	1	03/25/2020	1			0	N	Y
	21801520	2981 E SILVER SKY DR, ONTARIO, CA 91762		B202001184	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	21801521	3011 E SILVER SKY DR, ONTARIO, CA 91762		B202001185	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	21801522	3021 E SILVER SKY DR, ONTARIO, CA 91762		B202001186	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	21801531	3031 E SILVER SKY DR, ONTARIO, CA 91762		B202001187	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	21801524	2982 E SILVER SKY DR, ONTARIO, CA 91762		B202001188	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	21801525	2972 E SILVER SKY DR, ONTARIO, CA 91762		B202001189	SFD	O	0	1	04/14/2020	1	1	12/10/2020	1	N	N
	105027128	1639 S FERN AV, ONTARIO, CA 91762		B202000559	ADU	O	0	1	04/29/2020	1	1	7/2/20	1	N	Y
	104830514	741 N SAN ANTONIO AV, ONTARIO, CA 91762		B201802194	ADU	O	0	1	04/30/2020	1			0	N	Y
	104951111	228 E MAITLAND ST, ONTARIO, CA 91761		B202000862	ADU	O	0	1	05/05/2020	1	1	6/24/20	1	N	Y
	104838108	544 E G ST, UNIT# B, ONTARIO, CA 91764		B202000696	ADU	O	0	1	05/06/2020	1			0	N	Y
	21889153	3197 E JOSHUA TREE ST, ONTARIO, CA 91761		B202000995	ADU	O	0	1	05/12/2020	1			0	N	Y
	100842201	1359 N HELEN AV, ONTARIO, CA 91762		B201900662	ADU	O	0	1	05/14/2020	1	1	8/4/20	1	N	Y
	104751201	504 E HARVARD PL B, ONTARIO, CA 91764		B202000219	ADU	O	0	1	05/14/2020	1			0	N	Y
	21830401	4655 S PLAYA PRIVADO, ONTARIO, CA 91764		B202001098	SFD	O	0	1	05/14/2020	1	1	10/15/2020	1	N	N
	21830413	4656 S ARVADA PRIVADO, ONTARIO, CA 91762		B202001099	SFD	O	0	1	05/14/2020	1			0	N	N
	21830414	4666 S ARVADA PRIVADO, ONTARIO, CA 91762		B202001100	SFD	O	0	1	05/14/2020	1	1	10/15/2020	1	N	N
	21830402	4665 S PLAYA PRIVADO, ONTARIO, CA 91762		B202001101	SFD	O	0	1	05/14/2020	1			0	N	N
	21830450	4667 S ARVADA PRIVADO, ONTARIO, CA 91762		B202001102	SFD	O	0	1	05/14/2020	1			0	N	N
	21830450	4647 S ARVADA PRIVADO, ONTARIO, CA 91762		B202001103	SFD	O	0	1	05/14/2020	1			0	N	N
	21830403	4675 S PLAYA PRIVADO, ONTARIO, CA 91762		B202001105	SFD	O	0	1	05/14/2020	1			0	N	N
	21830451	4657 S ARVADA PRIVADO, ONTARIO, CA		B202001106	SFD	O	0	1	05/14/2020	1			0	N	N
	101015106	937 W FOURTH ST, ONTARIO, CA 91762		B202000228	ADU	O	0	1	05/20/2020	1	1	8/25/20	1	N	Y
	104958114	1000 S SAN ANTONIO AV, ONTARIO, CA 91762		B201801428	ADU	O	0	1	05/21/2020	1			0	N	Y
	105103103	2340 S FERN AV, ONTARIO, CA		B201901006	SFD	O	0	1	05/22/2020	1			0	N	N
	20935114	1938 E SEVENTH ST, UNIT# B, ONTARIO, CA 91764		B201904522	ADU	O	0	1	06/11/2020	1			0	N	Y

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Cells in grey contain auto-calculation formulas

	21899461	2641 E HARPER ST, ONTARIO, CA 91710		B202000937	SFD	O									0							1	06/11/2020	1									0		N	N
	21899463	2629 E HARPER ST, ONTARIO, CA 91710		B202000938	SFD	O									0							1	06/11/2020	1									0		N	N
	21899465	2624 E HARPER ST, ONTARIO, CA 91710		B202000939	SFD	O									0							1	06/11/2020	1									0		N	N
	21899462	2635 E HARPER ST, ONTARIO, CA 91710		B202000946	SFD	O									0							1	06/11/2020	1									0		N	N
	21899466	2630 E HARPER ST, ONTARIO, CA 91710		B202000947	SFD	O									0							1	06/11/2020	1									0		N	N
	21899468	2642 E HARPER ST, ONTARIO, CA 91710		B202000948	SFD	O									0							1	06/11/2020	1									0		N	N
	21899464	2623 E HARPER ST, ONTARIO, CA 91710		B202000949	SFD	O									0							1	06/11/2020	1									0		N	N
	21899467	2636 E HARPER ST, ONTARIO, CA 91710		B202000950	SFD	O									0							1	06/11/2020	1									0		N	N
	21867414	4642 S SCOTT WY, ONTARIO, CA 91762		B202000964	SFD	O									0							1	06/11/2020	1									0		N	N
	21867430	4655 S SCOTT WY, ONTARIO, CA 91762		B202000965	SFD	O									0							1	06/11/2020	1									0		N	N
	21867415	4652 S SCOTT WY, ONTARIO, CA 91762		B202000967	SFD	O									0							1	06/11/2020	1									0		N	N
	21867429	4645 S SCOTT WY, ONTARIO, CA 91762		B202000968	SFD	O									0							1	06/11/2020	1									0		N	N
	101456140	2152 S OAKS AV, ONTARIO, CA 91762		B201902832	SFD	O									0							1	06/12/2020	1									0		N	N
	21867417	4672 S SCOTT WY, ONTARIO, CA 91762		B202000984	SFD	O									0							1	06/12/2020	1									0		N	N
	21867434	4695 S SCOTT WY, ONTARIO, CA 91762		B202000986	SFD	O									0							1	06/12/2020	1									0		N	N
	21867416	4662 S SCOTT WY, ONTARIO, CA 91762		B202000987	SFD	O									0							1	06/12/2020	1									0		N	N
	21867418	4682 S SCOTT WY, ONTARIO, CA 91762		B202000988	SFD	O									0							1	06/12/2020	1									0		N	N
	21867432	4675 S SCOTT WY, ONTARIO, CA 91762		B202000989	SFD	O									0							1	06/12/2020	1									0		N	N
	21867419	4692 S SCOTT WY, ONTARIO, CA 91762		B202000991	SFD	O									0							1	06/12/2020	1									0		N	N
	21867433	4685 S SCOTT WY, ONTARIO, CA 91762		B202000992	SFD	O									0							1	06/12/2020	1									0		N	N
	21867431	4665 S SCOTT WY, ONTARIO, CA 91762		B202000993	SFD	O									0							1	06/12/2020	1									0		N	N
	104732141	632 W FIFTH ST, UNIT# B, ONTARIO, CA 91762		B201803565	ADU	O									0							1	06/16/2020	1									0		N	Y
	21898162	3149 E ORCHARD ST, ONTARIO, CA 91762		B202001083	SFD	O									0							1	06/16/2020	1							1	12/17/2020	1		N	N
	21898160	3169 E ORCHARD ST, ONTARIO, CA 91762		B202001087	SFD	O									0							1	06/16/2020	1							1	12/17/2020	1		N	N
	21898161	3159 E ORCHARD ST, ONTARIO, CA 91762		B202001088	SFD	O									0							1	06/16/2020	1							1	12/17/2020	1		N	N
	21899201	2647 E PENELOPE LN, ONTARIO, CA 91710		B202000927	SFD	O									0							1	06/18/2020	1									0		N	N
	21899203	2663 E PENELOPE LN, ONTARIO, CA 91710		B202000928	SFD	O									0							1	06/18/2020	1									0		N	N
	21899205	2679 E PENELOPE LN, ONTARIO, CA 91710		B202000929	SFD	O									0							1	06/18/2020	1									0		N	N
	21899202	2655 E PENELOPE LN, ONTARIO, CA 91710		B202000931	SFD	O									0							1	06/18/2020	1									0		N	N
	21899206	2687 E PENELOPE LN, ONTARIO, CA 91710		B202000932	SFD	O									0							1	06/18/2020	1									0		N	N
	21899204	2671 E PENELOPE LN, ONTARIO, CA 91710		B202000933	SFD	O									0							1	06/18/2020	1									0		N	N
	21899207	2695 E PENELOPE LN, ONTARIO, CA 91710		B202000934	SFD	O									0							1	06/18/2020	1									0		N	N
	21899101	2582 E SCARLETT LN, ONTARIO, CA 91710		B202000969	SFD	O									0							1	06/18/2020	1									0		N	N
	21899303	2591 E SCARLETT LN, ONTARIO, CA 91710		B202000970	SFD	O									0							1	06/18/2020	1									0		N	N
	21899306	2567 E SCARLETT LN, ONTARIO, CA 91710		B202000971	SFD	O									0							1	06/18/2020	1									0		N	N
	21899102	2572 E SCARLETT LN, ONTARIO, CA 91710		B202000972	SFD	O									0							1	06/18/2020	1									0		N	N
	21899302	2599 E SCARLETT LN, ONTARIO, CA 91710		B202000973	SFD	O									0							1	06/18/2020	1									0		N	N
	21899304	2583 E SCARLETT LN, ONTARIO, CA 91710		B202000974	SFD	O									0							1	06/18/2020	1									0		N	N
	21899103	2562 E SCARLETT LN, ONTARIO, CA 91710		B202000976	SFD	O									0							1	06/18/2020	1									0		N	N
	21899301	2607 E SCARLETT LN, ONTARIO, CA 91710		B202000977	SFD	O									0							1	06/18/2020	1									0		N	N
	21899305	2575 E SCARLETT LN, ONTARIO, CA 91710		B202000978	SFD	O									0							1	06/18/2020	1									0		N	N
	21898105	4640 S GARDEN GATE LN, ONTARIO, CA 91762		B202001082	SFD	O									0							1	06/22/2020	1									0		N	N
	21898104	4650 S GARDEN GATE LN, ONTARIO, CA 91762		B202001086	SFD	O									0							1	06/22/2020	1									0		N	N
	21872202	4548 S AMHERST AV, ONTARIO, CA 91762		B202001024	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4549 S MENDOCINO AV, ONTARIO, CA 91762		B202001025	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4550 S MENDOCINO AV, ONTARIO, CA 91762		B202001026	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4532 S AMHERST AV, ONTARIO, CA 91762		B202001027	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4533 S MENDOCINO AV, ONTARIO, CA 91762		B202001028	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4558 S MENDOCINO AV, ONTARIO, CA 91762		B202001029	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4540 S AMHERST AV, ONTARIO, CA 91762		B202001030	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4541 S MENDOCINO AV, ONTARIO, CA 91762		B202001031	SFD	O									0							1	06/23/2020	1									0		N	N
	21872202	4566 S MENDOCINO AV, ONTARIO, CA 91762		B202001032	SFD	O									0							1	06/23/2020	1									0		N	N
	101048205	839 W F ST, ONTARIO, CA 91762		B202000824	ADU	O									0							1	06/24/2020	1									0		N	Y
	11021126	803 N DEL NORTE AV B, ONTARIO, CA 91764		B202000869	ADU	O									0							1	06/25/2020	1							1	12/2/20	1		N	Y
	21815138	3711 S BEARBERRY AV, ONTARIO, CA 91761		B202001670	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3707 S BEARBERRY AV, ONTARIO, CA 91761		B202001671	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3701 S BEARBERRY AV, ONTARIO, CA 91761		B202001672	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3426 E HEARTWOOD ST, ONTARIO, CA 91761		B202001673	SFD	O									0							1	06/25/2020	1									0		N	N
	21815138	3436 E HEARTWOOD ST, ONTARIO, CA 91761		B202001674	SFD	O									0							1	06/25/2020	1									0		N	N
	21815138	3446 E HEARTWOOD ST, ONTARIO, CA 91761		B202001675	SFD	O									0							1	06/25/2020	1									0		N	N
	21815138	3456 E HEARTWOOD ST, ONTARIO, CA 91761		B202001676	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3466 E HEARTWOOD ST, ONTARIO, CA 91761		B202001677	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3467 E SUMAC ST, ONTARIO, CA 91761		B202001678	SFD	O									0							1	06/25/2020	1									0		N	N
	21815138	3457 E SUMAC ST, ONTARIO, CA 91761		B202001679	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3447 E SUMAC ST, ONTARIO, CA 91761		B202001680	SFD	O									0							1	06/25/2020	1							1	12/17/2020	1		N	N
	21815138	3437 E SUMAC ST, ONTARIO, CA 91761		B202001681	SFD	O									0							1	06/25/2020	1									0		N	N
	21815138	3427 E SUMAC ST, ONTARIO, CA 91761		B202001682	SFD	O									0							1	06/25/2020	1									0		N	N
	21854601	2650 E BARNVELDER CT, ONTARIO, CA 91761		B202001658	SFD	O									0							1	06/26/2020	1									0		N	N
	21854602	2640 E BARNVELDER CT, ONTARIO, CA 91762		B202001659	SFD	O									0							1	06/26/2020	1									0		N	N
	21854603	2630 E BARNVELDER CT, ONTARIO, CA 91761		B202001660	SFD	O									0							1	06/26/2020	1									0		N	N

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	21854606	2600 E BARNVELDER CT, ONTARIO, CA 91761		B202001661	SFD	O	0	1	06/26/2020	1			0	N	N
	101142117	1317 W RALSTON ST, ONTARIO, CA 91762		B202000150	ADU	O	0	1	06/29/2020	1	1	7/10/20	1	N	Y
	104819123	948 E EL MORADO CT, ONTARIO, CA 91764		B202001033	ADU	O	0	1	07/01/2020	1			0	N	Y
	21898103	4690 S GARDEN GATE LN, ONTARIO, CA 91762		B202001081	SFD	O	0	1	07/06/2020	1			0	N	N
	21898101	4702 S GARDEN GATE LN, ONTARIO, CA 91762		B202001084	SFD	O	0	1	07/06/2020	1			0	N	N
	21898102	4700 S GARDEN GATE LN, ONTARIO, CA 91762		B202001085	SFD	O	0	1	07/06/2020	1			0	N	N
	101453218	1027 W LARODA CT, ONTARIO, CA 91762		B201902512	ADU	O	0	1	07/08/2020	1			0	N	Y
	21867435	2787 E PARKER LN, ONTARIO, CA 91762		B202000287	SFD	O	0	1	07/09/2020	1			0	N	N
	21867436	2777 E PARKER LN, ONTARIO, CA 91762		B202000288	SFD	O	0	1	07/09/2020	1			0	N	N
	21867437	2767 E PARKER LN, ONTARIO, CA 91762		B202000289	SFD	O	0	1	07/09/2020	1			0	N	N
	21867438	2757 E PARKER LN, ONTARIO, CA 91762		B202000290	SFD	O	0	1	07/09/2020	1			0	N	N
	21867444	2764 E PARKER LN, ONTARIO, CA 91762		B202000291	SFD	O	0	1	07/09/2020	1			0	N	N
	21867445	2774 E PARKER LN, ONTARIO, CA 91762		B202000292	SFD	O	0	1	07/09/2020	1			0	N	N
	21867446	2784 E PARKER LN, ONTARIO, CA 91762		B202000293	SFD	O	0	1	07/09/2020	1			0	N	N
	21830404	4685 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002033	SFD	O	0	1	07/10/2020	1			0	N	N
	21830405	4695 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002034	SFD	O	0	1	07/10/2020	1			0	N	N
	21830406	4705 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002035	SFD	O	0	1	07/10/2020	1			0	N	N
	21830407	4715 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002036	SFD	O	0	1	07/10/2020	1			0	N	N
	21830408	4725 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002037	SFD	O	0	1	07/10/2020	1			0	N	N
	21830409	4735 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002038	SFD	O	0	1	07/10/2020	1			0	N	N
	21830410	4745 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002040	SFD	O	0	1	07/10/2020	1			0	N	N
	21830411	4755 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002041	SFD	O	0	1	07/10/2020	1			0	N	N
	21830412	4765 S PLAYA PRIVADO, ONTARIO, CA 91762		B202002042	SFD	O	0	1	07/10/2020	1			0	N	N
	21868238	4706 S KENT WY, ONTARIO, CA 91762		B202001815	SFD	O	0	1	07/14/2020	1			0	N	N
	21868239	4716 S KENT WY, ONTARIO, CA 91762		B202001816	SFD	O	0	1	07/14/2020	1			0	N	N
	21868240	4726 S KENT WY, ONTARIO, CA 91762		B202001817	SFD	O	0	1	07/14/2020	1			0	N	N
	21868241	4736 S KENT WY, ONTARIO, CA 91762		B202001818	SFD	O	0	1	07/14/2020	1			0	N	N
	21868242	4746 S KENT WY, ONTARIO, CA 91762		B202001819	SFD	O	0	1	07/14/2020	1			0	N	N
	21868243	2754 E STARK LN, ONTARIO, CA 91762		B202001820	SFD	O	0	1	07/14/2020	1			0	N	N
	21868244	2764 E STARK LN, ONTARIO, CA 91762		B202001821	SFD	O	0	1	07/14/2020	1			0	N	N
	21868245	2774 E STARK LN, ONTARIO, CA 91762		B202001822	SFD	O	0	1	07/14/2020	1			0	N	N
	21868246	2784 E STARK LN, ONTARIO, CA 91762		B202001823	SFD	O	0	1	07/14/2020	1			0	N	N
	21899457	2665 E HARPER ST, ONTARIO, CA 91710		B202001924	SFD	O	0	1	07/16/2020	1			0	N	N
	21899471	2660 E HARPER ST, ONTARIO, CA 91710		B202001925	SFD	O	0	1	07/16/2020	1			0	N	N
	21899458	2659 E HARPER ST, ONTARIO, CA 91710		B202001926	SFD	O	0	1	07/16/2020	1			0	N	N
	21899469	2648 E HARPER ST, ONTARIO, CA 91710		B202001927	SFD	O	0	1	07/16/2020	1			0	N	N
	21899459	2653 E HARPER ST, ONTARIO, CA 91710		B202001928	SFD	O	0	1	07/16/2020	1			0	N	N
	21899460	2647 E HARPER ST, ONTARIO, CA 91710		B202001929	SFD	O	0	1	07/16/2020	1			0	N	N
	21899470	2654 E HARPER ST, ONTARIO, CA 91710		B202001930	SFD	O	0	1	07/16/2020	1			0	N	N
	21899416	2572 E HARPER ST, ONTARIO, CA 91710		B202002222	SFD	O	0	1	07/16/2020	1			0	N	N
	21899417	2582 E HARPER ST, ONTARIO, CA 91710		B202002223	SFD	O	0	1	07/16/2020	1			0	N	N
	21899418	2592 E HARPER ST, ONTARIO, CA 91710		B202002224	SFD	O	0	1	07/16/2020	1			0	N	N
	21899419	2602 E HARPER ST, ONTARIO, CA 91710		B202002225	SFD	O	0	1	07/16/2020	1			0	N	N
	21899420	2612 E HARPER ST, ONTARIO, CA 91710		B202002226	SFD	O	0	1	07/16/2020	1			0	N	N
	21899421	2611 E HARPER ST, ONTARIO, CA 91710		B202002227	SFD	O	0	1	07/16/2020	1			0	N	N
	21899422	2601 E HARPER ST, ONTARIO, CA 91710		B202002228	SFD	O	0	1	07/16/2020	1			0	N	N
	21899423	2591 E HARPER ST, ONTARIO, CA 91710		B202002229	SFD	O	0	1	07/16/2020	1			0	N	N
	21899424	2581 E HARPER ST, ONTARIO, CA 91710		B202002230	SFD	O	0	1	07/16/2020	1			0	N	N
	21899425	2571 E HARPER ST, ONTARIO, CA 91710		B202002231	SFD	O	0	1	07/16/2020	1			0	N	N
	21872441	4524 S AMHERST AV, ONTARIO, CA 91762		B202002009	SFD	O	0	1	07/22/2020	1			0	N	N
	21872348	4516 S AMHERST AV, ONTARIO, CA 91762		B202002010	SFD	O	0	1	07/22/2020	1			0	N	N
	21872347	4508 S AMHERST AV, ONTARIO, CA 91762		B202002011	SFD	O	0	1	07/22/2020	1			0	N	N
	21872327	4509 S MENDOCINO AV, ONTARIO, CA 91762		B202002012	SFD	O	0	1	07/22/2020	1			0	N	N
	21872328	4517 S MENDOCINO AV, ONTARIO, CA 91762		B202002013	SFD	O	0	1	07/22/2020	1			0	N	N
	21872329	4525 S MENDOCINO AV, ONTARIO, CA 91762		B202002014	SFD	O	0	1	07/22/2020	1			0	N	N
	21872318	4542 S MENDOCINO AV, ONTARIO, CA 0		B202002015	SFD	O	0	1	07/22/2020	1			0	N	N
	21872319	4534 S MENDOCINO AV, ONTARIO, CA 0		B202002016	SFD	O	0	1	07/22/2020	1			0	N	N
	21872320	4526 S MENDOCINO AV, ONTARIO, CA 0		B202002017	SFD	O	0	1	07/22/2020	1			0	N	N
	104833231	438 N BEVERLY SQ, UNIT# B, ONTARIO, CA 91762		B202000975	ADU	O	0	1	07/23/2020	1			0	N	Y
	21815138	3415 E HEARTWOOD ST, ONTARIO, CA 91761		B202002144	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3405 E HEARTWOOD ST, ONTARIO, CA 91761		B202002145	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3395 E HEARTWOOD ST, ONTARIO, CA 91761		B202002146	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3385 E HEARTWOOD ST, ONTARIO, CA 91761		B202002147	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3375 E HEARTWOOD ST, ONTARIO, CA 91761		B202002148	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3365 E HEARTWOOD ST, ONTARIO, CA 91761		B202002149	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3355 E HEARTWOOD ST, ONTARIO, CA 91761		B202002150	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3356 E HEARTWOOD ST, ONTARIO, CA 91761		B202002151	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3366 E HEARTWOOD ST, ONTARIO, CA 91761		B202002152	SFD	O	0	1	07/23/2020	1			0	N	N
	21815138	3376 E HEARTWOOD ST, ONTARIO, CA 91761		B202002153	SFD	O	0	1	07/23/2020	1			0	N	N

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Cells in grey contain auto-calculation formulas

	21815138	3386 E HEARTWOOD ST, ONTARIO, CA 91761		B202002154	SFD	O	0	1	07/23/2020	1	0	N	N
	21815138	3396 E HEARTWOOD ST, ONTARIO, CA 91761		B202002155	SFD	O	0	1	07/23/2020	1	0	N	N
	21815138	3406 E HEARTWOOD ST, ONTARIO, CA 91761		B202002156	SFD	O	0	1	07/23/2020	1	0	N	N
	21815138	3416 E HEARTWOOD ST, ONTARIO, CA 91761		B202002157	SFD	O	0	1	07/23/2020	1	0	N	N
	104831311	705 W FLORA ST, ONTARIO, CA 91762		B202000496	ADU	O	0	1	07/28/2020	1	0	N	Y
	21899104	2552 E SCARLETT LN, ONTARIO, CA 91710		B202002347	SFD	O	0	1	07/30/2020	1	0	N	N
	21899105	2542 E SCARLETT LN, ONTARIO, CA 91710		B202002348	SFD	O	0	1	07/30/2020	1	0	N	N
	21899106	2532 E SCARLETT LN, ONTARIO, CA 91710		B202002349	SFD	O	0	1	07/30/2020	1	0	N	N
	21899107	2522 E SCARLETT LN, ONTARIO, CA 91710		B202002350	SFD	O	0	1	07/30/2020	1	0	N	N
	21899307	2559 E SCARLETT LN, ONTARIO, CA 91710		B202002351	SFD	O	0	1	07/30/2020	1	0	N	N
	21899308	2551 E SCARLETT LN, ONTARIO, CA 91710		B202002352	SFD	O	0	1	07/30/2020	1	0	N	N
	21899309	2543 E SCARLETT LN, ONTARIO, CA 91710		B202002353	SFD	O	0	1	07/30/2020	1	0	N	N
	21899310	2535 E SCARLETT LN, ONTARIO, CA 91710		B202002354	SFD	O	0	1	07/30/2020	1	0	N	N
	21899311	2527 E SCARLETT LN, ONTARIO, CA 91710		B202002355	SFD	O	0	1	07/30/2020	1	0	N	N
	21899208	4805 S CORA WY, ONTARIO, CA 91710		B202002411	SFD	O	0	1	07/30/2020	1	0	N	N
	21899209	4815 S CORA WY, ONTARIO, CA 91710		B202002412	SFD	O	0	1	07/30/2020	1	0	N	N
	21899210	4825 S CORA WY, ONTARIO, CA 91710		B202002413	SFD	O	0	1	07/30/2020	1	0	N	N
	21899211	4835 S CORA WY, ONTARIO, CA 91710		B202002414	SFD	O	0	1	07/30/2020	1	0	N	N
	21899212	4845 S CORA WY, ONTARIO, CA 91710		B202002415	SFD	O	0	1	07/30/2020	1	0	N	N
	21899213	4855 S CORA WY, ONTARIO, CA 91710		B202002417	SFD	O	0	1	07/30/2020	1	0	N	N
	21815138	3417 E SUMAC ST, ONTARIO, CA 91761		B202002159	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3407 E SUMAC ST, ONTARIO, CA 91761		B202002160	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3397 E SUMAC ST, ONTARIO, CA 91761		B202002161	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3387 E SUMAC ST, ONTARIO, CA 91761		B202002162	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3377 E SUMAC ST, ONTARIO, CA 91761		B202002163	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3367 E SUMAC ST, ONTARIO, CA 91761		B202002164	SFD	O	0	1	07/31/2020	1	0	N	N
	21815138	3357 E SUMAC ST, ONTARIO, CA 91761		B202002165	SFD	O	0	1	07/31/2020	1	0	N	N
	21811166	3366 S WELSUMMER AV, ONTARIO, CA 91761		B202002358	SFD	O	0	1	08/04/2020	1	0	N	N
	104950219	627 E RALSTON ST, ONTARIO, CA 91761		B201902400	ADU	O	0	1	08/06/2020	1	0	N	Y
	104720218	815 E SIXTH ST, UNIT# B, ONTARIO, CA 91764		B201904946	ADU	O	0	1	08/11/2020	1	0	N	Y
	104808249	501 E I ST B, ONTARIO, CA 91764		B202001619	ADU	O	0	1	08/19/2020	1	0	N	Y
	104831307	727 W FLORA ST, UNIT# B, ONTARIO, CA 91762		B202001632	ADU	O	0	1	08/20/2020	1	0	N	Y
	105025121	429 E FRANCIS ST B, ONTARIO, CA 91761		B202002262	ADU	O	0	1	08/20/2020	1	0	N	Y
	101442205	1919 S HELEN AV, ONTARIO, CA 91762		B201903418	ADU	O	0	1	08/21/2020	1	0	N	Y
	21899134	4908 S REESE WY, ONTARIO, CA 91710		B202002433	SFD	O	0	1	08/21/2020	1	0	N	N
	21899135	4898 S REESE WY, ONTARIO, CA 91710		B202002434	SFD	O	0	1	08/21/2020	1	0	N	N
	21899136	4888 S REESE WY, ONTARIO, CA 91710		B202002435	SFD	O	0	1	08/21/2020	1	0	N	N
	21899137	4878 S REESE WY, ONTARIO, CA 91710		B202002436	SFD	O	0	1	08/21/2020	1	0	N	N
	21899138	4868 S REESE WY, ONTARIO, CA 91710		B202002437	SFD	O	0	1	08/21/2020	1	0	N	N
	21899139	4858 S REESE WY, ONTARIO, CA 91710		B202002438	SFD	O	0	1	08/21/2020	1	0	N	N
	21899140	4848 S REESE WY, ONTARIO, CA 91710		B202002439	SFD	O	0	1	08/21/2020	1	0	N	N
	21899141	4838 S REESE WY, ONTARIO, CA 91710		B202002440	SFD	O	0	1	08/21/2020	1	0	N	N
	21899142	4828 S REESE WY, ONTARIO, CA 91710		B202002441	SFD	O	0	1	08/21/2020	1	0	N	N
	21899472	2666 E HARPER ST, ONTARIO, CA 91710		B202002470	SFD	O	0	1	08/21/2020	1	0	N	N
	21899473	2672 E HARPER ST, ONTARIO, CA 91710		B202002471	SFD	O	0	1	08/21/2020	1	0	N	N
	21899474	2678 E HARPER ST, ONTARIO, CA 91710		B202002472	SFD	O	0	1	08/21/2020	1	0	N	N
	21899475	2684 E HARPER ST, ONTARIO, CA 91710		B202002473	SFD	O	0	1	08/21/2020	1	0	N	N
	21899476	2690 E HARPER ST, ONTARIO, CA 91710		B202002474	SFD	O	0	1	08/21/2020	1	0	N	N
	21899453	2689 E HARPER ST, ONTARIO, CA 91710		B202002475	SFD	O	0	1	08/21/2020	1	0	N	N
	21899454	2683 E HARPER ST, ONTARIO, CA 91710		B202002476	SFD	O	0	1	08/21/2020	1	0	N	N
	21899455	2677 E HARPER ST, ONTARIO, CA 91710		B202002477	SFD	O	0	1	08/21/2020	1	0	N	N
	21899456	2671 E HARPER ST, ONTARIO, CA 91710		B202002478	SFD	O	0	1	08/21/2020	1	0	N	N
	21898169	3214 E PASTIME ST, ONTARIO, CA 91762		B202002673	SFD	O	0	1	08/21/2020	1	0	N	N
	21898167	3194 E PASTIME ST, ONTARIO, CA 91762		B202002674	SFD	O	0	1	08/21/2020	1	0	N	N
	21898171	3205 E PASTIME ST, ONTARIO, CA 91762		B202002675	SFD	O	0	1	08/21/2020	1	0	N	N
	21898166	3184 E PASTIME ST, ONTARIO, CA 91762		B202002676	SFD	O	0	1	08/21/2020	1	0	N	N
	21898168	3204 E PASTIME ST, ONTARIO, CA 91762		B202002677	SFD	O	0	1	08/21/2020	1	0	N	N
	21898170	3215 E PASTIME ST, ONTARIO, CA 91762		B202002678	SFD	O	0	1	08/21/2020	1	0	N	N
	21897253	4120 S BODEGA WY, BLDG# 10, ONTARIO, CA 91761		B201904792	5+	R	0	6	08/24/2020	6	0	N	N
	10854116	1657 E PRINCETON ST, ONTARIO, CA 91764		B201903754	ADU	O	0	1	08/31/2020	1	0	N	Y
	104929107	633 W SUNKIST ST, ONTARIO, CA 91762		B201804597	SFD	O	0	1	09/02/2020	1	0	N	N
	10859216	1854 N BAKER AV B, ONTARIO, CA 91764		B201904146	ADU	O	0	1	09/02/2020	1	0	N	Y
	21872346	4500 S AMHERST AV, ONTARIO, CA 91762		B202002445	SFD	O	0	1	09/02/2020	1	0	N	N
	21872345	4492 S AMHERST AV, ONTARIO, CA 91762		B202002446	SFD	O	0	1	09/02/2020	1	0	N	N
	21872344	4484 S AMHERST AV, ONTARIO, CA 91762		B202002447	SFD	O	0	1	09/02/2020	1	0	N	N
	21872324	4485 S MENDOCINO AV, ONTARIO, CA 91762		B202002448	SFD	O	0	1	09/02/2020	1	0	N	N
	21872325	4493 S MENDOCINO AV, ONTARIO, CA 91762		B202002449	SFD	O	0	1	09/02/2020	1	0	N	N
	21872326	4501 S MENDOCINO AV, ONTARIO, CA 91762		B202002450	SFD	O	0	1	09/02/2020	1	0	N	N
	21872321	4518 S MENDOCINO AV, ONTARIO, CA 91762		B202002451	SFD	O	0	1	09/02/2020	1	0	N	N
	21872322	4510 S MENDOCINO AV, ONTARIO, CA 91762		B202002452	SFD	O	0	1	09/02/2020	1	0	N	N
	21872323	4502 S MENDOCINO AV, ONTARIO, CA 91762		B202002453	SFD	O	0	1	09/02/2020	1	0	N	N
	21897253	4080 S BODEGA WY, BLDG# 12, ONTARIO, CA		B201904793	5+	R	0	6	09/10/2020	6	0	N	N
	21897253	4060 S BODEGA WY, BLDG# 13, ONTARIO, CA		B201904794	5+	R	0	6	09/10/2020	6	0	N	N

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Cells in grey contain auto-calculation formulas

	105058104	2043 S EUCLID AV, UNIT# B, ONTARIO, CA 91761		B202001943	ADU	O		0		1	09/10/2020	1		0		N	Y	
	21830322	3995 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002770	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830323	3985 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002771	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830320	3982 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002772	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830321	3990 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002773	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830325	3965 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002774	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830318	3966 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002775	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830319	3974 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002776	SFD	O		0		1	09/10/2020	1		0		N	N	
	21830324	3975 E CORAZON PRIVADO, ONTARIO, CA 91762		B202002777	SFD	O		0		1	09/10/2020	1		0		N	N	
	101017110	803 W I ST, UNIT# B, ONTARIO, CA 91762		B202001935	ADU	O		0		1	09/11/2020	1		0		N	Y	
	104830106	731 W I ST, ONTARIO, CA 91762		B202000551	ADU	O		0		1	09/14/2020	1		0		N	Y	
	21801517	2951 E SILVER SKY DR, ONTARIO, CA 91762		B202001190	SFD	O		0		1	09/15/2020	1		0		N	N	
	21801518	2961 E SILVER SKY DR, ONTARIO, CA 91762		B202001191	SFD	O		0		1	09/15/2020	1		0		N	N	
	21801519	2971 E SILVER SKY DR, ONTARIO, CA 91762		B202001192	SFD	O		0		1	09/15/2020	1		0		N	N	
	21801526	2962 E SILVER SKY DR, ONTARIO, CA 91762		B202001193	SFD	O		0		1	09/15/2020	1		0		N	N	
	21801527	2952 E SILVER SKY DR, ONTARIO, CA 91762		B202001194	SFD	O		0		1	09/15/2020	1		0		N	N	
	21801528	2942 E SILVER SKY DR, ONTARIO, CA 91762		B202001195	SFD	O		0		1	09/15/2020	1		0		N	N	
	104950204	618 E MAITLAND ST, ONTARIO, CA 91761		B201903802	SFD	O		0		1	09/16/2020	1		0		N	N	
	21899214	4865 S CORA WY, ONTARIO, CA 91710		B202002463	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899215	4875 S CORA WY, ONTARIO, CA 91710		B202002464	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899216	4885 S CORA WY, ONTARIO, CA 91710		B202002465	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899217	4895 S CORA WY, ONTARIO, CA 91710		B202002466	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899218	4905 S CORA WY, ONTARIO, CA 91710		B202002467	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899219	2696 E CLARA LN, ONTARIO, CA 91710		B202002468	SFD	O		0		1	09/17/2020	1		0		N	N	
	21899220	2690 E CLARA LN, ONTARIO, CA 91710		B202002469	SFD	O		0		1	09/17/2020	1		0		N	N	
	10860114	1522 N LAKE AV, ONTARIO, CA 91764		B202001486	ADU	O		0		1	09/24/2020	1		0		N	Y	
	21899411	2522 E HARPER ST, ONTARIO, CA 91710		B202002861	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899412	2532 E HARPER ST, ONTARIO, CA 91710		B202002862	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899413	2542 E HARPER ST, ONTARIO, CA 91710		B202002863	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899414	2552 E HARPER ST, ONTARIO, CA 91710		B202002864	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899415	2562 E HARPER ST, ONTARIO, CA 91710		B202002865	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899426	2561 E HARPER ST, ONTARIO, CA 91710		B202002866	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899427	2551 E HARPER ST, ONTARIO, CA 91710		B202002867	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899428	2541 E HARPER ST, ONTARIO, CA 91710		B202002868	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899429	2531 E HARPER ST, ONTARIO, CA 91710		B202002869	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899430	2521 E HARPER ST, ONTARIO, CA 91710		B202002870	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899108	2512 E SCARLETT LN, ONTARIO, CA 91710		B202002884	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899109	2502 E SCARLETT LN, ONTARIO, CA 91710		B202002885	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899110	4998 S OLIVIA WY, ONTARIO, CA 91710		B202002886	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899111	4988 S OLIVIA WY, ONTARIO, CA 91710		B202002887	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899112	4978 S OLIVIA WY, ONTARIO, CA 91710		B202002889	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899113	4968 S OLIVIA WY, ONTARIO, CA 91710		B202002890	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899114	4958 S OLIVIA WY, ONTARIO, CA 91710		B202002891	SFD	O		0		1	09/25/2020	1		0		N	N	
	21899115	4948 S OLIVIA WY, ONTARIO, CA 91710		B202002892	SFD	O		0		1	09/25/2020	1		0		N	N	
	105120105	2447 S SULTANA AV B, ONTARIO, CA 91761		B202001420	ADU	O		0		1	09/29/2020	1		0		N	Y	
	21867439	4656 S KENT WY, ONTARIO, CA 91762		B202002205	SFD	O		0		1	09/29/2020	1		0		N	N	
	21867440	4666 S KENT WY, ONTARIO, CA 91762		B202002206	SFD	O		0		1	09/29/2020	1		0		N	N	
	21867441	4676 S KENT WY, ONTARIO, CA 91762		B202002207	SFD	O		0		1	09/29/2020	1		0		N	N	
	21867442	4686 S KENT WY, ONTARIO, CA 91762		B202002208	SFD	O		0		1	09/29/2020	1		0		N	N	
	21867443	4696 S KENT WY, ONTARIO, CA 91762		B202002253	SFD	O		0		1	09/29/2020	1		0		N	N	
	104813149	921 E ROSEWOOD CT, ONTARIO, CA 91764		B202001375	ADU	O		0		1	09/30/2020	1		0		N	Y	
	21815138	3711 S OAKVILLE AV, ONTARIO, CA 91761		B202003240	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3707 S OAKVILLE AV, ONTARIO, CA 91761		B202003241	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3701 S OAKVILLE AV, ONTARIO, CA 91761		B202003242	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3697 S OAKVILLE AV, ONTARIO, CA 91761		B202003243	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3691 S OAKVILLE AV, ONTARIO, CA 91761		B202003244	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3692 S IRONWOOD AV, ONTARIO, CA 91761		B202003245	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3698 S IRONWOOD AV, ONTARIO, CA 91761		B202003246	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3702 S IRONWOOD AV, ONTARIO, CA 91761		B202003247	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3708 S IRONWOOD AV, ONTARIO, CA 91761		B202003248	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3712 S IRONWOOD AV, ONTARIO, CA 91761		B202003249	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3413 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003250	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3403 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003251	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3393 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003252	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3383 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003253	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3373 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003254	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3363 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003255	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3353 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003256	SFD	O		0		1	09/30/2020	1		0		N	N	
	21815138	3354 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003257	SFD	O		0		1	09/30/2020	1		0		N	N	

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Cells in grey contain auto-calculation formulas

21815138	3364 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003258	SFD	O	0	1	09/30/2020	1	0	N	N
21815138	3374 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003259	SFD	O	0	1	09/30/2020	1	0	N	N
21815138	3384 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003260	SFD	O	0	1	09/30/2020	1	0	N	N
21815138	3394 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003261	SFD	O	0	1	09/30/2020	1	0	N	N
21815138	3404 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003262	SFD	O	0	1	09/30/2020	1	0	N	N
21815138	3414 E TREE BLOSSOM ST, ONTARIO, CA 91761	B202003263	SFD	O	0	1	09/30/2020	1	0	N	N
21858528	4523 S LUNA PRIVADO, ONTARIO, CA 91762	B202001089	SFD	O	0	1	10/02/2020	1	0	N	N
21858529	4525 S LUNA PRIVADO, ONTARIO, CA 91762	B202001090	SFD	O	0	1	10/02/2020	1	0	N	N
21858530	4527 S LUNA PRIVADO, ONTARIO, CA 91762	B202001091	SFD	O	0	1	10/02/2020	1	0	N	N
21858531	4517 S LUNA PRIVADO, ONTARIO, CA 91762	B202001092	SFD	O	0	1	10/02/2020	1	0	N	N
21858532	4519 S LUNA PRIVADO, ONTARIO, CA 91762	B202001093	SFD	O	0	1	10/02/2020	1	0	N	N
21858533	4521 S LUNA PRIVADO, ONTARIO, CA 91762	B202001094	SFD	O	0	1	10/02/2020	1	0	N	N
21858534	4515 S LUNA PRIVADO, ONTARIO, CA 91762	B202001095	SFD	O	0	1	10/02/2020	1	0	N	N
21858535	4513 S LUNA PRIVADO, ONTARIO, CA 91762	B202001096	SFD	O	0	1	10/02/2020	1	0	N	N
21858536	4511 S LUNA PRIVADO, ONTARIO, CA 91762	B202001097	SFD	O	0	1	10/02/2020	1	0	N	N
21839301	3860 S OASIS PASEO, ONTARIO, CA 91761	B202003035	5+	R	0	14	10/02/2020	14	0	N	N
104823319	633 E EL MORADO CT, ONTARIO, CA 91764	B201904065	ADU	O	0	1	10/07/2020	1	0	N	Y
104737303	1347 N PLEASANT AV, ONTARIO, CA 91764	B202001422	ADU	O	0	1	10/07/2020	1	0	N	Y
21801514	2921 E SILVER SKY DR, ONTARIO, CA 91762	B202001211	SFD	O	0	1	10/13/2020	1	0	N	N
21801515	2931 E SILVER SKY DR, ONTARIO, CA 91762	B202001212	SFD	O	0	1	10/13/2020	1	0	N	N
21801516	2941 E SILVER SKY DR, ONTARIO, CA 91762	B202001213	SFD	O	0	1	10/13/2020	1	0	N	N
21801529	2932 E SILVER SKY DR, ONTARIO, CA 91762	B202001214	SFD	O	0	1	10/13/2020	1	0	N	N
21801530	2922 E SILVER SKY DR, ONTARIO, CA 91762	B202001215	SFD	O	0	1	10/13/2020	1	0	N	N
101022309	836 N FUCHSIA AV B, ONTARIO, CA 91762	B202002239	ADU	O	0	1	10/15/2020	1	0	N	Y
21899249	2646 E SCARLETT LN, ONTARIO, CA 91710	B202003328	SFD	O	0	1	10/16/2020	1	0	N	N
21899250	2640 E SCARLETT LN, ONTARIO, CA 91710	B202003329	SFD	O	0	1	10/16/2020	1	0	N	N
21899251	2634 E SCARLETT LN, ONTARIO, CA 91710	B202003330	SFD	O	0	1	10/16/2020	1	0	N	N
21899252	2628 E SCARLETT LN, ONTARIO, CA 91710	B202003332	SFD	O	0	1	10/16/2020	1	0	N	N
21899253	2622 E SCARLETT LN, ONTARIO, CA 91710	B202003333	SFD	O	0	1	10/16/2020	1	0	N	N
21899339	2641 E SCARLETT LN, ONTARIO, CA 91710	B202003334	SFD	O	0	1	10/16/2020	1	0	N	N
21899340	2635 E SCARLETT LN, ONTARIO, CA 91710	B202003335	SFD	O	0	1	10/16/2020	1	0	N	N
21899341	2629 E SCARLETT LN, ONTARIO, CA 91710	B202003337	SFD	O	0	1	10/16/2020	1	0	N	N
21899342	2623 E SCARLETT LN, ONTARIO, CA 91710	B202003338	SFD	O	0	1	10/16/2020	1	0	N	N
21827123	2617 E SCARLETT LN, ONTARIO, CA 91762	B202003339	SFD	O	0	1	10/16/2020	1	0	N	N
101051246	1058 W VESTA ST, ONTARIO, CA 91762	B202001984	ADU	O	0	1	10/22/2020	1	0	N	Y
104957328	562 W RALSTON ST, UNIT# B, ONTARIO, CA 91762	B201902446	ADU	O	0	1	10/26/2020	1	0	N	Y
104843227	1012 E G ST, ONTARIO, CA 91764	B202002363	ADU	O	0	1	10/28/2020	1	0	N	Y
21801509	4642 S COBBLESTONE LN, ONTARIO, CA 91762	B202001218	SFD	O	0	1	10/29/2020	1	0	N	N
21801510	4632 S COBBLESTONE LN, ONTARIO, CA 91762	B202001219	SFD	O	0	1	10/29/2020	1	0	N	N
21801511	4612 S COBBLESTONE LN, ONTARIO, CA 91762	B202001220	SFD	O	0	1	10/29/2020	1	0	N	N
21801512	4602 S COBBLESTONE LN, ONTARIO, CA 91762	B202001221	SFD	O	0	1	10/29/2020	1	0	N	N
21801513	2911 E SILVER SKY DR, ONTARIO, CA 91762	B202001222	SFD	O	0	1	10/29/2020	1	0	N	N
105064206	2123 S HICKORY AV, ONTARIO, CA 91762	B202001824	ADU	O	0	1	10/30/2020	1	0	N	Y
21815138	3687 S OAKVILLE AV, ONTARIO, CA 91761	B202003604	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3677 S OAKVILLE AV, ONTARIO, CA 91761	B202003605	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3671 S OAKVILLE AV, ONTARIO, CA 91761	B202003606	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3667 S OAKVILLE AV, ONTARIO, CA 91761	B202003607	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3661 S OAKVILLE AV, ONTARIO, CA 91761	B202003608	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3657 S OAKVILLE AV, ONTARIO, CA 91761	B202003609	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3658 S IRONWOOD AV, ONTARIO, CA 91761	B202003610	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3662 S IRONWOOD AV, ONTARIO, CA 91761	B202003611	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3668 S IRONWOOD AV, ONTARIO, CA 91761	B202003612	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3672 S IRONWOOD AV, ONTARIO, CA 91761	B202003613	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3678 S IRONWOOD AV, ONTARIO, CA 91761	B202003614	SFD	O	0	1	10/30/2020	1	0	N	N
21815138	3688 S IRONWOOD AV, ONTARIO, CA 91761	B202003615	SFD	O	0	1	10/30/2020	1	0	N	N
21833154	3328 E KANE DR, ONTARIO, CA 91762	B202002374	SFD	O	0	1	11/05/2020	1	0	N	N
21833154	3318 E KANE DR, ONTARIO, CA 91762	B202002375	SFD	O	0	1	11/05/2020	1	0	N	N
21833154	3342 E KANE DR, ONTARIO, CA 91762	B202002376	SFD	O	0	1	11/05/2020	1	0	N	N
21833154	3348 E KANE DR, ONTARIO, CA 91762	B202002379	SFD	O	0	1	11/05/2020	1	0	N	N
21899227	2648 E CLARA LN, ONTARIO, CA 91710	B202002481	SFD	O	0	1	11/05/2020	1	0	N	N
21899226	2654 E CLARA LN, ONTARIO, CA 91710	B202002482	SFD	O	0	1	11/05/2020	1	0	N	N
21899225	2660 E CLARA LN, ONTARIO, CA 91710	B202002483	SFD	O	0	1	11/05/2020	1	0	N	N
21899224	2666 E CLARA LN, ONTARIO, CA 91710	B202002484	SFD	O	0	1	11/05/2020	1	0	N	N
21899223	2672 E CLARA LN, ONTARIO, CA 91710	B202002486	SFD	O	0	1	11/05/2020	1	0	N	N
21899222	2678 E CLARA LN, ONTARIO, CA 91710	B202002487	SFD	O	0	1	11/05/2020	1	0	N	N
21899221	2684 E CLARA LN, ONTARIO, CA 91710	B202002488	SFD	O	0	1	11/05/2020	1	0	N	N
21899484	2645 E CLARA LN, ONTARIO, CA 91710	B202002505	SFD	O	0	1	11/05/2020	1	0	N	N
21899483	2651 E CLARA LN, ONTARIO, CA 91710	B202002506	SFD	O	0	1	11/05/2020	1	0	N	N

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Cells in grey contain auto-calculation formulas

	21899482	2657 E CLARA LN, ONTARIO, CA 91710		B202002507	SFD	O		0		1	11/05/2020	1		0		N	N
	21899481	2663 E CLARA LN, ONTARIO, CA 91710		B202002508	SFD	O		0		1	11/05/2020	1		0		N	N
	21899480	2669 E CLARA LN, ONTARIO, CA 91710		B202002509	SFD	O		0		1	11/05/2020	1		0		N	N
	21899479	2675 E CLARA LN, ONTARIO, CA 91710		B202002510	SFD	O		0		1	11/05/2020	1		0		N	N
	21899478	2681 E CLARA LN, ONTARIO, CA 91710		B202002511	SFD	O		0		1	11/05/2020	1		0		N	N
	21899477	2687 E CLARA LN, ONTARIO, CA 91710		B202002512	SFD	O		0		1	11/05/2020	1		0		N	N
	101016318	830 W BERKELEY CT B, ONTARIO, CA 91762		B202002536	ADU	O		0		1	11/05/2020	1		0		N	Y
	21899405	2573 E CLARA LN, ONTARIO, CA 91710		B202003320	SFD	O		0		1	11/05/2020	1		0		N	N
	21899406	2563 E CLARA LN, ONTARIO, CA 91710		B202003321	SFD	O		0		1	11/05/2020	1		0		N	N
	21899407	2553 E CLARA LN, ONTARIO, CA 91710		B202003322	SFD	O		0		1	11/05/2020	1		0		N	N
	21899408	2543 E CLARA LN, ONTARIO, CA 91710		B202003323	SFD	O		0		1	11/05/2020	1		0		N	N
	21899409	2533 E CLARA LN, ONTARIO, CA 91710		B202003324	SFD	O		0		1	11/05/2020	1		0		N	N
	21899410	2523 E CLARA LN, ONTARIO, CA 91710		B202003325	SFD	O		0		1	11/05/2020	1		0		N	N
	104927112	424 W PARK ST, UNIT# B, ONTARIO, CA 91762		B202001177	ADU	O		0		1	11/09/2020	1		0		N	Y
	104858162	557 W D ST B, ONTARIO, CA 91762		B202003017	ADU	O		0		1	11/09/2020	1		0		N	Y
	21839302	3865 S OASIS PASEO, ONTARIO, CA 91761		B202003036	5+	R		0		14	11/09/2020	14		0		N	N
	21839304	3642 E DELIGHT PASEO, ONTARIO, CA 91761		B202003037	5+	R		0		14	11/09/2020	14		0		N	N
	101420218	1703 S MAGNOLIA AV, ONTARIO, CA 91762		B202002387	ADU	O		0		1	11/10/2020	1		0		N	Y
	101420218	1703 S MAGNOLIA AV B, ONTARIO, CA 91762		B202002388	ADU	O		0		1	11/10/2020	1		0		N	Y
	104758143	638 W HARVARD PL, UNIT# B, ONTARIO, CA 91762		B202002754	ADU	O		0		1	11/10/2020	1		0		N	Y
	104808206	534 E PLAZA SERENA ST, ONTARIO, CA 91764		B202002983	ADU	O		0		1	11/10/2020	1		0		N	Y
	104829232	614 W H ST, ONTARIO, CA 91762		B202001923	ADU	O		0		1	11/12/2020	1		0		N	Y
	21839304	3645 E DELIGHT PASEO, UNIT# 127 - 140, ONTARIO, CA 91761		B202003891	5+	R		0		14	11/13/2020	14		0		N	N
	21839304	3622 E DELIGHT PASEO, UNIT# 99 - 112, ONTARIO, CA 91761		B202003905	5+	R		0		14	11/13/2020	14		0		N	N
	21839304	3625 E DELIGHT PASEO, UNIT# 141 - 154, ONTARIO, CA 91761		B202003906	5+	R		0		14	11/13/2020	14		0		N	N
	21839304	3602 E DELIGHT PASEO, UNIT# 85 - 98, ONTARIO, CA 91761		B202003907	5+	R		0		14	11/13/2020	14		0		N	N
	21839308	3601 E MOONLIGHT ST, ONTARIO, CA 91761		B202004006	5+	R		0		6	11/13/2020	6		0		N	N
	21826206	3611 E MOONLIGHT ST, ONTARIO, CA 91761		B202004007	5+	R		0		6	11/13/2020	6		0		N	N
	104946114	835 E WOODLAWN ST, UNIT# B, ONTARIO, CA 91761		B202002581	ADU	O		0		1	11/16/2020	1		0		N	Y
	21872417	3992 E FINCASTLE ST, ONTARIO, CA 91762		B202003478	SFD	O		0		1	11/16/2020	1		0		N	N
	21872416	3982 E FINCASTLE ST, ONTARIO, CA 91762		B202003479	SFD	O		0		1	11/16/2020	1		0		N	N
	21872415	3972 E FINCASTLE ST, ONTARIO, CA 91762		B202003480	SFD	O		0		1	11/16/2020	1		0		N	N
	21872414	3962 E FINCASTLE ST, ONTARIO, CA 91762		B202003481	SFD	O		0		1	11/16/2020	1		0		N	N
	21872413	3952 E FINCASTLE ST, ONTARIO, CA 91762		B202003482	SFD	O		0		1	11/16/2020	1		0		N	N
	21872422	3945 E FINCASTLE ST, ONTARIO, CA 91762		B202003483	SFD	O		0		1	11/16/2020	1		0		N	N
	21872421	3955 E FINCASTLE ST, ONTARIO, CA 91762		B202003484	SFD	O		0		1	11/16/2020	1		0		N	N
	21872420	3965 E FINCASTLE ST, ONTARIO, CA 91762		B202003485	SFD	O		0		1	11/16/2020	1		0		N	N
	21872419	3975 E FINCASTLE ST, ONTARIO, CA 91762		B202003486	SFD	O		0		1	11/16/2020	1		0		N	N
	21872418	3985 E FINCASTLE ST, ONTARIO, CA 91762		B202003487	SFD	O		0		1	11/16/2020	1		0		N	N
	104929107	633 W SUNKIST ST, ONTARIO, CA 91762		B201804598	ADU	O		0		1	11/17/2020	1		0		N	Y
	104927410	306 W SUNKIST ST B, ONTARIO, CA 91762		B202001727	ADU	O		0		1	11/24/2020	1		0		N	Y
	21815138	3352 E ASPEN ST, ONTARIO, CA 91761		B202003621	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3362 E ASPEN ST, ONTARIO, CA 91761		B202003622	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3372 E ASPEN ST, ONTARIO, CA 91761		B202003623	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3382 E ASPEN ST, ONTARIO, CA 91761		B202003624	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3392 E ASPEN ST, ONTARIO, CA 91761		B202003625	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3402 E ASPEN ST, ONTARIO, CA 91761		B202003626	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3412 E ASPEN ST, ONTARIO, CA 91761		B202003627	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3422 E ASPEN ST, ONTARIO, CA 91761		B202003631	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3432 E ASPEN ST, ONTARIO, CA 91761		B202003632	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3442 E ASPEN ST, ONTARIO, CA 91761		B202003633	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3452 E ASPEN ST, ONTARIO, CA 91761		B202003634	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3462 E ASPEN ST, ONTARIO, CA 91761		B202003635	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3463 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003636	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3453 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003637	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3443 E TREE BLOSSOM ST, ONTARIO, CA 91761		B202003638	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3433 E TREE BLOSSOM ST, ONTARIO, CA 0		B202003639	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3423 E TREE BLOSSOM ST, ONTARIO, CA 0		B202003640	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3697 S BEARBERRY AV, ONTARIO, CA 91761		B202003641	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3687 S BEARBERRY AV, ONTARIO, CA 91761		B202003642	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3661 S BEARBERRY AV, ONTARIO, CA 91761		B202003643	SFD	O		0		1	11/24/2020	1		0		N	N
	21815138	3657 S BEARBERRY AV, ONTARIO, CA 91761		B202003644	SFD	O		0		1	11/24/2020	1		0		N	N
	21801535	2963 E SUNSTONE ST, ONTARIO, CA 91762		B202004196	SFD	O		0		1	11/30/2020	1		0		N	N
	21801536	2973 E SUNSTONE ST, ONTARIO, CA 91762		B202004197	SFD	O		0		1	11/30/2020	1		0		N	N
	21801537	2983 E SUNSTONE ST, ONTARIO, CA 91762		B202004198	SFD	O		0		1	11/30/2020	1		0		N	N
	21801538	2986 E SUNSTONE ST, ONTARIO, CA 91762		B202004199	SFD	O		0		1	11/30/2020	1		0		N	N
	21801539	2976 E SUNSTONE ST, ONTARIO, CA 91762		B202004200	SFD	O		0		1	11/30/2020	1		0		N	N

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

21801540	2966 E SUNSTONE ST, ONTARIO, CA 91762		B202004201	SFD	O	0	1	11/30/2020	1	0	N	N
21899125	2588 E CLARA LN, ONTARIO, CA 91710		B202002520	SFD	O	0	1	12/03/2020	1	0	N	N
21899126	2578 E CLARA LN, ONTARIO, CA 91710		B202002521	SFD	O	0	1	12/03/2020	1	0	N	N
21899127	2568 E CLARA LN, ONTARIO, CA 91710		B202002522	SFD	O	0	1	12/03/2020	1	0	N	N
21899128	2558 E CLARA LN, ONTARIO, CA 91710		B202002523	SFD	O	0	1	12/03/2020	1	0	N	N
21899129	2548 E CLARA LN, ONTARIO, CA 91710		B202002524	SFD	O	0	1	12/03/2020	1	0	N	N
21899130	2538 E CLARA LN, ONTARIO, CA 91710		B202002525	SFD	O	0	1	12/03/2020	1	0	N	N
21899131	2528 E CLARA LN, ONTARIO, CA 91710		B202002526	SFD	O	0	1	12/03/2020	1	0	N	N
21899132	2518 E CLARA LN, ONTARIO, CA 91710		B202002527	SFD	O	0	1	12/03/2020	1	0	N	N
21899133	2508 E CLARA LN, ONTARIO, CA 91710		B202002528	SFD	O	0	1	12/03/2020	1	0	N	N
21899244	2676 E SCARLETT LN, ONTARIO, CA 91710		B202003550	SFD	O	0	1	12/03/2020	1	0	N	N
21899245	2670 E SCARLETT LN, ONTARIO, CA 91710		B202003551	SFD	O	0	1	12/03/2020	1	0	N	N
21899246	2664 E SCARLETT LN, ONTARIO, CA 91710		B202003552	SFD	O	0	1	12/03/2020	1	0	N	N
21899247	2658 E SCARLETT LN, ONTARIO, CA 91710		B202003554	SFD	O	0	1	12/03/2020	1	0	N	N
21899248	2652 E SCARLETT LN, ONTARIO, CA 91710		B202003555	SFD	O	0	1	12/03/2020	1	0	N	N
21899334	2671 E SCARLETT LN, ONTARIO, CA 91710		B202003556	SFD	O	0	1	12/03/2020	1	0	N	N
21899335	2665 E SCARLETT LN, ONTARIO, CA 91710		B202003557	SFD	O	0	1	12/03/2020	1	0	N	N
21899336	2659 E SCARLETT LN, ONTARIO, CA 91710		B202003558	SFD	O	0	1	12/03/2020	1	0	N	N
21899337	2653 E SCARLETT LN, ONTARIO, CA 91710		B202003559	SFD	O	0	1	12/03/2020	1	0	N	N
21899338	2647 E SCARLETT LN, ONTARIO, CA 91710		B202003560	SFD	O	0	1	12/03/2020	1	0	N	N
21872412	3942 E FINCASTLE ST, ONTARIO, CA 91762		B202004056	SFD	O	0	1	12/03/2020	1	0	N	N
21872411	3932 E FINCASTLE ST, ONTARIO, CA 91762		B202004057	SFD	O	0	1	12/03/2020	1	0	N	N
21872410	3922 E FINCASTLE ST, ONTARIO, CA 91762		B202004058	SFD	O	0	1	12/03/2020	1	0	N	N
21872409	3912 E FINCASTLE ST, ONTARIO, CA 91762		B202004059	SFD	O	0	1	12/03/2020	1	0	N	N
21872408	3902 E FINCASTLE ST, ONTARIO, CA 91762		B202004060	SFD	O	0	1	12/03/2020	1	0	N	N
21872407	4572 S CALISTOGA AV, ONTARIO, CA 91762		B202004061	SFD	O	0	1	12/03/2020	1	0	N	N
21872406	4562 S CALISTOGA AV, ONTARIO, CA 91762		B202004062	SFD	O	0	1	12/03/2020	1	0	N	N
21872425	3915 E FINCASTLE ST, ONTARIO, CA 91762		B202004063	SFD	O	0	1	12/03/2020	1	0	N	N
21872424	3925 E FINCASTLE ST, ONTARIO, CA 91762		B202004064	SFD	O	0	1	12/03/2020	1	0	N	N
21872423	3935 E FINCASTLE ST, ONTARIO, CA 91762		B202004065	SFD	O	0	1	12/03/2020	1	0	N	N
21816115	3708 S NEXA PASEO, ONTARIO, CA		B202001506	SFD	O	0	1	12/04/2020	1	0	N	N
21816115	3706 S NEXA PASEO, ONTARIO, CA		B202001530	SFD	O	0	25	12/04/2020	25	0	N	N
21816115	3702 S NEXA PASEO, ONTARIO, CA		B202001531	SFD	O	0	25	12/04/2020	25	0	N	N
21816115	3700 S NEXA PASEO, ONTARIO, CA		B202001532	SFD	O	0	25	12/04/2020	25	0	N	N
21816115	3550 E POLLOCK ST, ONTARIO, CA		B202001590	5+	R	0	6	12/07/2020	6	0	N	N
21816115	3741 S ALLSTON PASEO, ONTARIO, CA		B202001591	5+	R	0	12	12/07/2020	12	0	N	N
21830314	3934 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004158	SFD	O	0	1	12/07/2020	1	0	N	N
21830315	3942 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004159	SFD	O	0	1	12/07/2020	1	0	N	N
21830316	3950 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004160	SFD	O	0	1	12/07/2020	1	0	N	N
21830317	3958 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004161	SFD	O	0	1	12/07/2020	1	0	N	N
21830326	3955 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004162	SFD	O	0	1	12/07/2020	1	0	N	N
21830327	3945 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004163	SFD	O	0	1	12/07/2020	1	0	N	N
21830328	3935 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004164	SFD	O	0	1	12/07/2020	1	0	N	N
21830329	3925 E CORAZON PRIVADO, ONTARIO, CA 91762		B202004165	SFD	O	0	1	12/07/2020	1	0	N	N
104839320	525 E D ST B, ONTARIO, CA 91764		B202000335	ADU	O	0	1	12/14/2020	1	0	N	Y
104931214	738 W CARLTON ST, UNIT# B, ONTARIO, CA 91762		B201900593	ADU	O	0	1	12/16/2020	1	0	N	Y
105034162	1816 S SAN ANTONIO AV, ONTARIO, CA 91762		B201901987	ADU	O	0	1	12/16/2020	1	0	N	Y
104839421	637 E D ST, ONTARIO, CA 91764		B202001910	ADU	O	0	1	12/18/2020	1	0	N	Y
21839309	3600 E LANTERN PASEO, ONTARIO, CA 91761		B202004005	5+	R	0	6	12/18/2020	6	0	N	N
21839308	3602 E MOONLIGHT ST, ONTARIO, CA 91761		B202004008	5+	R	0	6	12/18/2020	6	0	N	N
21839308	3612 E MOONLIGHT ST, ONTARIO, CA 91761		B202004009	5+	R	0	6	12/18/2020	6	0	N	N
21826239	3661 E BRIGHT PASEO, ONTARIO, CA 91761		B202004012	SFD	O	0	1	12/18/2020	1	0	N	N
21826235	3663 E BRIGHT PASEO, ONTARIO, CA 91761		B202004013	SFD	O	0	1	12/18/2020	1	0	N	N
21826230	3665 E BRIGHT PASEO, ONTARIO, CA 91761		B202004014	SFD	O	0	1	12/18/2020	1	0	N	N
21826229	3667 E BRIGHT PASEO, ONTARIO, CA 91671		B202004015	SFD	O	0	1	12/18/2020	1	0	N	N
21826236	3669 E BRIGHT PASEO, ONTARIO, CA 91761		B202004016	SFD	O	0	1	12/18/2020	1	0	N	N
21826237	3671 E BRIGHT PASEO, ONTARIO, CA 91761		B202004017	SFD	O	0	1	12/18/2020	1	0	N	N
108302117	2613 S SEA ISLAND PL, UNIT# B, ONTARIO, CA 91761		B201903495	ADU	O	0	1	12/21/2020	1	0	N	Y
21826206	3632 E MOONLIGHT ST, ONTARIO, CA 91761		B202004797	5+	R	0	6	12/21/2020	6	0	N	N
21839303	3621 E MOONLIGHT ST, ONTARIO, CA		B202004829	5+	R	0	6	12/21/2020	6	0	N	N
21839303	3631 E MOONLIGHT ST, ONTARIO, CA		B202004832	5+	R	0	6	12/21/2020	6	0	N	N
21827123	2571 E VIOLET LN, ONTARIO, CA 91762		B201902077	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	2581 E VIOLET LN, ONTARIO, CA 91762		B201902078	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	2591 E VIOLET LN, ONTARIO, CA 91762		B201902079	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4750 S IVY AV, ONTARIO, CA 91762		B202004178	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4760 S IVY AV, ONTARIO, CA 91762		B202004179	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4770 S IVY AV, ONTARIO, CA 91762		B202004180	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4780 S IVY AV, ONTARIO, CA 91762		B202004181	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4790 S IVY AV, ONTARIO, CA 91762		B202004182	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4800 S IVY AV, ONTARIO, CA 91762		B202004183	SFD	O	0	1	12/22/2020	1	0	N	N
21827123	4810 S IVY AV, ONTARIO, CA 91762		B202004184	SFD	O	0	1	12/22/2020	1	0	N	N

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Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	21827123	4820 S IVY AV, ONTARIO, CA 91762		B202004185	SFD	O									0							1	12/22/2020	1									0		N	N								
	21827123	2560 E VIOLET LN, ONTARIO, CA 91762		B202004319	SFD	O									0							1	12/22/2020	1									0		N	N								
	21827123	2590 E VIOLET LN, ONTARIO, CA 91762		B202004320	SFD	O									0							1	12/22/2020	1									0		N	N								
	21827123	2570 E VIOLET LN, ONTARIO, CA 91762		B202004321	SFD	O									0							1	12/22/2020	1									0		N	N								
	21827123	2580 E VIOLET LN, ONTARIO, CA 91762		B202004322	SFD	O									0							1	12/22/2020	1									0		N	N								
	101055106	1444 W STONERIDGE CT, ONTARIO, CA 91762		B201704447	5+	R									0							6	12/23/2020	6									0		N	Y								

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		**RHNA Allocation by Income Level**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Very Low	Deed Restricted	2592						50	58			108	2484
	Non-Deed Restricted												
Low	Deed Restricted	1745						24	42			66	1679
	Non-Deed Restricted												
Moderate	Deed Restricted	1977										1434	543
	Non-Deed Restricted			364	138	340	520	72					
Above Moderate		4547		163	420	287	1136	1167	1452	934		5559	
Total RHNA		**10861**											
Total Units				**527**	**558**	**627**	**1656**	**1313**	**1552**	**934**		**7167**	**4706**

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Type of Shortfall	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1. Code Enforcement	Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding.	Ongoing, inspect properties annually	Community Improvement conducted 3,878 inspections and closed 1,607 cases in 2020. The Rental Inspection Program conducted 1,372 inspections and abated violations in 317 housing units. The COVID-19 crisis severely hindered Community Improvement Department activities in 2020.
2. Quiet Home	Completed	Completed	Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The Program has sold 30 parcels for future airport compatible development. Program was terminated in September 2015 due to updated NEM eligibility noise contour which eliminated funding for the program.
3. Historic Preservation	Continue to Implement Program	Ongoing	City staff continues to implement the Historic Preservation program, including: 7 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 3 received a Tier Determination. Of the 3 properties that received a Tier Determination, 2 received Local Landmark designation, and 1 received a Local Historic District designation. 1 Mills Act Contract (preservation agreement) was approved, Annual Mills Act Contract Monitoring of 6 contracts were completed, and staff continues to implement design review for historic properties. Completion of community outreach activities including: Model Colony Awards program and Historic Plaque program.

4. Housing Rehabilitation Loan and Grants	Continue to Implement Program, as funding is available.	Ongoing	The City of Ontario designed the Community Improvement Code Abatement Loan Progarm. This program was approved during this reporting period. During 2020, zero (0) homes were rehabilitated through this program. The City's largest housing rehabilitation program, the CARES Program continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured. Using Communtiy Development Block Grant funds, the City designed the Conservation Home Improvement Loan Program in the beginning of 2020. This program began accepting applications at the end of 2020, although no clients were served during the program year.
5. CARES	Continue program implementation, as funding is available.	Ongoing	As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2020.
6. Neighborhood Plans	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	Although the COVID 19 Pendemic has required adjustments the primary Neighborhood Planning programs implemented during 2020, the City continues to move forward with the Transformative Climate Communities (TCC) and Active Transportation Program (ATP). The TCC Community Engagement Outreach Plan provides project specific outreach and educational events. In 2020, over 6,000 people were invited to a variety of virtual workshops from topics including Urban Forestry to Affordable Housing and solar installation. Over four Localized Stakeholder House meetings were attended through zoom. The ATP program conducted surveys on pedestrian safety and bicycle routes which will help to support an ATP grant application submitted in 2020. THe City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario. The CIty is also in the process of updating the City Parks Master Plan and has intiated a city-wide parks survey in 2020.
7. Neighborhood Stabilization	Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.	Ongoing	During 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods (Downtown, Nocta, Mission-Mountain, and Fourth-Grove).

8. Community Oriented Policing	Continue implementation of COPs Program; coordinate marketing efforts with the new Quadrennial Inspection Program.	Ongoing	The Community Engagement Team (CET) takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. Additionally during inspections, onsite improvements are identified under the concept of Crime Prevention Through Environmental Design (CPTED). In 2020, no Crime Free Multi-Housing classes were hosted by the Ontario Police Department due to COVID-19. These classes normally provide property owners/managers the tools to take a proactive approach on crime prevention. A total of 13 properties are enrolled in the Crime Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program and 427 individuals were served with forbidden trespass forms. The Community Engagement Team prepared 3 comprehensive CPTED reports for businesses in the city. These reports outlined positive aspects of the businesses, challenges, and recommendations for improvement.

9. Downtown Plan	Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.	Ongoing	The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing. *To facilitate new development and establish new businesses within the downtown area the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. HEART leverages resources, services and activities to enhance the downtown experience. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities. *A strategic plan to diversify land uses and improve mobility and connectivity in the downtown area was approved in 2020. *Construction of a 100% affordable (low and very-low income) 101-unit TOD project was completed in 2020 (Virginia/Holt), a 153-unit mixed use development was in the entitlement phase at the end of 2020 (C1 Block), and construction of 100% affordable (low and very-low income) 75-unit project (Vine/Holt) was completed at the end of 2020. *And finally, the Downtown Plan area is included in a $35 million Transformative Climate Communities Grant awarded to the City to increase prosperity, improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations developing and implementing project in support of reducing greenhouse gas emissions and enhancing overall quality of life. Projects in the Downtown include both the planting of approximately 300 right-of-way trees and the Vista Verde 101 unit Affordable Housing project with both starting construction in 2020.
10. Mountain and Euclid Corridors	Re-designate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.	Completed	All sites on the Housing Element Available Land Inventory along these corridors have been rezoned to medium density residential, high density residential, or mixed use designations consistent with The Ontario Plan (which includes the General Plan).
11. Holt Blvd.	Re-designate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels.	Completed	All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities.

12. New Model Colony	Continue to review, approve, and implement plans to develop the New Model Colony.	Ongoing	City staff continues to review and process applications for development in the New Model Colony. Permits were issued for 864 units (682 SFR & 182 MFR) within the NMC in 2020.
13. Downtown Core Catalyst Project	Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.	Completed	The Catalyst program was completed on June 30, 2017. There was no activity on this program during 2020.
14. Design Review	Continue to implement design review process.	Ongoing	City staff continues to implement design review.
15. Green Building	Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero-energy community and formulate solar site orientation guideline.	Ongoing	The City continues to trend towards the Climate Action Plan target of 30% greenhouse gas reduction below Year 2020 business and in the process of updating our Climate Action Action Plan assess our success and plan for the 2030 GHG reduction Target of 40% below 1990 levels. The City is in the process of updating the The Ontario Plan Update and in parnership with SBCTA in updating our sub-regional GHG Inventory Plan. The City is in the second year of implementation of the GGRF Transformative Climate Communities Grant encompassing a variety of programs with the anticipated grand opening of the 101-units of affordable housing, single family solar installations, and increasing transit/bicycle options to developing a 2-acre carbon farm. This multi-year grant program is anticipated to reduce approximately 19,737 MTCO2e, providing healthy air and pathways for low-income residences to thrive.
16. Land Monitoring Program to Meet the RHNA	Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.	Ongoing	City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application which includes an affidavit regarding compliance with the Available Land Inventory.
17. Incentives	Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update which was adopted in 2016 which continues to be implemented in 2020.
18. Land Acquisition	Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.	Ongoing	City staff will implement programs as funds become available.
19. Planned Unit Development (PUD)	Continue to utilize the PUD to create tailored development standards to facilitate new housing.	Ongoing	The PUD continues to be a viable tool to implement new multi-family housing.

20. Mixed-Use and High-Density Residential Zone and Standards	Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.	Ongoing	New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High Density Residential and Mixed Use zones. The City continues its efforts in processing Zone Changes to bring alignment with the adopted General Plan. In 2020 no additional parcels were rezoned to High Density Residential or Mixed Use zones.
21. Public Housing	Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.	Ongoing	Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). During 2020, the HACSB managed approximately 747 Housing Choice Vouchers within Ontario.
22. Homeownership	Implement down payment assistance programs Citywide and for the Town Square project.	Ongoing	The CalHome Mortgage Assistance program ended on April 5, 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects.
23. Preservation of At-Risk Housing	Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.	Ongoing	There are a total of 1,910 assisted, multi-family rental units in the City, of which no units were “at-risk” of conversion to market rate during calendar year 2020. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units. During 2020, City staff worked with the National Foundation for Affordable Housing to assist with the rehabilitation of the Ontario Townhouses project, a project-based Section 8 voucher property, including an extension of the PBV contract for an additional 20 years. The project was completed during early 2020.
24. Jack Galvin Accord	Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.	Ongoing	City staff administered the Accord that covers 1,697 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019 with an expiration date of January 5, 2025.
25. Fair Housing	Continue to contract with fair housing providers.	Ongoing	The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board “actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.”

26. Homeless Continuum of Care	Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.	Ongoing	During 2020, the following achievements were made under the City's Continuum of Care: *Mercy House Ontario Access Center – Provide basic needs and services to 744 new (unduplicated) clients; *Assisi House and Aftercare Services Program – Provide transitional housing and aftercare services to 50 new (unduplicated) clients; *HOME TBRA – Provide tenant based rental assistance to 34 households; *Project Gateway – Assist 13 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; and *Permanent Housing Units – Operate 76 permanent housing units in cooperation with the Ontario Housing Authority, Mercy House, and Mercy House CHDO. Units assist in providing priority occupancy to participants in the CoC Project Gateway. Ontario supports programs to assist in the delivery of services designed to house persons experiencing homelessness: *Street Outreach – Increase team funding to 40 hours per week; *Extreme Weather Motel Voucher Program – Assist 14 persons. Program was adapted to begin the COVID-19 motel voucher program in March 2020, serving 57 households. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing; *COVID-19 Homeless Prevention and Rapid Re-Housing Program – Program finds housing solutions for persons at-risk of homelessness during the pandemic. During 2020, 2 households received assistance; *LMIHF Utility Assistance Program – Persons experiencing homelessness with $0 income may participate in the existing HOME TBRA program; *Partner with local school district to identify homeless families and assist them with rental subsidies through the HOME TBRA Program; and *Facilitate monthly meetings with focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program.
27. Senior Housing	Continue to provide a full range of housing support services.	Ongoing	During calendar year 2020, the City continued to monitor 762 units of affordable senior housing.
28. Housing for People with Disabilities	Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities and update the definition of family to comply with State law.	Ongoing	The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the comprehensive Development Code update, which went into effect in 2016, incorporates reasonable accommodation provisions and redefined "family" to comply with State law.

29. Family Housing	Continue program implementation.	Ongoing	The City continued to monitor 989 units of affordable family housing during calendar year 2020. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that ended in 2020 - Emporia Place (75-units) and Vista Verde (101-units). These two new developments will provide for extremely low-, very-low, and low-income units for families.
30. Extremely Low-Income Households	Work with non-profits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households.	Annually	During calendar year 2020, the following services were provided to Extremely Low-Income households: *Assisted housing units – 20 housing units restricted to extremely low-income occupancy; *Project Gateway – 13 units occupied by extremely low-income households; *HOME Tenant Based Rental Assistance (TBRA) – 34 households assisted; *CoC Permanent Housing (excluding Project Gateway and HOME TBRA) – 2 households assisted; *Assisi House and Aftercare Services program – 50 persons (unduplicated); *Mercy House Center Ontario – 744 persons (unduplicated); *Services for Battered Women and Children – 86 persons (unduplicated); *SOVA Food Security Center – 2,776 persons (unduplicated); *Fair Housing services – 126 households (unduplicated); *Landlord-Tenant Mediation services – 892 households (unduplicated); *Senior Services – 157 persons (unduplicated); and *Child Care Subsidies – 56 persons (unduplicated).
31. Special Needs Housing	Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.	Annually	In conjunction with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 13 Shelter Plus Care project based vouchers were available within Ontario for chronically homeless with disabilities and their families. During 2020, the City in conjunction with Mercy House Living Centers, implemented the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. Additionally, 34 homeless households were assisted with permanent housing.

Jurisdiction	Ontario	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Ontario	
Reporting Period	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Residential Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Ontario	
Reporting Period	2020	(Jan. 1 - Dec. 31)

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Ontario	
Reporting Period	2020 (Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

Jurisdiction	Ontario	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		934
Total Units		**934**

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	16
Number of Proposed Units in All Applications Received:	1,543
Total Housing Units Approved:	652
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Permitted - SB 35 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Ontario	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	$	500,000.00

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
2050 General Plan Update					
1.3 General Coordination	$ 12,500.00		In Progress	Local General Fund	
3.6 Public Workshops	$ 7,500.00		Other (Please Specify in Notes)	Local General	the General Plan update
4.1 Land Use Options	$ 215,000.00		In Progress	None	
4.2 General Plan Update	$ 12,500.00		Other (Please Specify in Notes)	Local General	the General Plan update
4.3 Zoning Ord & Map Const.	$ 115,000.00		Other (Please Specify in Notes)	Other	the General Plan update
4.4 Land Use Designations	$ 12,500.00		Other (Please Specify in Notes)	Local General	the General Plan update
5.1 Housing Element	$ 75,000.00		In Progress	None	
5.2 Draft & Final Policy Plan	$ 50,000.00		Other (Please Specify in Notes)	None	the General Plan update

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1652
Total Units		**1652**

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		934
Total Units		**934**

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1087
Total Units		**1087**

EXHIBIT B-2
2020 HOUSING ELEMENT
ANNUAL PROGRESS REPORT

ATTACHMENT 1
Housing Element Land Inventory Map

Housing Element Land Inventory

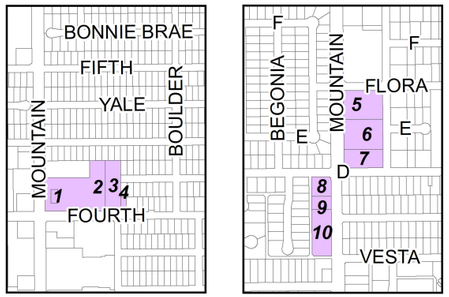
Sites in Housing Element Land Inventory

Income Categories

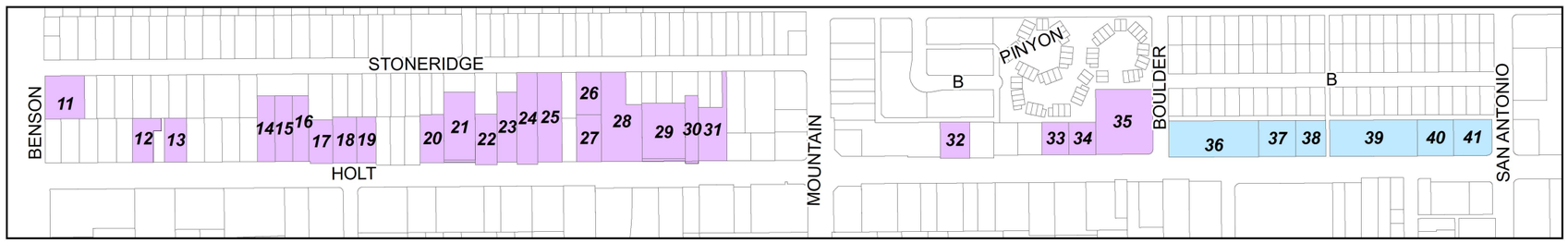
- Low Income (>25 DU/AC)
- Moderate Income (10 - 25 DU/AC)
- Moderate & Above-Moderate Income (See Inventory)
- Above-Moderate Income (<10 DU/AC)

Map ID# (See Land Inventory for Details)

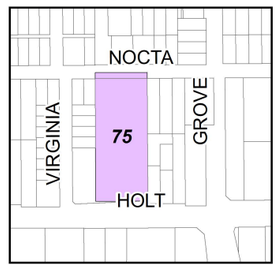
MOUNTAIN CORRIDOR



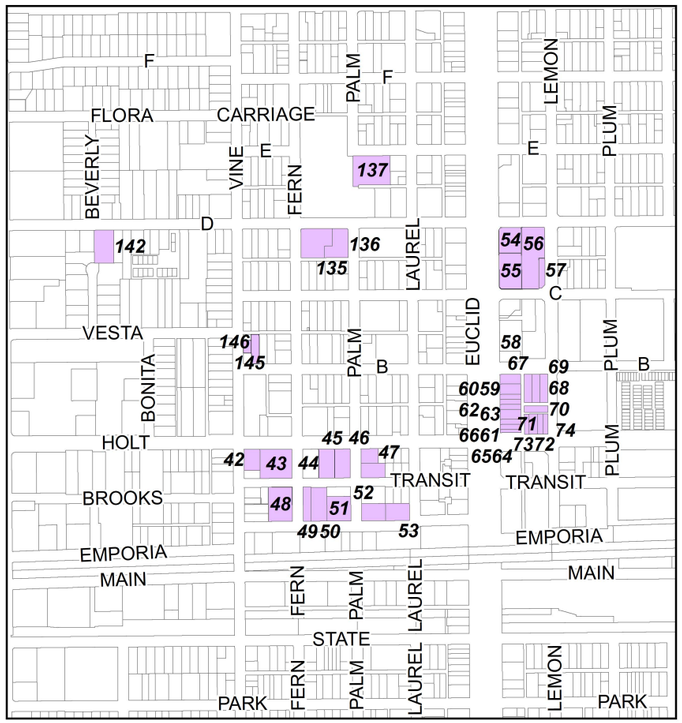
WEST HOLT



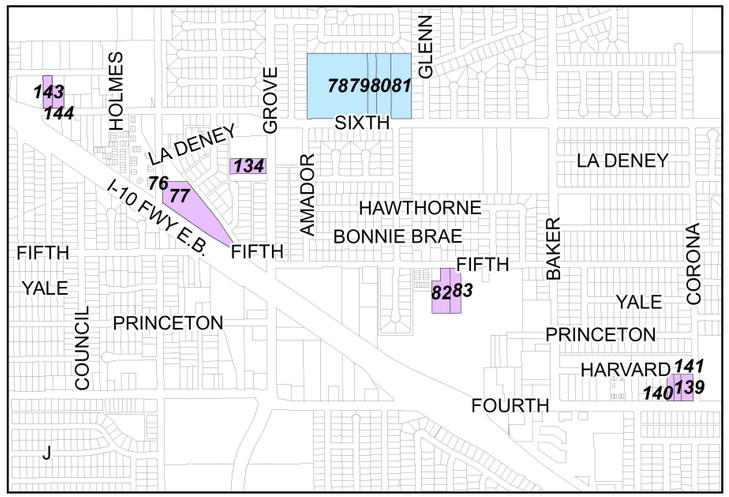
EAST HOLT



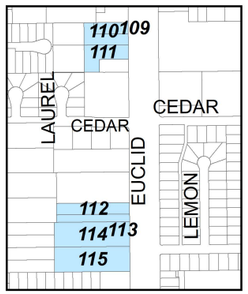
DOWNTOWN



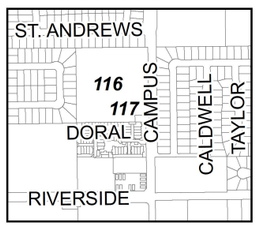
GROVE CORRIDOR



EUCLID CORRIDOR



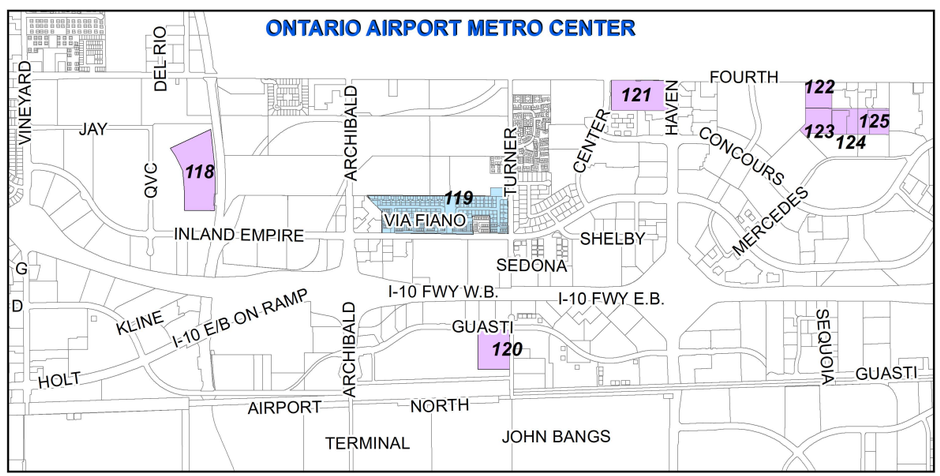
CAMPUS SITE



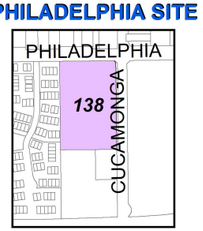
WEST MISSION



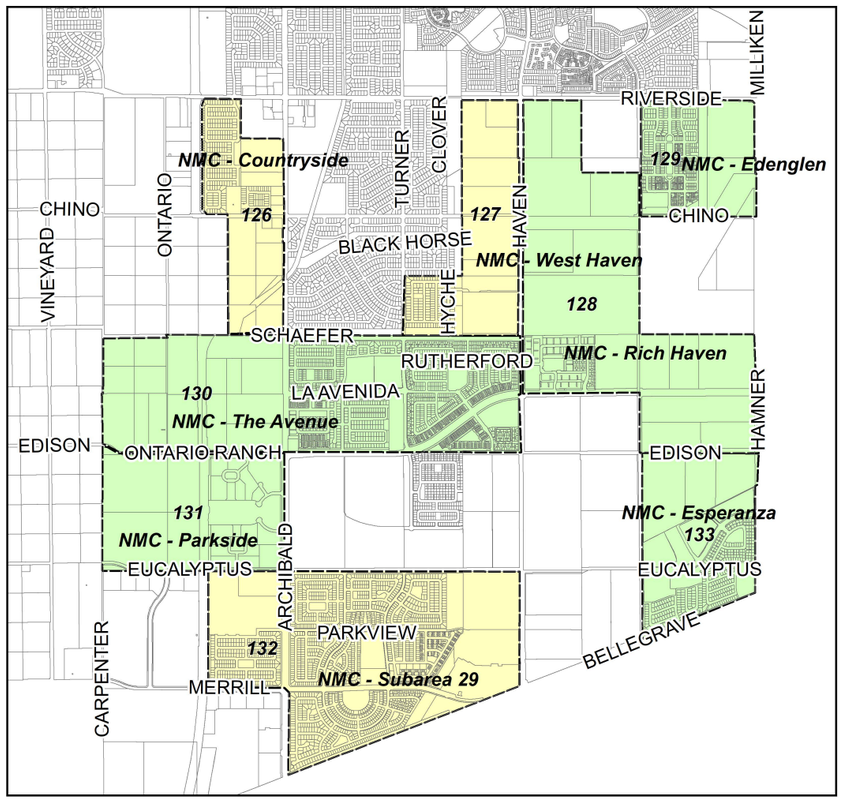
ONTARIO AIRPORT METRO CENTER



PHILADELPHIA SITE



NEW MODEL COLONY



N

BACKGROUND INFORMATION

Each City in California is required to prepare a Housing Element every 5 - 10 years. The Housing Element must, in part, identify available sites that can accommodate the number and type of dwelling units that have been allocated to the City.

Projects on sites identified in the Available Land Inventory of the Housing Element (and shown on this map) must be consistent with the density range identified in the Land Inventory and the minimum number of units specified in order to be consistent with the City's General Plan (The Ontario Plan). State law requires all projects to be consistent with the General Plan.

If a site is identified on this map as being part of the Inventory, be sure to check the Land Inventory which is found in the appendix of the Ontario Housing Element which can be found at: http://www.ontarioplan.org/index.cfm/27915/34473

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Courtney Jones Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Michael Sigsbee, Albert G Gastelum Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 8

SUBJECT: A PROFESSIONAL SERVICES AGREEMENT WITH STETSON ENGINEERS INC. FOR THE MULTI-AGENCY WASTEWATER AND RECYCLED WATER REGULATORY COMPLIANCE REVIEW

RECOMMENDATION: That the City Council approve a Professional Services Agreement (on file in the Records Management Department), subject to non-substantive changes, with Stetson Engineers Inc., of Covina, California, for the Multi-Agency Wastewater and Recycled Water Regulatory Compliance Review, in the amount of $108,455, plus a contingency of $50,000 for a total amount of $158,455; and authorize the City Manager to execute the agreement and any future amendments within the authorization limits.

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

FISCAL IMPACT: The Fiscal Year 2020-21 Budget includes appropriations from the Water Operating Fund for the Multi-Agency Wastewater and Recycled Water Regulatory Compliance Review for a total amount of $158,455. There is no impact to the General Fund.

The proposed consultant costs will be paid by the City, and partially reimbursed by various other agencies who are participating in a cost-sharing agreement as set forth in the Regional Water Policy and Planning Memorandum of Understanding (MOU) approved by the City Council in August of 2020. The City will be responsible for approximately 20% of the total costs pending the final determination of participating agencies.

BACKGROUND & ANALYSIS: Inland Empire Utilities Agency (IEUA) has informed its seven sewer contracting agencies (Contracting Agencies), including the City of Ontario, that significant infrastructure improvements are needed to meet the Chino Basin Plan objectives for total dissolved solids (TDS) and nitrogen. IEUA states that in order to maintain regulatory compliance for both its wastewater discharge permit and its recycled water recharge permit, it must build and operate advanced water treatment (AWT) plants to reduce its effluent TDS. IEUA faces TDS limits on both wastewater discharge and recycled water recharge (which is blended with imported and storm waters), but believes that the wastewater discharge limit will be exceeded in the near future, particularly if the region faces

another drought. IEUA has prepared cost estimates for the AWT, including the location of the treatment facilities and the final disposition of water (which it generally assumes will be recharged rather than used directly by customers).

The information presented to the Contracting Agencies by IEUA appears to be designed to align with its efforts to secure a water banking agreement and associated grant funding from the State through the Chino Basin Program (CBP). IEUA has released summaries of its opinion of project requirements and the nexus between the CBP and the needed infrastructure. Both IEUA and the Contracting Agencies recognize the need for additional future treatment regardless of whether the CBP moves forward. The participating parties, through this project and in coordination with IEUA, seek to further understand the actions needed to continue regulatory compliance for TDS and nitrogen, the range of options available, the timing needed to implement the options, and the justification for selected alternatives.

The City of Ontario entered into a Regional Water Policy and Planning MOU in August of 2020 with several neighboring agencies to collaborate on common projects, among other initiatives. The MOU identified collaboration and cost-sharing on the Wastewater and Recycled Water Regulatory Compliance Review as one of the initiatives. Currently, nine agencies have decided to participate in the project, pending approval from their respective governing bodies. The participating parties have agreed that the City of Ontario will be the lead agency to manage the project. The participating parties cooperatively developed a Request for Proposals (RFP) that was issued on October 28, 2020, to five consulting firms preselected by the participating agencies.

On November 25, 2020, one proposal was received from Stetson Engineers Inc., and was evaluated by the participating parties. Award of a Professional Services Agreement to Stetson Engineers Inc., is recommended based on their extensive experience in all aspects of water resources and environmental engineering, and their ability to perform the work. Stetson Engineers Inc. submitted a proposal fee of $108,455.

All interested parties are reviewing and signing a cost-sharing agreement, to be finalized before the City awards the agreement. Currently the Cities of Chino, Chino Hills, Fontana, Montclair, Upland, Cucamonga Valley Water District, Fontana Water District, Jurupa Community Services District, and Monte Vista Water District will be participating and are in the various stages of the process to obtain governing body approval of the Cost-Share Agreement. In order to facilitate potential scope changes and other contingencies during the project the participating parties will commit up to $50,000 collectively. The total agreement amount will be a not-to-exceed amount of $158,455. Based on the firm and tentative commitments by the participating parties, staff prepared the proposed agreement with Stetson Engineers to complete the Wastewater and Recycled Water Regulatory Compliance Review.

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Utilities Prepared By: Dennis Mejia Staff Member Presenting: Scott Burton, Utilities General Manager Reviewed By: Dennice Raygoza, Albert G Gastelum, Michael Sigsbee Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 9

SUBJECT: A DESIGN SERVICES AGREEMENT WITH HAZEN AND SAWYER FOR THE DESIGN OF ADVANCED METERING INFRASTRUCTURE

RECOMMENDATION: That the City Council approve and authorize the City Manager to execute a Design Services Agreement (on file in the Records Management Department) with Hazen and Sawyer Corporation, of Irvine, California, for final design of the Advanced Metering Infrastructure (AMI Technology) Project. OMUC Contract UT1053 in the amount of $55,993 plus a 15% contingency of $8,399 for a total amount of $64,392.

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

FISCAL IMPACT: The Fiscal Year 2020-21 Adopted Capital Improvement Program includes appropriations in the amount of $64,392 from the Water Capital Fund for this project. There is no impact to the General Fund.

The City initially entered into a professional services agreement with Hazen and Sawyer in the amount of $89,610 in February 2018. On April 16, 2019, the City Council authorized the first amendment to the professional service agreement increasing the cost by $24,585, for a new not-to-exceed amount of $114,195. At the recommendation of the City Attorney, the remaining scope of services to be completed from the prior contracting actions ($21,823) and the additional services requested to be performed now ($34,170) are being combined into the new proposed agreement which totals $55,993, plus a contingency of $8,399 for a total amount of $64,392. This recommended action will raise the total cumulative contract award with Hazen and Sawyer to a not-to-exceed amount of $156,764 (including contingencies).

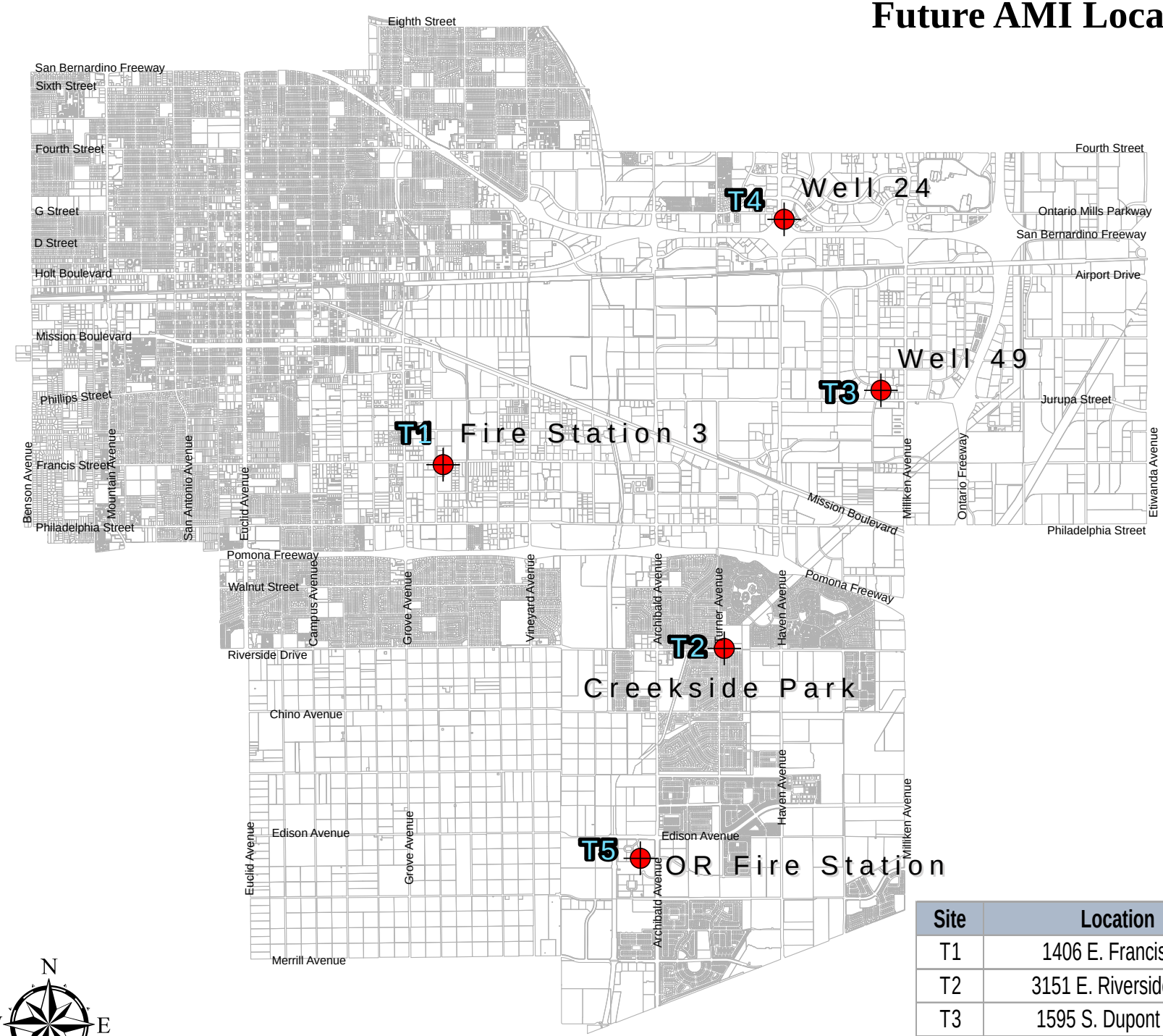
BACKGROUND & ANALYSIS: In February 2018, the City entered into a Design Services Agreement with Hazen and Sawyer for the design and placement of antennas with AMI Technology at five locations to provide two-way communication over a fixed communications network between the utility billing system and the City's water meters (see attached exhibit). An amendment to the original scope was initiated in April 2019, for the redesign of one of the original locations at the southeast corner of Archibald Avenue and Ontario Ranch Road in order to accommodate changed development

conditions.

This proposed agreement will allow Hazen and Sawyer to complete the final design of the antenna to be located in the Ontario Ranch location following the acquisition of required real property. Additionally, Hazen and Sawyer will provide the design of Supervisory Control and Data Acquisition (SCADA) antennas to attach to several of the AMI Technology antenna poles currently in design. This change will expand the network capability for communicating between the SCADA system and end users, and will enhance monitoring capabilities from various utility sites within the City. Surveying, structural calculations, footing designs and antenna designs will be completed with the proposed scope. Once approved, Hazen and Sawyer will provide the complete plans and specifications for all five antenna sites, including the SCADA antennas, and provide technical support during bidding.

The AMI Technology will improve customer service and operational efficiency by enabling remote reading of water meters and providing instant usage data, leak detection and meter tampering detection.

Future AMI Locations



Legend

AMI Locations

Site	Location	Name
T1	1406 E. Francis St.	Ontario Fire Station #3
T2	3151 E. Riverside Dr.	Creekside Park
T3	1595 S. Dupont Ave.	Future Well 49
T4	700 N. Haven Ave.	Well 24
T5	Archibald Ave. & Ontario Ranch Rd.	OR Fire Station

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CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **PUBLIC HEARINGS**
Department: Planning Prepared By: Diane Ayala Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 10

SUBJECT: **A PUBLIC HEARING TO AMEND THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD") AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOW VEHICULAR ACCESS POINTS, AND MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY FOR INTERNAL CONSISTENCY OF THE DCCPUD**

RECOMMENDATION: That the City Council introduce and waive further reading of an ordinance approving File No. PUD20-002, amending the Downtown Civic Center Planned Unit Development.

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

FISCAL IMPACT: No fiscal impacts are anticipated with the adoption of the Amendment to the Downtown Civic Center Planned Unit Development. The Amendment proposes updates for The Ontario Plan ("TOP") and Development Code consistency. Any potential long-term fiscal impact and anticipated expenditures to the City would be offset by development impact fees and property tax revenues from the future development.

BACKGROUND & ANALYSIS: In June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD") which governs land use and development within a 6-block area immediately adjacent to the Civic Center complex, including the blocks located on the east side of Euclid Avenue, between D Street and Holt Boulevard, and on the north side of Holt Boulevard, between Euclid and Sultana Avenues. Along with the adoption of the DCCPUD in 2006, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of the C1, A2, A3 and A4 blocks. The A2, A3 and A4 blocks have since been developed by the JH Snyder Company and have been occupied since 2009. The C1 block, however, was

not constructed due to the economic downturn of 2008 through 2012. In June 2011, the City Council adopted Ordinance No. 2937, approving an amendment to the DCCPUD to increase the maximum density range for residential development within the Commercial/Residential Mixed-Use District of the C1 block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and provided an allowance of "for sale" and "for rent" housing within the A1 and C1 blocks.

In 2012, the B1 Block was developed by the City of Ontario with a 1.7-acre park, known as the Ontario Town Square, and the historic landmark Bank of Italy and Bumstead Building is currently being rehabilitated and adaptively reused for up to 3 restaurants.

In December 2020, the City initiated an amendment to the DCCPUD to facilitate the construction of a 4-level parking structure within the C1 block, located at the northwest corner of C Street and Lemon Avenue. The parking structure will provide 411 parking spaces, with 270 of those spaces allocated for a 4-story mixed-use project consisting of approximately 6,000 square feet of commercial space and 145 dwelling units, which is currently undergoing City review. The remaining 141 parking spaces will be available for civic center use.

DCCPUD AMENDMENT: The proposed amendment, which generally affects the A1 and C1 blocks, will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Residential units will continue to be located primarily on the second floor and above with commercial units located on the ground floor, along the Euclid Avenue frontage. As proposed, ground floor residential units may be located behind commercial units that front Euclid Avenue. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block to eliminate the vehicular access currently allowed on D Street and to create a new vehicular access on Lemon Avenue.

Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices. The land uses in Table 2.1, Permitted Land Uses in Blocks A1 and C1, have been modified for consistency with the Downtown Mixed-Use District's LUA-1 (Euclid Avenue Entertainment District) zoning district. Street trees listed in Table 4.1, Downtown Civic Center Master Plant Material List, were replaced with a new planting palette to meet requirements of the Development Code and the California Department of Water Resources Model Water-Efficient Landscape Ordinance (MWELO). The proposed amendment meets the goals and objectives as established in the DCCPUD.

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project area includes properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project does not eliminate or reduce the number of dwelling units and density specified in the Available Land Inventory.

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

within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures, as identified in DCCPUD Appendix B, Mitigation Monitoring Program, are a condition of project approval and are incorporated herein by this reference.

CITY OF ONTARIO PLANNING DEPARTMENT

PLANNING COMMISSION STAFF REPORT

February 23, 2021

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

FILE NO: PUD20-002

SUBJECT: An Amendment to the Downtown Civic Center Planned Unit Development ("DCCPUD"), amending certain provisions to: [1] bring the DCCPUD into consistency with the Policy Plan (General Plan) component of The Ontario Plan and the City's Development Code; [2] amend certain land use and development standards applicable to blocks A1 and C1, including but not limited to allowing for ground floor residential land uses, at grade stand-alone parking structures, and an increase in the maximum height of building element projections (from 60 feet to 65 feet), revision to allow vehicular access points, and modify minimum parking stall and drive aisle standards; and [3] make various revisions necessary to the internal consistency of the DCCPUD. **City Initiated. City Council action required.**

PROPERTY OWNER: City of Ontario

RECOMMENDED ACTION: That the Planning Commission consider and recommend approval of File No. PUD20-002 to the City Council, pursuant to the facts and reasons contained in the staff report and attached resolution.

PROJECT SETTING: The project site is comprised of a 6-block L-shaped area located within the Downtown Mixed Use District, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street, within the MU-1 (Downtown Mixed Use) zoning district, and is depicted in Figure 1: Project Location. Existing land uses include commercial to the west, across Euclid Avenue, commercial, civic, and residential land uses to the east, retail to the north, and retail and office to the south, across Holt Boulevard. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table

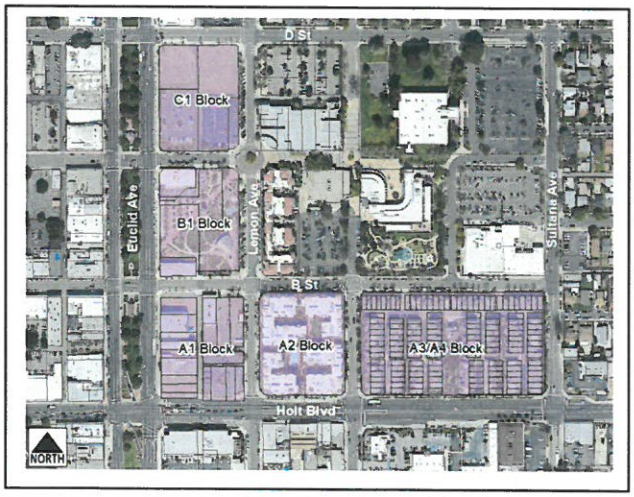


Figure 1: Project Location

Case Planner:	Diane Ayala
Planning Director Approval:	
Submittal Date:	December 17, 2020

Hearing Body	*Date*	*Decision*	*Action*
PC	01/23/2021	Approval	Recommend
CC-1st read'g	03/16/2021		Introduce
CC-2nd read'g	04/06/2021		Final

located in the Technical Appendix of this report.

PROJECT ANALYSIS:

(1) Background — In June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD") which governs land use and development within the above-described 6-block area immediately adjacent to the Civic Center complex. The land uses designated for each block are as follows:

- A1 and C1 Blocks (Commercial/Residential Mixed-Use) — The A1 and C1 blocks are designated for vertically-mixed commercial and residential uses (apartments or condominiums) in a mid-rise configuration, with commercial uses on the ground floor and residential units on 3 upper floors. At-grade parking is to be provided for the commercial uses and one level of subterranean parking is to be provided for the residential units. A total of 36,000 square feet of commercial floor area is permitted for each block and residential units may be developed at a density of 45 to 50 dwelling units per acre, not to exceed 100 to 110 dwellings per block. The maximum floor area ratio is 2.7 for all uses.

- A2 Block (Apartments) — The A2 block is designated for multiple-family dwellings at a density range of up to 65 dwelling units per acre, not to exceed 160 housing units, constructed in a stacked-flat configuration over subterranean parking facilities.

- A3 and A4 Blocks (Townhomes) — The A3 and A4 blocks are designated for attached multiple-family townhouse dwellings with tuck-under parking, constructed within a density range of 25 to 35 dwelling units per acre, not to exceed 140 housing units.

- B1 Block (Civic Plaza) — The B1 block is designated for development with a public plaza to provide passive recreation opportunities for the downtown area. Commercial uses are also allowed in this block, not to exceed 10,000 square feet in total area and 2-stories in height. The commercial uses would be housed within the historically significant Bank of Italy building, located at the southwest corner of the block, and a new building that may be constructed at the northwest corner of the block.

Along with the adoption of the DCCPUD in 2006, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of the C1, A2, A3 and A4 blocks. The A2, A3 and A4 blocks have since been fully developed by the JH Snyder Company and have been fully occupied since 2009. The C1 block, however, was not constructed due to the economic downturn of 2008 through 2012.

In June 2012, the Planning Commission, acting as the Historic Preservation Commission, approved a Certificate of Appropriateness (File No. PHP12-005) to facilitate the development of the B1 Block with a 1.7-acre park. The Ontario Town Square has been fully developed by the City of Ontario and the Bank of Italy is currently being rehabilitated and adaptively reused for up to 3 restaurants.

In June 2011, the City Council adopted Ordinance No. 2937, approving an amendment to the DCCPUD to increase the maximum density range for residential development within the Commercial/Residential Mixed-Use District of the C1 block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and provided an allowance of "for sale" and "for rent" housing within the A1 and C1 blocks.

In December 2020, the City initiated an amendment the DCCPUD to facilitate the construction of a 4-level parking structure within the C1 block, located at the northwest corner of C Street and Lemon Avenue (see Figure 2 below). The parking structure will provide 411 parking spaces, with 270 of those spaces allocated for a 4-story mixed-use project consisting of approximately 6,000 square feet of commercial space and 145 dwelling units, which is currently undergoing City review. The remaining 141 parking spaces will be available for civic center use.



Figure 2: Parking Structure Perspective
(Viewed from C Street/Lemon Avenue Intersection)

(2) DCCPUD Amendment — The proposed amendment, which generally affects the A1 and C1 blocks, will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Residential units will continue to be located

primarily on the second floor or higher levels with commercial units located on the ground floor, along the Euclid Avenue frontage. As proposed, ground floor residential units may be located behind commercial units that front Euclid Avenue. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block, to eliminate the vehicular access currently allowed on D Street and to create a new vehicular access on Lemon Avenue.

Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices. The land uses in Table 2.1, Permitted Land Uses in Blocks A1 and C1, have been modified for consistency with the Downtown Mixed Use District's LUA-1 (Euclid Avenue Entertainment District) zoning district. Street trees listed in Table 4.1, Downtown Civic Center Master Plant Material List, were replaced with a new planting palette to meet requirements of the Development Code and the California Department of Water Resources Model Water-Efficient Landscape Ordinance (MWELO). The proposed amendment meets the goals and objectives as established in the DCCPUD.

All proposed modifications to the DCCPUD are identified by red text in Attachment A of the resolution included with this staff report.

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

(1) City Council Goals.

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

(2) Vision.

Distinctive Development:

- Commercial and Residential Development

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

(3) Policy Plan (General Plan)

Land Use Element:

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

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

Community Economics Element:

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

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

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

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

Community Design Element:

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

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

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

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

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

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

  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

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

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

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

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

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

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

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

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

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

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

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

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

HOUSING ELEMENT COMPLIANCE: The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan. The project area includes properties listed in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the proposed project does not eliminate or reduce the number of dwelling units and density specified in the Available Land Inventory.

AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE: The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an amendment to the Ontario Downtown Civic Center PUD, File No. PUD08-001, for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (State Clearinghouse No. 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures, as identified in DCCPUD Appendix B, Mitigation Monitoring Program, are a condition of project approval and are incorporated herein by this reference.

TECHNICAL APPENDIX:

Surrounding Zoning and Land Use:

	Existing Land Use	*General Plan Designation*	*Zoning Designation*
Site	Mixed Use	Mixed Use Downtown	DCCPUD
North	North of D Street-Commercial, Retail and Office; and North of B Street- Civic Center	North of D Street- Mixed Use-Downtown; and North of B Street-Public Facilities	North of D Street- MU-1 Mixed Use Downtown; and North of B Street- Civic
South	Commercial	Mixed Use Downtown	MU-1 Mixed Use Downtown
East	East of Sultana Avenue- Commercial and Single-family dwellings; and East of Lemon Avenue- Senior Apartments and Civic Center	East of Sultana Avenue- General Commercial and Residential Low Density East of Lemon Avenue- Residential High Density and Public Facility	MU-1 Mixed Use Downtown
West	Euclid Avenue Median and Commercial	Mixed Use Downtown	MU-1 Mixed Use Downtown

RESOLUTION NO. PC21-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE NO. PUD20-002, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD"), AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND THE CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOWED VEHICULAR ACCESS POINTS, MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY TO THE INTERNAL CONSISTENCY OF THE DCCPUD, AND MAKING FINDINGS IN SUPPORT THEREOF — APNS: 1048-547-29, 1048-547-36, 1048-553-15, 1048-551-13, 1048-552-13, 1048-553-13, 1048-547-33, 1048-547-34, 1048-553-02, 1048-553-04, 1048-547-30, 1048-552-21, 1048-547-32, 1048-551-11, 1048-547-94, 1048-553-11, 1048-547-31, 1048-553-06, 1048-551-10, 1048-547-39, 1048-547-43, 1048-553-09, 1048-553-10, 1048-547-42, 1048-551-12, 1048-553-16, 1048-553-05, 1048-553-14, 1048-552-17, 1048-552-17, 1048-553-17, 1048-547-40, 1048-553-08, 1048-554-11, 1048-553-12, 1048-547-44, 1048-547-37, 1048-553-07, 1048-547-35, 1048-553-01, 1048-553-03, 1048-547-87, 1048-548-30, 1048-547-81, 1048-547-88, 1048-547-69, 1048-547-76, 1048-548-40, 1048-547-47, 1048-547-89, 1048-547-64, 1048-547-85, 1048-547-51, 1048-547-77, 1048-547-38, 1048-547-70, 1048-547-45, 1048-548-12, 1048-547-71, 1048-547-73, 1048-547-56, 1048-547-92, 1048-547-83, 1048-548-02, 1048-547-49, 1048-547-46, 1048-547-48, 1048-547-91, 1048-548-24, 1048-547-41, 1048-548-47, 1048-547-90, 1048-548-54, 1048-548-15, 1048-547-72, 1048-547-82, 1048-547-50, 1048-547-68, 1048-547-84, 1048-547-86, 1048-547-52, 1048-548-48, 1048-547-80, 1048-547-78, 1048-548-32, 1048-547-55, 1048-547-66, 1048-548-21, 1048-548-23, 1048-547-62, 1048-548-06, 1048-547-63, 1048-547-79, 1048-547-61, 1048-547-59, 1048-548-25, 1048-548-31, 1048-548-20, 1048-548-05, 1048-548-46, 1048-548-03, 1048-548-41, 1048-548-42, 1048-548-27, 1048-547-60, 1048-548-34, 1048-548-43, 1048-548-26, 1048-548-01, 1048-547-67, 1048-548-29, 1048-547-65, 1048-548-04, 1048-548-22, 1048-547-54, 1048-548-07, 1048-548-44, 1048-547-75, 1048-547-57, 1048-547-58, 1048-548-45, 1048-547-27, 1048-547-21, 1048-547-23, 1048-547-15, 1048-552-15, 1048-548-08, 1048-548-11, 1048-548-49, 1048-547-16, 1048-548-52, 1048-548-18, 1048-548-13, 1048-548-09, 1048-548-53, 1048-548-28, 1048-547-22, 1048-547-12, 1048-548-39, 1048-552-22, 1048-552-22, 1048-548-36, 1048-548-19, 1048-547-18, 1048-548-33, 1048-548-35, 1048-552-18, 1048-548-16, 1048-547-13, 1048-547-20, 1048-548-38, 1048-547-24, 1048-548-10, 1048-548-50, 1048-548-51, 1048-548-17, 1048-547-25, 1048-547-26, 1048-547-14, 1048-548-37, 1048-552-14, 1048-552-14, 1048-548-14, 1048-547-19, 1048-547-11, 1048-547-17, 1048-547-09, 1048-547-10, 1048-547-04, 1048-547-08, 1048-547-07, 1048-547-05, 1048-547-06.

WHEREAS, City of Ontario ("Applicant") has initiated a request for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD20-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, in July 2011, the City Council adopted Ordinance No. 2937 approving an amendment to the DCCPUD, which increased the maximum residential dwelling units per acre from 45-50 dwelling units per acre to 45-65 dwelling units per acre and clarifying that "for rent" and "for sale" housing is allowed within the Commercial/Residential Mixed-Use District; and

WHEREAS, the properties to the north are located within the MU-1 (Mixed Use Downtown) and Civic zoning districts. Properties to the south, east, and west are located within the MU-1 (Mixed Use Downtown) zoning districts; and

WHEREAS, the surrounding land uses include commercial to the west, across Euclid Avenue, commercial, civic, and residential land uses to the east, retail to the north, and retail and office to the south, across Holt Boulevard; and

WHEREAS, the DCCPUD Amendment primarily applies to the Commercial/Residential Mixed-Use District, affecting A1 block, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, the DCCPUD Amendment will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block to relocate the vehicular access on D Street to Lemon Avenue. Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices; and

WHEREAS, the Project is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to

as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-001, an amendment to the DCCPUD for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (SCH # 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Project introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

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

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

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

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

WHEREAS, on February 23, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

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

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning Commission has reviewed and considered the information contained in the previous Certified Ontario Downtown Civic Center Environmental Impact Report and supporting documentation. Based upon the facts and information contained in the previous Certified Ontario Downtown Civic Center Environmental Impact Report and supporting documentation, the Planning Commission finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-00, a Planned Unit Development for which the Ontario Downtown Civic Center Environmental Impact Report was adopted by the City Council on November 16, 2004; and

(2) The previous Certified Ontario Downtown Civic Center Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified Ontario Downtown Civic Center Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified Ontario Downtown Civic Center Environmental Impact Report reflects the independent judgment of the Planning Commission; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified Ontario Downtown Civic Center Environmental Impact Report, and all mitigation measures previously adopted with the Certified Ontario Downtown Civic Center Environmental Impact Report, are incorporated herein by this reference.

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

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the DCCPUD, describes the manner in which the PUD complies with the Policy Plan goals and policies.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Ontario Plan and Downtown Civic Center Environmental Impact Report include safeguards and impose certain mitigation measures to ensure that development within the DCCPUD boundary area would not be detrimental to public interest, health, safety, or general welfare of the City.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The DCCPUD area is situated in

the heart of Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the DCCPUD further commercial and residential mixed-use development. The Project does not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The Project does not propose any changes to the project boundary limits, parcel size, shape, or the availability of utilities that would impact future development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The Project to the DCCPUD does not propose changes any major deviation from the development standards

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Amendment to the Downtown Civic Center Planned Unit Development, File No. PDU20-002, as depicted in Attachment A of this resolution and incorporated herein by this reference.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 23rd day of February 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Jim Willoughby
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

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

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-003, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on February 23, 2021, by the following roll call vote, to wit:

AYES: DeDiemar, Gage, Gregorek, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

ATTACHMENT A:

File No. PUD20-002, Downtown Civic Center Planned Unit Development- Draft Amendment

DOWNTOWN

CIVIC CENTER

PLANNED UNIT DEVELOPMENT



Adopted: May 16, 2006 (File No. PUD06-001)
Revised: June 21, 2011 (File No. PUD08-001)
Revised Draft March 2021 (File No. PUD20-002

City of Ontario Planning Department
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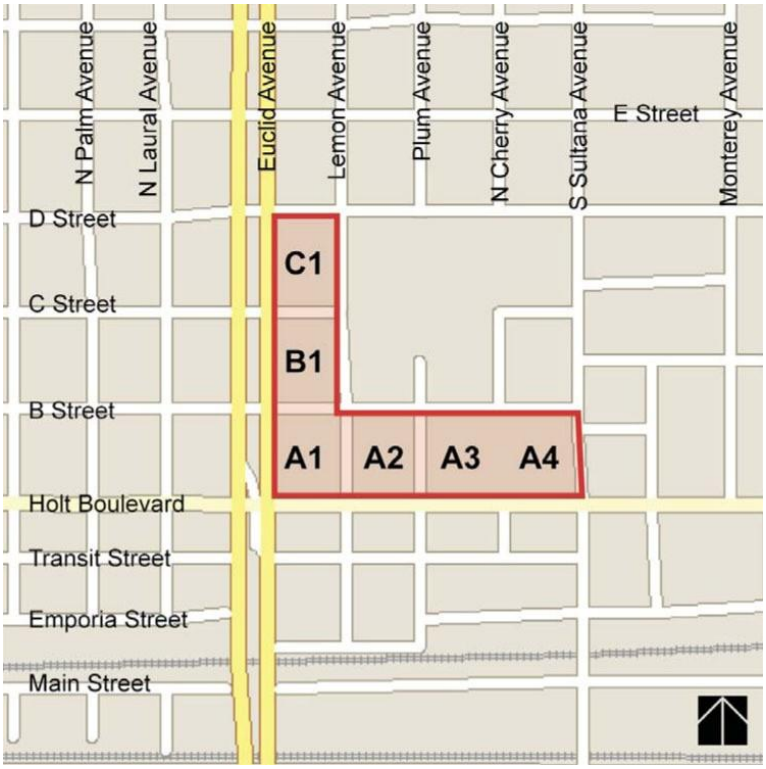
1.0 INTRODUCTION

The ~~Town~~ Downtown Civic Center Planned Unit Development (PUD) is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of a 6-block area of the City of Ontario, which consists of a portion of the City's original downtown and its current civic center area (see Exhibit 1-1, Project Location Map). This PUD will facilitate the development of a mixture of high-density attached housing units, restaurants, retail shops, commercial services, and a public commons area that will help achieve the City's goals to economically revitalize and aesthetically enhance the project area.

This document is organized to fulfill the requirements for a PUD, as set forth in the Ontario Development Code. As such, this PUD will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers will rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives for this key part of Ontario's original downtown. The objectives have been defined over the last 20+ years in the Redevelopment Plan for the Center City Redevelopment Project (1983), Ontario General Plan (1992), ~~and the~~ Downtown Civic Center Project EIR (2004), and The Ontario Plan (2010) and are summarized below.

Exhibit 1-1: Project Location Map



1.1 GENERAL PLAN OBJECTIVES

~~The Ontario General Plan designates the project area as part of a "Town Center Study Area," with references to land use goals and policies for Downtown Ontario and East Holt Boulevard defined in the Community Development Element~~ The Ontario Plan (TOP) defines the project area as a Policy Growth Area named the "Historic Downtown and Civic Center." This area is the historic heart of Ontario and is a unique blend of historic, social and cultural uses set in a compact street grid. It includes our Civic Center, Library, diverse residential neighborhoods, and retail opportunities along Euclid Avenue, Holt Boulevard and B Street. The Downtown Civic Center PUD is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the PUD and ~~to~~ objectives set forth in the Center City Redevelopment Plan, both summarized below.

1.1.1 The Ontario Plan Goals & Policies

Land Use

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

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

Community Design

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

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

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

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

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

- building volume, massing, and height to provide appropriate scale and proportion;
- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

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

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

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

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

Goal—CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

Policy—CD4-2 *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

Housing

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

Policy—H2-1 *Corridor Housing.* We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown.* We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

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

Policy—H2-6 *Infill Development.* We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4 Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4 *Mixed-income Housing.* We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

Community Economics

Goal—CE1 A complete community that provides for all incomes and stages of life

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

Policy—CE1-7 *Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

~~**1.1.1 COMMUNITY DEVELOPMENT ELEMENT GOALS & POLICIES**~~

~~▪ DT-1: Establish and maintain an efficient and harmonious use of land within the downtown area accommodating retail, personal and business services, office, residential, entertainment, light industrial, governmental, and cultural activities.~~

~~▪ DT-4: Improve, preserve, and maintain the cohesiveness and image of the downtown through careful design and coordination of new development and through the rehabilitation and redevelopment of older areas.~~

~~▪ DT-5: Achieve utilization of land supply that maintains a solid tax base while respecting the area's cultural and historic resources.~~

~~▪ DT-6: Promote and maintain a high standard of design for public and private uses and facilities.~~

~~▪ DT-7: Create an attractive downtown that will serve as a focus and lively center of community life.~~

~~▪ DT-8: Improve the economic vitality of the downtown to better serve all segments of the community.~~

~~▪ Policy DT-16: Provide for attractive, medium and high-density housing in the downtown that will enhance the specialty, entertainment, and cultural activities in the downtown.~~

1.1.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.
- Apply innovative mixed-use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.
- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed-use development
- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow

1.2 DOWNTOWN CIVIC CENTER PROJECT OBJECTIVES

- Revitalize the downtown area and enhance its economic growth by creating a mixed-use neighborhood with a mixture of housing, retail, academic and office uses within a historic downtown setting

- Develop high quality, mixed-use housing, consisting of market rate and affordable multiple- family, senior housing, offices, academic classrooms and retail

- Establish appropriate relationships among new residential neighborhoods as well as with existing adjacent land use

- Provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the project site

- Ensure that development addresses the Ontario General Plan and Redevelopment Plan for the Center City Redevelopment Project policies and objectives

2.0 LAND USE PLAN

Four land use districts are established for the project limits, as shown in Exhibit 2-1, Land Use Plan, and as described below. Placement of buildings, structures, fences, walls, utility facilities, perimeter yards, etc. will be based on the street rights-of-way and property line dimensions shown in Exhibits 2-2 through 2-6.

2.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

Blocks A1 and C1 will be developed with vertically mixed commercial and residential uses, in a mid-rise configuration, with commercial uses on the ground floor level, and attached, single level housing units on 3 upper levels. Structured parking will serve commercial and residential uses, with a subterranean parking level or upper levels of a parking structure facility for residents and ground-level parking for the commercial uses. Ground-level spaces along Euclid and Holt Avenues will provide opportunities for specialty shopping, eating/drinking, and limited personal and business services that cater to local residents and local employers/employees, which will draw from pedestrian traffic along Euclid Avenue and the adjacent streets in the Civic Center area. A satellite police station may also be located in a ground-level space within either block area. Because of the vertical integration of housing over commercial, and the potential for conflicts involving noise and intrusion on the residential environment, entertainment venues such as standalone bars and nightclubs will not be permitted. Refer to Chapter 5, Zoning and Land Use, of the Ontario Development Code, for additional land use restrictions and protection corridors.

The residential units will be designed to accommodate a variety of households that prefer a low- maintenance, urban lifestyle, within a pedestrian-friendly environment, and conveniently located shopping, dining, and personal services. As transit linkages improve in the downtown area, these units may attract residents that are reliant upon the regional transit system to commute to jobs outside of the Ontario/Western San Bernardino County area.

2.1.1 PERMITTED USES

- Refer to Table 2-1 for a list of the uses permitted by right, by Conditional Use Permit, and as ancillary to an on-site permitted use.
- Home occupations within residential units, in accordance with the Ontario Development Code
- Small household pets, with a maximum combination of 2 cats, dogs, or other small domesticated animals as may be allowed by the Ontario Development Code
- Structured parking

Table 2.1: Permitted Land Uses in Blocks A1 and C1

Legend:

"P": Means the use is permitted by right of being in the correct land use district.

"C": Means the use is allowed in the land use district, subject to the filing and approval of a Conditional Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.

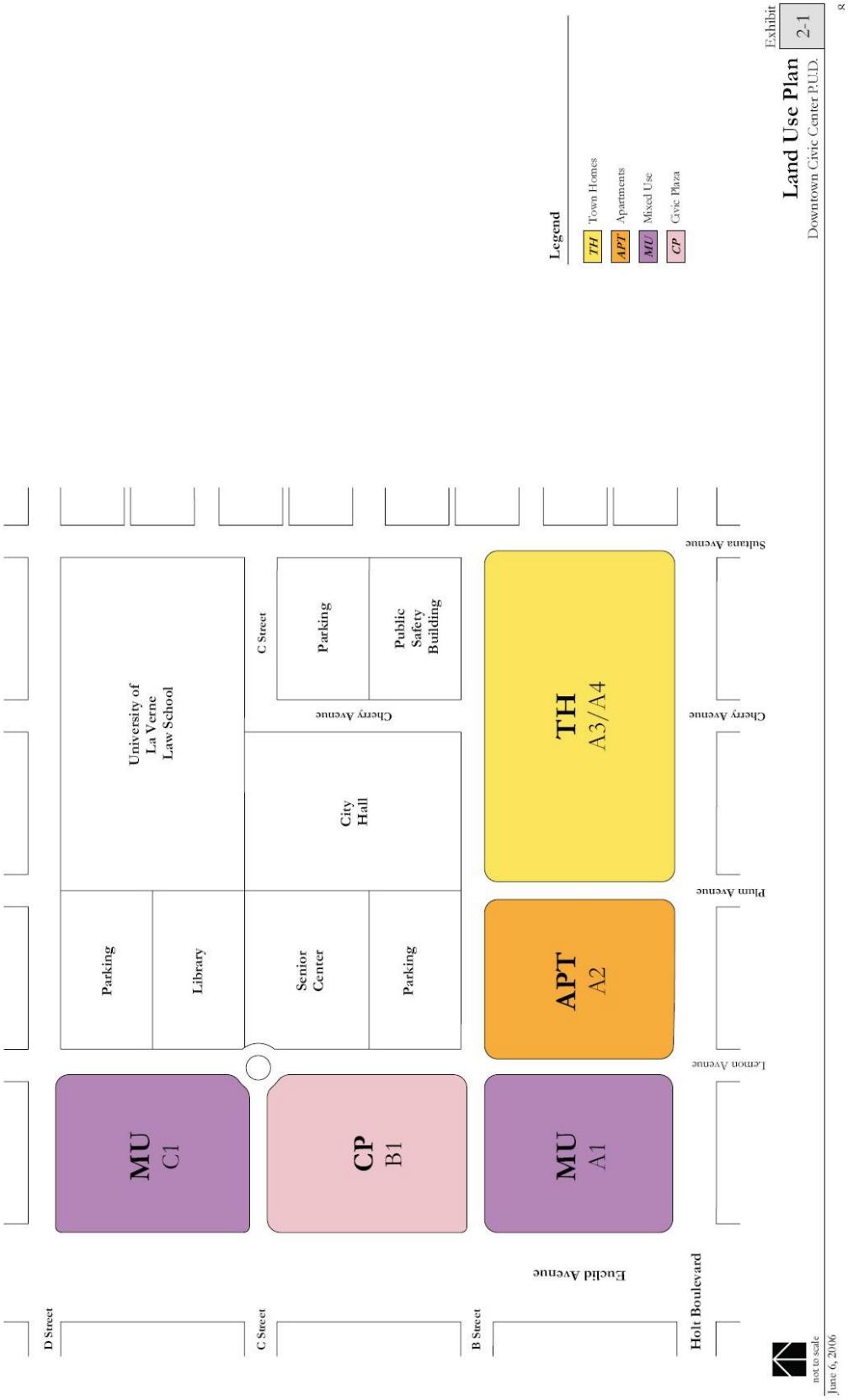
"A": Means the use is permitted by right of being in the correct land use district, provided it is subordinate to the primary land use.

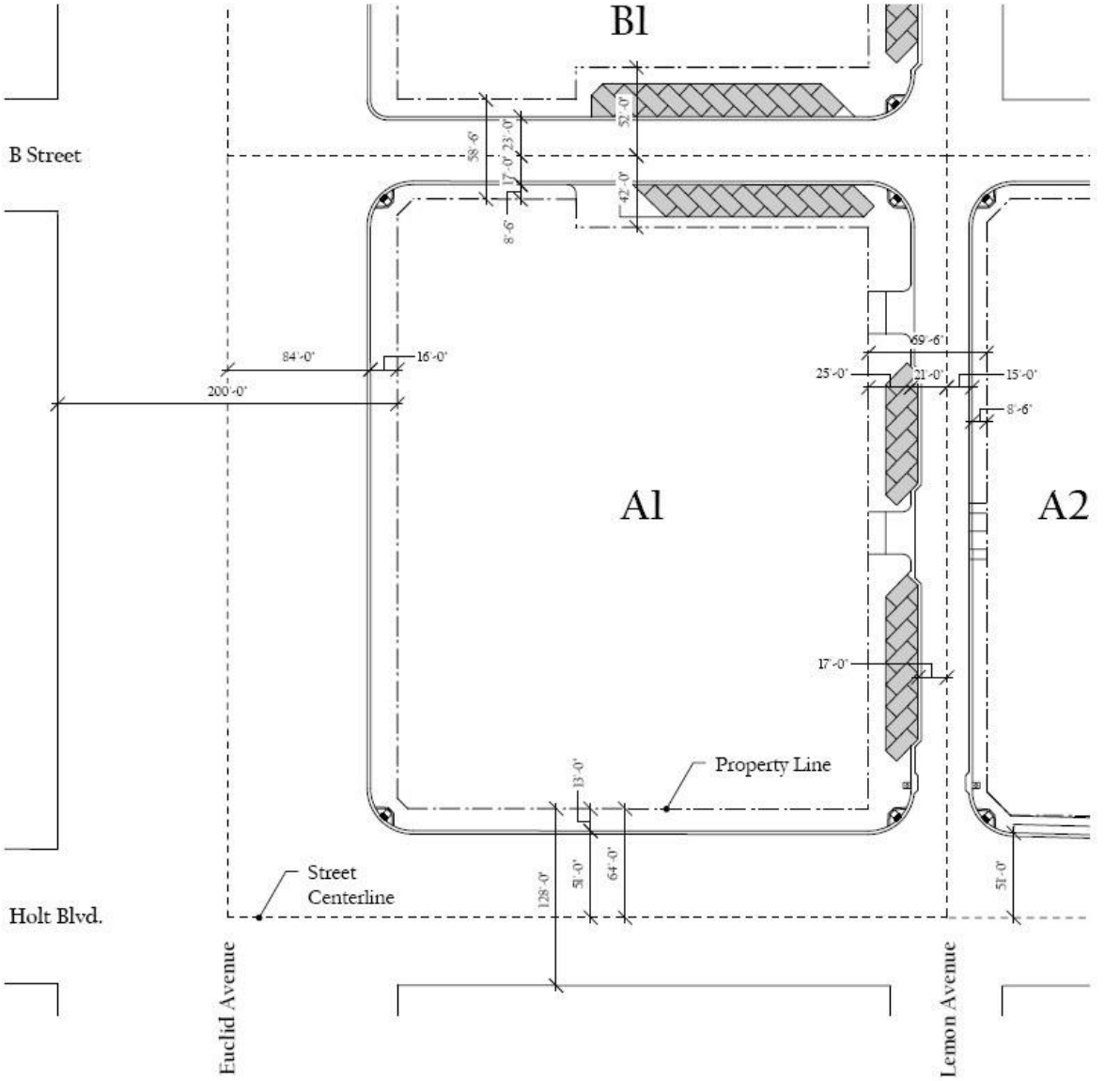
"AP": Means administratively permitted land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.

Uses	Permitted/Conditionally Permitted Uses
Residential (Ground ~~2nd~~ Floor and Above)	
Apartments, Condominiums, Duplexes, and Other Multiple-Family Dwellings (includes "for sale" and "for rent" dwellings)	P
Senior Housing	P
Institutional (Ground Floor Only)	
Medical	
Pharmacies and Drug Stores	P
Public/Recreational/Cultural Facilities	
Cultural Facility	P
Museum	P
Government Offices	P
Other Government Facilities	C
Library	P
Police/Fire Station	P
Police Storefront/Substation	P
Recreation Center	P
Senior Citizen Center	P
Church	C
Non-Profit/Service Organizations	
Campaign Offices	P
Charitable, Philanthropic, Service, and other Nonprofit Organization Offices	P
Commercial	
Alcohol	
Alcoholic Beverage Sales	AP/C

Uses	Permitted/Conditionally Permitted Uses
Automobile Related Services	
Parking: Commercial Lot/Garage	C
Parking: Publicly Owned Facilities	P
Communications	
Radio and Television Broadcasting Studios (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	C
Satellite Dishes/Ham Radio Antennas and other facilities (for private use only, must be screened from public view)	P
Eating/Drinking Places & Food Services	
Restaurants (sit down/full service)	P
Outdoor Dining**	A
Entertainment and Recreation	
Auditoriums & Other Public Assembly Facilities	C
Dance Hall/Studio (instructional)	P
Health Club/~~Gymnasium~~Gymnasium (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	C
Health Club/Gymnasium if less than ~~2,000~~ 10,000 sq. ft. (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	P
Live Entertainment (Non Amplified)	See Table 5.02-1 Land Use Matrix in ODC~~C~~
Recreational Facilities (as part of a residential development)	A
Theaters	C
Lodging	
Bed and Breakfast	C
Non-Medical Offices	
Administrative, Professional, and Other Offices	P
Architectural, Engineering, and Related Services	P
Business Management Offices	P
Insurance Agents, Brokers, and Related Offices	P
Real Estate and Related Offices	P
Stock Brokers and Related Offices	P
Retail	
Antique Stores	P
Art Galleries and Art Supply Store	P
Beauty Supply Store	P
Book Stores	P
Camera and Photographic Supply Store	P
Clothing & Accessory Stores	P
Computer and Home Electronic Stores	P

Uses	Permitted/Conditionally Permitted Uses
Bakery (Retail)	P
Convenience Market	P
Delicatessen	P
Grocery Store/Super Market	PC
Specialty Food Stores	P
Furniture and Home Furnishing Stores	P
Department Store	PC
Hobby, Toy and Game Store	P
Jewelry Store	P
Luggage and Leather Goods	P
Music and Video Stores	P
Office Supply, Stationery & Gift Stores	P
Pet and Pet Supply Store	P
Shoe Store	P
Services	
Advertising Agency	P
Photocopying and Duplicating Services	P
Photography Studio	P
Banks, Credit Unions and other Depository Institutions	P
Banks, Credit Unions and other Depository Institutions with Drive-Through (drive-thru prohibited on Euclid Avenue and Holt Boulevard)	C
Check Cashing	A
Barber Shop & Beauty/Nail Salon	P
Tailor	P
Travel Agency	P
Jewelry and Watches/Clocks	P
Locksmith/Key Shop	P
Shoe Repair	P
Temporary and Interim Uses	
Parking Lot Sales	P
Street/Craft Fair and Farmers Markets	P


Exhibit 2-1
Land Use Plan
Downtown Civic Center P.U.D.
Legend
TH Town Homes
APT Apartments
MU Mixed Use
CP Civic Plaza
Sultana Avenue
Cherry Avenue
Plum Avenue
Lemon Avenue
Eucild Avenue
Holt Boulevard
D Street
C Street
B Street
C Street
Cherry Avenue
University of La Verne Law School
Parking
Library
Senior Center
Parking
City Hall
Parking
Public Safety Building
MU C1
CP B1
MU A1
APT A2
TH A3/A4
not to scale
June 6, 2006

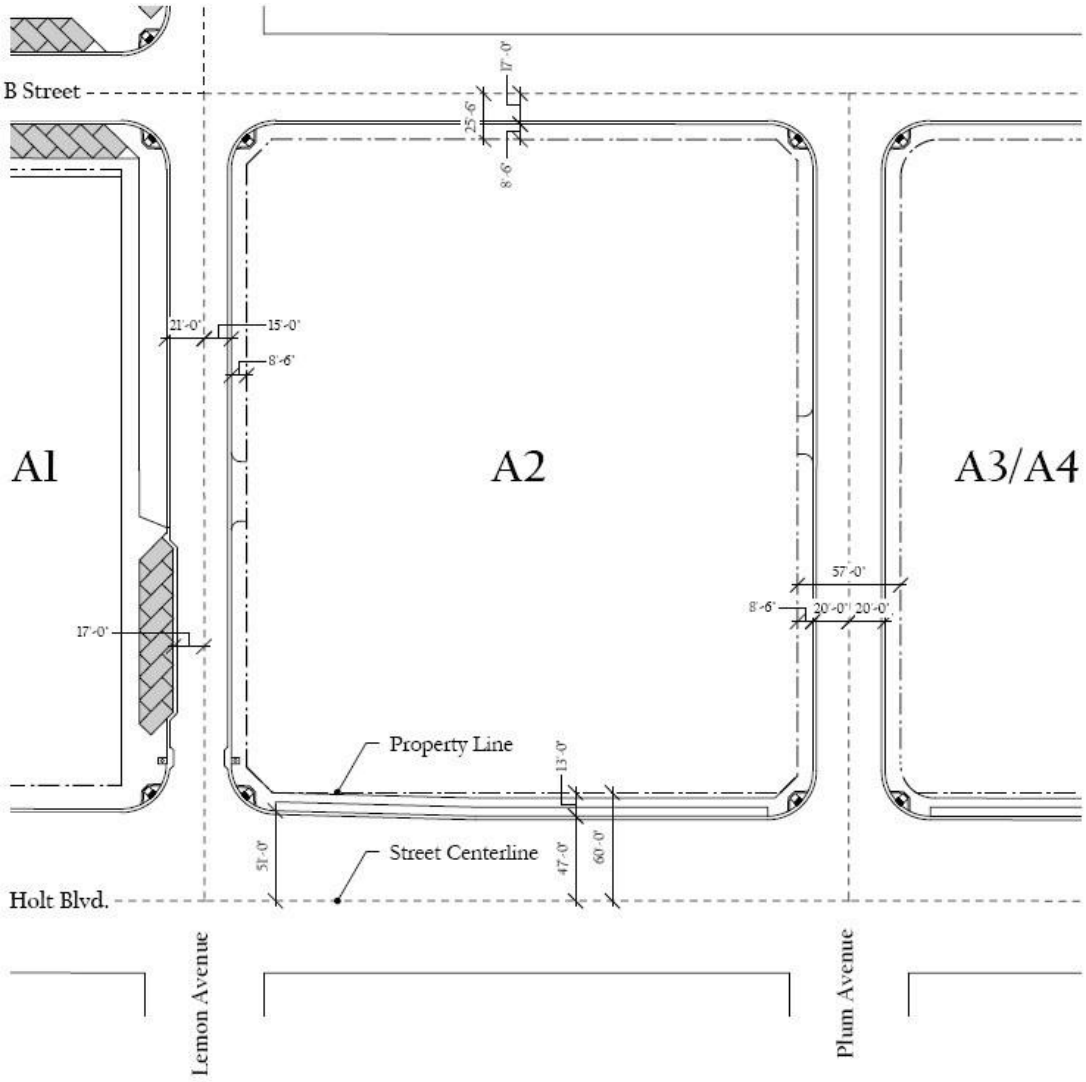


not to scale

Exhibit 2-2

Street Rights of Way/Property Lines - Block A1

Downtown Civic Center P.U.D.



LEGEND

Conceptual angled parking layout

not to scale

Street Rights of Way/Property Lines - Block A2

Downtown Civic Center P.U.D.

Exhibit 2-3

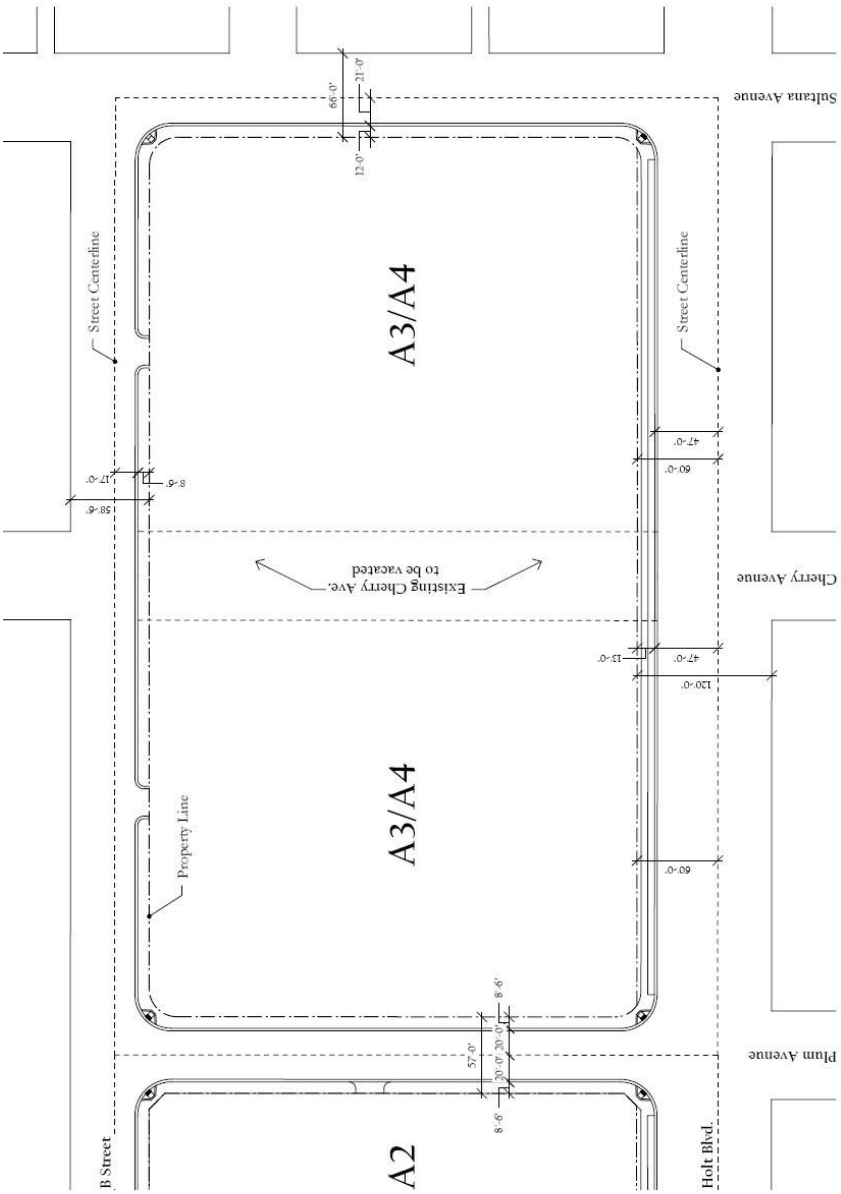
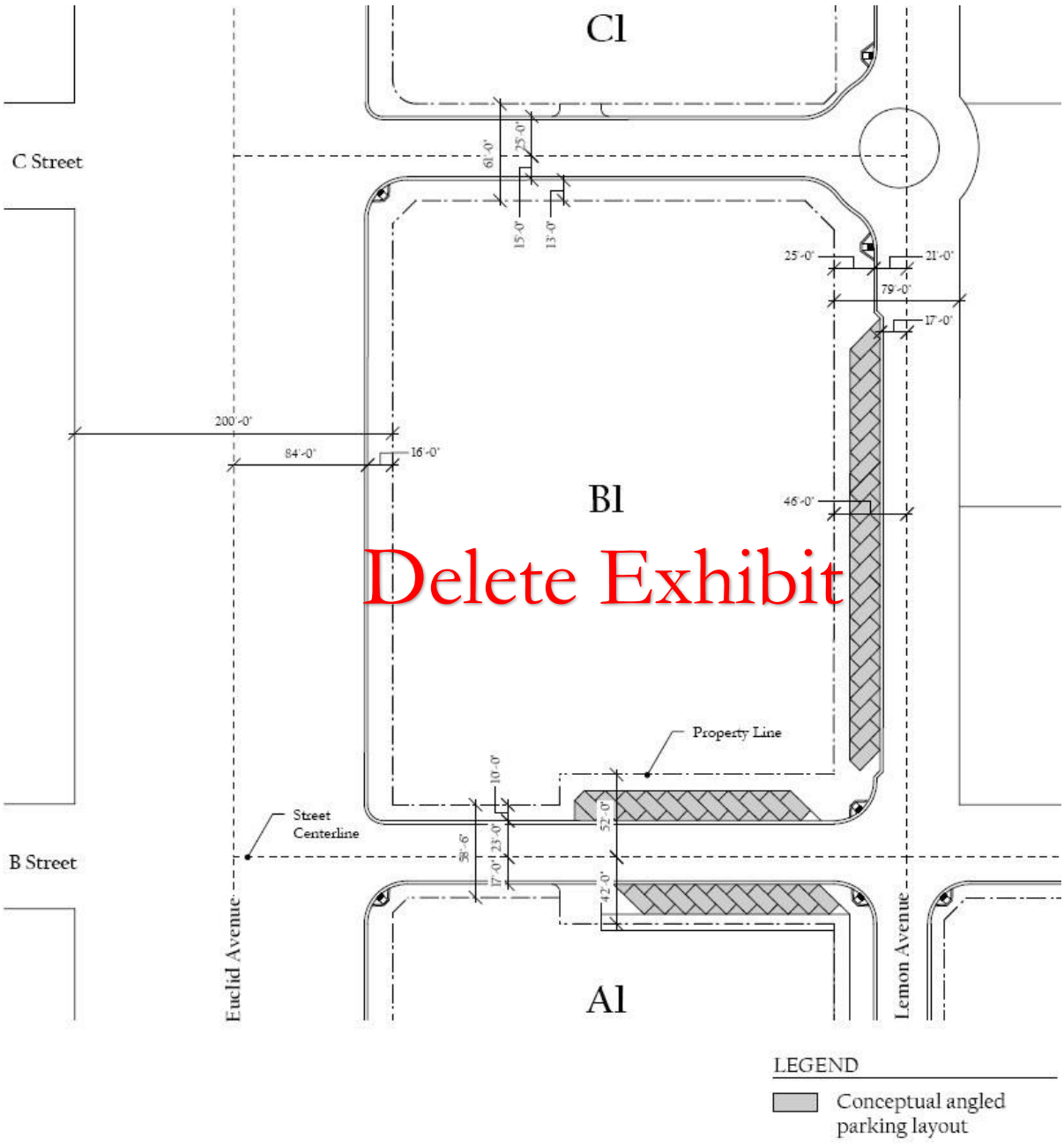


Exhibit 2-4

Street Rights of Way/Property Lines - Block A3/A4
Downtown Civic Center P.U.D.

not to scale

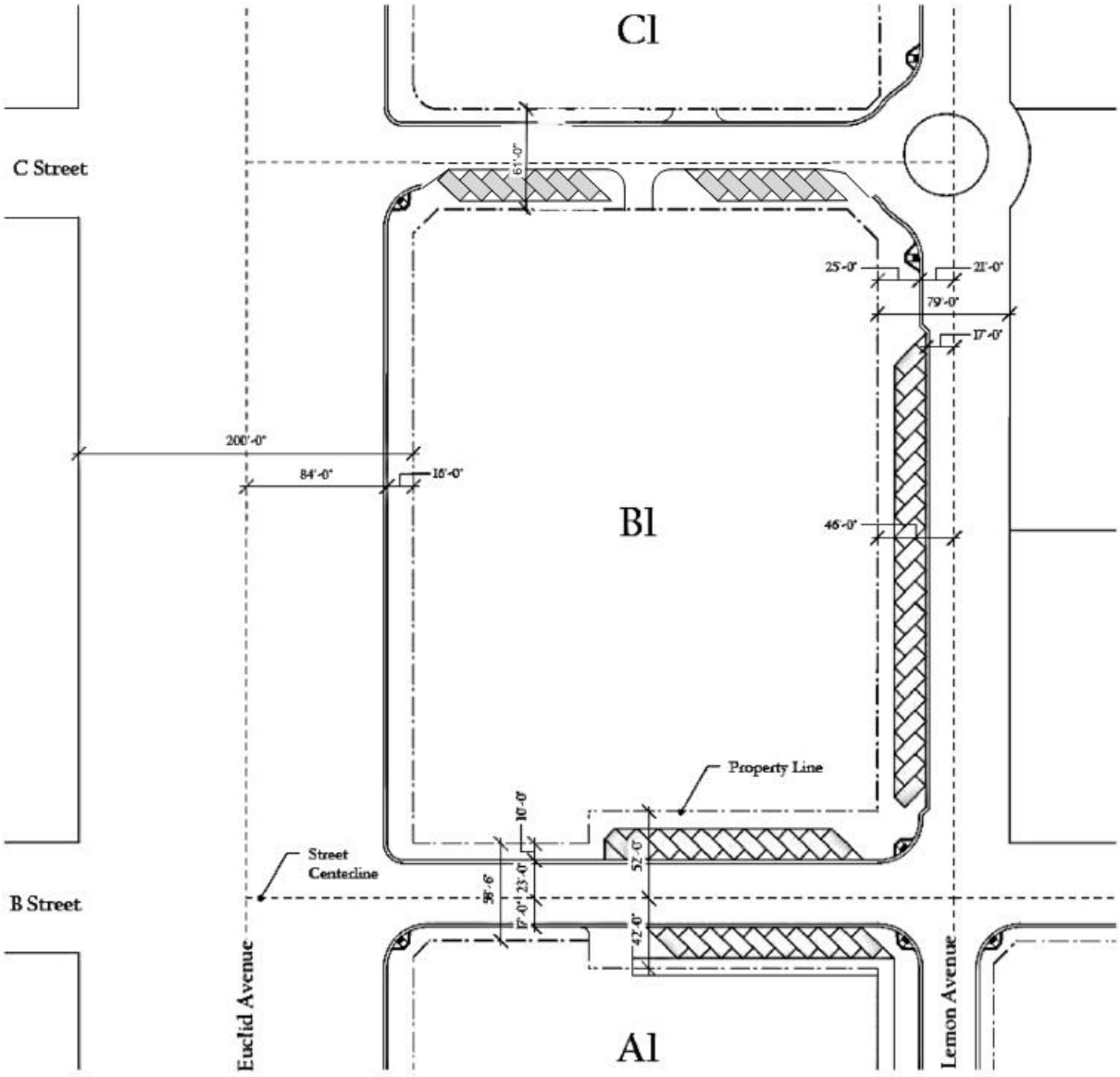


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Street Rights of Way/Property Lines - Block B1

Downtown Civic Center P.U.D.

Exhibit 2-5

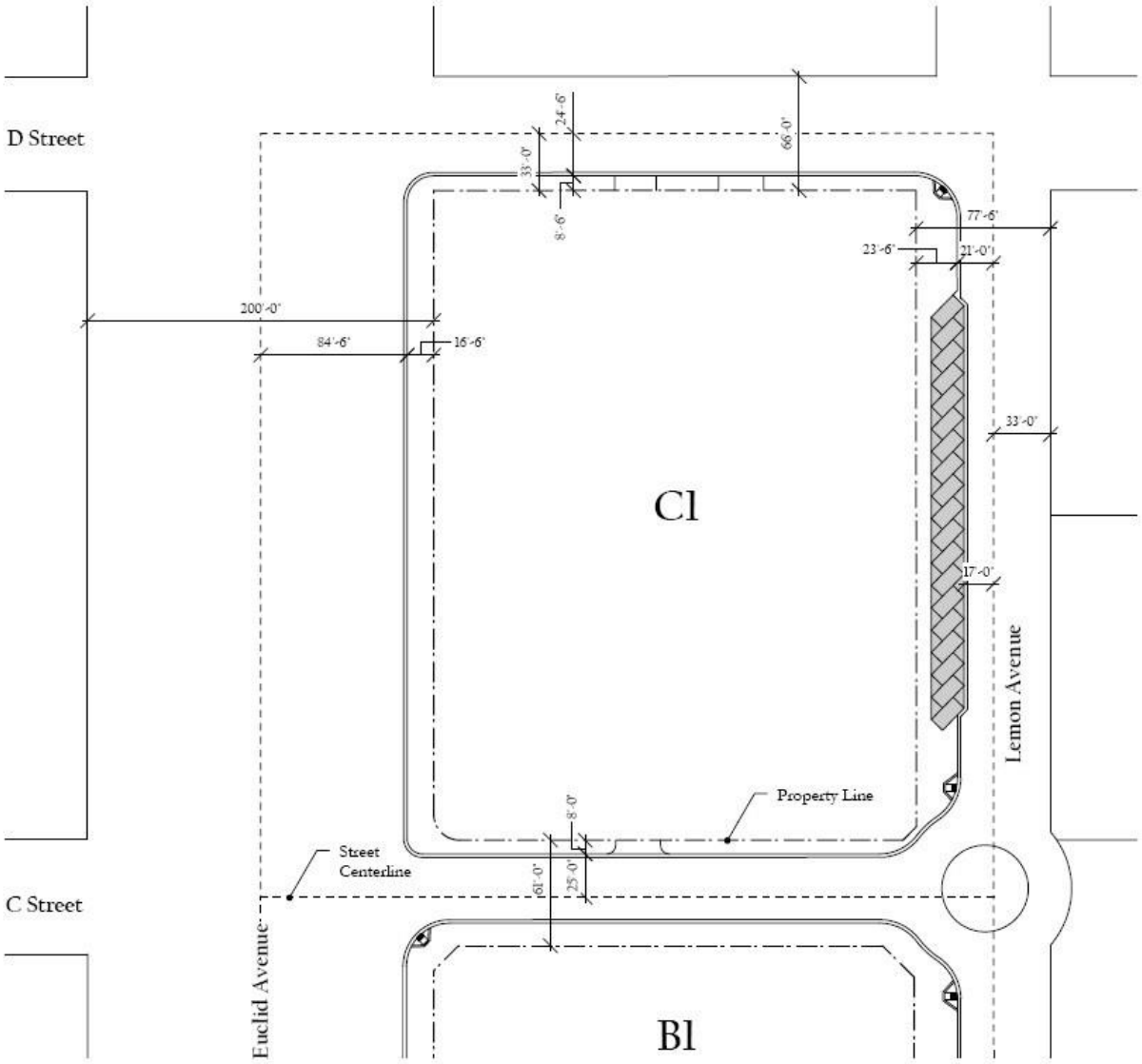


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Street Rights of Way/Property Lines - Block B1

Downtown Civic Center P.U.D.

Exhibit 246



Delete Exhibit

LEGEND

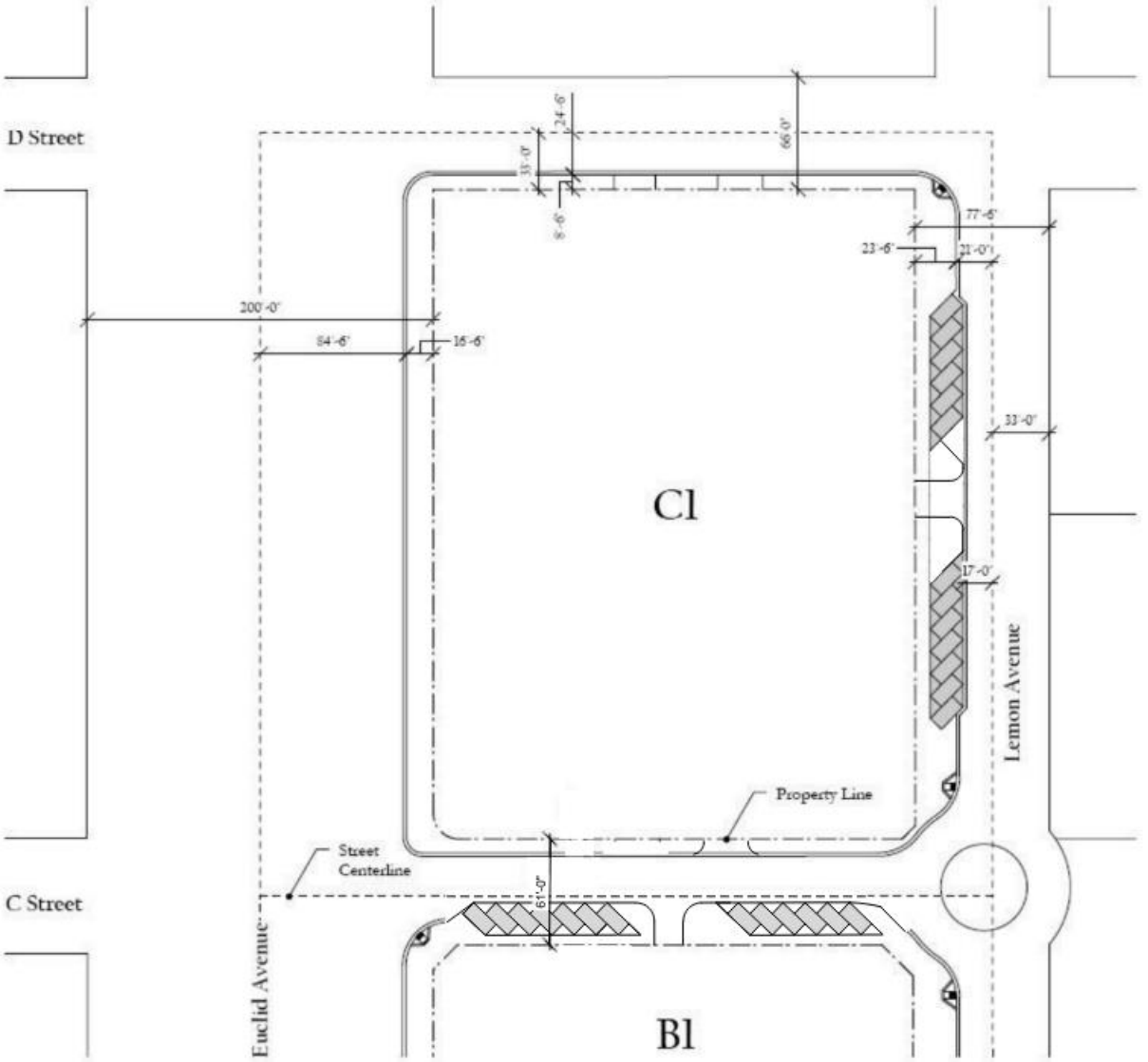
Conceptual angled parking layout

not to scale

Exhibit 2-6

Street Rights of Way/Property Lines - Block C1

Downtown Civic Center P.U.D.



LEGEND

Conceptual angled parking layout

not to scale

Street Rights of Way/Property Lines - Block C1

Downtown Civic Center P.U.D.

Exhibit 248

2.1.2 INTENSITIES

- Total building area of commercial uses at Blocks A1 and C1 shall not exceed a 0.4 floor area ratio, based on the net site area
- Residential units in Block A1 shall be developed at a density of 45 to 65 dwelling units/acre
- Residential units in Block C1 shall be developed at a density of 45 to 65 dwelling units/acre
- The total floor area ratio (as defined in the Ontario Development Code) for all development in each block shall not exceed 2.7

2.1.3 SIMILAR USES

Other land uses may be allowed, provided that the Zoning Administrator or his or her designee makes a finding that such other use is similar to or no more objectionable than those uses listed in Table 2-1.

2.2 CIVIC PLAZA (BLOCK B1)

Block B1 will be developed as a public plaza area, with 2 restaurant/retail pads at the northwest and southwest corners. The open plaza will contain decorative hardscape and landscape elements, along with seating and possibly other pedestrian amenities, to provide passive recreation opportunities for downtown area employees and shoppers and function as a visual window and pedestrian linkage into the civic center area. The Bank of Italy building, located at the southwest corner of Block B1, is considered historically significant and will be preserved/rehabilitated to enable occupancy by a restaurant and/or other businesses targeting local workers, shoppers, and residents. A new building will be constructed at the northwest corner, also to provide space for businesses catering to local shopping, dining and possibly entertainment opportunities. Outdoor dining areas may be established adjacent to each of the commercial buildings. On-site surface parking will not be permitted unless a parking demand/supply study indicates there is insufficient on-street parking or other nearby public parking resources. This is intended to maintain the open character and public plaza functions of this block.

Pursuant to the Ontario Development Code, a Development Plan shall be submitted for approval of a site plan, landscaping, parking, building footprints, architectural style, materials and colors, signs, public amenities, street trees, streetlights and public furniture.

2.2.1 PERMITTED USES

- Restaurants only on the ground floor; however, sales and professional offices (excluding medical services) are permitted as interim uses. On the second floor, all commercial uses allowed in the Mixed Use District are permitted
- Outdoor public recreation and civic activities
- Surface parking for public use

2.2.2 INTENSITIES

- Ground floor commercial uses shall not exceed a total of 10,000 square feet; second floor space shall not exceed 5,000 square feet
- Surface parking, if required, shall not cover more than 10 percent of the net site area

2.3 APARTMENTS (BLOCK A2)

This block will be developed with high quality, attached rental housing units, with 3 levels of housing over a partially underground parking structure that is screened to minimize visual impacts. Indoor and outdoor recreation amenities will be provided in one common area serving all residents. One and 2-bedroom floor plans will meet a variety of household lifestyle preferences. These homes will provide opportunities for people who work in the downtown area and cannot afford or prefer not to buy a home, to live within walking or biking distance of their jobs.

2.3.1 PERMITTED USES

- Multiple-family dwellings (i.e. apartments)
- Home occupations, in accordance with the Ontario Development Code
- Small, domesticated animal keeping, with a maximum combination of 2 cats, dogs and/or other small domesticated animals
- Outdoor and indoor recreation facilities and amenities for use by on-site residents and their guests
- Structured vehicle parking

2.3.2 INTENSITY

- Up to 65 dwelling units/acre, not to exceed a total of 160 units

2.4 TOWNHOMES (BLOCKS A3 AND A4)

Cherry Avenue will be vacated and Blocks A3 and A4 will be merged into a single development site. It will contain groupings of attractively designed, attached dwellings that will provide opportunities for work force housing in the downtown area. Two levels of living space will be built over ground floor garages, in a 3-story 'walk-up' configuration for all units. A ground-level common area will provide outdoor and indoor recreation amenities for all residents.

2.4.1 PERMITTED USES

- Multiple-family dwellings, with attached two-stall garages (includes "for sale" and "for rent" dwellings)
- Home occupations, in accordance with the Ontario Development Code

- Household pets, limited to a maximum of 3 animals
- Private and common outdoor and indoor recreation amenities for use by on-site residents and their guests
- Small family day care facilities, in accordance with the Ontario Development Code

2.4.2 INTENSITY

- 25-35 dwelling units/acre, not to exceed 140 total dwelling units

3.0 REGULATIONS FOR DEVELOPMENT

This section sets forth standards to govern the placement, height and bulk of permitted buildings and other structures, to establish locational criteria for vehicular access to development sites, to establish parking and loading requirements, to specify minimum requirements for recreational amenities for residential uses, outline sign standards for commercial uses and identify historic preservation features to be incorporated into Development Plans. Unless otherwise stated herein, all development within the project area shall meet the applicable standards and requirements of the Ontario Development Code.

3.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

3.1.1 BUILDING ENVELOPE

- Commercial, public safety, and/or academic uses shall be on the ground floor level.

- Residential units shall be located primarily on the second floor and higher levels. Residential units may be located on the ground floor behind commercial units which front Euclid Avenue.

- Structured parking for residential uses shall be underground or on the upper levels of a parking structure facility, and parking for other uses shall be at ground level.

- Total building height (to flat roofline) shall not exceed 50 feet above the highest existing sidewalk elevation. Architectural projections, such as parapets, roofed towers and gable roofs, or elevator towers may extend up to ~~60~~65 feet above the highest existing sidewalk elevation. Any rooftop mechanical, venting or communications equipment shall be built within or otherwise screened by the roof structure, so that they do not project above parapets and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet, measured from existing grade.

- Buildings along Euclid Avenue (Block C1) and Holt Avenue (Block A1) shall be placed at the edge of the public right-of-way. Buildings sited along the other frontages of Block C1 shall have the minimum setbacks shown on Exhibits 3-1 and 3-2, and as specified in Table 3-1. Building setbacks and projections therefrom for Block A1 shall be specified in the Development Plan submitted for that block. Awnings, canopies, residential balconies, commercial signs, and decorative architectural elements may encroach into the public rights-of-way, as specified in Table 3-1.

- A minimum 6-foot wide clear area shall be maintained for pedestrian circulation within the public right-of-way. This may be reduced to 4 feet in width adjacent to City-approved outdoor dining facilities or tree grates.

- Any yard areas provided between the main building and the adjacent right-of-way may be finished with a hardscape or with landscape elements. Landscaping shall include materials selected from the master plant palette described in Table 4-1 herein.

- Above ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area,

and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer Director.

3.1.2 VEHICULAR ACCESS AND PARKING FACILITIES

- For Block A1, vehicular access shall be limited to no more than 2 locations along Lemon Avenue and no more than 2 on B Street, as approved by the City Engineer
- For Block C1, vehicular access shall be limited to one location on "C" Street, one location of Lemon Avenue, and no more than 2 locations on D Street, as approved by the City Engineer
- All parking required to meet the quantitative standards set forth in Section 3.1.3 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.
- Angled parking spaces shall be incorporated into the western side of Lemon Avenue and both sides of "B" Street, as approved by the City Engineer

3.1.3 PARKING SUPPLY AND DESIGN

- Commercial: Minimum 1 space/250 square feet gross floor area for all permitted or conditionally permitted uses.
- Residential Condominiums: 1.2 spaces/bedroom, including guest parking
- Standard~~, compact~~ and~~/or~~ tandem parking spaces are permitted. ~~Compact spaces may comprise up to 20 percent of the total spaces and tandem~~Tandem spaces may comprise up to 20 percent of the total spaces, if supported by a parking study approved by the Planning Director. All pairs of tandem spaces shall be assigned to the same dwelling unit. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-9).
- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code. Standard dimensions for the structured parking areas shall be as shown in Exhibit 3-9.
- A parking management plan shall be submitted for Planning Director approval, prior to issuance of building permits. This plan shall justify the mix and sizing of compact and tandem spaces, shall indicate how the residential parking will be restricted to avoid overflow into the commercial parking area, and shall ensure that tandem parking spaces will be assigned to residents of the same homes.
- Parking spaces shall not obstruct access to building entrances, trash storage areas or loading areas

3.1.4 RESIDENTIAL RECREATION AREA

- Private outdoor open space (balconies) shall be provided for at least 90 percent of all homes. At least 80 percent of all balconies shall have a minimum dimension of 6 feet and the

remainder shall have a minimum dimension of 3 feet. The average area of all balconies shall be 56 square feet. The minimum area for a balcony shall be 50 square feet.

- Common open space/recreation amenities shall be provided on the podium or ground level of the project, at a minimum ratio of 200 square feet per dwelling unit. This may include a combination of passive and active, indoor and outdoor spaces, and landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common recreation area.

3.1.5 SERVICE FACILITIES

- Loading/Unloading areas shall be provided on site, at the ground level, adjacent to commercial buildings. One such area shall be provided for each building 7,500 square feet GFA or larger. Design shall be as approved by the Planning and Public Works Directors.

- Loading/Unloading for residential uses shall be limited to the C ~~and D~~ Street and Lemon Avenue frontages.~~,~~ Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the City Engineer.

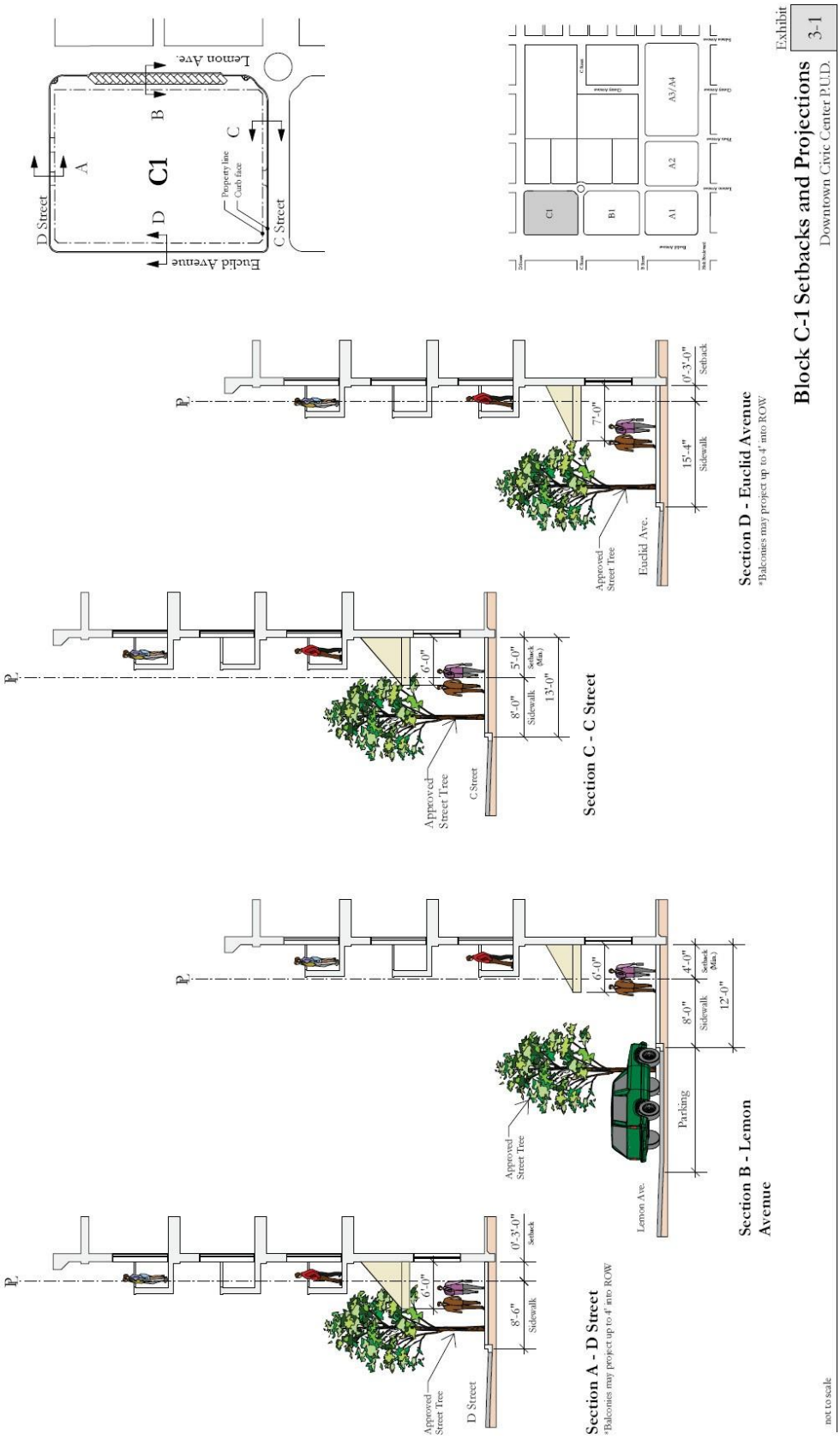
- Trash receptacles/recyclable container storage areas ~~shall~~ may be provided for all commercial and residential uses, within the ground floor parking structure area. Commercial trash/recyclable receptacles that are located within the ground floor parking structure area shall be partially enclosed and residential receptacle/storage areas shall be fully enclosed, to house the outlet of the trash chute system required for the condominium levels. Such receptacle/storage area may receive trash from commercial and residential sources. Locations, sizes and design of such areas shall be readily accessible by trash disposal company equipment and work crews, as approved by the Planning and Public Works Directors, in consultation with the trash disposal vendor.

3.1.6 SIGNS

- A Master Sign Program for each block shall be submitted for approval by the Planning Director, prior to issuance of a building permit. The sign program shall be consistent with the Downtown Ontario Design Guidelines, and shall include tenant signs, pedestrian signs, directional signs, historical markers, etc.

3.1.7 LANDSCAPE PLAN

- A detailed landscape plan shall be submitted with the Development Plan, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table ~~Section~~ 4.1 herein.

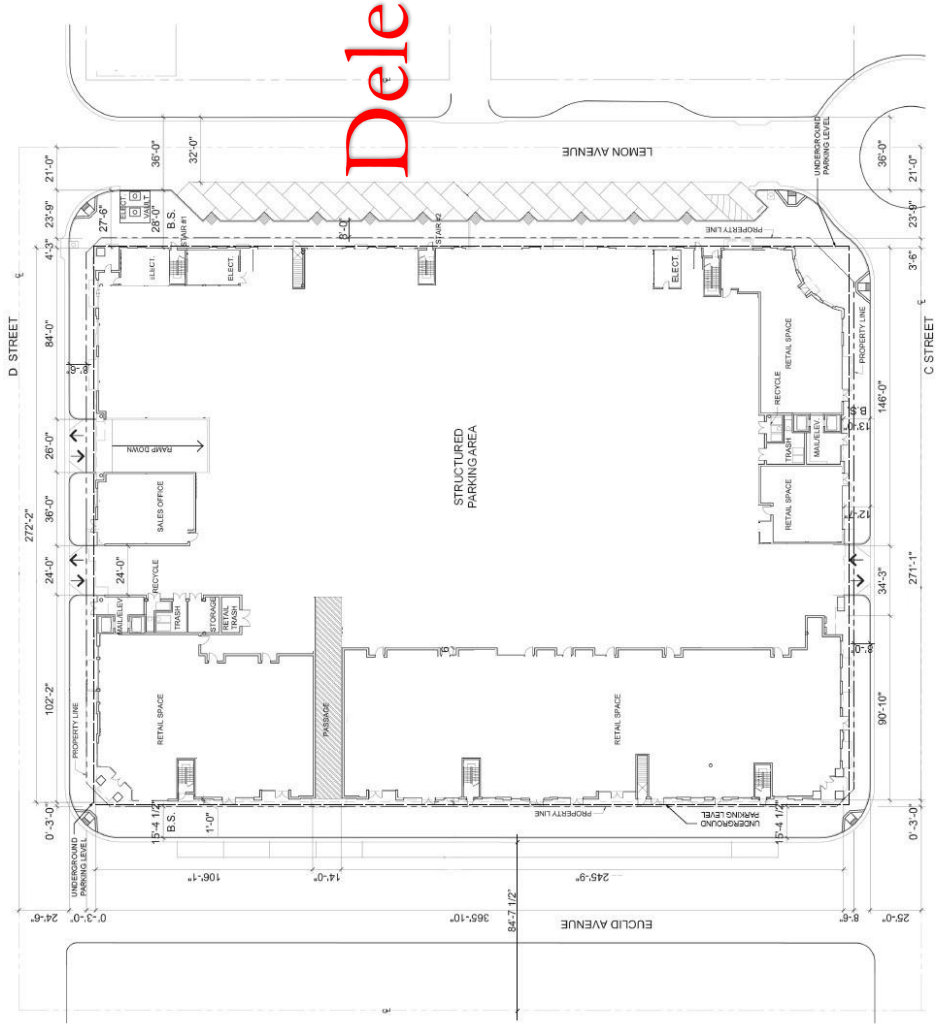

Exhibit 3-1
Block C-1 Setbacks and Projections
Downtown Civic Center P.U.D.
Lemon Ave.
Euclid Avenue
D Street
C Street
A
B
C
D
C1
Property line
Curb face
A3/A4
A2
A1
B1
C1
Section D - Euclid Avenue
*Balconies may project up to 4' into ROW
0'-3'-0" Setback
7'-0"
15'-4" Sidewalk
Approved Street Tree
Euclid Ave.
Section C - C Street
5'-0" Setback (Max.)
6'-0"
8'-0" Sidewalk
13'-0"
Approved Street Tree
C Street
Section B - Lemon Avenue
4'-0" Setback (Max.)
6'-0"
8'-0" Sidewalk
12'-0"
Parking
Approved Street Tree
Lemon Ave.
Section A - D Street
*Balconies may project up to 4' into ROW
0'-3'-0" Setback
6'-0"
8'-6" Sidewalk
Approved Street Tree
D Street
not to scale

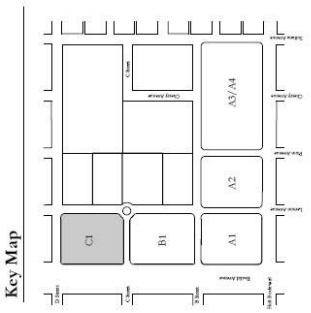
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Exhibit 3-2

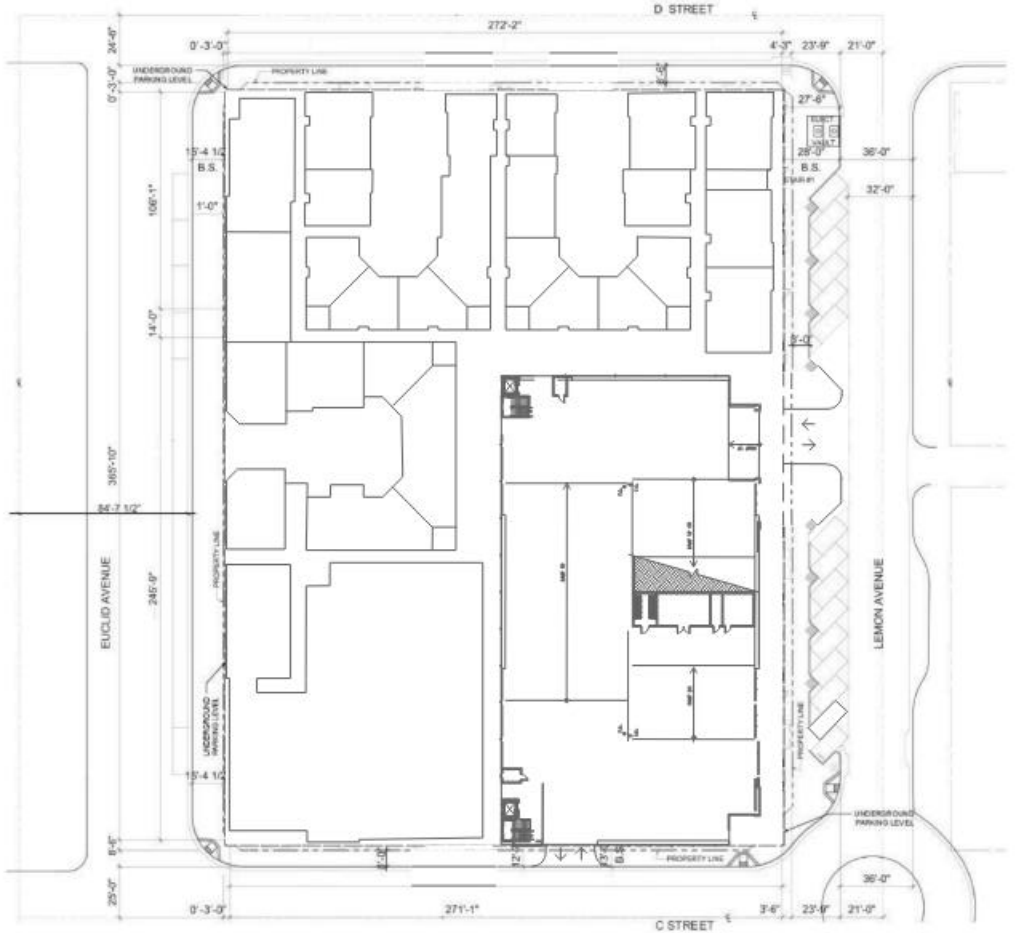
Building Envelope - Block C1

Downtown Civic Center P.U.D.





not to scale



Key Map



Exhibit 3-2

Building Envelope - Block C1

Downtown Civic Center P.U.D.

not to scale

3.2 CIVIC PLAZA (BLOCK B1)

3.2.1 BUILDING ENVELOPE (COMMERCIAL PADS ONLY)

- Buildings may be one or 2-story, not to exceed 35 feet high, measured from highest adjacent existing sidewalk elevation. Architectural projections may extend up to 45 feet high.

- Buildings may be built up to the Euclid Avenue, B Street and C Street rights-of-way. Any building shoring shall not extend into the public right-of-way.

3.2.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to no more than 2 locations on Lemon Avenue and one on B Street, as approved by the City Traffic Engineer.

- Vehicle parking on site shall be located along Lemon Avenue

- Parking shall cover no more than 25 percent of the net site area

3.2.3 PARKING SUPPLY AND DESIGN

- The number of vehicle parking spaces provided on site shall be determined in a parking demand/supply study included as a supporting document for the Development Plan submitted for Block B1. Space and aisle dimensions shall be in accordance with the standards set forth in the Ontario Development Code. Canopy trees shall be provided within the parking area, as approved by the City's Landscape Planner.

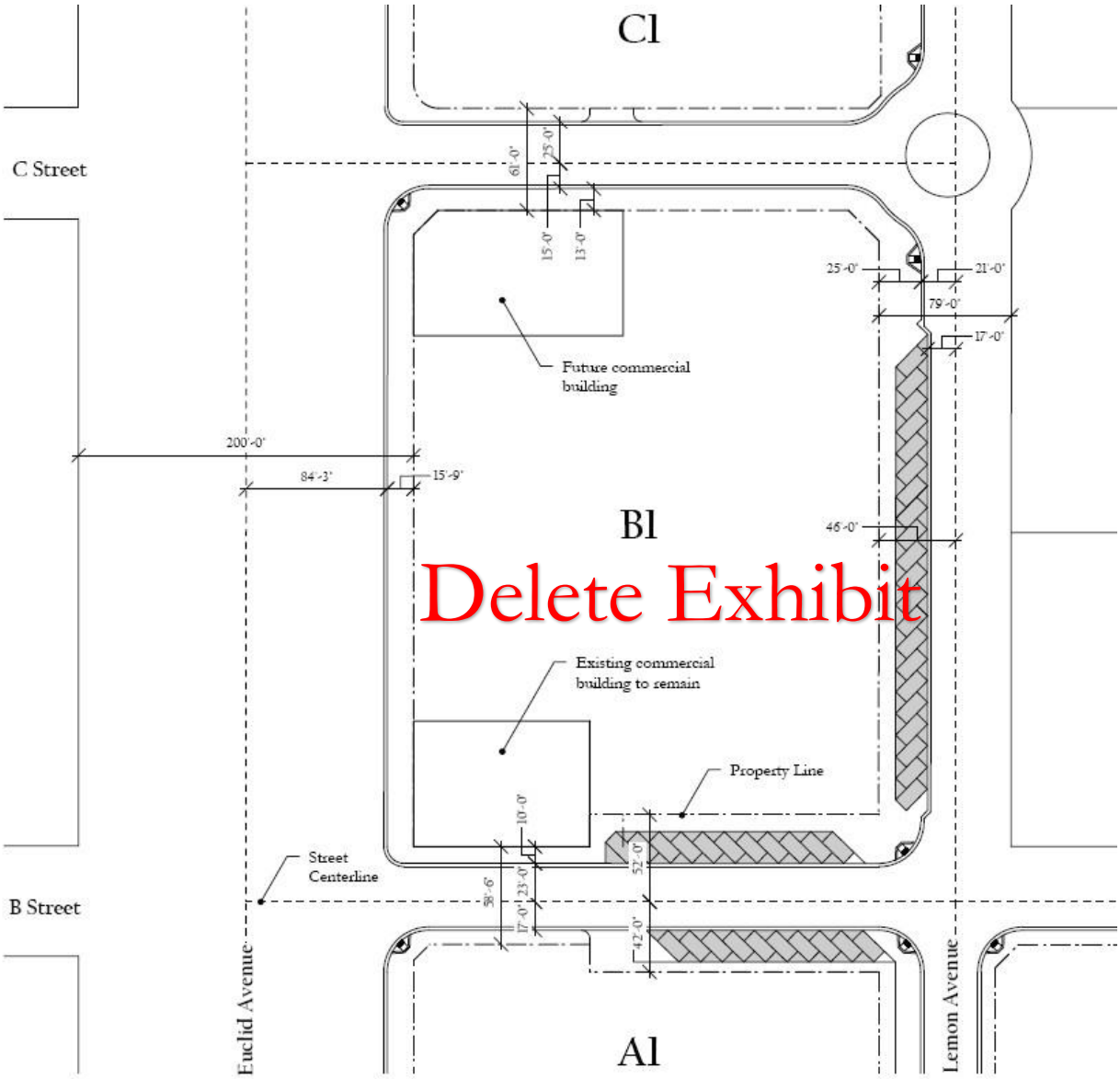
3.2.4 SERVICE FACILITIES

- Loading/unloading for the commercial sites shall be limited to the B and C Street frontages. Location, signage and any hourly restrictions for such areas shall be approved by the Planning and Public Works Directors.

- A decorative trash enclosure, with 4 sides and a partially enclosed roof element, shall be provided within the vehicle parking area. This shall be sized to provide sufficient trash receptacle/recyclable container storage for both commercial buildings. Materials, style and colors shall be compatible with the architectural elements of the 2 commercial buildings and consistent with the traditional downtown theme for the downtown area. The trash enclosure design shall be approved by the Planning and Public Works Directors.

3.2.5 SIGNS

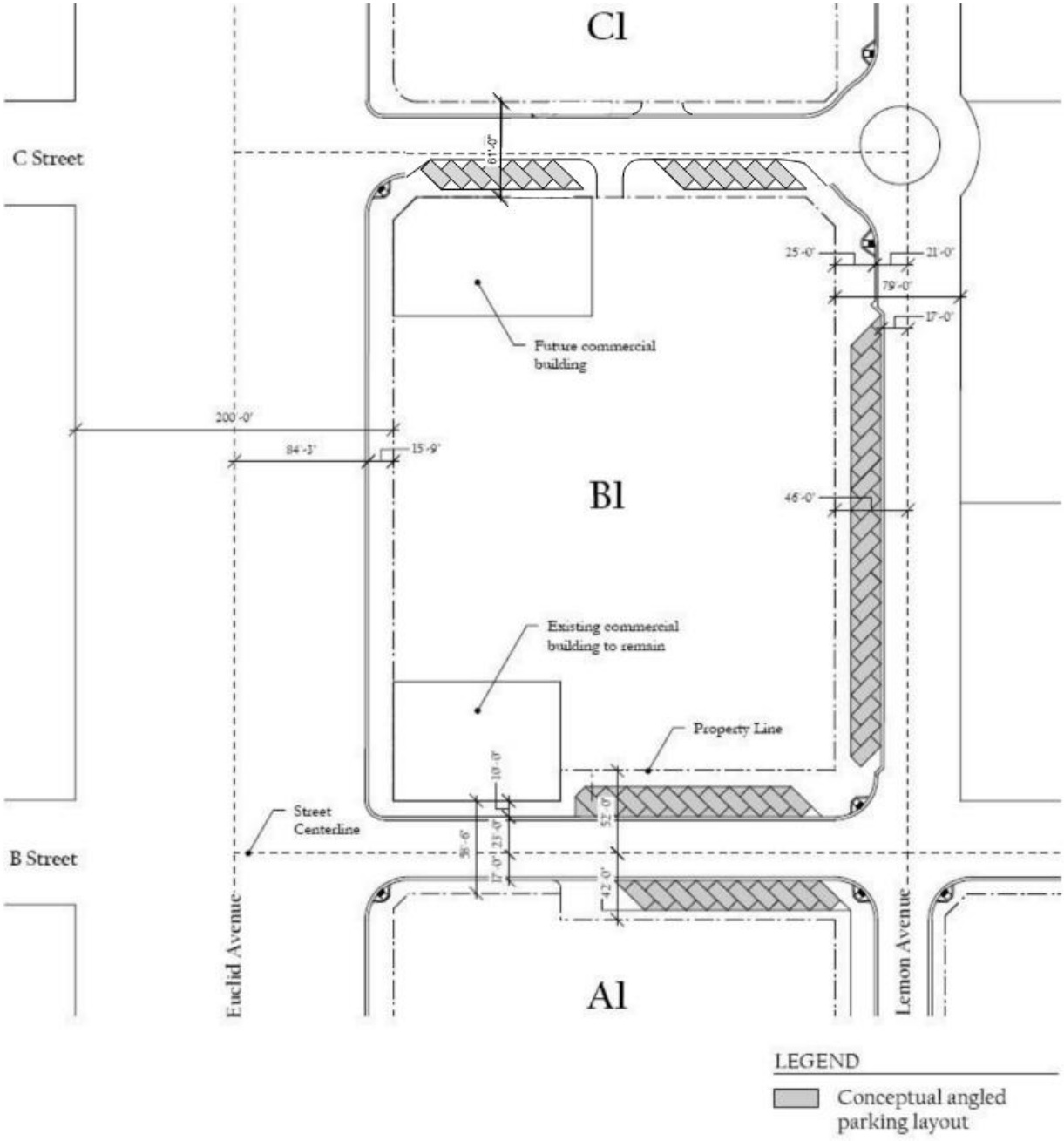
- A master sign program for all private and public signs shall be submitted for approval by the Planning Director, prior to issuance of a building permit. All signs shall be consistent with the Downtown Ontario Design Guidelines.



not to scale

Conceptual Building Envelope - Block B1
Downtown Civic Center P.U.D.

Exhibit 3-3



not to scale

Conceptual Building Envelope - Block B1

Downtown Civic Center P.U.D.

Exhibit 261

3.3 APARTMENTS (BLOCK A2)

3.3.1 BUILDING ENVELOPE

- Structured parking shall be built in a semi subterranean manner, to minimize the exposure of concrete exteriors along adjacent streets

- Up to 3 levels of residential over structured parking, provided that total maximum building height, measured from the highest sidewalk elevation to the main roof line, does not exceed 50 feet. Architectural projections such as elevator towers or other focal elements may extend up to 60 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.

- Building setbacks shall be in conformance with the specifications illustrated on Exhibit 3-3 and 3-4, and as set forth in Table 3-1. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area; provided, they are fully screened in accordance with Section 4.3.1 herein. Corner elements may extend closer to the right-of-way line as specified in Table 3.2.

- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant list set forth in Section 4.1 herein.

- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer.

3.3.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to one location on Lemon Avenue and one on Plum Avenue, as approved by the City Traffic Engineer, (see Exhibit 3-10).

- All resident parking required to meet the quantitative standards set forth in Section 3.3.4 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.

- Resident parking shall be provided in a semi-subterranean parking structure, with secured access to prevent use by non-residents. Guest/visitor parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited.

3.3.3 OUTDOOR RECREATION AND YARDS

- Private outdoor open space shall be provided for each apartment, with a minimum dimension of 5 feet and a minimum area of 50 square feet

- Common open space/recreation amenities shall be provided on the podium level of the project. This may include a combination of passive and active, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area

does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common area.

3.3.4 PARKING SUPPLY AND DESIGN

- One and one-half space for each one-bedroom unit and 2 spaces for each 2-bedroom unit, for residents.

- A combination of standard, compact and tandem spaces may be provided. Compact spaces may comprise up to 31 percent of the total spaces, if supported by a parking study approved by the Planning Director. Tandem-parked spaces may comprise up to 28 percent of the total, if supported by a parking study approved by the Planning Director.

- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in the Ontario Development Code, except as shown in Exhibit 3-10. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-10).

- Each pair of spaces to be parked in tandem shall be assigned to the same apartment unit, as controlled by the property manager.

3.3.5 SERVICE FACILITIES

- Loading/unloading for residential uses and trash pickup service shall be limited to adjacent street frontages. Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the Planning Director and the City Engineer

- At least 2 trash /recyclable container storage areas shall be provided within the parking structure area. Such areas shall be fully enclosed and readily accessible by trash disposal company equipment and work crews. Locations, sizes and design of such areas shall be approved by the Planning Director and the City Engineer, in consultation with the trash disposal vendor.

3.3.6 LANDSCAPE PLAN

A detailed landscape plan shall be submitted with the Development Plan for this block, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way, and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table 4.1 herein.

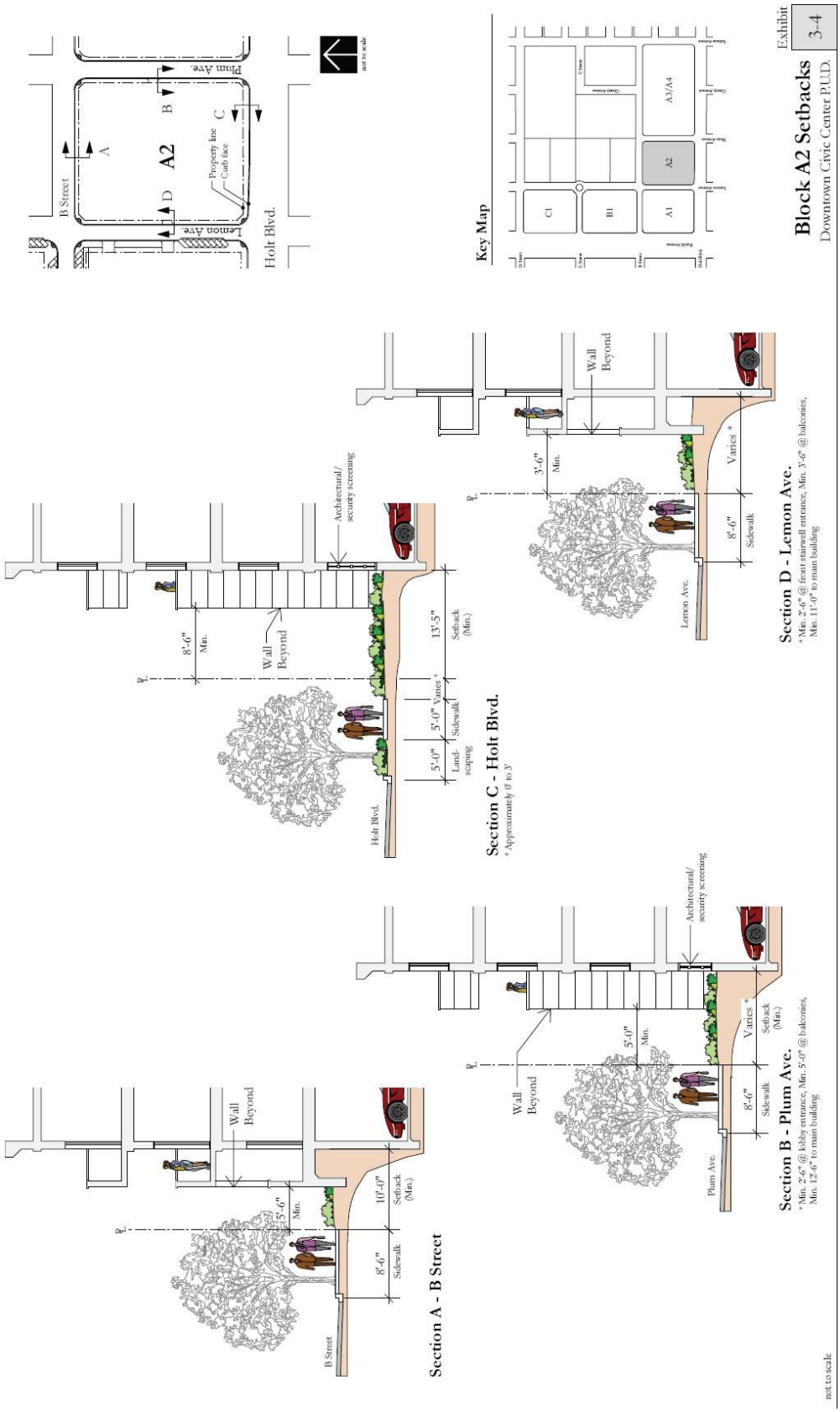
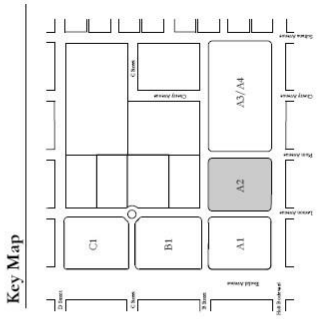
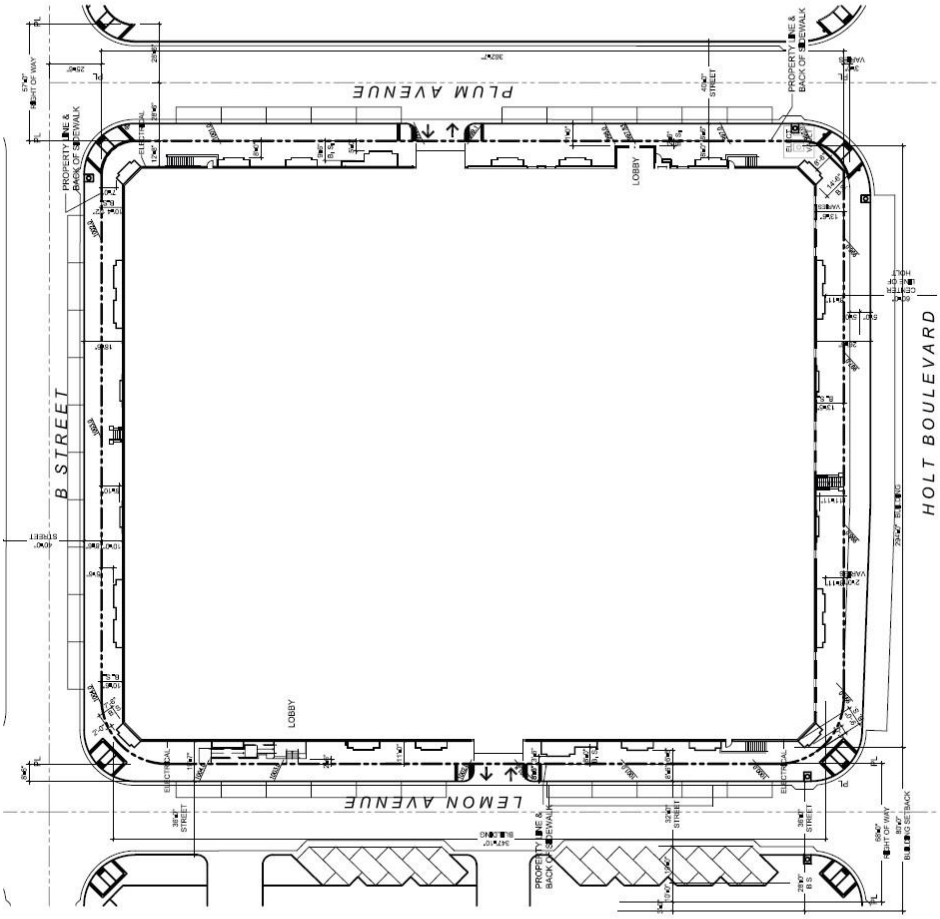

Exhibit 3-4
Block A2 Setbacks
Downtown Civic Center PUD.
Key Map
C1
B1
A1
A2
A3/A4
B Street
Holt Blvd.
Lemon Ave.
Plum Ave.
A2
Property line
Curb face
not to scale
Section A - B Street
Section B - Plum Ave.
* Min. 2'-6" @ lobby entrance, Min. 5'-0" @ balconies, Min. 12'-6" to main building
Section C - Holt Blvd.
* Approximately 0' to 3'
Section D - Lemon Ave.
* Min. 2'-6" @ front stairwell entrance, Min. 3'-6" @ balconies, Min. 11'-0" to main building
Wall Beyond
Architectural/ security screening
Setback (Min.)
Sidewalk
Landscaping
Varies *
Min.
not to scale

Exhibit 3-5

Building Envelope - Block A2

Downtown Civic Center PUD.





not to scale

3.4 TOWNHOMES (BLOCKS A3/A4)

3.4.1 BUILDING ENVELOPE

- Buildings shall not exceed 3 stories, with rooflines reaching a maximum height of 40 feet above the highest existing adjacent sidewalk elevation. Architectural projections, chimneys, etc. may extend up to 45 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.

- Building setbacks shall be in conformance with the specifications specified in Table 3-2, and illustrated on Exhibits 3-5 and 3-6. Please note that the minimum setback dimensions shown are not intended as a uniform standard along any street frontage. Corner buildings may have smaller setbacks than mid-block building elements and some undulation in building faces is desired to create a sense of movement, particularly along Holt Boulevard. Residential balconies may project into required setback areas up to 5 feet beyond the main building face. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area as specified in Table 3-1, provided they are fully screened in accordance with Section 4.3.2 herein.

- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant palette set forth in Table 4.1 herein.

- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the Public Works Director.

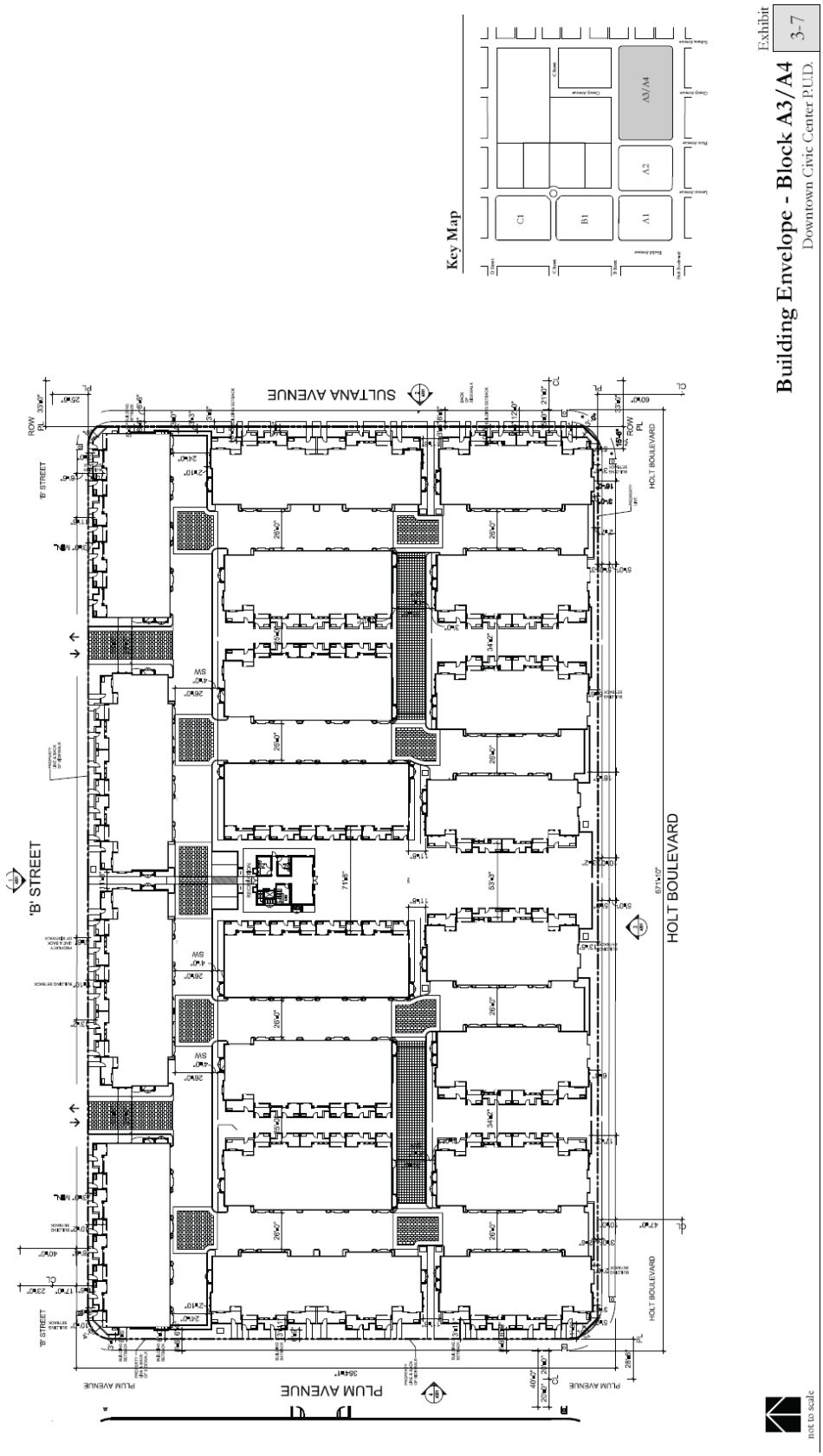
3.4.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to 2 locations on B Street. Drive width, length and locations shall be as approved by the City Traffic Engineer.

- Resident parking shall be provided in fully enclosed garages, directly attached to each dwelling unit. Guest parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited. Inoperable vehicles shall not be stored anywhere on premises or on any street.

- Space within each garage shall be provided for trash containers; this shall not encroach into space required for vehicle parking.

Exhibit 3-6
Block A3/A4 Setbacks
Downtown Civic Center PUD.
Key Map
A3/A4
A2
A1
B1
C1
B Street
Holt Blvd.
Sultana Ave.
Plum Ave.
A3/A4
A
B
C
D
Property line
Curb face
not to scale
* Refer to exhibit 3-8 for corner unit setbacks
Section B - Sultana Ave.
42" high patio wall (max.)
10'-6"
Bldg Setback
3'-0"
3'-6"
8'-6"
Sidewalk
Sultana St.
Section D - Plum Ave.
42" high patio wall (max.)
13'-6"
Bldg Setback
6'-0"
Landscaping
8'-6"
Sidewalk
Plum Ave.
Section A - B Street
42" high patio wall (max.)
10'-0"
Bldg Setback
3'-0"
Land-scaping
8'-6"
Sidewalk
B Street
Section C - Holt Blvd.
*Min. 5'-6" - however, corner building setback may be reduced to 2'-6"
6' high alley screen wall (max.)
Varies*
3'-0"
Min.
3'-0"
Land-scaping
5'-0"
Sidewalk
5'-0"
Landscaping
Holt Blvd.
not to scale


Exhibit 3-7
Building Envelope - Block A3/A4
Downtown Civic Center P.U.D.
Key Map
A3/A4
A2
A1
B1
C1
SULTANA AVENUE
'B' STREET
HOLT BOULEVARD
PLUM AVENUE
not to scale

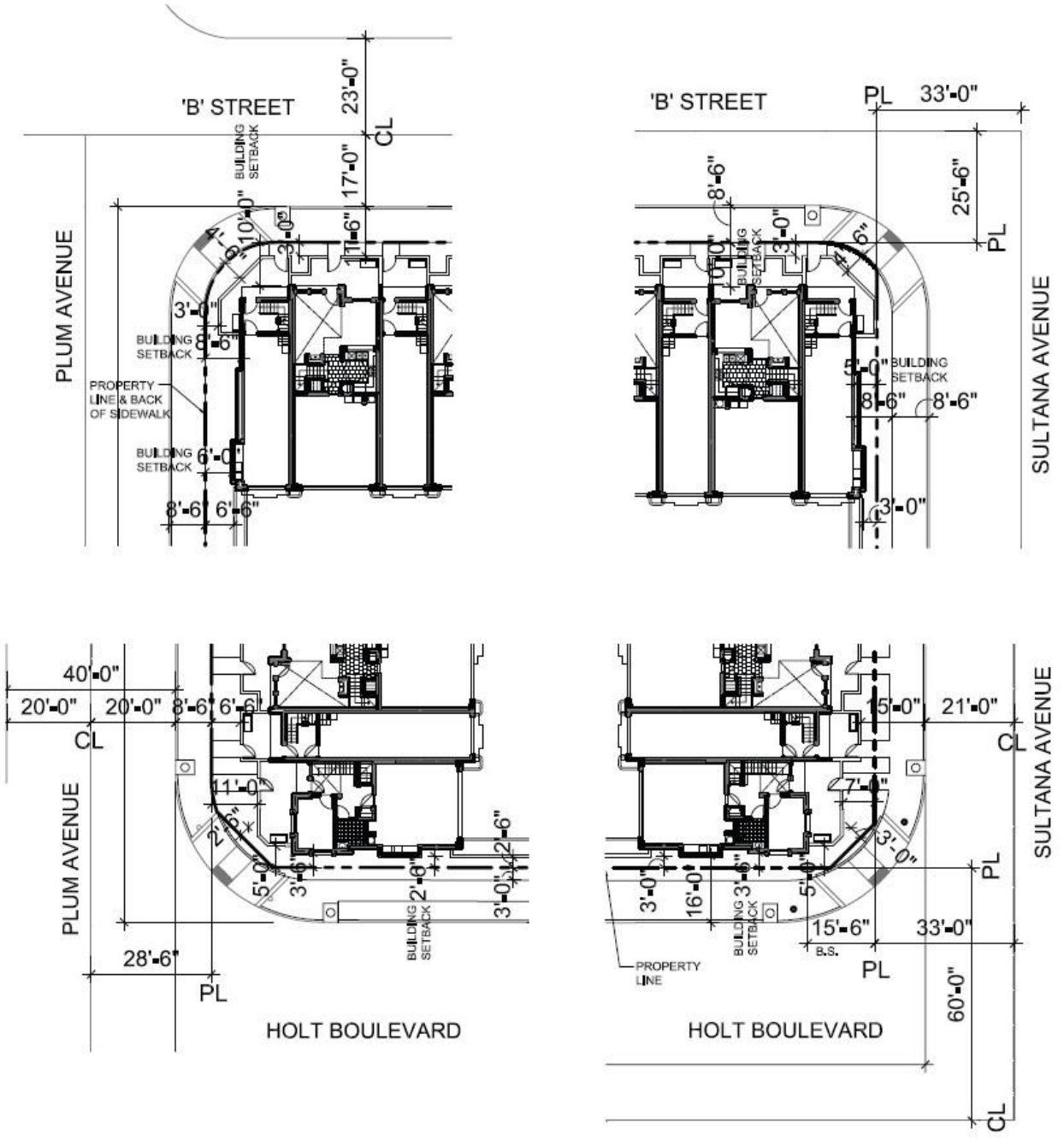


Exhibit 3-8

Corner Unit Setbacks - Block A3/A4

Downtown Civic Center P.U.D.

3.4.3 OUTDOOR RECREATION AREA

- A private, fenced, ground level outdoor open space/recreation area shall be provided for each home. Each such space shall have a minimum dimension of 7 feet and a minimum area of 90 square feet, except for the corner units at "B" St./Plum Ave. and "B" St./Sultana Ave, which shall have a minimum area of 50 square feet.

- Common open space/recreation amenities shall be provided in a central location to facilitate access by all residents. Such amenities may be comprised of active and passive, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor spaces shall comprise a minimum of 80 percent of all common recreation area.

3.4.4 PARKING SUPPLY AND DESIGN

- Two spaces per unit

- Standard, side-by-side parked garages shall have a minimum clear floor area of 19'10" wide x 19'10" long. Openings shall be a minimum of 16 feet wide.

- Tandem-style garages (i.e. 2 spaces paired end-to-end) are permitted for up to 39 percent of the total homes, if justified by a parking study approved by the Planning Director. Each such garage shall have a minimum clear floor area of 11' wide x 36' long. Openings shall be a minimum of 9 feet wide.

3.4.5 FENCES, WALLS AND OTHER BARRIERS

- 42-inch high block walls with finish materials that are complementary to the materials of the townhomes shall be placed around all ground level patios facing streets.

- Up to 42-inch high brick or masonry walls, with a finish treatment that is complementary to the materials of the townhomes, shall be placed around all round-level patios. Walls may extend up to 6 feet in height between adjoining patios.

- Up to 6-foot high block walls with finish materials that are complementary to the materials of the townhomes shall be placed to screen all interior drives from public view.

3.4.6 SERVICE FACILITIES

- Loading/unloading for residents and trash pick-up services shall occur within the private alleys on site. Maximum time limits for such activities shall be restricted by private Covenants, Conditions and Restrictions to ensure adequate emergency vehicle access can be provided. On-street loading shall be prohibited.

3.4.7 LANDSCAPE AND WALLS PLAN

- A detailed landscape, irrigation and walls plan shall be submitted with the Development Plan for this block, specifying all landscape, hardscape and walls/fencing elements of

the private ground level patios and the common open space area, as well as the perimeter yards and alley screen walls abutting the street rights-of-way. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate appropriate elements of the master plant palette for this PUD, set forth in Table 4-1 herein.

3.5 SUMMARY OF DEVELOPMENT STANDARDS

Tables 3-1 and 3-2, following, provide a summary of the quantitative development standards set forth in Sections 3.1 to 3.4.

3.6 ON-STREET PARKING, LOADING, VEHICULAR ACCESS AND BUS STOPS

On-street parking is provided throughout the project limits, as shown in Exhibit 3-11. This is a significant parking resource, as it will provide a majority of the guest parking opportunities for the apartments and townhomes in Blocks A2 and A3/A4. Loading areas for the condominiums in Blocks A1 and C1 and for the apartments in Block A2 must occur within the public streets, since there will be insufficient vertical clearance and maneuvering space within the parking structures for large trucks and other large delivery vehicles. Loading areas for each of these blocks will be determined by the Director of Public Works, in conjunction with approval of the Development Plan for each block. Potential driveway access locations for each block except B1 are shown on Exhibit 3-10. No driveways will be permitted on Block B1, unless a parking study prepared with the Development Plan for that block indicates that on-site parking is needed. All driveway locations and dimensions will be approved as part of the Development Plan for each block. Bus stops shown on Exhibit 3-10 are in their existing locations and, according to Omnitrans staff, these are expected to remain in these locations for the next several years, after relocation of the downtown transit center. Bus shelters and/or benches at these locations shall be provided in accordance with Omnitrans design criteria and approved as part of the overall Streetscape Master Plan, as required by Section 4.4.2 herein.

Table 3.1: Building Intensities, Access, Parking and Recreation Area Standards

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
Intensities	Commercial: 0.4 FAR, max. 36,000 sq. ft. gross floor area. Residential: 45-65 du/ac; max. combined FAR of 2.7.	Max. 65 du/ac; max. 160 apartments	25-35 du/ac; max. 140 town homes	Commercial: max. 10,000 sq. ft. ground floor restaurants, and max. 5,000 sq. ft. second floor mixed commercial space	Commercial: 0.4 FAR, max. 36,000 sq. ft. gross floor area. Residential: 45-65 du/ac; max. combined FAR of 2.7.
Maximum Building Heights (Feet/Stories)1	50 ft/4 stories-main roofline [2] 60-ft architectural projections [3]	50 ft/4 stories-main roofline [2] 60 ft-architectural projections [3]	40 ft/3 stories [2] 45 ft for architectural projections [3]	35 ft/2 stories	50 ft/4 stories-main roofline [2] ~~60~~65 ft-architectural projections [3]
Access and Parking Facilities	No more than 2 driveways on Lemon Ave and 2 on B St., as approved by the City Engineer. Commercial, residential and guest parking shall be on-site.	No more than one driveway on Lemon Ave and one on Palm Ave, as approved by the City Engineer. Resident parking on-site, guest parking on street. [4]	No more than 2 driveways on B Street, as approved by the City Engineer. Resident parking on-site, guest parking on street. 4	No driveway access to this block, unless on-site parking required, as determined in parking study submitted with Development Plan.	No more than one driveway on C Street and Lemon Avenue ~~and 2 on D Street~~, as approved by the City Engineer. Commercial, residential and guest parking shall be on site.
Parking Supply & Design	Commercial: 1 space/250 sq. ft. GFA. ~~Max. 30 percent compact spaces.~~ Tandem spaces are prohibited. Residential: 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibit 3-8 for typical parking structure layout and key dimensions.	1.5 spaces/one bedroom units 2 spaces/2-bedroom unit. Guest parking on street ~~Max. 31 percent total may be compact spaces.~~ Max. 28 percent total may be tandem spaces. See Exhibit 3-9 for typical parking layout and key dimensions.	2 garage spaces/ unit. Tandem parking allowed in max. 39 percent all homes. Standard Garage 19'10" x 19'10", with 16-foot wide opening Tandem Garage 11'x 36' clear space, with 9-foot wide opening	None required, unless on-site parking is required as determined in parking study submitted with Development Plan. If required, on-site parking spaces shall be designed in accordance with the Ontario Development Code.	Commercial: 1 space/250 sq. ft. GFA. ~~Max. 30 percent compact spaces.~~ Tandem spaces are prohibited. Residential: 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibits 3-8 for typical parking layout and key dimensions.
Private and Common Recreation Area	Private Outdoor Space: Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft	Private Outdoor Space: Min. 50 sq. ft. /unit, with a min. dimension of 5 ft. Common Area on Podium Level: Min. 125 sq. ft./unit. Up to 20 percent of this may be provided by indoor recreation	Private Outdoor Space: Min. 90 sq. ft./unit at ground level, with a minimum dimension of 7 feet. Corner Units shall have a min. of 50 sq. ft. Common Area: Min. 230 sq. ft./unit. Up to 20 percent of this may be provided by indoor	None required.	Private Outdoor Space: Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and a min. of 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
	dimension. Common Area on Podium Level: Min. 200 sq. ft./unit. Up to 20 percent of this total common area may be provided by indoor recreation facilities.	facilities.	recreation facilities.		dimension. Common Area ~~on Podium Level~~: Min. 200 sq. ft./unit). Up to 20 percent of this total common area may be provided by indoor recreation facilities.

Notes:

1 Temporary construction and/or maintenance equipment may extend to 122 feet above the existing ground level, in any block.

2 Measured from highest existing sidewalk elevation adjacent to the site.

3 Includes elevator towers, cupolas, clocks, and other architectural projections and focal elements.

4 Parking is prohibited on Holt Boulevard.

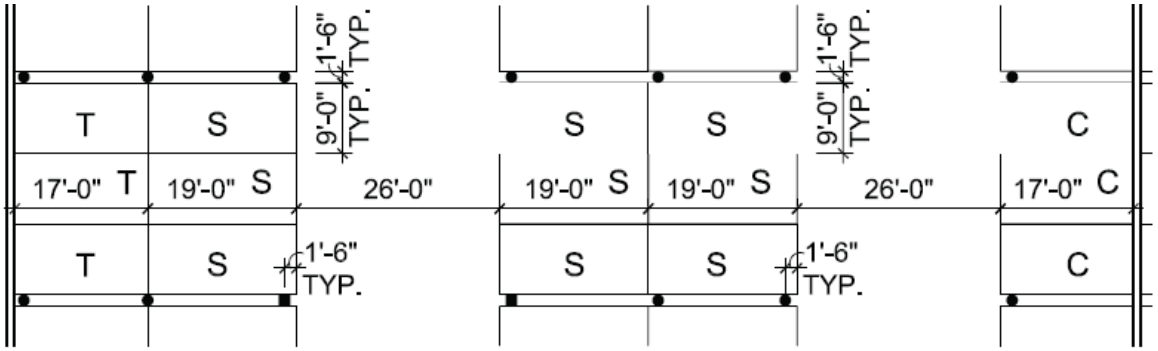
Table 3.2: Building Setbacks and Permitted Projections into Public Rights-of-Way

	Block A1	Block A2	Block A3/A4	Block B1	Block C1
Minimum Setbacks To Main Buildings (From Property Line)					
Holt Boulevard	Build to max. 3' from property line*	13'6"	2'6" for corner units and 5'6" for others	N/A	N/A
Euclid Avenue	Build to max. 3' from property line*	N/A	N/A	Build to max. 2' from property line	Build to max. 3' from property line*
B Street			10'	Build to max. 2' from property line	N/A
Lemon Avenue	5' ***	2'6" at lobby entrance, 11' for main building	N/A	N/A	4' ***
C Street	N/A	5' **	10'	Build to max. 2' from property line	4'6" **
Plum Avenue	N/A	2'6" at lobby entrance, 12'6" for main building	6'0" for corner unit, 13'6" for others	N/A	N/A
Sultana Avenue	N/A	N/A	3'0" for corner unit, 10'6" for others	N/A	N/A
D Street	N/A	N/A	N/A	N/A	Build to max. 3' from property line.*
* Residential balconies may extend up to 4 feet into the street right-of-way. ** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 15 percent of the street frontage. *** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 20 percent of the street frontage.					
Awnings, Canopies, Signs And Other Projections Into Public Right-Of-Way					
Euclid Avenue	7'	N/A	N/A	7'	7'
Holt Boulevard	6'	None	None	N/A	
B Street	2'	None	None	N/A	
C Street	N/A	N/A	None	1'0"	2'
D Street	N/A	N/A	N/A	1'6"	2'
Lemon Avenue	1'	None	N/A	2'6"	1'
Plum Avenue	N/A	None	N/A	2'0"	
Sultana Avenue	N/A	N/A	None	N/A	

	Block A1	Block A2	Block A3/A4	Block B1	Block C1
* Residential balconies at Blocks A1 and C1 (2nd floor and up) may extend up to 4 feet into the airspace of the Euclid Avenue and Holt Blvd. rights-of-way. Along other frontages and on other blocks, balconies may extend up to 4 feet into the street setback.					
Minimum Setbacks To Private, Patios, Balconies, And Alley Screen Walls (From Property Line)					
Euclid Avenue	N/A	N/A	N/A	N/A	N/A
Holt Boulevard	N/A	8'6"	Alley walls: 2'6" at corner units, otherwise 3'0"	N/A	N/A
B Street	N/A	5'6"	Patio walls: 3'0"	N/A	N/A
C Street	N/A	N/A	N/A	N/A	N/A
D Street	N/A	N/A	N/A	N/A	N/A
Lemon Avenue	N/A	3'6"	N/A	N/A	N/A
Plum Avenue	N/A	5'0"	Private patio walls: 6'6" Alley wall: 6'6"	N/A	N/A
Sultana Avenue	N/A	N/A	Private patio walls: 3'0" Alley wall: 3'0"	N/A	N/A
Cornices, Eaves and Similar Architectural Features					
Euclid Avenue	30" into ROW	N/A	N/A	30" into ROW	30" into ROW
Holt Boulevard	30" beyond building face	24" beyond building face	24" beyond building face	N/A	N/A
B Street	30" beyond building face	24" beyond building face	24" beyond building face	30" (ROW)	N/A
C Street	N/A	N/A	N/A	30" (ROW)	30" beyond building face
D Street	N/A	N/A	N/A	N/A	30" beyond building face
Lemon Avenue	30" beyond building face	24" beyond building face	N/A	N/A	30" beyond building face
Plum Avenue	N/A	24" beyond building face	24" beyond building face	N/A	N/A
Sultana Avenue	N/A	N/A	24" beyond building face	N/A	N/A

Block A2		Block A3/A4		Block C1	
Corner	**Setback**	**Corner**	**Setback**	**Corner**	**Setback**
Minimum Setbacks To Main Building (At Corner Right-Of-Way)*					
Holt/Lemon	9'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"

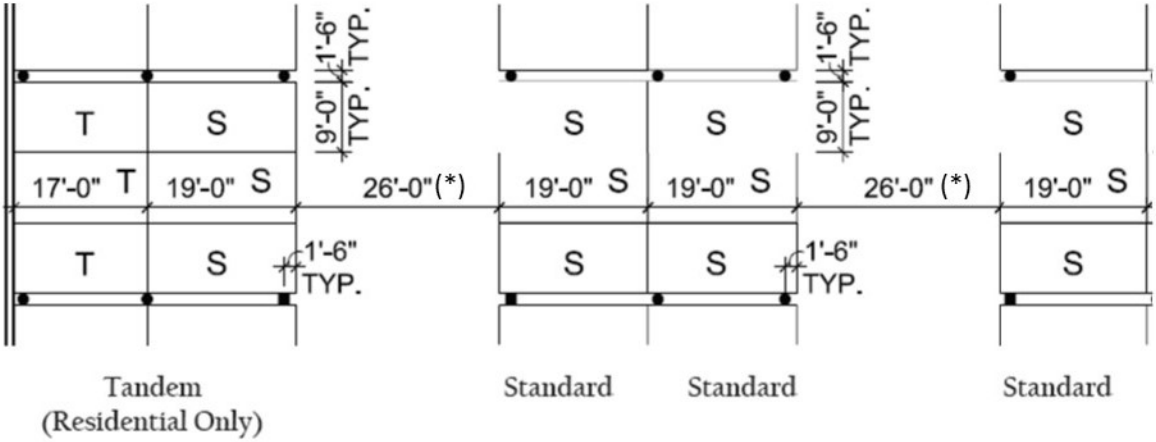
Block A2		Block A3/A4		Block C1	
Corner	**Setback**	**Corner**	**Setback**	**Corner**	**Setback**
Holt/Plum	14'6"	Holt/Sultana	3'6"	Euclid/D Street	1'6"
Lemon/B Street	7'6"	B Street/Plum	8'6"	Lemon/C Street	1'6"
B Street/Plum	10'0"	B Street/Sultana	5'0"	Lemon/D Street	1'0"
Minimum Setbacks To Private Patios And Balconies (At Corner Right-Of-Way)*					
Holt/Lemon	4'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"
Holt/Plum	8'6"	Holt/Sultana	3'0"	Euclid/D Street	1'6"
Lemon/B Street	2'0"	B Street/Plum	4'6"	Lemon/C Street	1'6"
B Street/Plum	7'0"	B Street/Sultana	4'6"	Lemon/D Street	1'0"
* To be defined with Development Plans for Blocks A1 and B1					



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Standard Structured Parking Dimensions for Blocks A1 and C1
Downtown Civic Center P.U.D.

Exhibit 3-9

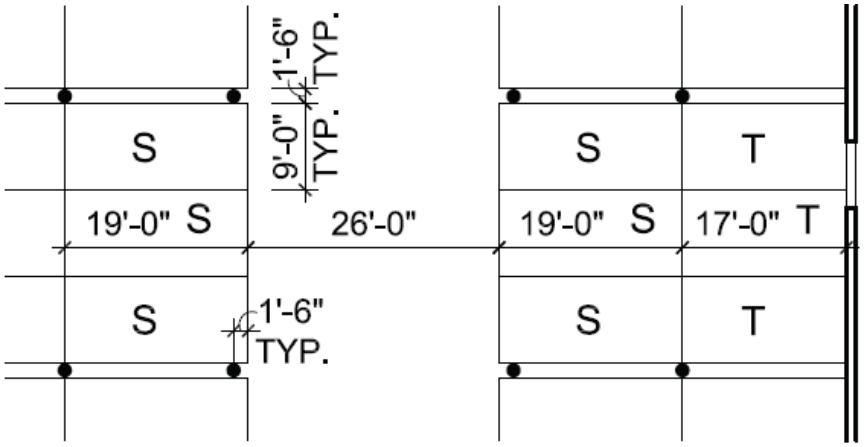


(*) Drive aisle may be reduced to 24'-0" with Development Advisory Board approval

Standard Structured Parking Dimensions for Blocks A1 and C1

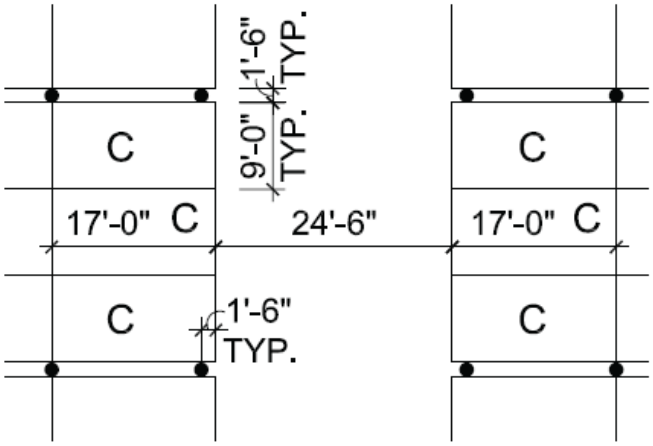
Downtown Civic Center P.U.D.

Exhibit 9



Standard Tandem

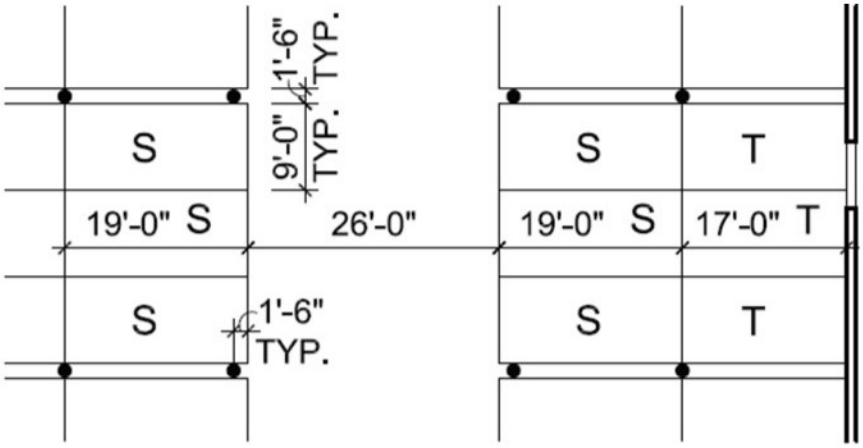
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Compact Compact

Standard Structured Parking Dimensions for Block A2
Downtown Civic Center P.U.D.

Exhibit 3-10



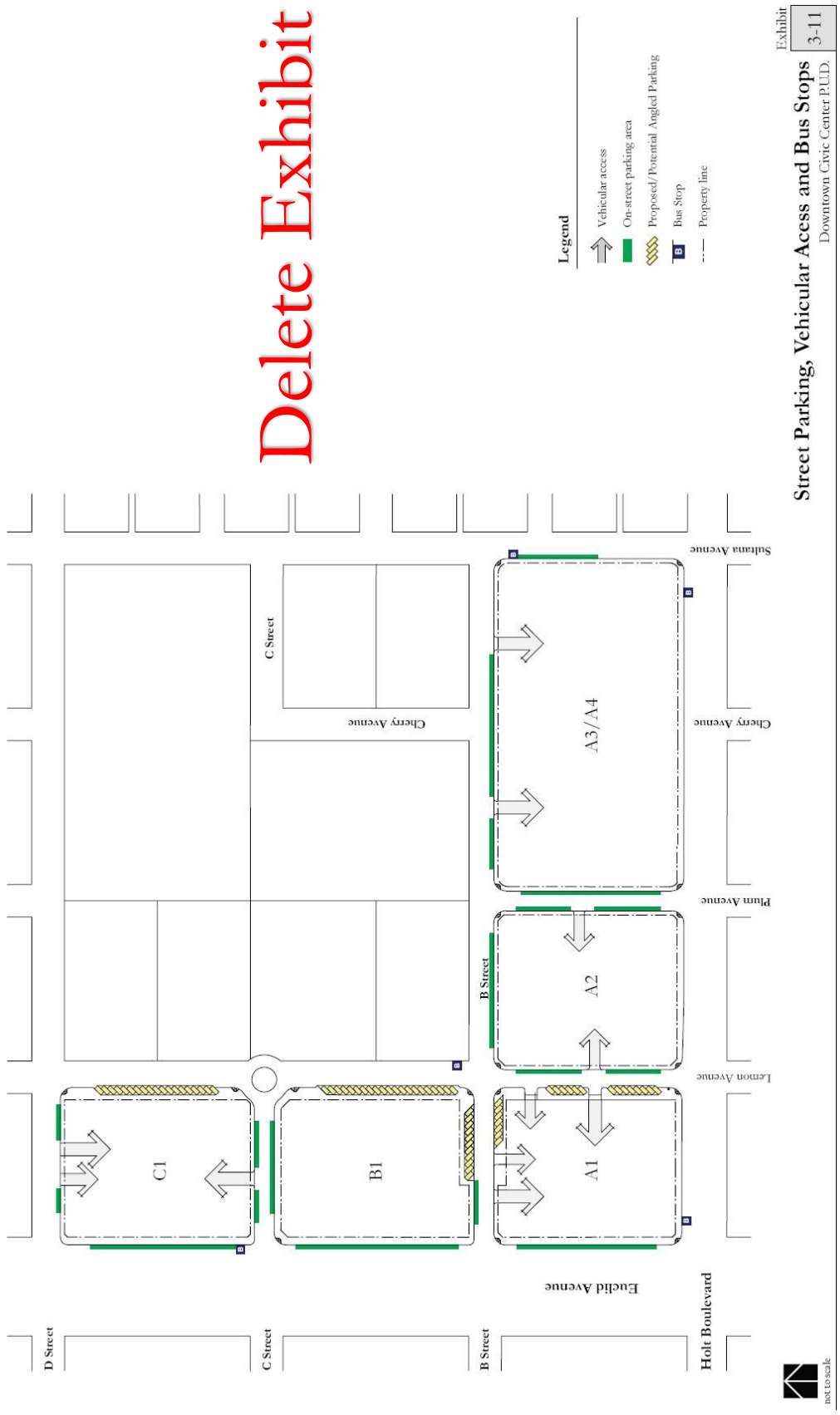
(*) Drive aisle may be reduced to 24'-0" with Development Advisory Board approval

Standard Structured Parking
Dimensions for Block A2
Downtown Civic Center P.U.D.

Exhibit
280
5-10

F

Delete Exhibit





Legend

- Vehicular access
- On-street parking area
- Proposed/Potential Angled Parking
- Bus Stop
- Property line

not to scale

Street Parking, Vehicular Acess and Bus Stops

Downtown Civic Center P.U.D.

Exhibit 3-11

3.7 HISTORIC PRESERVATION

3.7.1 HISTORIC PROPERTIES

The following properties (see Exhibit 3-11) have been designated by the City as historically significant, and shall be retained in place and restored, the façade retained only, or demolished.

- 112 N. Euclid Ave.: Preserve façade. Cataloging required.
- 122 N. Euclid Ave.: Preserve façade. Cataloging required.
- 128-136 N. Euclid Ave: Preserve façade. Cataloging required.
- 200 N. Euclid Ave. : Retain/Restore
- 208-214 N. Euclid Ave: Tier II--Façade not intact. To be demolished; mitigation fee and cataloging required.
- 224 N. Euclid Ave.: Tier III—To be demolished; mitigation fee required.
- 226 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 230 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 N. Euclid Ave.: Tier II—Façade not intact. To be demolished; mitigation fee and cataloging required.
- 318 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 206 E. "B" St.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 E. "B" St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 330 E. "B" St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 325 E. Holt Blvd.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 127 N. Sultana Ave.: Tier III—Previously demolished. Mitigation fee and cataloging complete.

The Ontario Downtown Civic Center Project EIR (October 2004, State Clearinghouse No. 2004051155) reviewed the impacts to historic structures within the Downtown Civic Center Project area. The EIR included a number of mitigation measures to lessen the cultural resource impacts from demolition and/or façade retention of historic structures within the project area, which included documentation (cataloging), salvage of significant features, and payment of a demolition mitigation fee. Despite these mitigation measures, the EIR concluded that demolition and/or façade retention of Tier I and Tier II historic properties were significant impacts that could not be reduced to a level of less than significant and, therefore, the EIR was certified by the City Council on November 16, 2004 with a Statement of Overriding Considerations for Cultural Resources.

The EIR requires preservation in place of Tier I structures and façade retention of Tier II structures including the Tier II – designated Drew Carriage Building (208-214 N. Euclid Ave.) and the Tier II – designated Old Fire House (316 N. Euclid Ave.). Since further analysis revealed that the original façade of the Old Fire House does not exist and the original façade of the Drew Carriage Building has been significantly altered and no longer retains its character-defining features, there is no original fabric left intact to preserve for these 2 buildings.

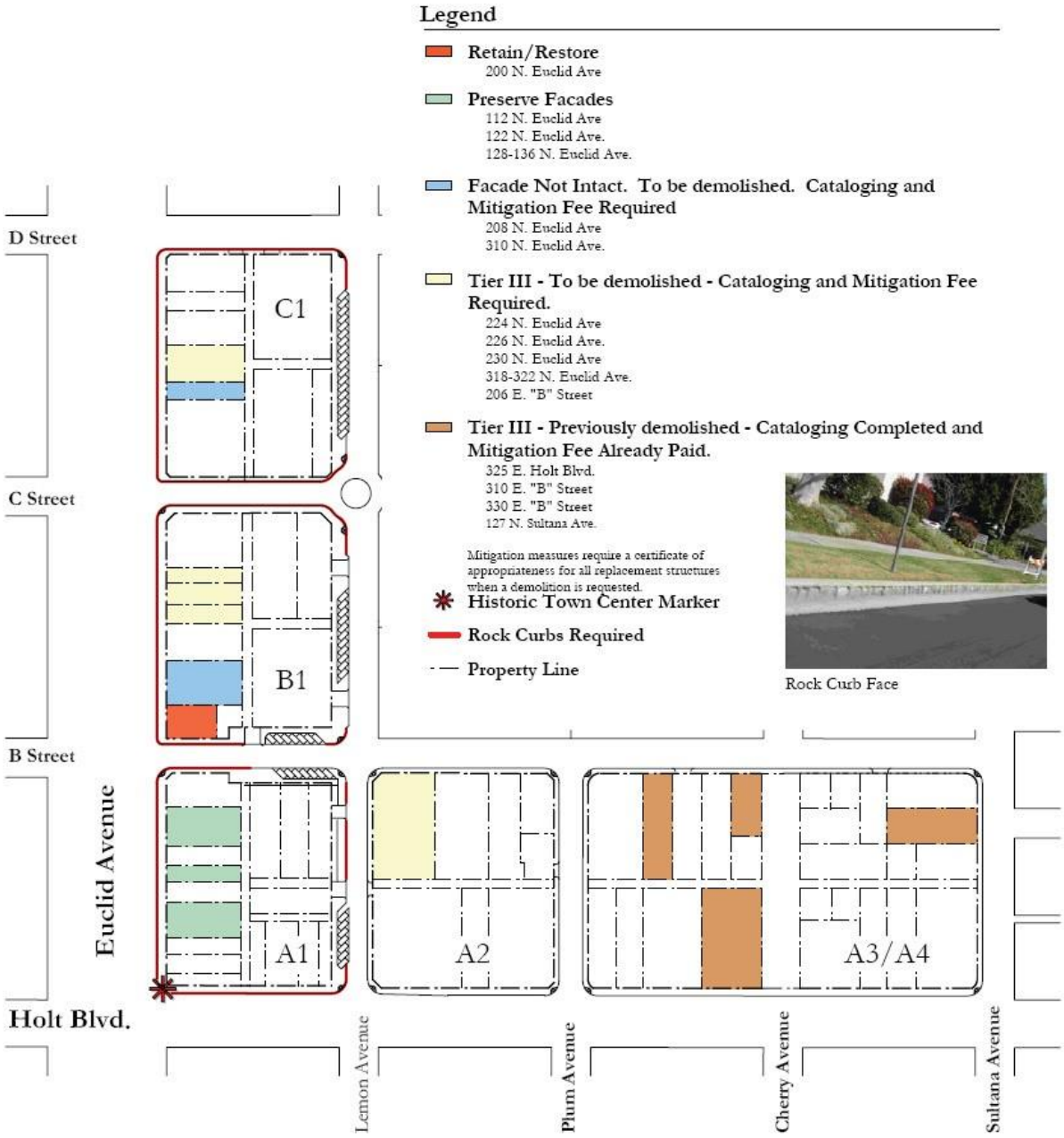
3.7.2 HISTORIC ROCK CURB

The 200-foot wide Euclid Avenue corridor (including the broad center median) is one of the most significant elements of the historic fabric of Ontario, and is listed as a historic district on the National Register of Historic Places~~landmark~~.

Portions of the original rock curb face remain in several areas of Ontario's historic core and are considered essential features that maintain the integrity of the historic character of this corridor (see Exhibit 3-11). Within the subject project limits, no original rock curb face exists ~~shall be preserved~~ along Euclid Avenue, and ~~additional rock curb face of materials that match the original materials shall be constructed to provide a continuous rock curb face along the entire Euclid Avenue frontage, and all street frontages adjoining Blocks A1, B1 and C1~~reconstruction of rock curb within the project area shall not be required .

3.7.3 EUCLID/HOLT HISTORIC MARKER

The intersection of Euclid Avenue and Holt Boulevard is the geographic center of the original Ontario town center and as such is a highly significant location within the historical fabric of the community. To recognize and permanently memorialize this significant site, a historical marker shall be erected within the corner sidewalk area, with the approval of Caltrans. Marker design and precise location shall be approved by the Historical Preservation/Planning Commission as part of the precise Development Plan application.

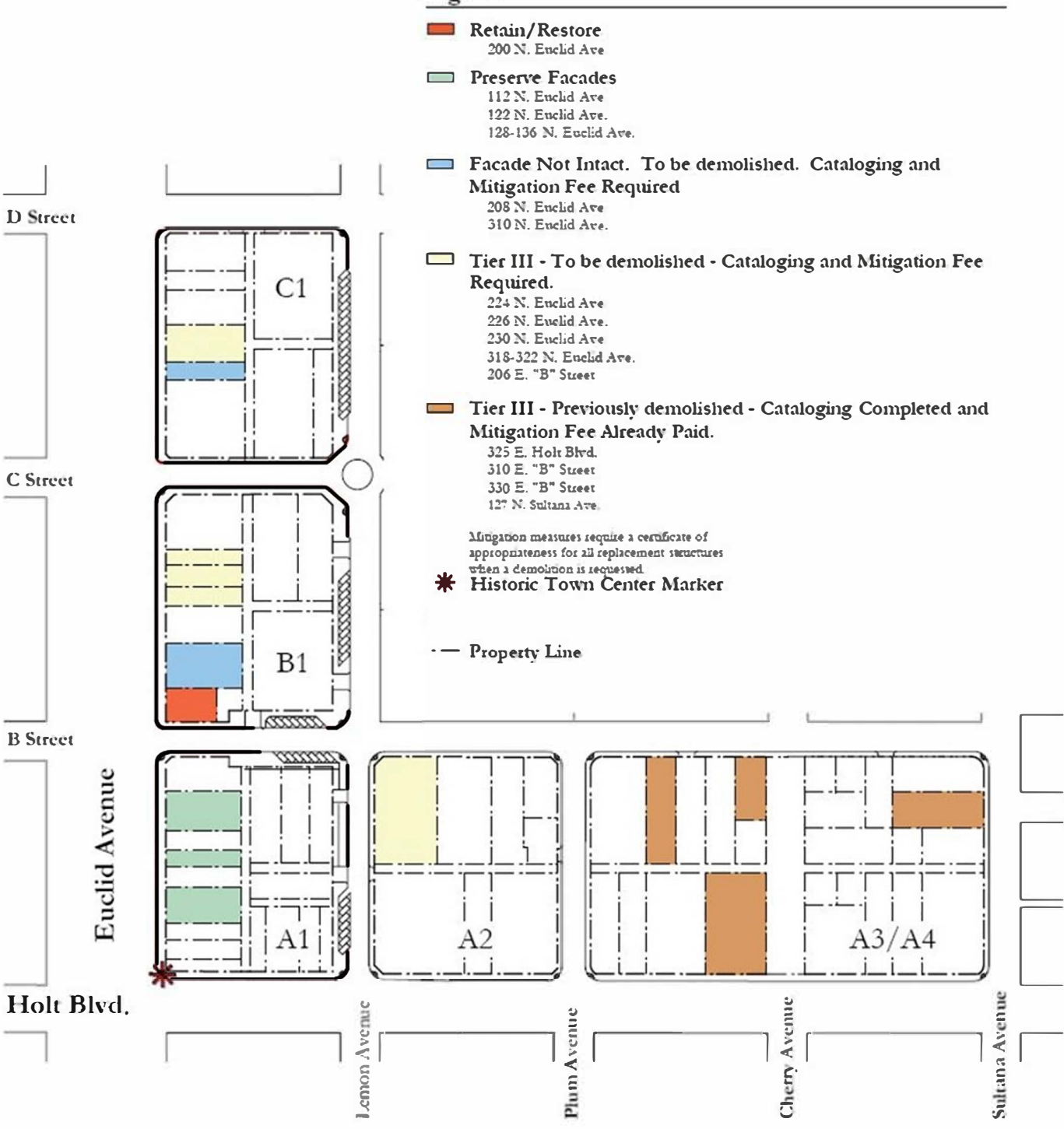


Delete Exhibit

not to scale

Historic Features - Plan View
Downtown Civic Center P.U.D.

Exhibit 3-12



not to scale

Historic Features - Plan View

Downtown Civic Center P.U.D.

Exhibit 286



Bank of Italy historic photo



Bank of Italy current photo showing south side of building



Commercial Hotel - Historic photo from the 1960's showing front of building



Commercial Hotel - Current photo showing front of building



Citizen's National Bank - Current photo showing front of building (No clear historic photo available)



Lerch Building - Historic Photo



Lerch Building - Current photo showing front of building

not to scale

Exhibit 3-13

Photos of Historic Properties

Downtown Civic Center P.U.D.

3.8 ENVIRONMENTAL PERFORMANCE STANDARDS

All land uses shall adhere to the environmental performance standards set forth in the Ontario Development Code, to avoid and minimize impacts involving noise, vibration, dust and paint, smoke, light, glare and heat, odors and gasses, hazardous and radioactive materials, and electromagnetic interference.

Architectural plans for all residential uses shall be submitted to the City of Ontario Building Department for an acoustical plan check, prior to the issuance of building permits, to assure that construction methods use standard materials that will attenuate 20 dBA of sound from outside to inside, or such that indoor noise does not exceed 45 dBA.

Pursuant to AB 2776 and Mitigation Measure Haz 9 in the Downtown Civic Center Project Final EIR, project developers shall disclose to all home buyers and renters that their homes are in proximity to Ontario International Airport.

Pursuant to Mitigation Measure Util 4 in the Downtown Civic Center Project Final EIR, each project Development Plan should consider and incorporate appropriate sustainable water and energy systems.

The full set of programmatic mitigation measures from the Downtown Civic Center Final EIR that are applicable to this PUD is provided in Appendix B.

4.0 DESIGN GUIDELINES

Purpose and Principles

Located entirely within the central core of the Downtown area, this PUD is considered an integral element of the urban revitalization of the historic retail and civic center areas. A considerable amount of effort has occurred to prepare a comprehensive set of design guidelines for the downtown area, to maintain the historic fabric and achieve excellence and coherence in the quality and character of the ongoing redevelopment of the center city area. Design principles and examples of desired styling elements to guide the redevelopment/revitalization program are set forth in the Downtown Ontario Design Guidelines ("Guidelines"), adopted by the Ontario City Council on August 18, 1998. This section is intended to provide guidance to City staff and private developers in the design of buildings, yards, and streets in a manner that fosters a flexible implementation of the principles and specific techniques described in those Guidelines. As such, some variations from the Guidelines are permitted, provided that the integrity of the urban design and historic preservation principles is not compromised.

A comprehensive assessment of historic properties throughout the downtown area has been completed and for the most part, this PUD does not contain significant buildings, structures or sites to be preserved. While there are a few properties along Euclid Avenue where preservation efforts will be necessary, a majority of this project will involve new construction and redevelopment of existing developed block areas. Ideally, such new infill development will complement and exemplify historic elements, while providing a fresh palette of architectural features that creates a more dynamic visual environment and a more pleasant pedestrian experience.

Because of the increased building intensity of this urban infill project, the relationship of buildings to the streets will be significant and must be treated creatively. It will be essential to provide a sense of movement and rhythm through a variety of articulation methods, materials and colors, to avoid bulky and monotonous elevations. This principle is to be applied to each of the blocks. Street trees and landscaped street-facing yards will provide opportunities to frame the street, create a pleasant pedestrian pathway and to reduce the impact of building bulk from the public rights-of-ways. A Civic Plaza park and a thematic program for street signs, furniture, markers, monumentation, banners, etc. will establish unifying elements that will immediately set the tone for the public spaces of the new downtown.

4.1 EUCLID AVENUE MIXED USE (BLOCKS A1 AND C1)

Design principles and desired architectural features for the mixed-use blocks are derived from the Turn of the Century architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to: setbacks, storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials and colors. Those guidelines, together with the following, shall be incorporated into the Development Plans for each block, subject to final interpretation by the Planning Commission and City Council.

Building Orientation

- Buildings must provide continuous commercial use and store fronts along Euclid Ave.

- Orient buildings to define the street and sidewalk, with service and parking generally positioned away from public streets, and toward the side and/or rear of buildings; a "building forward" design concept with buildings located near the sidewalk edge is required. Setbacks from the sidewalks are generally discouraged, except for such features as a "welcoming" recessed entry, a useable outdoor gathering space, etc.

- Buildings should be sited so that architectural focal treatments can be provided at strategic locations.

- Buildings located at prominent street corners shall be designed to incorporate architectural features that respond to these special locations, such as corner entries and corner tower elements.

- Incorporate multiple shop entrances and display windows with clear glazing along street facades, as well as facades oriented toward outdoor gathering spaces (i.e. plazas); windows and doors should introduce visual interest along the sidewalk, and create a pedestrian friendly street environment.

Access & Parking Facilities

- Control vehicular access and on-site parking to reduce their visual impact along streets, and protect adjacent land uses; in particular, on-site parking facilities shall be located to the side and/or rear of the building, and driveways shall be located to the side and/or rear of the buildings and minimize curb cuts.

- Parking structures shall not front directly onto Euclid Avenue.

- Parking structures fronting Lemon Street should have attractive facades that are compatible with the surrounding buildings. The design should employ similar colors, materials and details as are used on adjacent facades.

Service Facilities

- Locate service, loading and storage facilities away from public streets, outdoor spaces, and adjacent residential uses; as far as feasible, these facilities should be unobtrusive.

- Prohibit placement of utility transformer boxes within parking structure.

- Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be enclosed and screened from public streets with walls, fencing and/or landscaping that allows for sufficient ventilation, or buried in vaults.

- No antenna pole or dish shall be placed on any structure so that it is visible from ground level.

- Service areas shall be screened, gated and as unobtrusive as possible.

- No garage type loading doors shall be located on a building façade directly facing an accessible street. All types of loading doors within view of public streets shall be screened with walls, berms or plant material.

Pedestrian Linkages (Sidewalks & Walkways)

- Locate pathways for clear and comfortable on-site pedestrian circulation; sidewalks and pedestrian paths should provide convenient and comfortable connections between storefronts, outdoor spaces, parking, as well as portals to adjacent residential uses. It is especially important to provide multiple, clearly marked and direct pedestrian pathways that connect rear parking areas with sidewalks and street oriented shop fronts.

- Use Landscape elements to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.

- Place site accessories and features so that they do not interrupt connecting walkways and paths, in general, sidewalks and paths should provide for a minimum 6-foot clear pedestrian passage (or min. 4' adjacent to approved outdoor dining areas and street trees).

- Provide adjacent sidewalks with street trees, pedestrian-scaled light fixtures and street furniture.

- Entries to upper floor residential uses shall be from the side or rear of the block, and if on a side street, the visible entry shall be no wider than 15 feet at the street level, to avoid disturbing the rhythm of the retail spaces.

Architectural Character

- Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

- The overall character should feel like a modern interpretation of a traditional American small town.

- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged.

- A schematic illustration of an acceptable set of elevations is shown in Exhibit 4-1.

Massing & Scale

- Employ simple, yet varied massing, with wall openings that create shadow line and provide visual relief. Monolithic buildings and extensive blank wall surfaces are not allowed.

- Emphasize massing and height of corner elements

- Building increments should be a maximum of 50 feet in width. Buildings that exceed fifty
- (50) feet of frontage should use various architectural devices to replicate the building increments and pattern of the existing downtown such as:
- Horizontal breaks and offsets every 25 to 50 feet
- The upper portion of the buildings should reflect the same increment of articulation as the ground level (storefront level)
- The cornices and moldings at the top of facades should also reflect the vertical massing (increments) of the building
- Use strong and identifiable building forms to demarcate street intersections for instance, a taller building mass, tower element/clock tower, or cupola may be considered.
- Where adjacent buildings will be of varying heights, they should be sensitively designed to promote a compatible transition in massing and avoid abrupt changes in scale along the streetscape.

Articulation & Fenestration:

- Design buildings with 3-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
- Differentiate between the base, middle and top levels of a building; for instance, street- oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
- Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration (windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
- Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.
- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.



D Street Elevation



C Street Elevation



Lemon Avenue Elevation



Euclid Avenue Elevation

Exhibit 4-1

Mixed Use Architectural Character

Downtown Civic Center P.U.D.

not to scale

Architectural Details

- Use architectural details to enhance a building's appearance. Careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.

- Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays. These are required at public entrances and along heavily trafficked outdoor areas.

- Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked-on."

Storefront Guidelines

- Storefronts should provide an individual look for each store or establishment while still blending in with the overall design.

- Storefronts shall incorporate high quality building materials. A durable base material (18 inches high min.) such as brick, tile, exterior cement plaster, or pre-cast architectural concrete shall be used. Storefront glazing and exterior plaster shall not terminate at the ground plane.

- Storefront glazing shall be clear glass to permit clear views into the interior space. The amount of such glass shall provide a balance between high visibility into the store interior and architectural character/quality.

- Entrance doors shall be of a traditional style and transparent as possible; however, an all glass door is prohibited.

- No part of any open doors shall extend into the public right-of-way.

- Storefront openings should not exceed 30 feet in width without the interruption of a vertical building element (column or wall).

- Storefront openings may extend up to 16 feet in height; the height should range from 8 to 16 feet.

Material & Colors

- Use materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, stone veneers or stucco are preferred.

- To create visual interest, use at least 3 different building materials for each block. Materials may be used to highlight a building entrance or distinguish the building base.

- Any awnings shall be comprised of durable, heat, dust and mildew-resistant canvas materials that are designed to withstand the rigors of the Ontario climate. Vinyl or other shiny materials are prohibited.

Roofs/Rooftop Equipment

- Express roofs in a visually interesting manner that complements the composition of the building and surrounding area, (i.e. use sculpted roof forms or a strong and attractively detailed cornice).

- Locate and/or screen rooftop equipment, including ladders and antenna devices, so that it is not visible from streets and adjacent buildings; methods of rooftop screening should be integral to the building's form.

- All mechanical units shall be screened from public view and from adjacent existing buildings (preferably with roof forms).

- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match finish roof material.

Outdoor Dining Areas

- Outdoor dining areas adjacent to a street level eating or drinking establishment are encouraged along Euclid Avenue and are permitted along any street frontage. Any such areas shall be designed in accordance with the provisions set forth in Section 2A.7 of the Downtown Ontario Design Guidelines, plus any additional features that may be required as part of a Conditional Use Permit for on-sale alcoholic beverages. Outdoor dining along Euclid will require an agreement with the California Department of Transportation, since this is street is within a State right-of-way.

Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennas placed within a balcony shall be screened.

- Common outdoor spaces, especially on the podium level, shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. Landscaping shall be provided to define and enrich courtyards and walkways, and shall include specimen trees with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural ~~or artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for each of the mixed-use blocks.

Signs

- All commercial signs shall be designed in accordance with the criteria set forth in Section 2C of the Downtown Ontario Design Guidelines.

Lighting

- All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.

4.2 CIVIC PLAZA (BLOCK B1)

Any new construction shall be designed to be compatible with the historical elements of the Bank of Italy Building to be retained at the southwest corner of this block, and shall be consistent with the design guidelines for the Mixed Use blocks, set forth in Section 4.1.

4.3 HOLT BOULEVARD RESIDENTIAL

4.3.1 APARTMENTS (BLOCK A2)

Building Orientation

- The buildings should be oriented to reinforce the urban grid of the street pattern in downtown Ontario. As many units as possible should be oriented to the street to help create an active streetscape. Dwelling units not facing the street should be oriented around a central courtyard. The podium level common area shall contain shared recreational elements (such as pools, spas, barbeques, picnic areas etc) for all of the residents to use.

Architectural Character

- Design buildings that complement the architectural character of the surrounding commercial and residential areas and support a pedestrian environment.
- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets. It is required that all 4 buildings elevations should share common materials and degrees of articulation.
- A schematic illustration of an acceptable set of elevations is provided as Exhibit 4-2.

Massing and Scale

- A maximum of 3 visible stories of living space and one visible story of parking structure below living space will define this building's block.
- Building heights and mass shall be sufficient to ensure compatibility among the various housing products and the surrounding commercial uses.

- Roof lines should be varied through the use of stepped roofs, towers or other roof elements
- A variety of stacked massing arrangements should be used to create visual interest.
- Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, balconies can be used to create interesting building facades.
- The mass of the building should step down at the corners and entries to provide a greater definition of the building.
- Improve the articulation of the plan forms by offsetting upper floor and wall planes.
- There shall be no more than 2 adjacent balconies on any single plane.

Articulation and Fenestration:

- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
- Major building entries shall be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
- Building offsets/setbacks should be a minimum of 12 inches in depth and 12 inches in width.
- Balconies may be covered or open but should be an integral element of the building using details such as eaves, supports and railings.

Architectural Details

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
- Architectural details should be consistent with the architectural style, materials and colors of the building.
- Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order.
- Multi-Paned windows are encouraged if appropriate to the style.



Exhibit 4-2

Apartment Architectural Character
Downtown Civic Center P.U.D.

not to scale

Material and Colors

- Employ high quality materials that are durable, lasting and aesthetically appealing.

- The use of complementary colors and changes in materials can add visual interest to a building; however, to avoid a false appearance, texture or color changes should not occur at external corners.

Screening of Parking Structure

- Where parking structure elements are visible from the street they shall be screened with landscape and/or architectural solutions, without conflicting with ventilation requirements set forth in the City's Mechanical Code. The method of screening shall be compatible with the overall architecture and landscaping themes. Any berms employed for screening shall not exceed a 2:1 slope and shall be appropriately landscaped with materials selected from the master plant palette (see Table 4-1). Exhibit 4-3 illustrates a preferred approach to screening of the parking structure.

- Visible parking structure elevation shall be finished in the same style as the primary buildings, with compatible materials. This will help integrate the structure into the overall project design while reducing its visual impact.

Roof Top and Ground Level Mechanical Equipment

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from public rights-of-way and adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitable screened. All screening devices are to be compatible with the architecture and colors of the nearest main building.

Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennae placed within balconies shall be screened.

- Common outdoor spaces ~~on the podium level~~ shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. A variety of landscaping elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided, each with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural or ~~artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single,

continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for this block.

Landscaping

- Yards abutting the street frontages shall be landscaped with a uniform mixture of materials selected from Table 4-1 that provides a variety of vertical elements. Selection and placement of trees and shrubs shall ensure that adequate visibility into the parking structure is available for passing police patrol units.

- Any manufactured slopes shall not exceed a 2:1 slope and shall be landscaped with materials selected from the master plant palette set forth in Table 4.1 herein.

4.3.2 TOWNHOMES (BLOCKS A3/A4)

Building Orientation

- Where possible, townhome units should orient to the surrounding streets or interior open space elements.

- Every unit should have a porch/patio with an entry that overlooks and is directly accessible from the street or interior open space.

- The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and automobile. Parking should not dominate the experience along any required path.

Architectural Character

- Design buildings that complement the architectural character of surrounding commercial and residential areas and support a pedestrian friendly environment.

- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets.

- Schematic illustrations of acceptable elevations are presented in Exhibit 4-4.

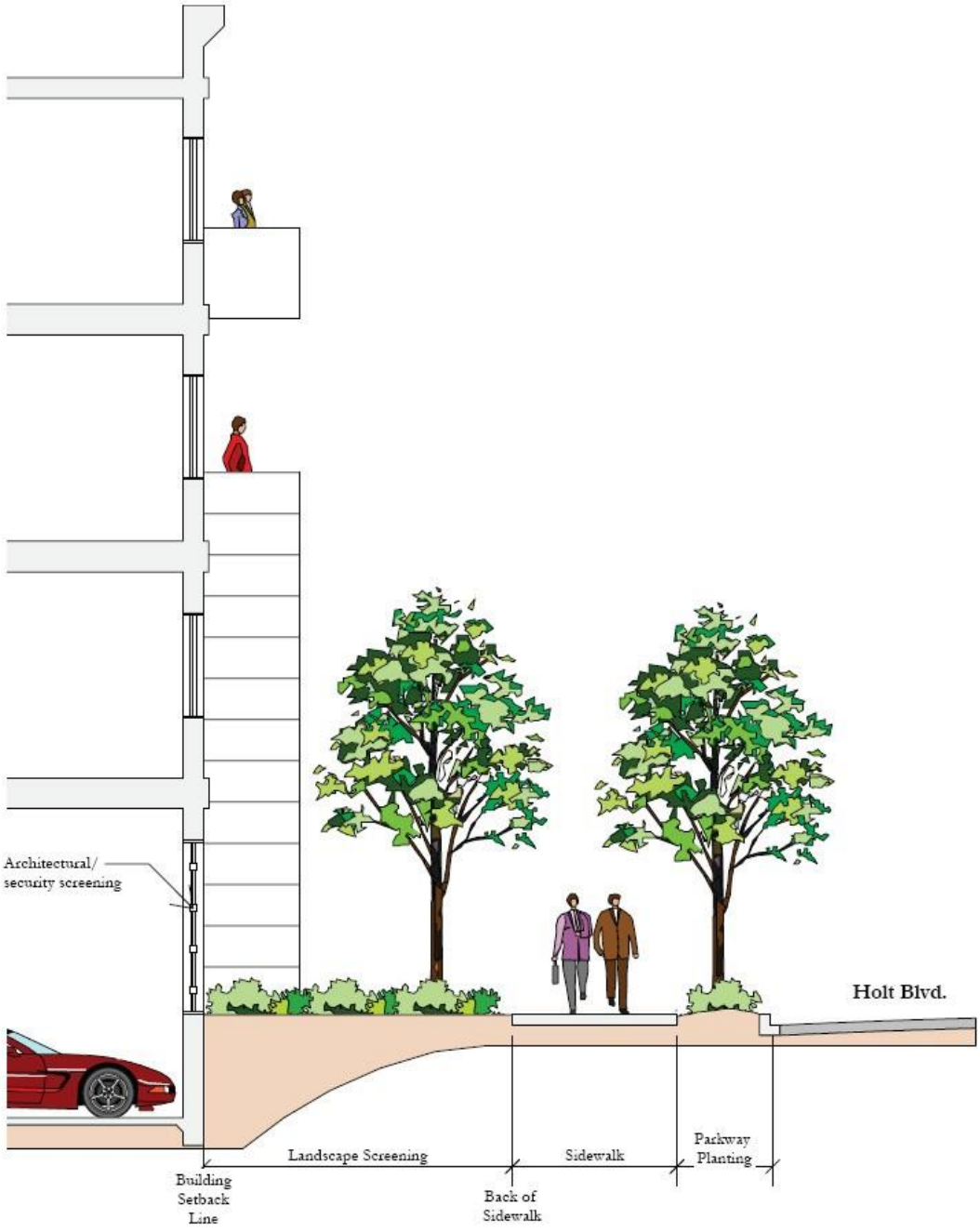
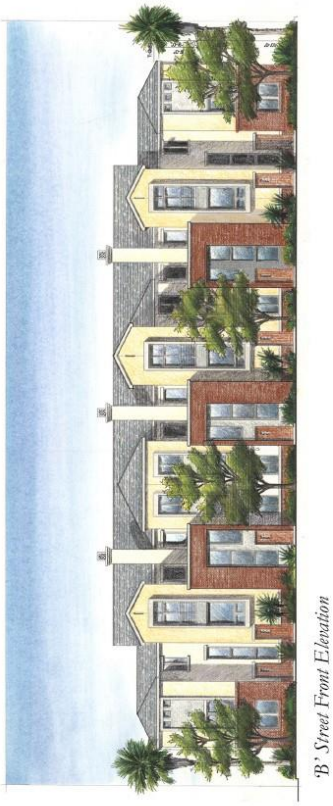


Exhibit 4-3

Parking Garage Screening at Block A2
Downtown Civic Center P.U.D.

not to scale



'B' Street Front Elevation



Holt Boulevard Side Elevation



Interior Alley Elevation

Exhibit 4-4

Townhome Architectural Character

Downtown Civic Center P.U.D.

not to scale

Massing and Scale

- Rooflines should be varied through the use of hips, stepped roofs, gables, or other roof elements.
- Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, and bay windows should be used to create interesting building facades.
- Each individual dwelling unit should be expressed as an identifiable unit through its use of roof forms, change in building mass, defined entryways and other architectural treatments.
- Buildings along Sultana Avenue should be designed with sensitivity to massing and scale of nearby residential properties.

Articulation and Fenestration

- Building elevations should be articulated every 15 linear feet by varying the form or footprint and/or by introducing architectural elements and/or projections.
- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
- Entries shall be clearly marked with architectural elements such as porches, ornamental lighting, landscaping and other elements.
- Entrances from public sidewalks shall be prominent, visible from the street and connected by a walkway to the sidewalk.
- Building offsets or projections should be a minimum of 12 inches in depth and 12 inches in width.
- Windows should be inset from the face of the exterior wall to provide a visual relief and strong shadow line.

Architectural Details

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
- Architectural details should be consistent with the architectural style, materials and colors of the building.

Material and Colors

- Exterior colors and materials shall be subdued and reflect the character and setting of downtown Ontario.

- Employ high quality materials that are durable, lasting and aesthetically appealing. Stucco and brick are preferred materials.

Alley Character & Entry Points

- Alleys should be designed with the same attention and level of detail as the streets. Landscaping and enhanced paving (pavers, colored concrete), etc. shall be used to facilitate alleyway and drive entrances that are both functional and attractive.
- A variety of massing, roof forms, and architectural massing shall be provided on the alley edge.
- The primary vehicular entries into the residential neighborhoods should provide ample planter space to create colorful and distinctive edges, including flowering perennials and annuals, and rows of trees.
- Each point of entry should be designed to allow for project monumentation and should create a sense of "welcoming" into the community.
- Homes abutting drive entries shall be separated a minimum of 40 feet at the ground level, and separated a minimum of 35 feet at second and third story levels.
- Examples of desired alley characteristics are shown in Exhibit 4-5.

Roof Top and Ground Level Mechanical Equipment:

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from view from public rights-of-way and from adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitably screened. All screening devices are to be compatible with the architecture and colors of the building.
- Architectural screening elements should be constructed of the same materials and finishes as the primary building.
- If centralized mailbox locations are necessary to serve the residential community they shall be designed to be architecturally compatible with other buildings.

Outdoor Recreation Space

- Private, open ground level patios shall be finished with a combination of landscape and hardscape surfaces. The specific palette of materials shall be identified in a landscape plan to be submitted for approval by the City's Landscape Planner, prior to issuance of building permits.
- Awnings, trellis structures, patio covers, and similar improvements shall not be attached to the main building, and shall not cover the entire patio area.
- A central common open space area shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the homes. A variety of landscape and

hardscape elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for the 2 blocks comprising the townhomes project.

Landscaping, Walls and Fences

- Yards abutting the street frontage shall be landscaped with a uniform mixture of plant materials that provide a variety of textures and massing. Each main drive entrance shall be bordered by landscape elements that include ground-level flowering materials, shrubs and a row of specimen trees, with a sidewalk on one side of the driveway.

- Where there are substantial expanses of exposed main building walls along a street frontage, treatments of the perimeter yards in those areas should include appropriate landscaping, fencing and/or other methods of deterring potential vandalism and graffiti.

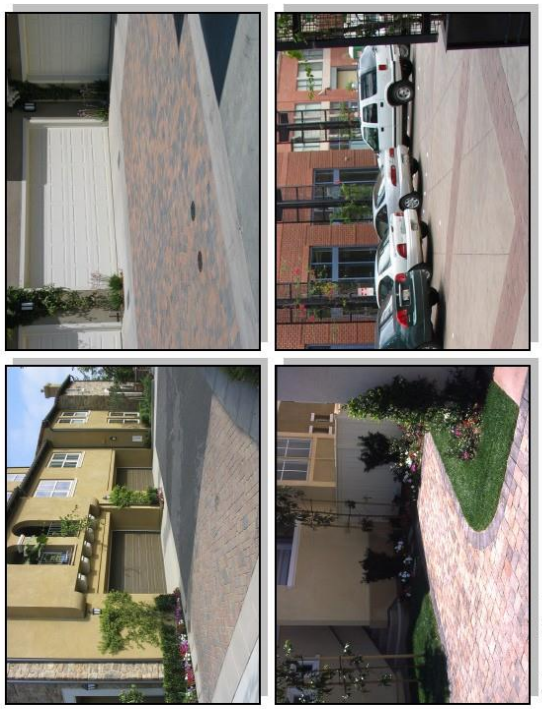
- Private ground level patios shall be fully enclosed with a wall material that is complementary to the style and materials of the homes. Walls facing streets shall not exceed 42 inches high. Walls along interior common areas may be up to 6 feet high. Six-foot high walls composed of a masonry material that is complementary to the style and materials of the homes shall be placed at the end of alleys, to block views from the street into the alley.

Internal Pedestrian Circulation

- Landscaped walkways shall provide internal pedestrian circulation between Plum and Sultana Avenues and between Holt Boulevard and B Street. Such walkways may be part of common areas that separate opposing rows of homes or may be within a linear pathway between groupings of homes. These walkways are intended to provide convenient access to public sidewalks for project residents and are not intended to operate as public pass-thrus. Connections to public sidewalks along Holt may be gated and locked to limit access to residents only.

Exhibit 4-5

Townhome Alley Character
Downtown Civic Center PUD.



Enhanced Paving



Landscape Pockets



Building Undulation

4.4 LANDSCAPE ELEMENTS

Landscaping elements will provide significant contributions to the aesthetic quality and character of the Town Center, with respect to public and private spaces. Table 4-1 describes the master plant palette that will guide the selection of materials for street trees, perimeter trees and shrubs, podium courtyard and common area trees, vines, screening and hedge plants, drive alley shrubs, security/barrier plantings, and ground covers for a variety of applications. Detailed landscape/irrigation plans shall be included in the Development Plan submittals for each block.

Table 4.1: Downtown Civic Center Master Plant Material List

Botanical Name	Common Name	Size	Comments
Street Trees			
C Street			
Hymenosporum f~~F~~lavum	Sweetshade Tree	36" Box	Standard
Podocarpus h~~H~~enkelii	Yew Pine	36" Box	Standard
Washingtonia filifera~~Robusta~~	~~Mexican~~ Califonria Fan Palm	12' BTH	Standard
B Street			
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	Standard
Lagerstroemia i~~I~~ndica	Crape Myrtle	36" Box	Standard
Pittosporum r~~R~~hombifolium	Queensland Pittosporum	36" Box	Standard
Euclid Avenue			
~~Magnolia Grandiflora Samuel Somer~~	~~Magnolia~~	~~24" Box~~	~~Standard~~
~~Brachychiton Populneus~~	~~Bottle Tree~~	~~24" Box~~	~~Standard~~
~~Pinus Elderica~~	~~Afghan Pine~~	~~24" Box~~	~~Standard~~
Ginko biloba	Maidenhair Tree	24" Box	Standard
Quercus muehlenbergii	Chinquapin Oak	24" Box	Standard
Schinus molle	California Pepper	24" Box	Standard
Lemon Street			
Hymenosporum Flavum	Sweetshade Tree	36" Box	
~~Pyrus Calleryana~~ Geijera parviflora	Australian Willow~~Aristocrat Pear~~	36" Box	
Washingtonia ~~Robusta~~ filifera	California ~~Mexican~~ Fan Palm	24" Box	
Plum Avenue			
Lagerstroemia Indica	Crape Myrtle	36" Box	
Hymenosporum Flavum	Sweetshade Tree	36" Box	
Washingtonia filifera~~Robusta~~	California~~Mexican~~ Fan	24" Box	

Botanical Name	Common Name	Size	Comments
	Palm		
Sultana Avenue			
~~Lagerstroemia Indica~~	~~Crape Myrtle~~	~~36" Box~~	
~~Chitalpa Tashkentensis~~	~~Chitalpa~~	~~36" Box~~	
~~Pyrus Betulifolia~~	~~Bradford Pear~~	~~36" Box~~	
Cercis reniformis 'Alba'	Texas White Redbud	36" Box	
Chitalpa tashkentensis	Chitalpa	36" Box	
Lagerstroemia indica	Crape Myrtle	36" Box	
Streetscape Trees – Trees Around Project Perimeter			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box	Standard
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Hymenosporum flavum	Sweetshade Tree	36" Box	Standard
Lagerstroemia indica	Crape Myrtle	36" Box	Multi
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
~~Hymenosporum Flavum~~	~~Sweetshade Tree~~	~~36" Box~~	~~Standard~~
~~Magnolia X Soulangeana~~	~~Saucer Magnolia~~	~~36" Box~~	~~Multi~~
~~Podocarpus Henkelii~~	~~Yew Pine~~	~~24" Box~~	~~Standard~~
~~Prunus C. 'Krauter Vesuvius'~~	~~Purple Leaf Plum~~	~~24" Box~~	~~Standard~~
~~Pyrus Kawakamii~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
~~Trachycarpus Fortunei~~	~~Windmill Palm~~	~~8' BTH~~	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard
Podium Courtyard Trees (A1, A2, C1)			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
~~Eriobotrya 'Coppertone'~~	~~Coppertone Loquat~~	~~24" Box~~	~~Standard~~
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
Melaleuca q~~Q~~uinquinervia	Cajeput Tree	24" Box	Multi
~~Pyrus Kawakami~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
Quercus ilex	Holly Oak	24" Box	Standard
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard

Botanical Name	Common Name	Size	Comments
Common Area Trees (A3/A4)			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
~~Eriobotrya 'Coppertone'~~	~~Coppertone Loquat~~	~~24" Box~~	~~Standard~~
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
Melaleuca q~~Q~~uinquinervia	Cajeput Tree	24" Box	Multi
~~Pyrus Kawakami~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
Quercus ilex	Holly Oak	24" Box	Standard
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard
Drive Alley Trees (A3/A4)			
~~Eriobotrya 'Coppertone'~~ Callisetemon citrinus	~~Coppertone Loquat~~ Lemon Bottlebrush	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
~~Photinia Fraseri~~	~~Red Leaf Photinia~~	~~24" Box~~	~~Standard~~
Phapiolepis 'Majestic Beauty'	India Hawthorn	24" Box	Standard
Tristania laurina	Water Gum	24" Box	Standard
Vines			
Vines – South/West Exposure			
Distictis b~~B~~uccinatoria	Blood Trumpet Vine	5 Gal	
Ficus p~~P~~umila	Creeping Fig	5 Gal	
Gelsemium sempervirens	Carolina Jessamine	5 Gal	
~~Macfadyena Unguis-Cacti~~	~~Yellow Trumpet Vine~~	~~5 Gal~~	
Vines – Sun/Part Shade Exposure			
Clytostoma c~~C~~allistegioides	Lavander Trumpet Vine	5 Gal	
Hardenbergia v~~V~~iolacea	Lilac Vine	5 Gal	
Parthenocissus t~~T~~ricuspidata	Boston Ivy	5 Gal	
Trachelospermum j~~J~~asminioides	Star Jasmine	5 Gal	
Shrubs			
Interior Common Area & Podium Courtyard Shrubs			
Agapanthus s~~S~~pecies	Lily Of The Nile, Queen Anne	1 Gal	
Asparagus s~~M~~yersii	Myers Asparagus	5 Gal	

Botanical Name	Common Name	Size	Comments
Carex ~~f~~Hacca	Blue Sedge	1 Gal	
Buxus M. J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
Camellia s~~S~~asanqua	Camellia	5 Gal	
Ceanothus g.h. 'Yankee Point'	Ceanothus Yankee Point	5 Gal	
Dianella Species	Flax Lily	15 Gal	
Dietes hybrids~~Vegata~~	Fortnight Lily	1 Gal	
~~Ensete V. 'Montbeliardii'~~	~~Red Banana~~	~~15 Gal~~	
~~Hebe 'Veronica Lake'~~	~~Hebe~~	~~5 Gal~~	
Hemerocallis 'Bitsy'	Evergreen Bitsy Daylily (Yellow)	1 Gal	
~~Lavendula Species~~Saliva 'Bee's Bliss'	~~Lavander~~ 'Bee's Bliss' Saliva	1 Gal	
Limonium p~~P~~erezii	Sea Lavander	1 Gal	
Liriope m~~M~~uscari	Lily Turf	1 Gal	
Mahonia a~~A~~quifolium	Oregon Grape	5 Gal	
Nandina d~~D~~. 'Firepower'	power Heavenly Bamboo	5 Gal	
~~Nassella Tenuissima~~ Festuca mairei	~~Mexican Feather Grass~~ Atlas Fescue	1 Gal	
Philodendron 'Xanadu'	Xanadu Philodendron	5 Gal	
Phoenix r~~R~~oebelenii	Pigmy Date Palm	15 Gal	
~~Phorium Species~~	~~Flax~~	~~15 Gal~~	
Pittosporum Species	Mock Orange	5 Gal	
R~~P~~hapiolepis Species	India Hawthorn	5 Gal	
Rosa 'Iceberg'	White Rose	5 Gal	
Rumhora a~~A~~diantiformis	Leatherleaf Fern	5 Gal	
Spathiphyllum 'Mauna Loa'	Spathiphyllum	5 Gal	
Strelitzia nicolai	Giant Bird of Paradise	15 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
Trachelospermum j~~J~~asminioides	Star Jasmine	1 Gal	
Streetscape & Perimeter Shrubs			
Agapanthus Species	Lily Of The Nile, Queen Anne	1 Gal	
Anigozanthos f~~F~~lavidus	Kangaroo Paw	1 Gal	
Buxus M.J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
Dianella Species	Flax Lily	15 Gal	
Dietes ~~Vegata~~ Hybrids	Fortnight Lily	1 Gal	

Botanical Name	Common Name	Size	Comments
Hemerocallis 'Bitsy'	Evergreen Bitsy Daylilly (Yellow)	1 Gal	
Limonium ~~p~~Perezii	Sea Lavander	1 Gal	
~~Phormium Species~~	~~Flax~~	~~15 Gal~~	
Pittosporum Species	Mock Orange	5 Gal	
R~~P~~hapiolepis Species	Indian Hawthorn	5 Gal	
Rosa 'Iceberg'	White Rose	5 Gal	
Rosmarinius Tuscan Upright	Upright Rosemary	5 Gal	
Salvia g~~G~~reggii 'Furman's Red'	Red Salvia Greggii	5 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
Screening & Hedge Plants			
~~Escallonia Fradesii~~	~~Escallonia~~	~~5 Gal~~	
Grewia o~~O~~ccidentalis	Lavander Starflower	5 Gal	Espalier
Ligustrum t~~T~~exanum	Wax Leaf Privet	15 Gal	
Prunus c~~C~~aroliniana	Carolina Laurel Cherry	15 Gal	
Xylosma c~~C~~ongestum	Xylosma	5 Gal	
Drive Alley Shrubs			
Dianella Species	Flax Lily	5 Gal	
Dietes ~~Vegata~~hybrids	Fortnight Lily	1 Gal	
Hemerocallis h~~H~~ybrids	Evergreen Daylily	1 Gal	
Nandina d~~D~~omestica	Hevenly Bamboo	5 Gal	
~~Phormium Species~~	~~Flax~~	~~5 Gal~~	
Podocarpus h~~H~~enkelii	Yew Pine	15 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
~~Trachelospermum Jasminioides~~	~~Star Jasmine~~	~~1 Gal~~	

Security/Barrier Planting				
Bougainvillea Spp	Bougainvellia	5 Gal		
Carissa m~~M~~acrocarpa	Natal Palm	5 Gal		
Hakea s~~S~~uaveolens	Sweet Hakea	5 Gal		
~~Pyracantha Coccinea~~	~~Pyracantha~~	~~5 Gal~~		
Rosa 'Floribundas'	Rose	5 Gal		
Ground Covers				
Annual Color	Annual Color	4" Pots	8" oc	Color By L.A.
Dwarf Tall Fescue	Marathon Ii	Sod		

Botanical Name	Common Name	Size		Comments
Campanula pPoscharskyana	Bellflower	Flats	12" oc	Triangular Space
Duchesnea iIndica	Indian Mock Strawberry	Flats	12" oc	Triangular Space
Gazania 'Mitsuwa Yellow'	Yellow Gazania	Flats	13" oc	Triangular Space
Lantana mMontevidensis 'Alba'	Lantana	Flats	18" oc	Triangular Space
Myoproum pParvifolium	Prostrate Myoproum	Flats	12" oc	Triangular Space
Pelagonium 'Balkan Pink' pTrachelospermum	Pink Ivy Geranium	Flats	12" oc	Triangular Space
Jasminioides	Star Jasmine	Flats	18" oc	Triangular Space
Vinca Minor	Dwarf Periwinkle	Flats	12" oc	Triangular Space

4.5 STREETSCAPES

Streetscape elements shall be submitted for approval by the Planning and Public Works Directors. A comprehensive master streetscape plan for the entire project limits shall be submitted prior to issuance of building permits for the first block to be developed, or separate streetscape plans shall be submitted prior to issuance of building permits for each block. Each streetscape plan shall include the elements set forth in Sections 4.45.1 to 4.45.32 herein.

4.5.1 STREET LIGHTING

Human scale and continuation of a modernized, yet traditional American downtown character will govern the selection of streetlights. A combination of Marblelight and "King" standard lighting (City of Ontario Standard Drawing No. 5103) shall be required within the public right-of-way, with LED fixtures along Euclid Avenue and Holt Boulevard~~standard post-top streetlights, with high-pressure sodium vapor lamps, shall be placed along Euclid Avenue and Holt Boulevard~~. King standard post-top lights shall be placed along all other streets. Light spacing and wattage shall be as determined by the City Engineer.

All post-top lamps shall incorporate shielding within the luminaire and/or globe to prevent glare into upper level residential windows. All Marblelight fixtures shall incorporate cut-off shields to prevent glare into upper level residential windows.

4.5.2 STREET FURNITURE AND SIDEWALK ENHANCEMENTS

Street furniture will help to create a special character to reflect the traditional American downtown theme and character. The use of repetitive materials and textures will create a continuity and consistency that is desired throughout the downtown area. A variety of decorative elements will be incorporated into the public sidewalk zone, including bus shelters, benches, tree grates, bike racks, enhanced paving, trash receptacles and possibly bollards. Examples of acceptable materials and styles are illustrated in Exhibit 4-6. Not all elements are required along every street. Selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, proximity to store entrances, importance of the pedestrian path, and the requirement to maintain a minimum 4 feet clear space for pedestrian movement in all areas. Bus shelters/benches, street furniture and sidewalk enhancements shall be identified on a master streetscape plan to be submitted as part of the Development Plan submitted for each block, or as part of a Development Plan for the overall project. General characteristics to be incorporated into these features include:

- All street furniture shall comply with the Americans with Disabilities Act of 1990
- Benches shall have arms and backs
- A powder-coated, dark finish shall be applied to all fixtures and furniture
- All tree grates shall be iron with 3/8" max slots, with 30" center opening for tree skating and future trunk growth
- Bollards may be placed at entrances to bicycle/pedestrian pathways and where controlled emergency or maintenance access is required or desired. A bottom locking mechanism shall be provided to enable easy removal by authorized City personnel.
- Litter receptacles shall have a fixed top
- Design of bus stop benches and shelters shall satisfy the criteria specified by the local transit agency (currently Omnitrans)
- Bike racks shall be located adjacent to parking areas or bicycle/pedestrian pathways

Other street amenities may be placed in appropriate locations, such as kiosks, newspaper racks, drinking fountains and utility covers. Such amenities shall be comprised of the same character and color as the other street furniture elements.

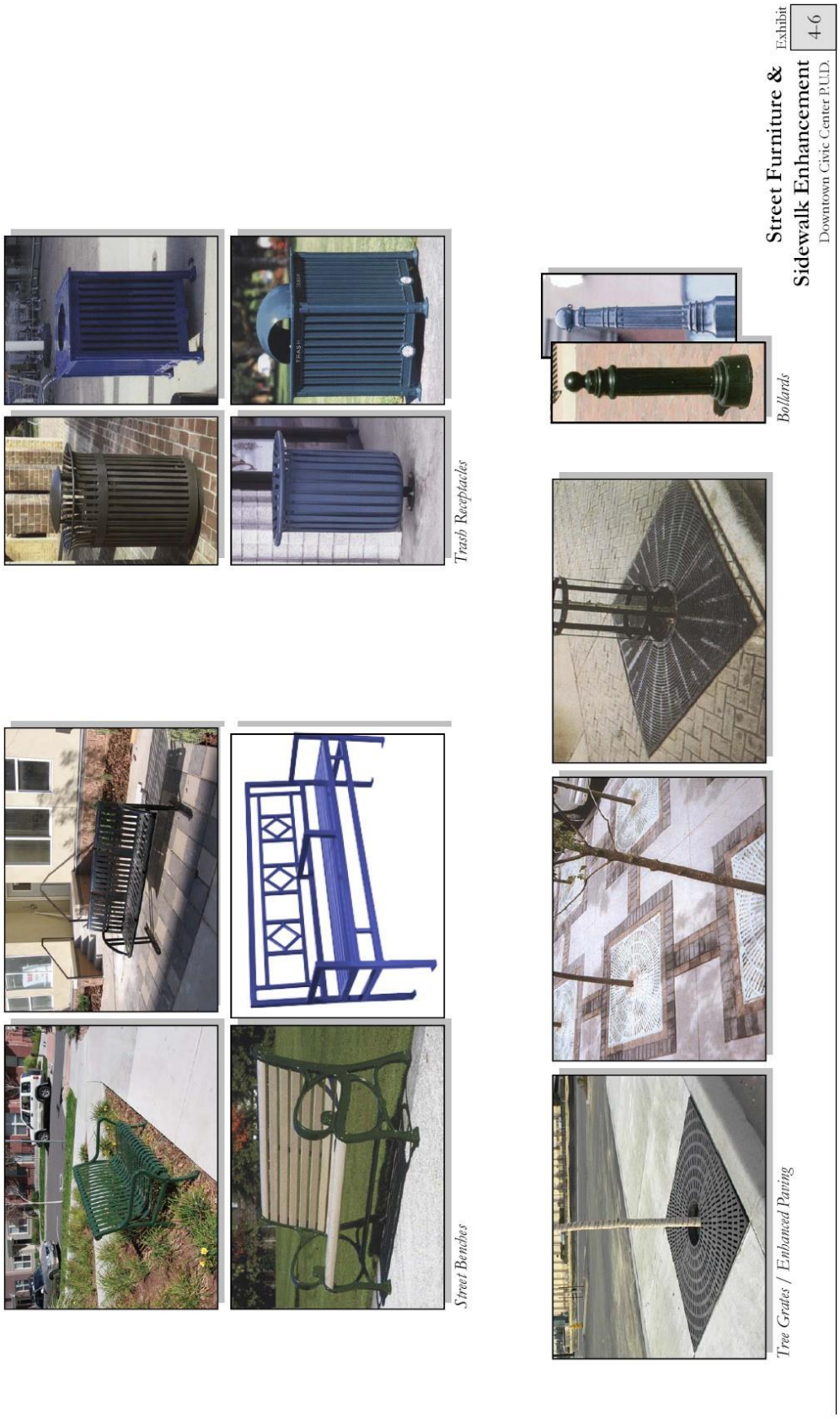

Street Furniture &
Sidewalk Enhancement
Downtown Civic Center P.U.D.
Exhibit
4-6
Trash Receptacles
Bollards
Street Benches
Tree Grates / Enhanced Paving

Exhibit 4-7
Street Lighting, Thematic Street Signs & Markers
Downtown Civic Center P.U.D.
Downtown Map Sign
Downtown Directional Signs
Interpretive Historic Panel
Downtown Street Signs
Banners on Light Poles
King French Intermediate Street Lamp

5.0 ADMINISTRATION

5.1 DEVELOPMENT CODE GOVERNS IF NOT ADDRESSED IN PUD

Any terms not defined herein and any issues affecting the design and development of the subject project area that not specifically addressed in this PUD shall be governed by the provisions of the Ontario Development Code.

5.2 DEVELOPMENT APPLICATION PROCESSING

A Development Plan shall be submitted for each block, for approval by the Development Advisory Board and the Ontario Planning Commission, pursuant to the Ontario Development Code. ~~No Development Plan shall be approved unless a parking demand/supply study determines there is sufficient on and/or off-street parking to support the proposed land uses~~.

5.3 OTHER APPLICATIONS TO FACILITATE IMPLEMENTATION OF PUD

5.3.1 CHERRY AVENUE VACATION

Blocks A3 and A4 are to be merged to create a single development site for the proposed townhomes. This will require vacation and abandonment of the existing Cherry Avenue right-of- way that separates these blocks. This street vacation/abandonment shall be completed prior to issuance of a building permit for the townhomes project.

5.3.2 CERTIFICATE OF APPROPRIATENESS

To ensure proper implementation of the historic resource preservation and mitigation measures established in the Final EIR for the Downtown Civic Center Project, an application for a Certificate of Appropriateness ("C of A") shall be submitted and approved in conjunction with each block Development Plan. Application requirements and required findings for approval of a C of A are specified in the Ontario Development Code.

5.4 CEQA COMPLIANCE

The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The proposed vacation of Cherry Avenue was not addressed in the Final EIR; therefore, an Addendum to the Ontario Downtown Civic Center Project EIR (SCH No. 200405115) was prepared. This Addendum determined that this PUD application would not introduce any new significant environmental impacts. All applicable mitigation measures adopted with the previous environmental assessment will become a condition of project approval. The City of Ontario will continue to be responsible for implementation of the Mitigation Monitoring and Reporting Program adopted for the Downtown Civic Center Project. This may involve application of one or more mitigation measures to implement this PUD, or fair-share proportions thereof.

5.5 ADMINISTRATIVE EXCEPTIONS

Exceptions to a maximum of 10 percent of any of the development standards set forth in Sections 3.1 to 3.5 may be granted by the Zoning Administrator, in accordance with ~~Article 10 of~~ the Ontario Development Code.

APPENDIX A: ORDINANCES ADOPTING PUD

(Appendix A follows this page)

ORDINANCE NO. 2829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT FILE NO. PUD06-001, TO ESTABLISH DEVELOPMENT REGULATIONS AND GOVERN A MIXED-USE DEVELOPMENT FOR A SIX BLOCK AREA WITHIN DOWNTOWN ONTARIO LOCATED AT THE NEC OF EUCLID AVENUE AND HOLT BOULEVARD (APN: 1048-543-01 THROUGH 10; 1048-544-01, 02, 04 THROUGH 13 & 15 THROUGH 17; 1048-554-01 THROUGH 08; 1048-551-01 THROUGH 09; 1048-552-01, 02, 03, 04 & 06 THROUGH 12, AND 1048-553-01 THROUGH 17)

A. Recitals.

1. J.H. Snyder has filed an application for a Planned Unit Development, File No. PUD06-001, as described in the title of this Ordinance. Hereinafter, the subject Planned Unit Development request shall be referred to as "the application."

2. On the 25th day of April, 2006, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date. After considering all public testimony, the Planning Commission issued Resolution No. 2006-034, recommending to the City Council that the Planned Unit Development, File No. PUD06-001 be approved.

3. On the 16th day of May, 2006, the City Council of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date.

4. All legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, it is hereby found, determined, and ordained by the City Council of the City of Ontario as follows:

SECTION 1: This Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Ordinance are true and correct; and

1. Based upon substantial evidence presented to the City Council during the above-referenced hearing on May 16, 2006, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. The application applies to a six block area in downtown Ontario within the Town Center Study area, located on the north side of Holt Boulevard, between B Street, Lemon Avenue and Sultana Avenue and on the east side of Euclid Avenue between Holt Boulevard, D Street, and Lemon Avenue.

b. The Planned Unit Development establishes parameters for the development of the subject site. The Planned Unit Development identifies allowable land uses, maximum development intensity consistent with the General Plan.

c. The Planned Unit Development is comprised of 30.7 acres of land into the following land uses: 140 townhomes, 160 apartments, two mixed use blocks with a total of 72,000 square feet of commercial uses on the ground floor and 218 dwelling units above, and a civic plaza block with two commercial buildings totaling 15,000 square feet and a civic plaza.

d. The Planned Unit Development will provide for development of 518 residential units which is within the density range permitted in the Planned Unit Development ordinance and the General Plan.

e. The Planned Unit Development has been prepared in conformance with the goals and polices of the General Plan.

f. The Planned Unit Development does not conflict with the Land Use Policies of the General Plan and will provide for development, within the Town Center, in a manner consistent with the General Plan and with related development; and

g. This Planned Unit Development will promote the goals and objectives of the Land Use Element of the General Plan.

SECTION 2: Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Council hereby concludes as follows:

a. The subject property is suitable for the uses permitted in the proposed Planned Unit Development in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. The proposed Planned Unit Development is in conformance with the General Plan.

SECTION 3: That the City Council has determined that the environmental impacts of this project were reviewed in conjunction with an Addendum to Environmental Impact Report for Ontario Downtown Civic Center (SCH No. 2004051155), certified on November 16, 2004. This application introduces no new significant environmental impacts and that all previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

SECTION 4: Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the City Council hereby approves of the Planned Unit Development subject to each and every condition set forth in the Department reports, attached hereto and incorporated by this reference.

SECTION 5: The Mayor shall sign this Ordinance and the City Council shall cause the same to be published within fifteen (15) days after passage, at least once, in a newspaper of general circulation, published and circulated in the City of Ontario, California.

APPROVED AND ADOPTED by the members of the City Council of the City of Ontario this 6th day of June, 2006, by the following votes:

AYES: Mayor P. Leon, Council Members A. Wapner, J. Anderson and S. Mautz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Paul S. Leon, Mayor

ATTEST:

City Clerk

AFFIDAVIT OF POSTING

I declare under penalty of perjury that I am employed by the City of Ontario in the Records Management/City Clerk's Department and that I posted a copy of this document at City Hall, 303 East "B" Street, Ontario, California.

On June 8 2006 at 9am

Karen Harrison
Signature

APPROVED AS TO FORM:

City Attorney

Certification

I declare under penalty of perjury that I am employed by the City of Ontario and hereby certify that the attached document is a true and correct copy as on file in the Records Management/City Clerk Department, City Hall, 303 East "B" Street, Ontario, California.

Karen Harrison 6/8/06
Signature Date

(Space below for use of County Clerk only)

RECEIVED
JUN
14
2006
Records Management

INLAND VALLEY
DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/13/06

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 13 day of JUNE, 20 06

Courtney Bowen
signature

Proof of Publication of

ORDINANCE NO. 2829

On June 6, 2006, the Ontario City Council adopted an Ordinance approving File No. PUD 04-001 (Planned Unit Development) to establish development regulations and govern a mixed-use development for a six block area within Downtown Ontario, including a mixed-use district to allow a vertical mix of commercial and attached residential land uses with off-street parking structures, a civic plaza district to function as a public commons area, an apartment district with off-street parking structures and a townhome district for individual attached units with private garages. The full text of the Ordinance is available at Ontario's Records Management/ City Clerk's Department, 303 East "B" Street, Ontario, California. Said Ordinance was approved and adopted by the following vote: Ayes: Mayor P. Leon, Mayor pro Tem A. Wapner, Council Members J. Anderson and S. Mautz. Noes/Abstain/Absent None.

Publish: Tuesday, June 13, 2006. #56858

Notice space.

2235

56858

8

ORDINANCE NO. 2937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

WHEREAS, J.H. SNYDER COMPANY ("Applicant") has filed an Application for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD08-001, increasing the maximum residential density range within the Commercial/Residential Mixed-Use District from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and clarifying that both "for sale" and "for rent" housing is allowed within the District (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, the Application specifically applies to the Commercial/Residential Mixed-Use District, affecting Blocks A1, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearinghouse No. 200405115) was certified on November 16, 2004, in which development and use of the Project site was discussed; and

WHEREAS, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project and that preparation of an addendum to the EIR was appropriate; and

WHEREAS, to consider the potential environmental impacts of the Project, the City prepared an addendum to the certified EIR pursuant to CEQA and the Guidelines promulgated thereunder (hereinafter referred to as "Addendum"); and

WHEREAS, the City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum on April 5, 2011, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred; and

WHEREAS, in 2006, the City Council adopted the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area immediately adjacent to the Civic Center complex, including the blocks located on the east side of Euclid Avenue, between D Street and Holt Boulevard, and on the north side of Holt Boulevard, between Euclid and Sultana Avenues. Following adoption of the DCCPUD, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of 4 of the 6 blocks, including the C1 Block with a 4-story mixed-use development consisting of 108 housing units over 32,850 square feet of commercial space (at ground level), the A2 Block with 160 apartment units in 4 stories, and the A3 and A4 Blocks with 140 townhomes. The A2, A3 and A4 blocks have since been fully developed by the JH Snyder Company (the "Applicant") and have been occupied since 2009. The C1 Block, however, was not constructed due to the economic downturn; and

WHEREAS, in April 2011, the Ontario Housing Authority entered into a Disposition and Development Agreement ("DDA") with the Applicant, which, stipulates that the Authority will ground lease the C1 block to the Applicant and will contribute affordable housing funds toward the development, operation, and maintenance of 153 affordable housing units within the C1 block. Furthermore, the DDA requires the Applicant obtain necessary development entitlements and obtain the approval of an amendment to the DCCPUD, as the number of dwelling units currently allowed to be developed within the C1 block (108 units maximum) is less than stipulated by the DDA. Therefore, the Applicant is requesting an amendment to the DCCPUD, which proposes an increase in the maximum density range for residential development within the C1 Block from 45-50 dwelling units per acre to 45-65 dwelling units per acre. The amendment will also include changes to the Commercial/Residential Mixed-Use District descriptive language, affecting both the A1 and C1 Blocks, clarifying that both "for sale" and "for rent" housing is allowed within the District, consistent with the other land use districts of the DCCPUD and the City's Development Code; and

WHEREAS, the density increase for the C1 Block would be contained within the previously approved building footprint, and will be facilitated by replacing approximately one-half of the two-bedroom units with one-bedroom units, along with a reduction in unit sizes. The proposed density increase is well within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan, adopted by the City Council in 2004, and the Downtown Civic Center Project Environmental Impact Report; and

WHEREAS, on May 16, 2011, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision recommending Planning Commission approve the Application; and

WHEREAS, on May 24, 2011, the Planning Commission of the City of Ontario conducted a duly noticed public hearing and issued a Resolution, recommending the City Council approve the Application.

WHEREAS, on June 7, 2011, the City Council of the City of Ontario conducted a duly noticed public hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. The City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred and approved the Addendum on April 5, 2011, as the Project:

a. Does not constitute substantial changes to the certified EIR that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

b. Does not constitute substantial changes with respect to the circumstances under which the certified EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The project will have one or more significant effects not discussed in the certified EIR; or

2. Significant effects previously examined will be substantially more sever than shown in the certified EIR; or

3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

4. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. The proposed Planned Unit Development Amendment is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the proposed project are as follows:

Land Use

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

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

Community Design

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

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

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

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

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

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

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

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

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

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

Goal—CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

Policy—CD4-2 *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

Housing

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

Policy—H2-1 *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown*. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

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

Policy—H2-6 *Infill Development*. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4 Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4 *Mixed-income Housing*. We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

Community Economics

Goal—CE1 A complete community that provides for all incomes and stages of life

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

Policy—CE1-7 *Retail Goods and Services*. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

b. The proposed Planned Unit Development Amendment, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. A total of 376 housing units have been constructed within the Downtown Civic Center area. The proposed density increase would allow for the development of an additional 312 housing units, an increase of 72 housing units, for a total of 688 housing units within the with Downtown Civic Center area. This proposed increase is within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan (adopted by the City Council in 2004) and Environmental Impact Report, which proposed 734 housing units. Therefore, the proposed increase in residential density would not adversely affect the public interest, health, safety, convenience, or general welfare of the City

c. The proposed Planned Unit Development Amendment will not adversely affect the harmonious relationship with adjacent properties and land uses. The proposed change in residential density represents a small incremental increase in the total number of housing units that may be developed within the Downtown Civic

Center area. Furthermore, the proposed increase in density does not exceed the housing unit count of the *Preferred* development scenario previously analyzed. Therefore, proposed DCCPUD amendment would not adversely affect the harmonious relationship with adjacent properties and land uses.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves File No. PUD08-001, and direct staff to make all appropriate and necessary changes to the Downtown Civic Center Planned Unit Development document, to incorporate the following amendments:

a. Increase the maximum residential density range in the C1Block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre; and

b. Clarify and ensure that both "for sale" and "for rent" housing is allowed within the Commercial/Residential Mixed-Use District, affecting both Blocks A1 and C1.

SECTION 4. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

SECTION 5. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 21st day of June 2011.

PAUL S. LEON, MAYOR

ATTEST:

for MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

for JOHN E. BROWN, CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 2937 was duly introduced at a regular meeting of the City Council of the City of Ontario held June 7, 2011 and adopted at the regular meeting held June 21, 2011 by the following roll call vote, to wit:

AYES:	MAYOR/COUNCIL MEMBERS:	LEON, DORST-PORADA, WAPNER, MAUTZ AND BOWMAN
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE

for MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 2937 duly passed and adopted by the Ontario City Council at their regular meeting held June 21, 2011 and that Summaries of the Ordinance were published on June 14, 2011 and June 28, 2011, in the Inland Valley Daily Bulletin newspaper.

for MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

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CITY CLERK/RECORDS

INLAND VALLEY DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/14/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 14 day of JUNE, 20 11

signature

11

Proof of

PUBLIC NOTICE OF PROPOSED ADOPTION OF CITY OF ONTARIO ORDINANCE NO. 2937

NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario will consider adoption of proposed Ordinance No. 2937 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

The proposed amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.

A copy of the full text of the proposed ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m.

Dated: June 8, 2011

s/VICKI KASAD, MMC, ASSISTANT CITY CLERK

Publish: Daily Bulletin June 14, 2011
#40582

(Space below for use of County Clerk only)

INLAND VALLEY
DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

RECEIVED
11 JUL -1 PM 2:31
CITY OF ONTARIO
CITY CLERK/RECORDS

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/28/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 28 day of JUNE, 20 11

signature

13

Proof

PUBLIC NOTICE OF ADOPTION OF CITY OF ONTARIO ORDINANCE NO. 2937

NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario adopted Ordinance No. 2937 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

The amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.

Ordinance No. 2937 was adopted by the following roll call vote:

Ayes: Leon, Dorst-Porada, Wapner, Mautz and Bowman
Noes: None
Absent: None

A certified copy of the full text of the Ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m. and at www.ci.ontario.ca.us.

Dated: June 22, 2011

s/VICKI KASAD, MMC, ASSISTANT CITY CLERK

Publish: Inland Valley Daily Bulletin
June 28, 2011 #57505

APPENDIX B: MITIGATION MONITORING PROGRAM

(Appendix B follows this page)

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MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Air Quality	Emissions from project construction equipment.	**MM Air 1**: Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Emissions from project construction equipment.	**MM Air 2**: Prohibit all vehicles from idling in excess of ten minutes, both on-site and off-site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 3**: Water active grading sites at least twice daily. Water unpaved roads or surfaces at least twice daily. Water surfaces before grading.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 4**: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard, in accordance with Section 23114 of the California Vehicle Code.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 5**: Reduce on-site vehicle speed to less than 15 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 6**: Sweep nearby or adjacent streets at the end of the day if visible soil material is carried over from construction site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 7**: Suspend all grading and excavating operations when wind speeds exceed 25 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 8**: Hydroseed or apply soil stabilizers to inactive construction areas left inactive for ten days or more, or replant vegetation in disturbed areas as soon as possible.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Air Quality	Impacts to air quality due to long-term emissions.	**MM Air 9**: The project will participate in the cost of off-site improvements through fair-share payment of the Development Impact fee as established by the City of Ontario. These fees should be collected and utilized as needed by the City to construct the improvements necessary to maintain the required level of service.	Prior to building permits As required to maintain required LOS	Developer/Housing Authority Pays. Engineering implements improvements
Air Quality	Impacts to air quality due to long-term emissions.	**MM Air 10**: Local transit agencies (Omnitrans and RTD) shall be contacted to determine bus routing in the project area that can accommodate bus stops at the project access points and the project shall provide bus passenger benches and shelters at these project access points. See MM 22.	Prior to site plan approvals for overall project concept for location Prior to issuance of last Certificate of Occupancy for construction	Planning Department, Developer and Omnitrans
Cultural	Impact due to loss of, or significant alteration of an historic resource**.**	**MM Cultural 1:** Prior to issuance of building permits, determination of the status of historical designation of each structure within the project area shall be completed by City Planning Department staff and the Historic Preservation Commission, as required in City Development Code. Table III-2-C shall be consulted in order to determine the mitigation measures required based on the status of historical designation. On the vertical axis, Table III-2-C lists the possible "status of historical designation" to which a property could be subject. The horizontal axis shows all the potential actions that could occur to each building in the project area and lists the appropriate mitigation measures required for each.	Prior to the issuance of building permits, the Planning Department shall be consulted and historical designations verified. Prior to demolition or building permits, Table III-2-C shall be consulted	Planning Department Staff Developer provides proof of completion of mitigation
Cultural	Undocumented cultural/archaeological resources.	**MM Cultural 2:** Should any cultural and/or archaeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified archaeologist shall be contacted to determine the significance of these resources. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5	If found during construction	Contractor and City Staff

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.		
Cultural	Undocumented cultural/archaeological resources.	**MM Cultural 3:** If paleontological resources are identified during any excavations, construction activities shall be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. One appropriate measure would include that a qualified paleontologist shall be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines.	If found during construction	Contractor and City staff
Cultural	Discovery of human remains	**MM Cultural 4**: In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.	If found during construction	Contractor and City staff
Geology	Erosion due to wind	**MM Geo 1:** To reduce impacts associated with erosion due to high winds, prior to construction, all development/ redevelopment plans will apply for and adhere to the permit given by the City of Ontario and enforced by the Building Official found in Title 6, Chapter 12, sections 6-12.01 – 6-12.07. The permit lasts for one (1) year, therefore all construction lasting for a period of more than one calendar year from the date of issue will reapply for the permit and pay the annual fee of $250 plus $5 per acre for each acre over ten acres.	Prior to issuance of grading or demolition permits	Building official
Geology	Construction on an unstable geologic unit	**MM Geo 2:** Prior to approval of all development plans in the Downtown Ontario Civic Center project area, site-specific geotechnical report(s) shall be	Prior to approval of development plans.	Building and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		submitted to the City of Ontario's Building and Engineering Departments for review and approval. The recommendations provided in the geotechnical report shall be incorporated into the design of the project, or portion of the project under construction.		
Hazards	Release of asbestos through demolition of asbestos-containing materials	**MM Haz 1:** A comprehensive survey for asbestos-containing materials (ACM) that meets the requirements of the South Coast Air Quality Management District's Rule 1403 shall be performed by the City of Ontario on all buildings built prior to 1980 that are proposed to be altered or demolished. This mitigation measure shall apply to properties 2, 5, 8, 12, and 19 referenced in Table III-4-A and other properties listed in Table III-4-B that do not have a reference number. ACM shall be removed by a State-licensed asbestos abatement contractor prior to demolition or burning.	Prior to demolition	Housing Authority and Developer
Hazards	Lead-based paint exposure	**MM Haz 2:** In order to reduce potential impacts related to lead-based paint exposure and/or disposal, and because it is not certain which buildings will be demolished, if any building identified in an Environmental Site Assessment (ESA) or if constructed in 1978 or earlier, than a lead-based paint survey shall be conducted. Buildings 2, 5, 7, 12 (Table III-4-A) have been identified as having lead-based paint, either through a previous ESA, or through a subsequent lead- based paint survey. Lead abatement and/or proper disposal shall be conducted by a qualified specialist.	Prior to demolition and/or Construction	Housing Authority and Developer
Hazards	Oil-stained concrete pads	**MM Haz 3:** For oil-stained areas in, and around Richard's Beauty College (200 N. Euclid Avenue) identified in the Phase I Environmental Site Assessment prepared by P & D Environmental Report No. 8 in Table III-4-A (June 18, 2003: Project No. 174717.0043), the City of Ontario shall be responsible for excavation and proper disposal of oil-	Prior to building permits.	Housing Authority and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		stained concrete pads (since it was determined in the Phase II that soil underlying the concrete had not been significantly contaminated, though the stained pads remain).		
Hazards	Undocumented hazardous materials	**MM Haz 4:** In the event that construction reveals aterial believed to be hazardous waste, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the City of Ontario Fire Department Hazardous Materials Division and the County of San Bernardino Environmental Health Department. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the California Department of Toxic Substances Control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.	If found during construction	Developer
Hazards	Undocumented hazardous materials	**MM Haz 5:** In the event that during alteration of an existing building hazardous materials are discovered, and that they are not removed as part of the building's rehabilitation, the building shall be placed on an appropriate hazardous materials database by the City of Ontario.	If found during construction	Building Department and Developer
Hazards	Underground storage tanks	**MM Haz 6:** The underground tanks used at the old Police Facility have been removed and properly abated. If any underground tanks are discovered during construction, the developer, in coordination with the County Fire Department, shall remove them. If above ground tanks are removed as part of this project, a replacement plan for at least one 500-gallon tank/fueling station to support City operations near the Civic Center should be implemented.	If required.	Developer, County Fire Department for removal issues, City for replacement issue.
Hazards	Potential impacts to evacuation routes and	**MM Haz 7:** During construction, access from adjacent homes and businesses and two-way traffic	During construction	Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	other streets.	flow must be specifically maintained on Euclid Avenue and Holt Boulevard, which are designated "evacuation routes" with detours and/or flagmen. Access and two-way traffic flow on Sultana Avenue and "D" Street must also be maintained with detours and/or flagmen to the satisfaction of the Ontario City Fire Department.		
Hazards	Potential interference with air traffic, height restrictions.	**MM Haz 8**: Structures within the project area cannot exceed 122 feet from the site elevation of 980 feet above sea level including temporary structures such as cranes used during construction.	Include in construction document specifications to be implemented during Construction	Building Department, Contractor, Site Inspectors
Hazards	Potential unwanted noise impacts to future land owners or lessees.	**MM Haz 9**: To disclose to the buyer or lessee of subdivided lands within the Civic Center project of the proximity of this site to the Ontario International Airport as required by AB 2776, the City shall disclose, and ensure that the developer makes such disclosures, as required by law to all future buyers.	Prior to specified filings and sale agreements as stated in AB 2776	Housing Authority and Developer
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 1:** In order to ensure that construction activities associated with the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, developments within the project area shall comply with all applicable provisions of the State's General Permit for Construction Activities (Order No. 99-08- DWQ, or most recent version) during all phases of construction.	Prior to grading and during construction.	Developer and Contractor
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 2:** In order to ensure that the Ontario Downtown Civic Center project will not cause or contribute to violations of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, the project will complete a Water Quality Management Plan (WQMP) pursuant to the MS4 permit (Order No. 2002-0012) adopted by the City of Ontario. The	Prior to development plan approval	Developer, Planning and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		project shall incorporate Site Design BMPs and Source Control BMPs, and potentially Treatment Control BMPs. See Table III-5-E in EIR.		
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 3:** To assure that development of the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, including San Bernardino County's MS4 permit issued by the SARWQCB, and to assure that no substantial degradation to water quality occurs after construction, any loading docks present within the office, academic or retail areas specified in the project description will be designed with devices to trap oil and grease, such that these pollutants are not discharged from the site in storm water or non- storm water discharges.	Prior to development plan approval and building	Developer, Public Works, Engineering Department and Building Official
Hydrology	New storm drain facilities	**MM Hydro 4**: In the event that connections to the existing storm drain system are required, each development within the Ontario Downtown Civic Center Project will be required to pay a drainage impact fee.	Prior to grading permits	Developer and Building Department
Land Uses & Aesthetics	Safety hazards and noise	**MM LU 1**: To limit exposure to noise from traffic and traffic hazards for children playing along busy streets, no ground floor outdoor residential use areas shall be allowed to front along Holt Boulevard or Euclid Avenue.	Prior to site plan approval	Planning Department
Land Uses & Aesthetics	Land use compatibility and aesthetics related to residential historic neighborhood.	**MM LU 2:** To address both aesthetic and land use compatibility issues, design of new structures located along 'D' Street and Sultana Avenue shall be sensitive to the mass, scale, and architectural style of the existing residential areas located east and north of the project area.	Prior to site and architectural plan approvals	Planning and Building Departments
Land Uses & Aesthetics	Land use compatibility and aesthetics related to historic commercial	**MM LU 3:** New construction and adaptive reuse located along and adjacent to Euclid Avenue shall be sensitive to historic structures on- and off-site. (See also mitigation measures in the Cultural Resources	Prior to architectural plan approvals	Planning and Building Departments

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	buildings	section of this EIR.)		
Land Uses & Aesthetics	Safety in public parks	**MM LU 4**: Parks and open spaces shall be designed for ease of resident and police surveillance.	Prior to site plan approvals	Planning and Police Departments
Noise	Construction noise	**MM Noi 1:** The construction activities of the proposed project shall comply with the City of Ontario noise ordinance that prohibits construction activities on Sundays, Federal holidays, and other days between the hours of 7:00 p.m. and 7:00 a.m.	During construction	Contractor
Noise	Construction noise	**MM Noi 2:** To the extent possible, the number of graders on-site shall be limited to two, or temporary sound barriers shall be installed adjacent to sensitive receptors for the duration of the grading activities.	During construction	Contractor and City Inspectors
Noise	Construction noise	**MM Noi 3**: Construction staging areas shall not be located within 150 feet of existing sensitive receptors and construction equipment shall be fitted with properly operating and maintained mufflers.	Prior to grading plan approval	Engineering Department and Contractor
Noise	Indoor noise impacts	**MM Noi 4:** Architectural plans shall be submitted to the City of Ontario Building Department for an acoustical plan check prior to the issuance of building permits.	Prior to architectural plan approval	Developer and Building Official
Public Services	Impacts to public services	**MM Serv 1:** The project applicant shall pay police, library and fire service development impact fees in place at the time certificates of occupancy are issued.	Prior to building permits	Developer and Bldg. Official
Public Services	Public Safety	**MM Serv 2:** The Ontario Police Department shall maintain a substation facility within proximity to service the proposed project area.	Determine appropriate location. Open by 350th Certificate of Occupancy	Planning and Police Departments
Public Services	Impacts to schools of additional students	**MM Serv 3:** The project applicant shall pay school fees or otherwise meet project obligations to schools, as required by Ontario-Montclair School District and Chaffey Joint Union High School District.	Prior to building permits	Developer and Building Official
Public Services	Adequate park space	**MM Serv 4:** The project applicant shall pay park fees in place at the time building permits are issued, dedicate land and/or develop parks (or a combination of these) to the satisfaction of the Public	Prior to site plan approval	Planning and Parks Departments

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		Works Department to meet City parkland requirements.		
Opening Year with Preferred Project Scenario				
Traffic	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 1:** Install traffic signal and modify the intersection of I-10 WB Off-ramp/ 7th Street to include the following geometrics: Northbound: One left-turn lane. One shared through and right-turn lane. Southbound: N/A. Eastbound: One left-turn lane and one through lane. Westbound: One through lane and one right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 2:** Install traffic signal at Euclid Avenue/ E Street intersection.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.
To comply with CMP standards and reduce all potential impacts to LOS E or better, the following mitigation measures shall be implemented as part of the project. **Build-Out Year with Project (CMP Intersections)**				
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 3:** Modify the intersection of Euclid Avenue/ SR-60 East-bound ramps to include the following geometrics: Northbound: Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. Eastbound: One left-turn lane. One shared left and through lane. One right-turn lane. Westbound: N/A.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential	**MM Trans 4:** Modify the intersection of Euclid Avenue/ SR-60 West-bound ramps to include the following geometrics: Northbound: Two left-turn lanes. Three through	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	impacts to LOS E or better	lanes. Southbound: Three through lanes. One right-turn lane. Eastbound: N/A. Westbound: One left-turn lane. One shared left and through lane. One right-turn lane.		development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 5:** Modify the intersection of Euclid Avenue/ Philadelphia Street to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One right-turn lane. Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 6:** Modify the intersection of Euclid Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One shared through and right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 7:** Modify the intersection of Euclid Avenue/Holt Avenue to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		One shared through and right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One right-turn lane.		
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 8:** Modify the intersection of Euclid Avenue/4th Street to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 9:** Add 2nd southbound left-turn lane and 4th northbound through lane at the intersection of Euclid Avenue/I-10 EB Ramps.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 10:** Modify the intersection of Campus Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project	**MM Trans 11:** Modify the intersection of Campus	Development Impact Fees and	City Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 12:** Modify the intersection of Grove Avenue/Mission Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One through and right-turn shared lane. Southbound: Two left-turn lanes. Four through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Four through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 13:** Modify the intersection of Grove Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 14:** Modify the intersection of Vineyard Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 15:** Modify the intersection of Mountain Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One right-turn lane. Southbound: Two left-turn lanes. Two through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 16:** Modify the intersection of Mountain Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project	**MM Trans 17:** Add 3rd Eastbound through lane and	Development Impact Fees and	City Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	3rd Westbound through lane at the intersection of San Antonio Avenue/Holt Boulevard.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 18:** The project will participate in the cost of off-site improvements through the payment of the city of Ontario Development Impact "fair share" mitigation fees. These fees shall be collected by the City at the time of issuance of building permits and utilized as needed by the City to construct the above improvements necessary to maintain acceptable levels of services in the project area.	Prior to Building Permits	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 19:** In addition to the DIF, the developer will pay fair share costs for all off-site roadway improvements that are not included in the existing DIF. Table III-10-I in the Final EIR summarizes these fair share costs that the developer will have to pay in addition to the DIF.	Prior to Building Permits	Developer and Housing Authority
Parking				
Traffic	Inadequate parking	**MM Trans 20:** All forms of development in the project area must meet City on-site parking code requirements and/or shared parking standards to the satisfaction of the Planning Department.	Prior to site plan approval	Planning Department
Traffic	Inadequate parking	**MM Trans 21**: As the project is built out in phases, some parking areas may be shared or off-street parking for one block may be provided on the adjacent block in an interim situation. The downtown Parking Model shall be used to analyze any interim or phased conditions to assure that off- street parking demand is met by the project as a whole throughout all phases of build-out.	Prior to site plan approval	Planning Department
To comply with City standards and reduce all potential impacts to alternative transportation, the following mitigation measures shall be implemented:				
Traffic	With Preferred Project	**MM Trans 22:** The City shall consult with	Location shall be chosen prior to	Planning Department, Omnitrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	Omnitrans to determine the location and type of transit facilities warranted by the proposed project. The location and type(s) of facility(ies) shall be determined prior to approval of site plans for the first phase of the proposed project. The siting of the facility(ies) shall be within the proposed project boundaries or within 500 feet of the edges of the project. The facility(ies) shall be constructed and adequate transit service shall be operating from the facility(ies) at the time of the last certificate of occupancy for residential units within the project.	site plan approvals Construction shall commence prior to issuance of last Certificate of Occupancy.	
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	**MM Trans 23:** The City should encourage the use of public transportation by providing Omnitrans and Metrolink information at public facilities within the project.	Ongoing	City of Ontario, Omnitrans, Metrolink
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	**MM Trans 24:** Pedestrian activity and bicycles shall be encouraged within the project site through the provision of sidewalks along all streets, connecting pathways and trails, and bicycle racks near commercial and public buildings and parks.	Prior to site plan approvals	Planning Department
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 29:** Modify the intersection of Cherry Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 30:** Install Traffic Signal at the intersection of Plum Avenue/Holt Boulevard and include the following geometrics: Northbound: One shared left, through, and right-turn lane. Southbound: One shared left, through, and right-turn lane.	Prior to Certificates of Occupancy.	Engineering Department and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		Eastbound: One left-turn lane. One shared through and right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.		
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 31:** Modify the intersection of Lemon Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Utilities	Inadequate sewer and/or water pipelines	**MM Util 1:** All water and sewer pipelines within the project boundary that are identified by the City of Ontario Public Works Department at the time of project approval to require replacement and/or parallel lines shall be provided by the project proponent to the satisfaction of the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Inadequate sewer and/or water pipelines	**MM Util 2:** The segment of sewer pipeline in Francis Street that is currently surcharged, and/or other surcharged facilities required by the project, shall be constructed and operational by the time the project is constructed. Therefore, prior to obtaining occupancy permit(s) the project proponent shall be required to either replace/construct or pay their fair share for the surcharged segments as required by the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Impacts to existing utility lines from construction activities	**MM Util 3:** Prior to obtaining grading permit(s), the project proponent shall coordinate with the applicable natural gas, electrical, and telephone utility providers for the project site to ensure that all existing underground and overhead lines are not damaged during project construction.	Prior to grading permits	Public Works
Utilities	To reduce the quantity of energy used and to conserve water resources,	**MM Util 4**: To reduce the quantity of energy used and to conserve water resources, the project developer and City of Ontario should work to include sustainable systems for use of water and energy within the project design.	Prior to development plan approvals	Planning, Engineering, Public Works and Developer

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD20-002, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT ("DCCPUD"), AMENDING CERTAIN PROVISIONS TO: [1] BRING THE DCCPUD INTO CONSISTENCY WITH THE POLICY PLAN (GENERAL PLAN) COMPONENT OF THE ONTARIO PLAN AND THE CITY'S DEVELOPMENT CODE; [2] AMEND CERTAIN LAND USE AND DEVELOPMENT STANDARDS APPLICABLE TO BLOCKS A1 AND C1, INCLUDING BUT NOT LIMITED TO ALLOWING FOR GROUND FLOOR RESIDENTIAL LAND USES, AT GRADE STAND-ALONE PARKING STRUCTURES, AND AN INCREASE IN THE MAXIMUM HEIGHT OF BUILDING ELEMENT PROJECTIONS (FROM 60 FEET TO 65 FEET), REVISION TO ALLOW VEHICULAR ACCESS POINTS, AND MODIFY MINIMUM PARKING STALL AND DRIVE AISLE STANDARDS; AND [3] MAKE VARIOUS REVISIONS NECESSARY TO THE INTERNAL CONSISTENCY OF THE DCCPUD AND MAKING FINDINGS IN SUPPORT THEREOF— APNS: 1048-547-29, 1048-547-36, 1048-553-15, 1048-551-13, 1048-552-13, 1048-553-13, 1048-547-33, 1048-547-34, 1048-553-02, 1048-553-04, 1048-547-30, 1048-552-21, 1048-547-32, 1048-551-11, 1048-547-94, 1048-553-11, 1048-547-31, 1048-553-06, 1048-551-10, 1048-547-39, 1048-547-43, 1048-553-09, 1048-553-10, 1048-547-42, 1048-551-12, 1048-553-16, 1048-553-05, 1048-553-14, 1048-552-17, 1048-552-17, 1048-553-17, 1048-547-40, 1048-553-08, 1048-554-11, 1048-553-12, 1048-547-44, 1048-547-37, 1048-553-07, 1048-547-35, 1048-553-01, 1048-553-03, 1048-547-87, 1048-548-30, 1048-547-81, 1048-547-88, 1048-547-69, 1048-547-76, 1048-548-40, 1048-547-47, 1048-547-89, 1048-547-64, 1048-547-85, 1048-547-51, 1048-547-77, 1048-547-38, 1048-547-70, 1048-547-45, 1048-548-12, 1048-547-71, 1048-547-73, 1048-547-56, 1048-547-92, 1048-547-83, 1048-548-02, 1048-547-49, 1048-547-46, 1048-547-48, 1048-547-91, 1048-548-24, 1048-547-41, 1048-548-47, 1048-547-90, 1048-548-54, 1048-548-15, 1048-547-72, 1048-547-82, 1048-547-50, 1048-547-68, 1048-547-84, 1048-547-86, 1048-547-52, 1048-548-48, 1048-547-80, 1048-547-78, 1048-548-32, 1048-547-55, 1048-547-66, 1048-548-21, 1048-548-23, 1048-547-62, 1048-548-06, 1048-547-63, 1048-547-79, 1048-547-61, 1048-547-59, 1048-548-25, 1048-548-31, 1048-548-20, 1048-548-05, 1048-548-46, 1048-548-03, 1048-548-41, 1048-548-42, 1048-548-27, 1048-547-60, 1048-548-34, 1048-548-43, 1048-548-26, 1048-548-01, 1048-547-67, 1048-548-29, 1048-547-65, 1048-548-04, 1048-548-22, 1048-547-54, 1048-548-07, 1048-548-44, 1048-547-75, 1048-547-57, 1048-547-58, 1048-548-45, 1048-547-27, 1048-547-21, 1048-547-23, 1048-547-15, 1048-552-15, 1048-548-08, 1048-548-11, 1048-548-49, 1048-547-16, 1048-548-52, 1048-548-18, 1048-548-13, 1048-548-09, 1048-548-53, 1048-548-28, 1048-547-22, 1048-547-12, 1048-548-39, 1048-552-22, 1048-552-22, 1048-548-36, 1048-548-19,

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WHEREAS, City of Ontario ("Applicant") has initiated a request for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD20-002, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, in July 2011, the City Council adopted Ordinance No. 2937 approving an amendment to the DCCPUD, which increased the maximum residential dwelling units per acre from 45-50 dwelling units per acre to 45-65 dwelling units per acre and clarifying that "for rent" and "for sale" housing is allowed within the Commercial/Residential Mixed Use District; and

WHEREAS, the properties to the north are located within the MU-1 (Mixed Use Downtown) and Civic zoning districts. Properties to the south, east, and west are located within the MU-1 (Mixed Use Downtown) zoning districts; and

WHEREAS, the surrounding land uses include commercial to the west, across Euclid Avenue, commercial, civic, and residential land uses to the east, retail to the north, and retail and office to the south, across Holt Boulevard; and

WHEREAS, the DCCPUD Amendment primarily applies to the Commercial/Residential Mixed-Use District, affecting A1 block, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1 block, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, the DCCPUD Amendment will allow for ground floor residential land uses, at grade stand-alone parking structures, and an increase in height of building element projections, such as elevators and towers, from 60 feet to 65 feet. Compact parking stalls will be eliminated for compliance with the Development Code and a reduction in drive aisle width from 26 feet to 24 feet may be allowed on a case-by-case basis. The amendment also proposes on the C1 block to relocate the vehicular access on D Street to Lemon Avenue. Other minor revisions proposed are intended to clarify or update standards which reflect applicable Development Code standards and overall industry best practices; and

WHEREAS, the Project is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-001, an amendment to the DCCPUD for which an Addendum to the Ontario Downtown Civic Center Environmental Impact Report (SCH # 200405115, certified on November 16, 2004), was adopted by the City Council on June 21, 2011. This Project introduces no new significant environmental impacts; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

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

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

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

WHEREAS, on February 23, 2021, the Planning Commission of the City of Ontario conducted a public hearing to consider the Project and concluded said hearing on that date, voting to issue Resolution No. PC21-003, recommending the City Council approve the Application; and

WHEREAS, on March 16, 2021, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified Ontario Downtown Civic Center

Environmental Impact Report and supporting documentation. Based upon the facts and information contained in the previous Certified Ontario Downtown Civic Center Environmental Impact Report and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with File No. PUD08-00, a Planned Unit Development for which the Ontario Downtown Civic Center Environmental Impact Report was adopted by the City Council on November 16, 2004; and

(2) The previous Certified Ontario Downtown Civic Center Environmental Impact Report contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified Ontario Downtown Civic Center Environmental Impact Report was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified Ontario Downtown Civic Center Environmental Impact Report reflects the independent judgment of the City Council; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified Ontario Downtown Civic Center Environmental Impact Report, and all mitigation measures previously adopted with the Certified Ontario Downtown Civic Center Environmental Impact Report, are incorporated herein by this reference.

SECTION 2. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix, and the Project does not eliminate or reduce the number of dwelling units and density specified in the Available Land Inventory.

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

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

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

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The Project is consistent with Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. Section 1.1, The Ontario Plan Objectives of the DCCPUD, describes the manner in which the PUD complies with the Policy Plan goals and policies.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The Ontario Plan and Downtown Civic Center Environmental Impact Report include safeguards and impose certain mitigation measures to ensure that development within the DCCPUD boundary area would not be detrimental to public interest, health, safety, or general welfare of the City.

(3) ***In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The DCCPUD area is situated in the heart of Ontario's downtown and is adjacent to residential and commercial land uses and development. The surrounding development supports the objective of the DCCPUD further commercial and residential mixed-use development. The Project does not affect the harmonious relationship with adjacent properties and land use.

(4) ***In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The Project does not propose any changes to the project boundary limits, parcel size, shape, or the availability of utilities that would impact future development.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The Project to the DCCPUD does not propose changes any major deviation from the development standards

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Amendment to the DCCPUD (File No. PUD20-002), attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 16, 2021 and adopted at the regular meeting held _____, 2021 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

ATTACHMENT A:

File No. PUD20-002;
Amendment to the DCCPUD

(Document follows this page. Please note that all proposed deletions are shown in red ~~strikeout~~ text and all proposed additions are shown in red text)

DOWNTOWN

CIVIC CENTER

PLANNED UNIT DEVELOPMENT



Adopted: May 16, 2006 (File No. PUD06-001)
Revised: June 21, 2011 (File No. PUD08-001)
Revised Draft March 2021 (File No. PUD20-002

City of Ontario Planning Department
303 East B Street
Ontario, California 91764
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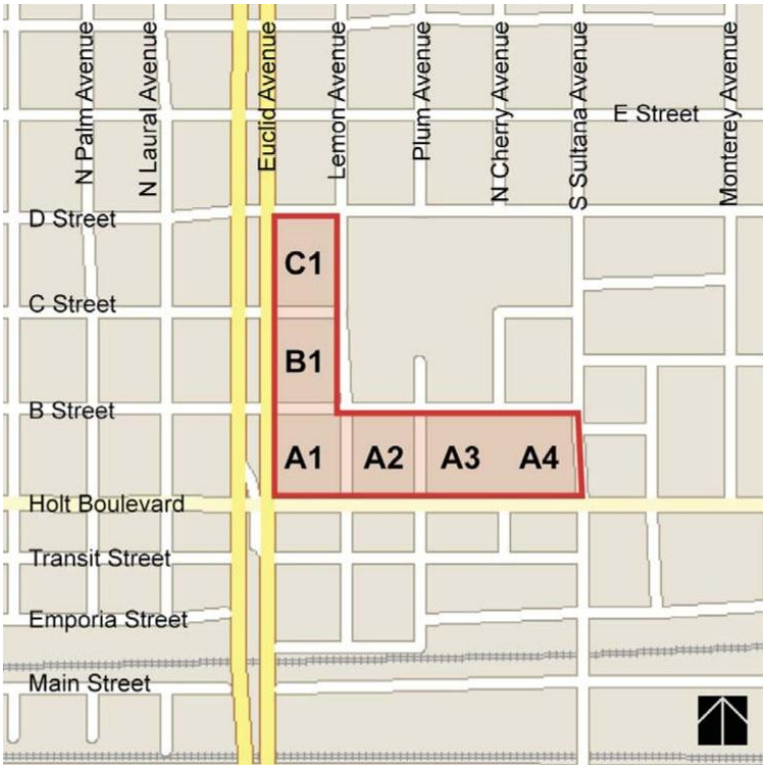
1.0 INTRODUCTION

The ~~Town~~ Downtown Civic Center Planned Unit Development (PUD) is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of a 6-block area of the City of Ontario, which consists of a portion of the City's original downtown and its current civic center area (see Exhibit 1-1, Project Location Map). This PUD will facilitate the development of a mixture of high-density attached housing units, restaurants, retail shops, commercial services, and a public commons area that will help achieve the City's goals to economically revitalize and aesthetically enhance the project area.

This document is organized to fulfill the requirements for a PUD, as set forth in the Ontario Development Code. As such, this PUD will replace the existing zone district designations and zoning standards that apply to the affected properties. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply.

City staff and private developers will rely upon this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives for this key part of Ontario's original downtown. The objectives have been defined over the last 20+ years in the Redevelopment Plan for the Center City Redevelopment Project (1983), Ontario General Plan (1992), ~~and the~~ Downtown Civic Center Project EIR (2004), and The Ontario Plan (2010) and are summarized below.

Exhibit 1-1: Project Location Map



1.1 GENERAL PLAN OBJECTIVES

~~The Ontario General Plan designates the project area as part of a "Town Center Study Area," with references to land use goals and policies for Downtown Ontario and East Holt Boulevard defined in the Community Development Element~~ The Ontario Plan (TOP) defines the project area as a Policy Growth Area named the "Historic Downtown and Civic Center." This area is the historic heart of Ontario and is a unique blend of historic, social and cultural uses set in a compact street grid. It includes our Civic Center, Library, diverse residential neighborhoods, and retail opportunities along Euclid Avenue, Holt Boulevard and B Street. The Downtown Civic Center PUD is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the PUD and ~~to~~ objectives set forth in the Center City Redevelopment Plan, both summarized below.

1.1.1 The Ontario Plan Goals & Policies

Land Use

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

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

Community Design

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

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

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

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

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

- building volume, massing, and height to provide appropriate scale and proportion;
- a true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

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

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

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

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

Goal—CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

Policy—CD4-2 *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

Housing

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

Policy—H2-1 *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown*. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

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

Policy—H2-6 *Infill Development.* We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4 Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4 *Mixed-income Housing.* We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

Community Economics

Goal—CE1 A complete community that provides for all incomes and stages of life

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

Policy—CE1-7 *Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

~~**1.1.1 COMMUNITY DEVELOPMENT ELEMENT GOALS & POLICIES**~~

~~▪ DT-1: Establish and maintain an efficient and harmonious use of land within the downtown area accommodating retail, personal and business services, office, residential, entertainment, light industrial, governmental, and cultural activities.~~

~~▪ DT-4: Improve, preserve, and maintain the cohesiveness and image of the downtown through careful design and coordination of new development and through the rehabilitation and redevelopment of older areas.~~

~~▪ DT-5: Achieve utilization of land supply that maintains a solid tax base while respecting the area's cultural and historic resources.~~

~~▪ DT-6: Promote and maintain a high standard of design for public and private uses and facilities.~~

~~▪ DT-7: Create an attractive downtown that will serve as a focus and lively center of community life.~~

~~▪ DT-8: Improve the economic vitality of the downtown to better serve all segments of the community.~~

~~▪ Policy DT-16: Provide for attractive, medium and high-density housing in the downtown that will enhance the specialty, entertainment, and cultural activities in the downtown.~~

1.1.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.
- Apply innovative mixed-use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.
- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed-use development
- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow

1.2 DOWNTOWN CIVIC CENTER PROJECT OBJECTIVES

- Revitalize the downtown area and enhance its economic growth by creating a mixed-use neighborhood with a mixture of housing, retail, academic and office uses within a historic downtown setting

- Develop high quality, mixed-use housing, consisting of market rate and affordable multiple- family, senior housing, offices, academic classrooms and retail

- Establish appropriate relationships among new residential neighborhoods as well as with existing adjacent land use

- Provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the project site

- Ensure that development addresses the Ontario General Plan and Redevelopment Plan for the Center City Redevelopment Project policies and objectives

2.0 LAND USE PLAN

Four land use districts are established for the project limits, as shown in Exhibit 2-1, Land Use Plan, and as described below. Placement of buildings, structures, fences, walls, utility facilities, perimeter yards, etc. will be based on the street rights-of-way and property line dimensions shown in Exhibits 2-2 through 2-6.

2.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

Blocks A1 and C1 will be developed with vertically mixed commercial and residential uses, in a mid-rise configuration, with commercial uses on the ground floor level, and attached, single level housing units on 3 upper levels. Structured parking will serve commercial and residential uses, with a subterranean parking level or upper levels of a parking structure facility for residents and ground-level parking for the commercial uses. Ground-level spaces along Euclid and Holt Avenues will provide opportunities for specialty shopping, eating/drinking, and limited personal and business services that cater to local residents and local employers/employees, which will draw from pedestrian traffic along Euclid Avenue and the adjacent streets in the Civic Center area. A satellite police station may also be located in a ground-level space within either block area. Because of the vertical integration of housing over commercial, and the potential for conflicts involving noise and intrusion on the residential environment, entertainment venues such as standalone bars and nightclubs will not be permitted. Refer to Chapter 5, Zoning and Land Use, of the Ontario Development Code, for additional land use restrictions and protection corridors.

The residential units will be designed to accommodate a variety of households that prefer a low- maintenance, urban lifestyle, within a pedestrian-friendly environment, and conveniently located shopping, dining, and personal services. As transit linkages improve in the downtown area, these units may attract residents that are reliant upon the regional transit system to commute to jobs outside of the Ontario/Western San Bernardino County area.

2.1.1 PERMITTED USES

- Refer to Table 2-1 for a list of the uses permitted by right, by Conditional Use Permit, and as ancillary to an on-site permitted use.
- Home occupations within residential units, in accordance with the Ontario Development Code
- Small household pets, with a maximum combination of 2 cats, dogs, or other small domesticated animals as may be allowed by the Ontario Development Code
- Structured parking

Table 2.1: Permitted Land Uses in Blocks A1 and C1

Legend:

"P": Means the use is permitted by right of being in the correct land use district.

"C": Means the use is allowed in the land use district, subject to the filing and approval of a Conditional Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.

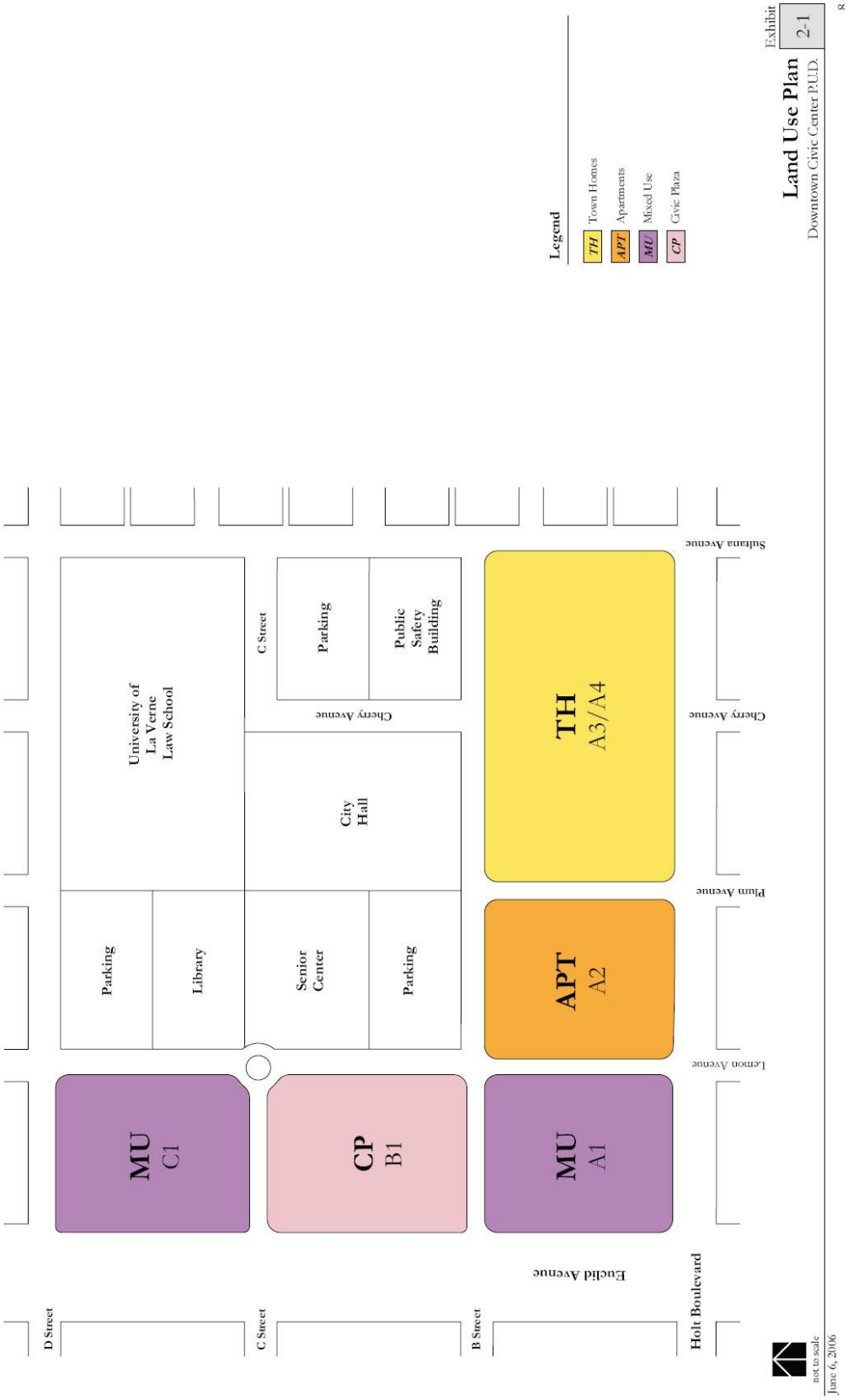
"A": Means the use is permitted by right of being in the correct land use district, provided it is subordinate to the primary land use.

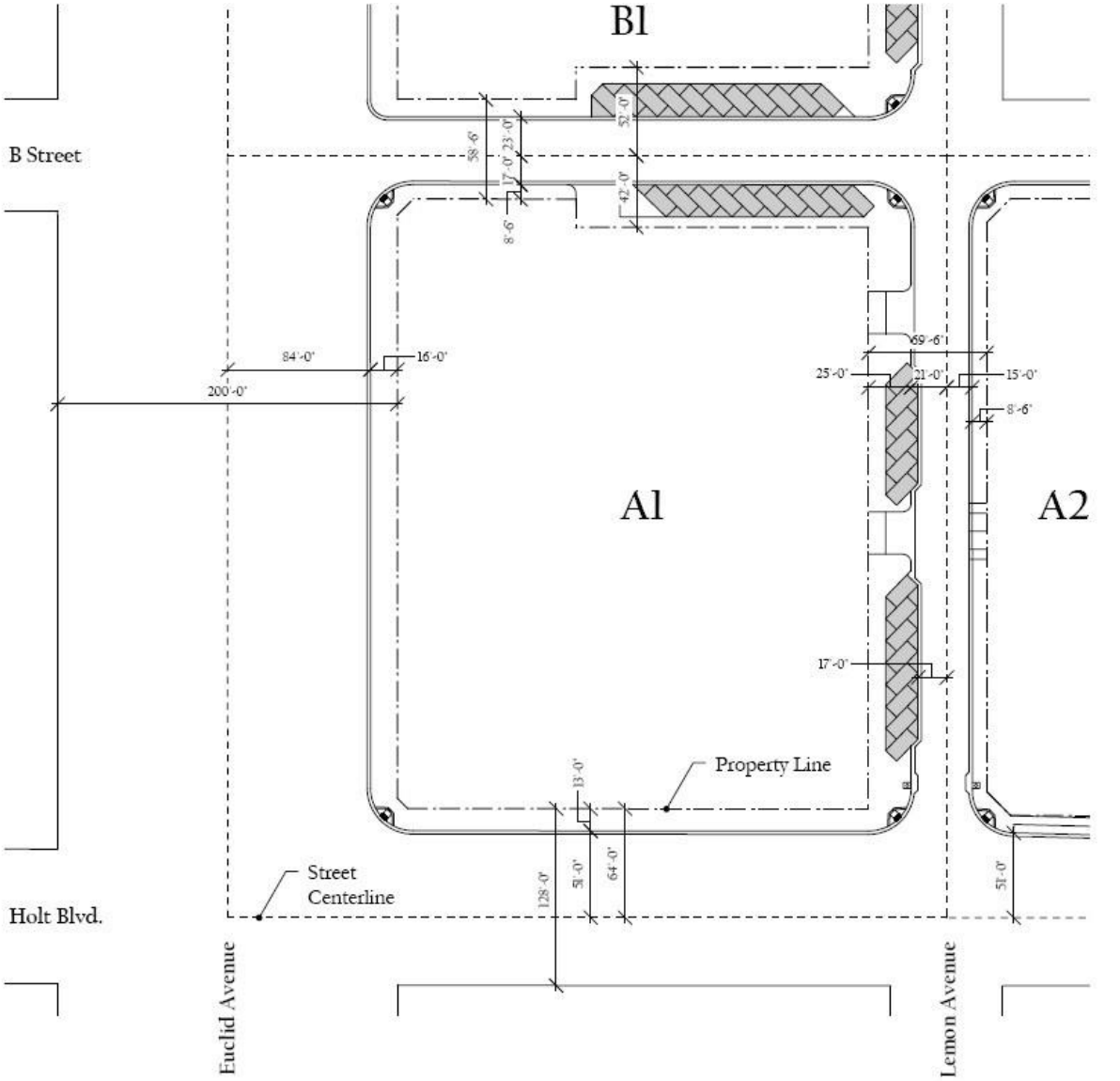
"AP": Means administratively permitted land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit in accordance with the Ontario Development Code, prior to the establishment of the land use.

Uses	Permitted/Conditionally Permitted Uses
Residential (Ground ~~2nd~~ Floor and Above)	
Apartments, Condominiums, Duplexes, and Other Multiple-Family Dwellings (includes "for sale" and "for rent" dwellings)	P
Senior Housing	P
Institutional (Ground Floor Only)	
Medical	
Pharmacies and Drug Stores	P
Public/Recreational/Cultural Facilities	
Cultural Facility	P
Museum	P
Government Offices	P
Other Government Facilities	C
Library	P
Police/Fire Station	P
Police Storefront/Substation	P
Recreation Center	P
Senior Citizen Center	P
Church	C
Non-Profit/Service Organizations	
Campaign Offices	P
Charitable, Philanthropic, Service, and other Nonprofit Organization Offices	P
Commercial	
Alcohol	
Alcoholic Beverage Sales	AP/C

Uses	Permitted/Conditionally Permitted Uses
Automobile Related Services	
Parking: Commercial Lot/Garage	C
Parking: Publicly Owned Facilities	P
Communications	
Radio and Television Broadcasting Studios (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	C
Satellite Dishes/Ham Radio Antennas and other facilities (for private use only, must be screened from public view)	P
Eating/Drinking Places & Food Services	
Restaurants (sit down/full service)	P
Outdoor Dining**	A
Entertainment and Recreation	
Auditoriums & Other Public Assembly Facilities	C
Dance Hall/Studio (instructional)	P
Health Club/~~Gymnasium~~Gymnasium (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	C
Health Club/Gymnasium if less than ~~2,000~~ 10,000 sq. ft. (prohibited on ground/first floor of buildings located along the Euclid Avenue Protection Corridor)	P
Live Entertainment (Non Amplified)	See Table 5.02-1 Land Use Matrix in ODC~~C~~
Recreational Facilities (as part of a residential development)	A
Theaters	C
Lodging	
Bed and Breakfast	C
Non-Medical Offices	
Administrative, Professional, and Other Offices	P
Architectural, Engineering, and Related Services	P
Business Management Offices	P
Insurance Agents, Brokers, and Related Offices	P
Real Estate and Related Offices	P
Stock Brokers and Related Offices	P
Retail	
Antique Stores	P
Art Galleries and Art Supply Store	P
Beauty Supply Store	P
Book Stores	P
Camera and Photographic Supply Store	P
Clothing & Accessory Stores	P
Computer and Home Electronic Stores	P

Uses	Permitted/Conditionally Permitted Uses
Bakery (Retail)	P
Convenience Market	P
Delicatessen	P
Grocery Store/Super Market	P~~C~~
Specialty Food Stores	P
Furniture and Home Furnishing Stores	P
Department Store	P~~C~~
Hobby, Toy and Game Store	P
Jewelry Store	P
Luggage and Leather Goods	P
Music and Video Stores	P
Office Supply, Stationery & Gift Stores	P
Pet and Pet Supply Store	P
Shoe Store	P
Services	
Advertising Agency	P
Photocopying and Duplicating Services	P
Photography Studio	P
Banks, Credit Unions and other Depository Institutions	P
Banks, Credit Unions and other Depository Institutions with Drive-Through (drive-thru prohibited on Euclid Avenue and Holt Boulevard)	C
Check Cashing	A
Barber Shop & Beauty/Nail Salon	P
Tailor	P
Travel Agency	P
Jewelry and Watches/Clocks	P
Locksmith/Key Shop	P
Shoe Repair	P
Temporary and Interim Uses	
Parking Lot Sales	P
Street/Craft Fair and Farmers Markets	P


Exhibit 2-1
Land Use Plan
Downtown Civic Center P.U.D.
Legend
TH Town Homes
APT Apartments
MU Mixed Use
CP Civic Plaza
Sultana Avenue
Cherry Avenue
Plum Avenue
Lemon Avenue
Eucild Avenue
C Street
Cherry Avenue
University of La Verne Law School
Parking
Public Safety Building
City Hall
Parking
Library
Senior Center
Parking
TH A3/A4
APT A2
MU C1
CP B1
MU A1
D Street
C Street
B Street
Holt Boulevard
not to scale
June 6, 2006

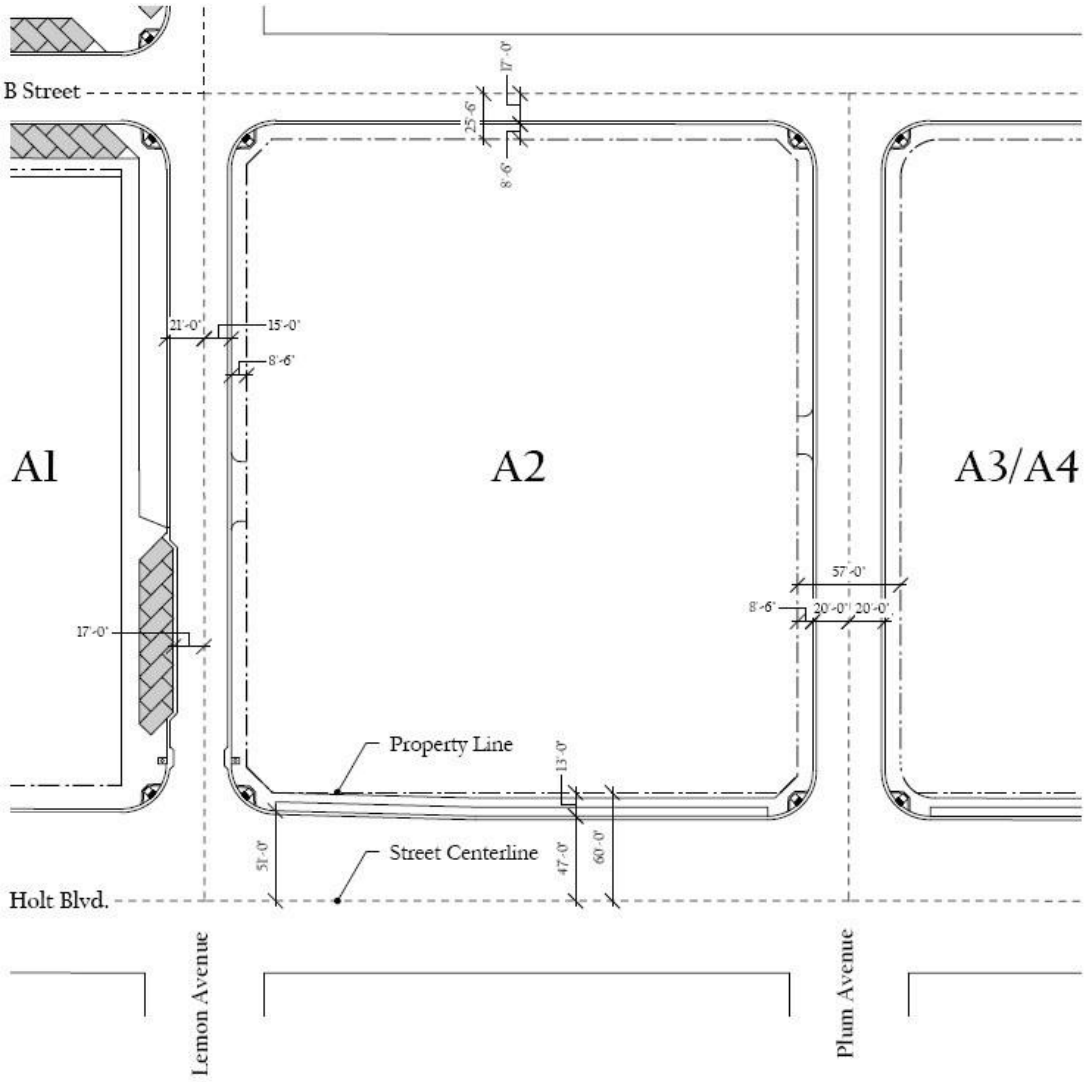


not to scale

Exhibit 2-2

Street Rights of Way/Property Lines - Block A1

Downtown Civic Center P.U.D.



LEGEND

Conceptual angled parking layout

not to scale

Exhibit 2-3

Street Rights of Way/Property Lines - Block A2

Downtown Civic Center P.U.D.

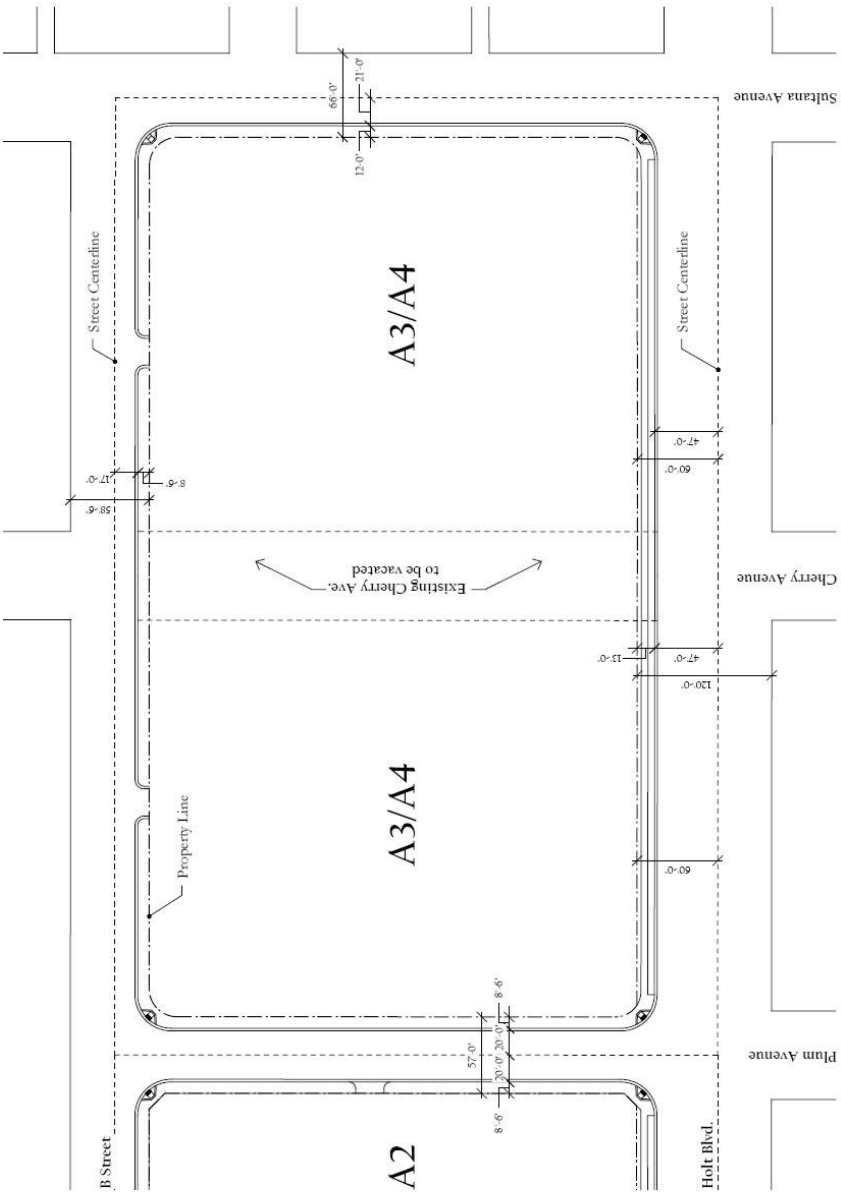
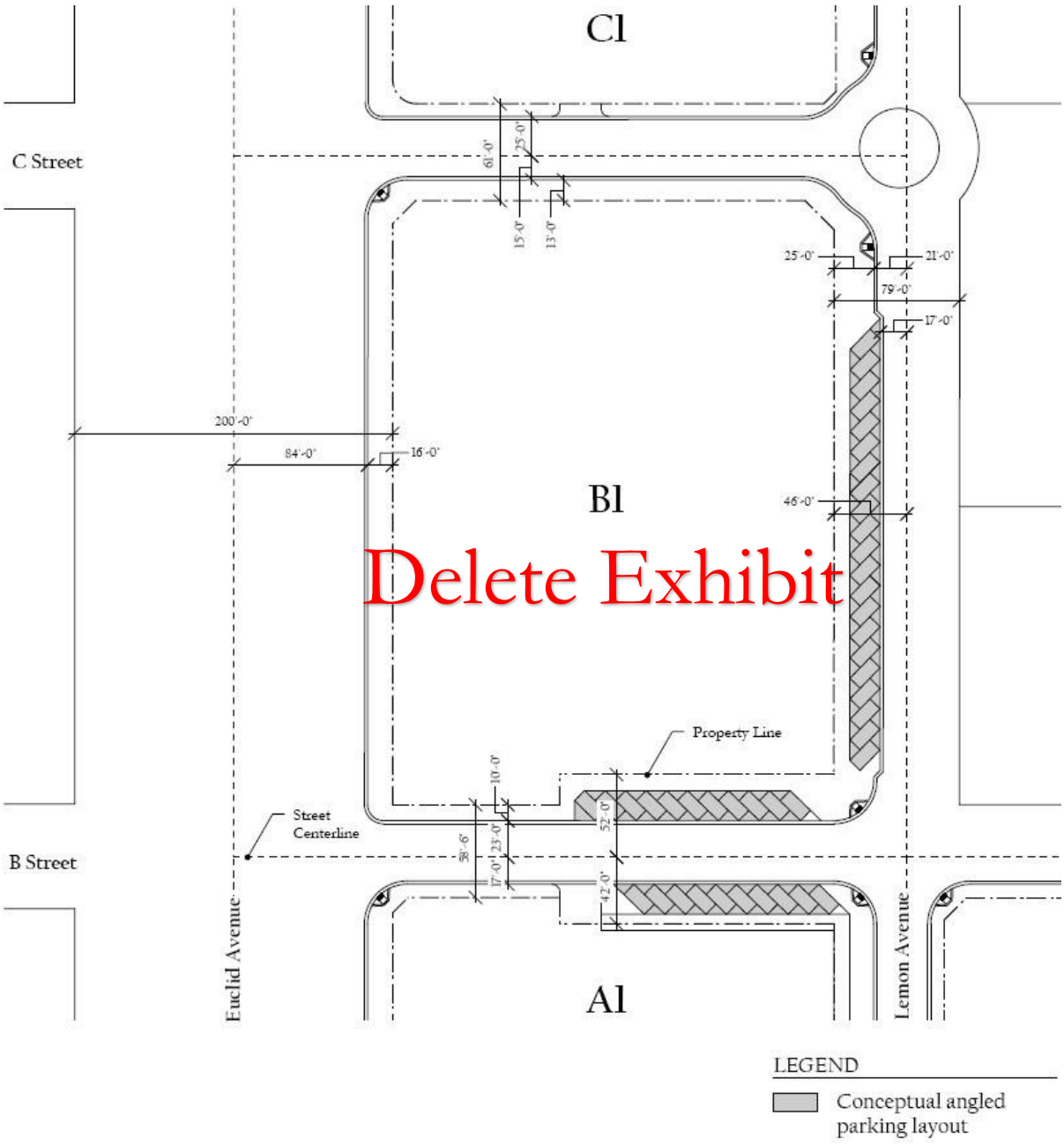


Exhibit 2-4

Street Rights of Way/Property Lines - Block A3/A4
Downtown Civic Center P.U.D.

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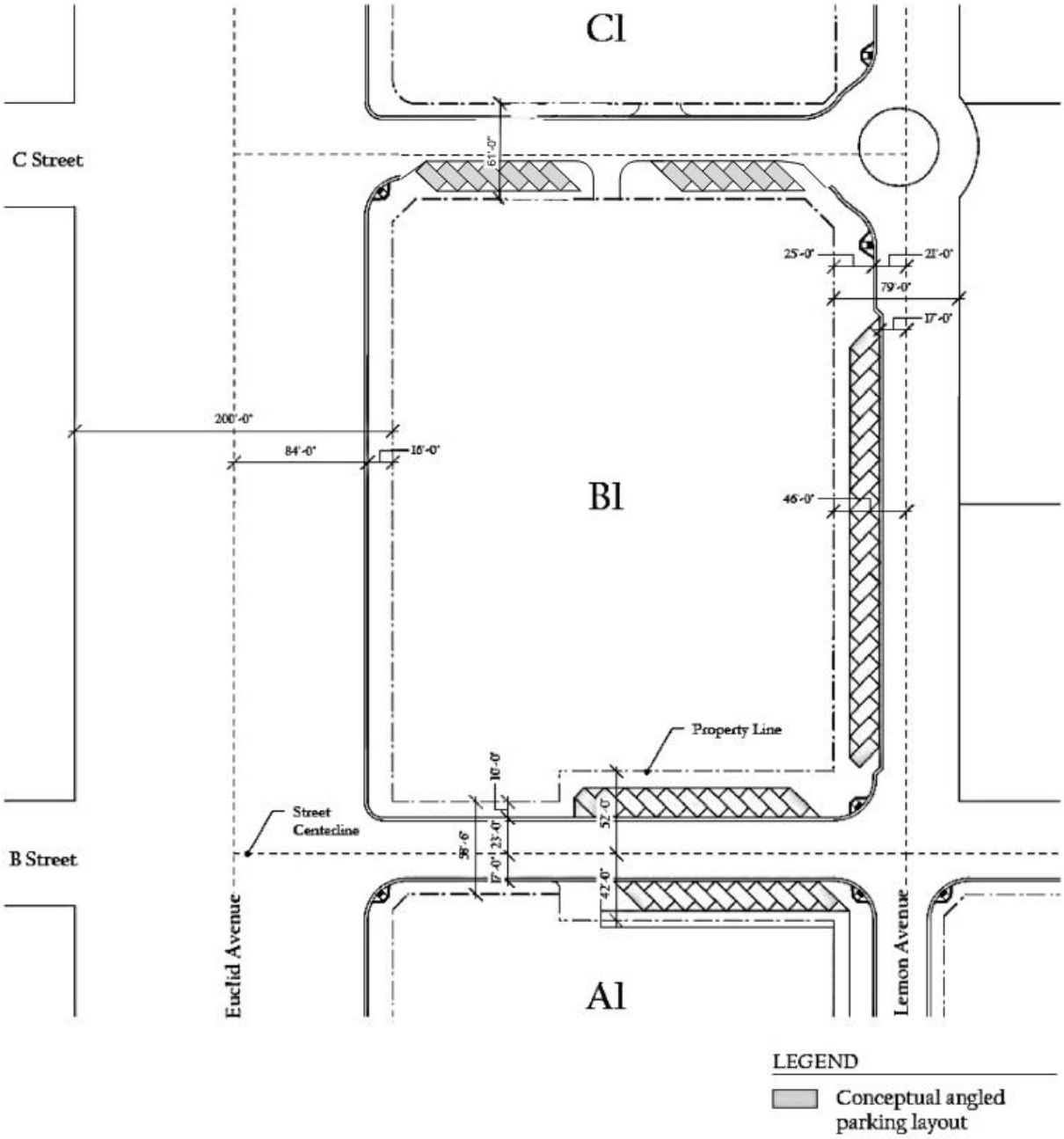


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Street Rights of Way/Property Lines - Block B1

Downtown Civic Center P.U.D.

Exhibit 2-5

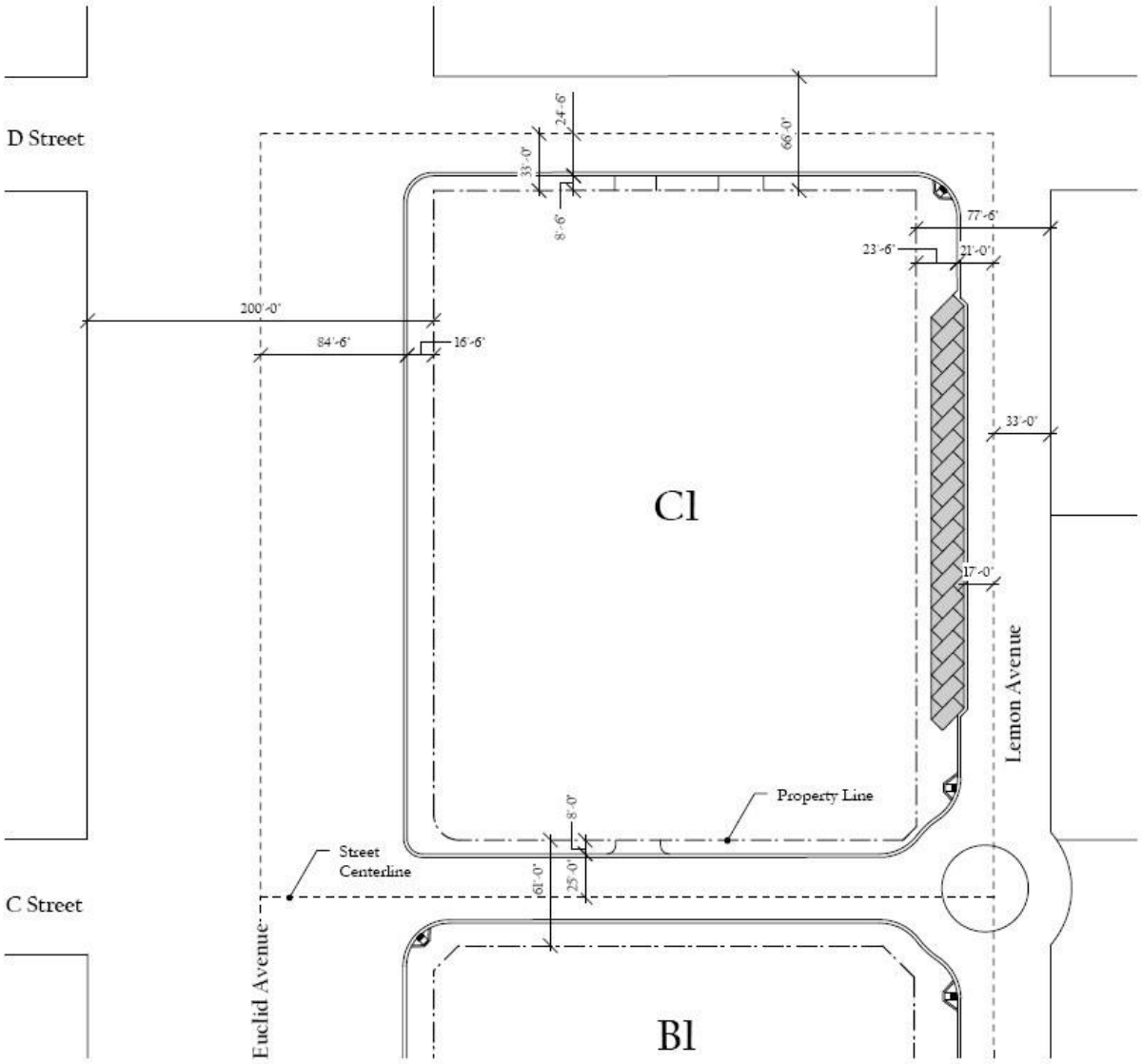


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Street Rights of Way/Property Lines - Block B1

Downtown Civic Center P.U.D.

Exhibit 382



Delete Exhibit

LEGEND

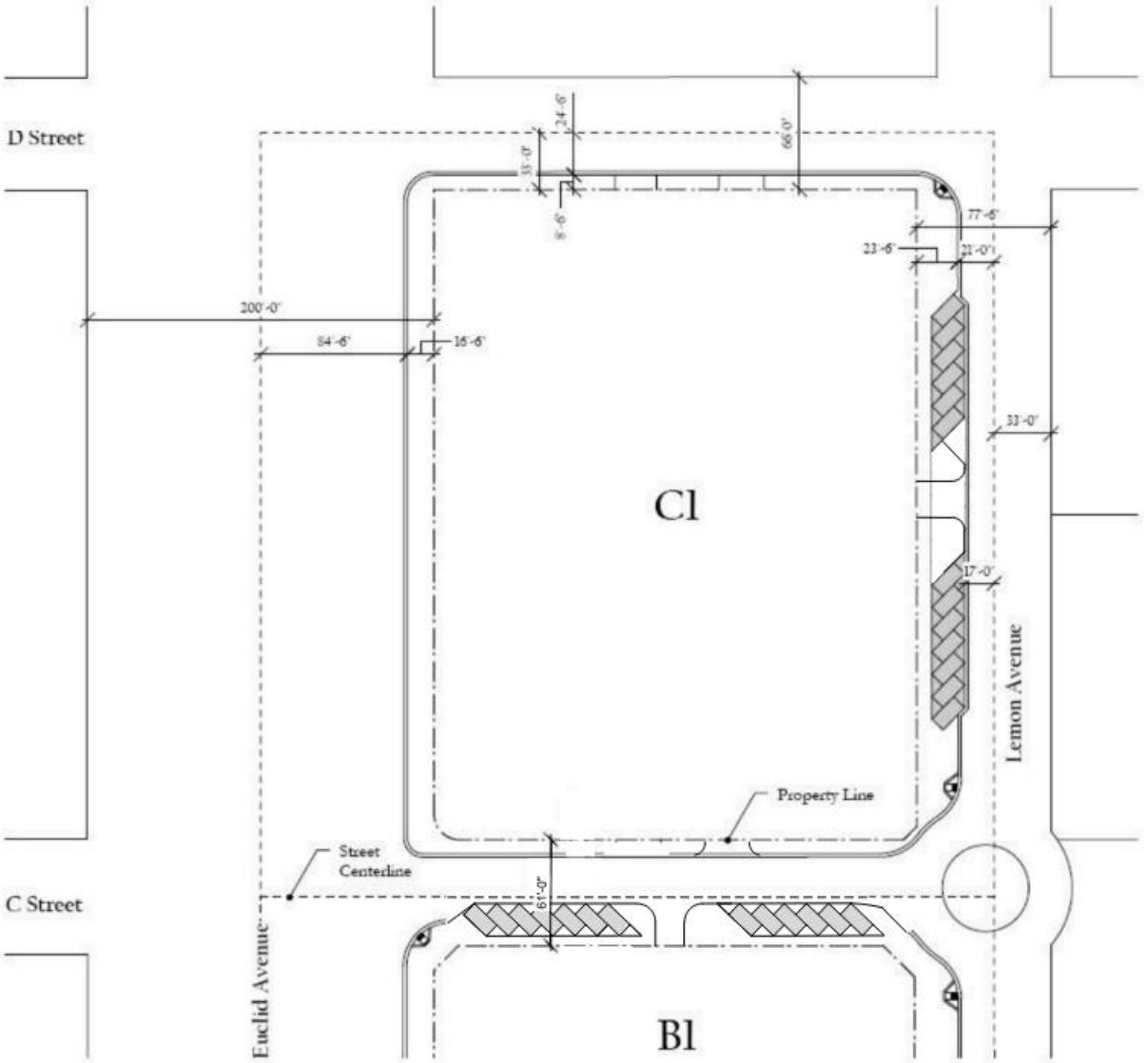
Conceptual angled parking layout

not to scale

Exhibit 2-6

Street Rights of Way/Property Lines - Block C1

Downtown Civic Center P.U.D.



LEGEND

Conceptual angled parking layout

not to scale

Street Rights of Way/Property Lines - Block C1

Downtown Civic Center P.U.D.

Exhibit 384

2.1.2 INTENSITIES

- Total building area of commercial uses at Blocks A1 and C1 shall not exceed a 0.4 floor area ratio, based on the net site area
- Residential units in Block A1 shall be developed at a density of 45 to 65 dwelling units/acre
- Residential units in Block C1 shall be developed at a density of 45 to 65 dwelling units/acre
- The total floor area ratio (as defined in the Ontario Development Code) for all development in each block shall not exceed 2.7

2.1.3 SIMILAR USES

Other land uses may be allowed, provided that the Zoning Administrator or his or her designee makes a finding that such other use is similar to or no more objectionable than those uses listed in Table 2-1.

2.2 CIVIC PLAZA (BLOCK B1)

Block B1 will be developed as a public plaza area, with 2 restaurant/retail pads at the northwest and southwest corners. The open plaza will contain decorative hardscape and landscape elements, along with seating and possibly other pedestrian amenities, to provide passive recreation opportunities for downtown area employees and shoppers and function as a visual window and pedestrian linkage into the civic center area. The Bank of Italy building, located at the southwest corner of Block B1, is considered historically significant and will be preserved/rehabilitated to enable occupancy by a restaurant and/or other businesses targeting local workers, shoppers, and residents. A new building will be constructed at the northwest corner, also to provide space for businesses catering to local shopping, dining and possibly entertainment opportunities. Outdoor dining areas may be established adjacent to each of the commercial buildings. On-site surface parking will not be permitted unless a parking demand/supply study indicates there is insufficient on-street parking or other nearby public parking resources. This is intended to maintain the open character and public plaza functions of this block.

Pursuant to the Ontario Development Code, a Development Plan shall be submitted for approval of a site plan, landscaping, parking, building footprints, architectural style, materials and colors, signs, public amenities, street trees, streetlights and public furniture.

2.2.1 PERMITTED USES

- Restaurants only on the ground floor; however, sales and professional offices (excluding medical services) are permitted as interim uses. On the second floor, all commercial uses allowed in the Mixed Use District are permitted
- Outdoor public recreation and civic activities
- Surface parking for public use

2.2.2 INTENSITIES

- Ground floor commercial uses shall not exceed a total of 10,000 square feet; second floor space shall not exceed 5,000 square feet
- Surface parking, if required, shall not cover more than 10 percent of the net site area

2.3 APARTMENTS (BLOCK A2)

This block will be developed with high quality, attached rental housing units, with 3 levels of housing over a partially underground parking structure that is screened to minimize visual impacts. Indoor and outdoor recreation amenities will be provided in one common area serving all residents. One and 2-bedroom floor plans will meet a variety of household lifestyle preferences. These homes will provide opportunities for people who work in the downtown area and cannot afford or prefer not to buy a home, to live within walking or biking distance of their jobs.

2.3.1 PERMITTED USES

- Multiple-family dwellings (i.e. apartments)
- Home occupations, in accordance with the Ontario Development Code
- Small, domesticated animal keeping, with a maximum combination of 2 cats, dogs and/or other small domesticated animals
- Outdoor and indoor recreation facilities and amenities for use by on-site residents and their guests
- Structured vehicle parking

2.3.2 INTENSITY

- Up to 65 dwelling units/acre, not to exceed a total of 160 units

2.4 TOWNHOMES (BLOCKS A3 AND A4)

Cherry Avenue will be vacated and Blocks A3 and A4 will be merged into a single development site. It will contain groupings of attractively designed, attached dwellings that will provide opportunities for work force housing in the downtown area. Two levels of living space will be built over ground floor garages, in a 3-story 'walk-up' configuration for all units. A ground-level common area will provide outdoor and indoor recreation amenities for all residents.

2.4.1 PERMITTED USES

- Multiple-family dwellings, with attached two-stall garages (includes "for sale" and "for rent" dwellings)
- Home occupations, in accordance with the Ontario Development Code

- Household pets, limited to a maximum of 3 animals
- Private and common outdoor and indoor recreation amenities for use by on-site residents and their guests
- Small family day care facilities, in accordance with the Ontario Development Code

2.4.2 INTENSITY

- 25-35 dwelling units/acre, not to exceed 140 total dwelling units

3.0 REGULATIONS FOR DEVELOPMENT

This section sets forth standards to govern the placement, height and bulk of permitted buildings and other structures, to establish locational criteria for vehicular access to development sites, to establish parking and loading requirements, to specify minimum requirements for recreational amenities for residential uses, outline sign standards for commercial uses and identify historic preservation features to be incorporated into Development Plans. Unless otherwise stated herein, all development within the project area shall meet the applicable standards and requirements of the Ontario Development Code.

3.1 COMMERCIAL/RESIDENTIAL MIXED USE (BLOCKS A1 AND C1)

3.1.1 BUILDING ENVELOPE

- Commercial, public safety, and/or academic uses shall be on the ground floor level.

- Residential units shall be located primarily on the second floor and higher levels. Residential units may be located on the ground floor behind commercial units which front Euclid Avenue.

- Structured parking for residential uses shall be underground or on the upper levels of a parking structure facility, and parking for other uses shall be at ground level.

- Total building height (to flat roofline) shall not exceed 50 feet above the highest existing sidewalk elevation. Architectural projections, such as parapets, roofed towers and gable roofs, or elevator towers may extend up to ~~60~~65 feet above the highest existing sidewalk elevation. Any rooftop mechanical, venting or communications equipment shall be built within or otherwise screened by the roof structure, so that they do not project above parapets and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet, measured from existing grade.

- Buildings along Euclid Avenue (Block C1) and Holt Avenue (Block A1) shall be placed at the edge of the public right-of-way. Buildings sited along the other frontages of Block C1 shall have the minimum setbacks shown on Exhibits 3-1 and 3-2, and as specified in Table 3-1. Building setbacks and projections therefrom for Block A1 shall be specified in the Development Plan submitted for that block. Awnings, canopies, residential balconies, commercial signs, and decorative architectural elements may encroach into the public rights-of-way, as specified in Table 3-1.

- A minimum 6-foot wide clear area shall be maintained for pedestrian circulation within the public right-of-way. This may be reduced to 4 feet in width adjacent to City-approved outdoor dining facilities or tree grates.

- Any yard areas provided between the main building and the adjacent right-of-way may be finished with a hardscape or with landscape elements. Landscaping shall include materials selected from the master plant palette described in Table 4-1 herein.

- Above ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area,

and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer Director.

3.1.2 VEHICULAR ACCESS AND PARKING FACILITIES

- For Block A1, vehicular access shall be limited to no more than 2 locations along Lemon Avenue and no more than 2 on B Street, as approved by the City Engineer
- For Block C1, vehicular access shall be limited to one location on "C" Street, one location of Lemon Avenue, and no more than 2 locations on D Street, as approved by the City Engineer
- All parking required to meet the quantitative standards set forth in Section 3.1.3 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.
- Angled parking spaces shall be incorporated into the western side of Lemon Avenue and both sides of "B" Street, as approved by the City Engineer

3.1.3 PARKING SUPPLY AND DESIGN

- Commercial: Minimum 1 space/250 square feet gross floor area for all permitted or conditionally permitted uses.
- Residential Condominiums: 1.2 spaces/bedroom, including guest parking
- Standard~~, compact~~ and~~/or~~ tandem parking spaces are permitted. ~~Compact spaces may comprise up to 20 percent of the total spaces and tandem~~Tandem spaces may comprise up to 20 percent of the total spaces, if supported by a parking study approved by the Planning Director. All pairs of tandem spaces shall be assigned to the same dwelling unit. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-9).
- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in Division 6.03 (Off-Street Parking and Loading) of the Ontario Development Code. Standard dimensions for the structured parking areas shall be as shown in Exhibit 3-9.
- A parking management plan shall be submitted for Planning Director approval, prior to issuance of building permits. This plan shall justify the mix and sizing of compact and tandem spaces, shall indicate how the residential parking will be restricted to avoid overflow into the commercial parking area, and shall ensure that tandem parking spaces will be assigned to residents of the same homes.
- Parking spaces shall not obstruct access to building entrances, trash storage areas or loading areas

3.1.4 RESIDENTIAL RECREATION AREA

- Private outdoor open space (balconies) shall be provided for at least 90 percent of all homes. At least 80 percent of all balconies shall have a minimum dimension of 6 feet and the

remainder shall have a minimum dimension of 3 feet. The average area of all balconies shall be 56 square feet. The minimum area for a balcony shall be 50 square feet.

- Common open space/recreation amenities shall be provided on the podium or ground level of the project, at a minimum ratio of 200 square feet per dwelling unit. This may include a combination of passive and active, indoor and outdoor spaces, and landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common recreation area.

3.1.5 SERVICE FACILITIES

- Loading/Unloading areas shall be provided on site, at the ground level, adjacent to commercial buildings. One such area shall be provided for each building 7,500 square feet GFA or larger. Design shall be as approved by the Planning and Public Works Directors.

- Loading/Unloading for residential uses shall be limited to the C ~~and D~~ Street and Lemon Avenue frontages.~~,~~ Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the City Engineer.

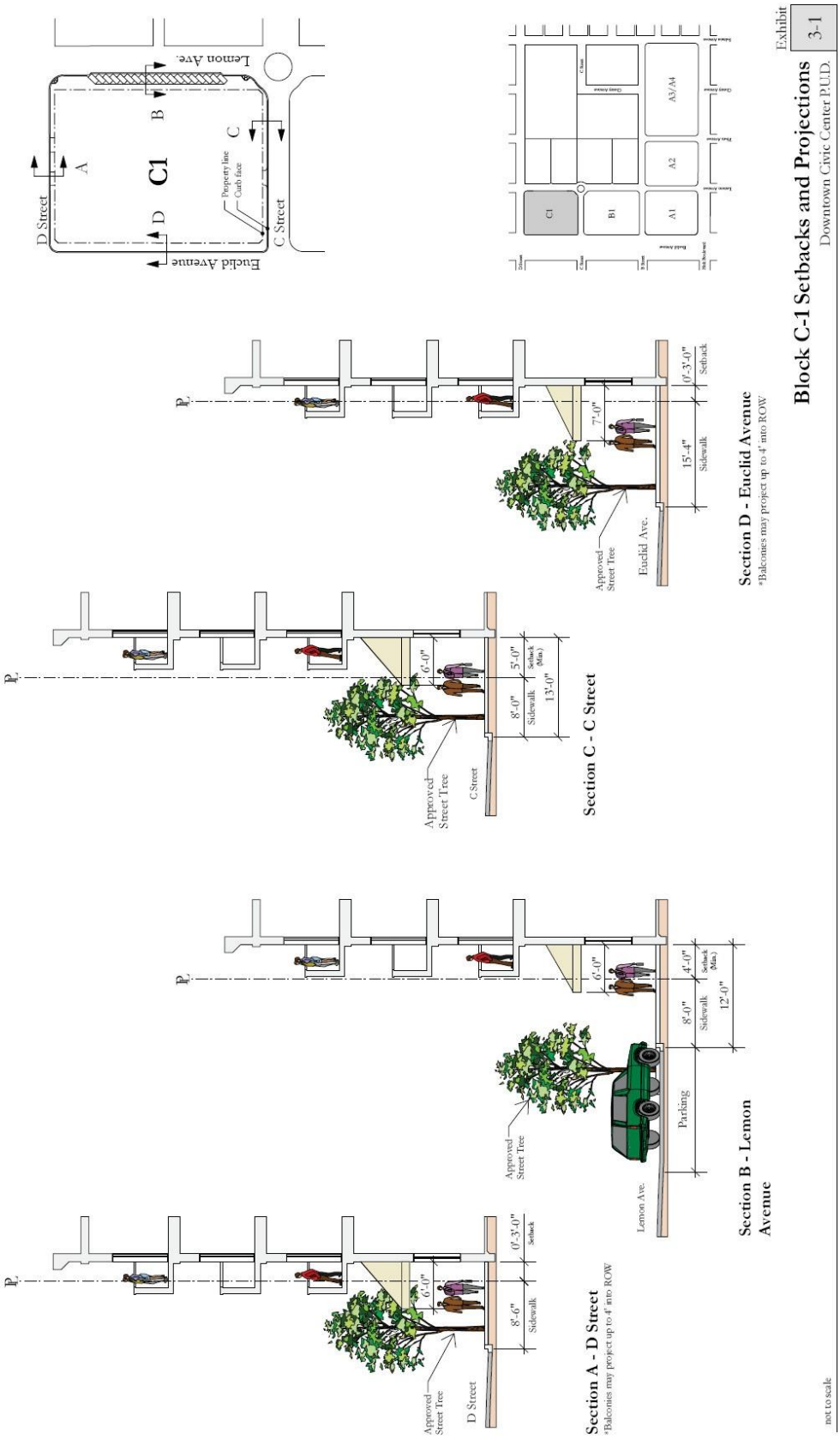
- Trash receptacles/recyclable container storage areas ~~shall~~ may be provided for all commercial and residential uses, within the ground floor parking structure area. Commercial trash/recyclable receptacles that are located within the ground floor parking structure area shall be partially enclosed and residential receptacle/storage areas shall be fully enclosed, to house the outlet of the trash chute system required for the condominium levels. Such receptacle/storage area may receive trash from commercial and residential sources. Locations, sizes and design of such areas shall be readily accessible by trash disposal company equipment and work crews, as approved by the Planning and Public Works Directors, in consultation with the trash disposal vendor.

3.1.6 SIGNS

- A Master Sign Program for each block shall be submitted for approval by the Planning Director, prior to issuance of a building permit. The sign program shall be consistent with the Downtown Ontario Design Guidelines, and shall include tenant signs, pedestrian signs, directional signs, historical markers, etc.

3.1.7 LANDSCAPE PLAN

- A detailed landscape plan shall be submitted with the Development Plan, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table ~~Section~~ 4.1 herein.

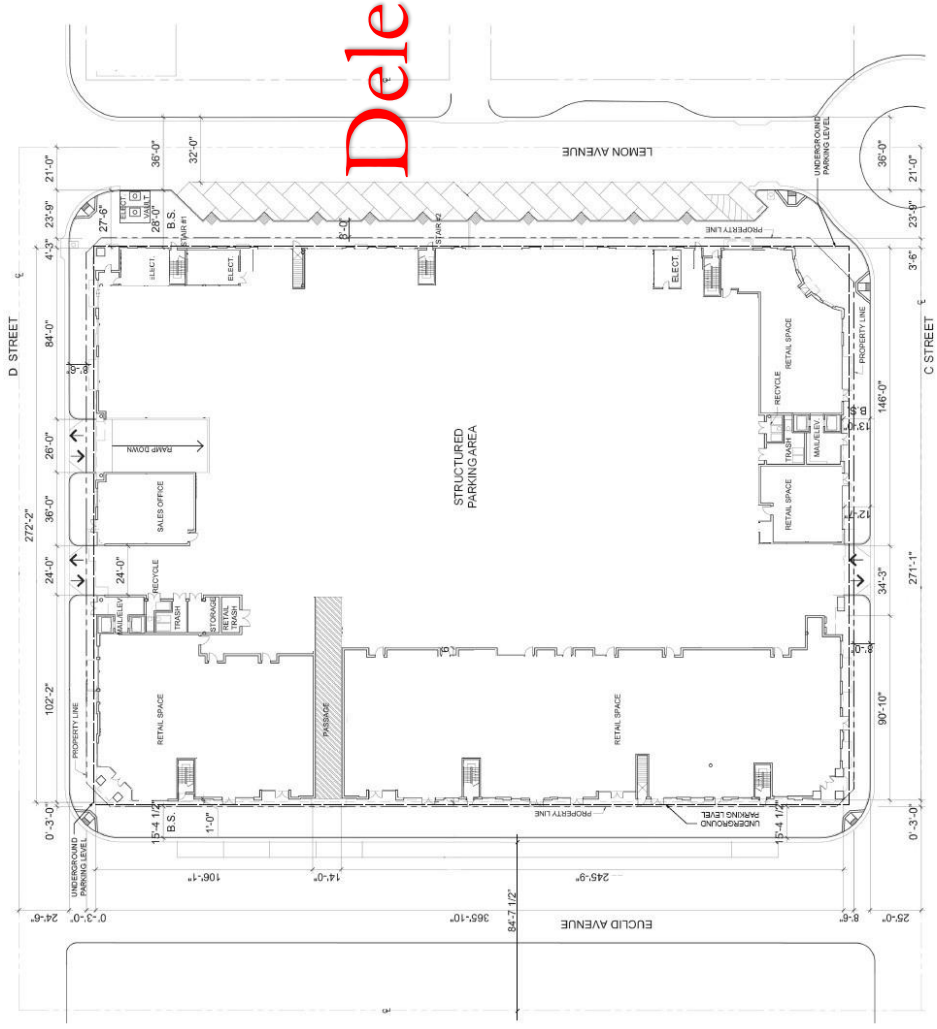

Exhibit 3-1
Block C-1 Setbacks and Projections
Downtown Civic Center P.U.D.
Lemon Ave.
Euclid Avenue
D Street
C Street
A
B
C
D
C1
Property line
Curb face
A3/A4
A2
A1
B1
C1
Section D - Euclid Avenue
*Balconies may project up to 4' into ROW
0'-3'-0" Setback
7'-0"
15'-4" Sidewalk
Approved Street Tree
Euclid Ave.
Section C - C Street
5'-0" Setback (Max.)
6'-0"
8'-0" Sidewalk
13'-0"
Approved Street Tree
C Street
Section B - Lemon Avenue
4'-0" Setback (Max.)
6'-0"
8'-0" Sidewalk
12'-0"
Parking
Approved Street Tree
Lemon Ave.
Section A - D Street
*Balconies may project up to 4' into ROW
0'-3'-0" Setback
6'-0"
8'-6" Sidewalk
Approved Street Tree
D Street
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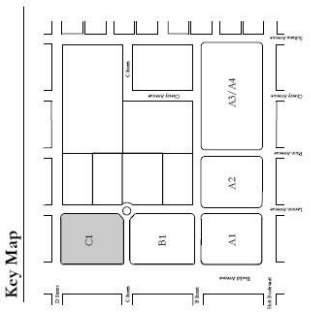
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Exhibit 3-2

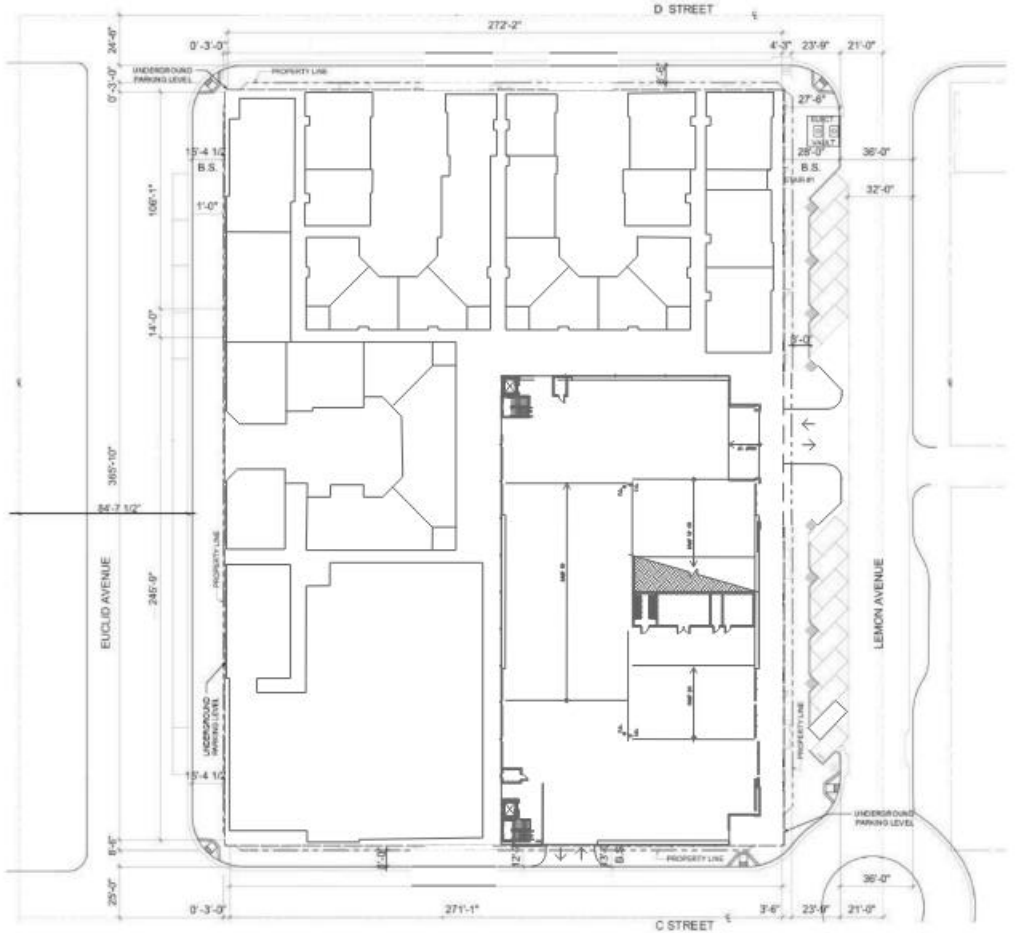
Building Envelope - Block C1

Downtown Civic Center P.U.D.

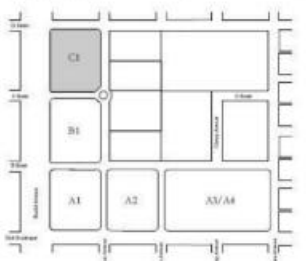




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Key Map



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Exhibit 3-2

Building Envelope - Block C1

Downtown Civic Center P.U.D.

3.2 CIVIC PLAZA (BLOCK B1)

3.2.1 BUILDING ENVELOPE (COMMERCIAL PADS ONLY)

- Buildings may be one or 2-story, not to exceed 35 feet high, measured from highest adjacent existing sidewalk elevation. Architectural projections may extend up to 45 feet high.

- Buildings may be built up to the Euclid Avenue, B Street and C Street rights-of-way. Any building shoring shall not extend into the public right-of-way.

3.2.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to no more than 2 locations on Lemon Avenue and one on B Street, as approved by the City Traffic Engineer.

- Vehicle parking on site shall be located along Lemon Avenue

- Parking shall cover no more than 25 percent of the net site area

3.2.3 PARKING SUPPLY AND DESIGN

- The number of vehicle parking spaces provided on site shall be determined in a parking demand/supply study included as a supporting document for the Development Plan submitted for Block B1. Space and aisle dimensions shall be in accordance with the standards set forth in the Ontario Development Code. Canopy trees shall be provided within the parking area, as approved by the City's Landscape Planner.

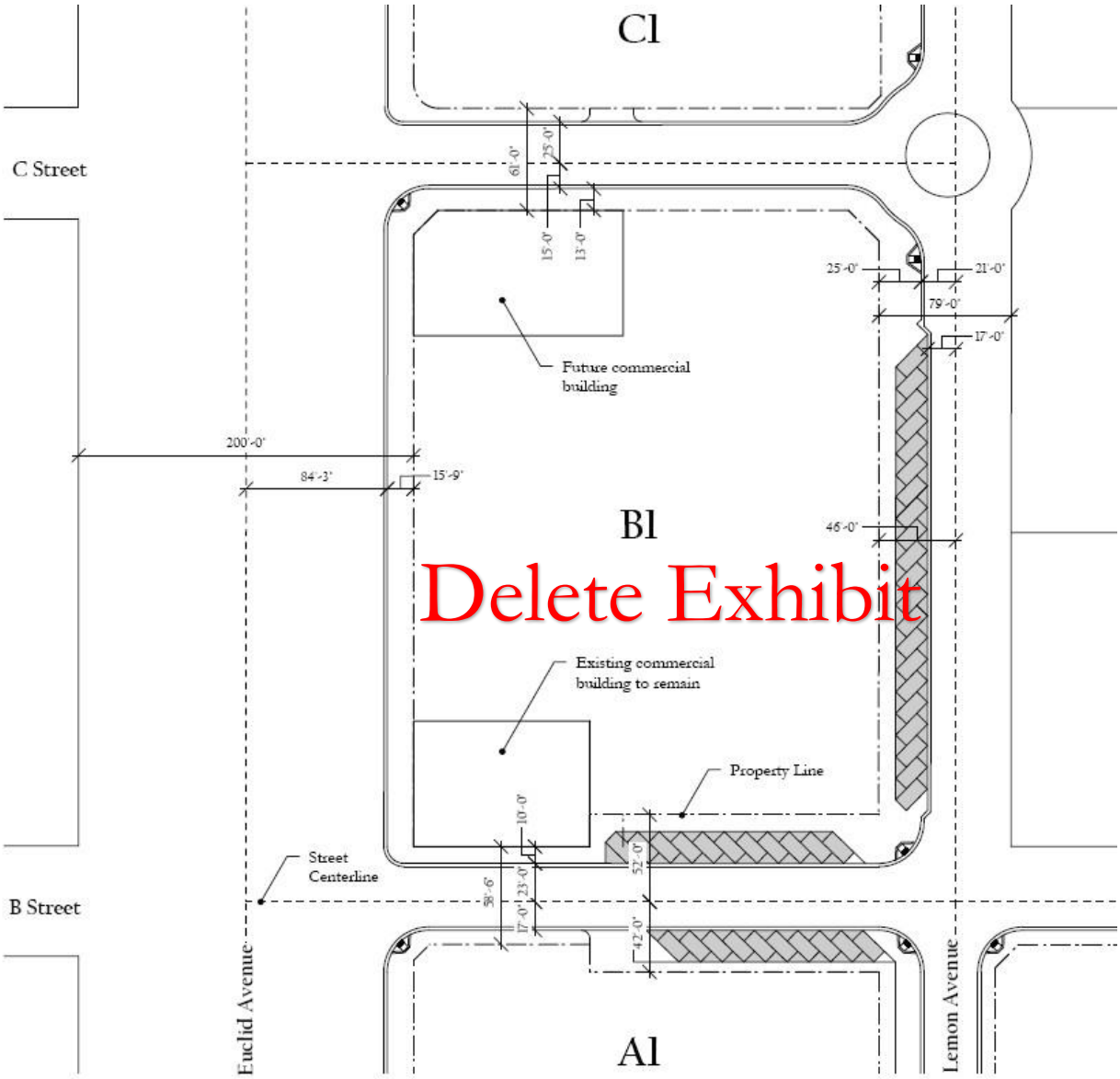
3.2.4 SERVICE FACILITIES

- Loading/unloading for the commercial sites shall be limited to the B and C Street frontages. Location, signage and any hourly restrictions for such areas shall be approved by the Planning and Public Works Directors.

- A decorative trash enclosure, with 4 sides and a partially enclosed roof element, shall be provided within the vehicle parking area. This shall be sized to provide sufficient trash receptacle/recyclable container storage for both commercial buildings. Materials, style and colors shall be compatible with the architectural elements of the 2 commercial buildings and consistent with the traditional downtown theme for the downtown area. The trash enclosure design shall be approved by the Planning and Public Works Directors.

3.2.5 SIGNS

- A master sign program for all private and public signs shall be submitted for approval by the Planning Director, prior to issuance of a building permit. All signs shall be consistent with the Downtown Ontario Design Guidelines.

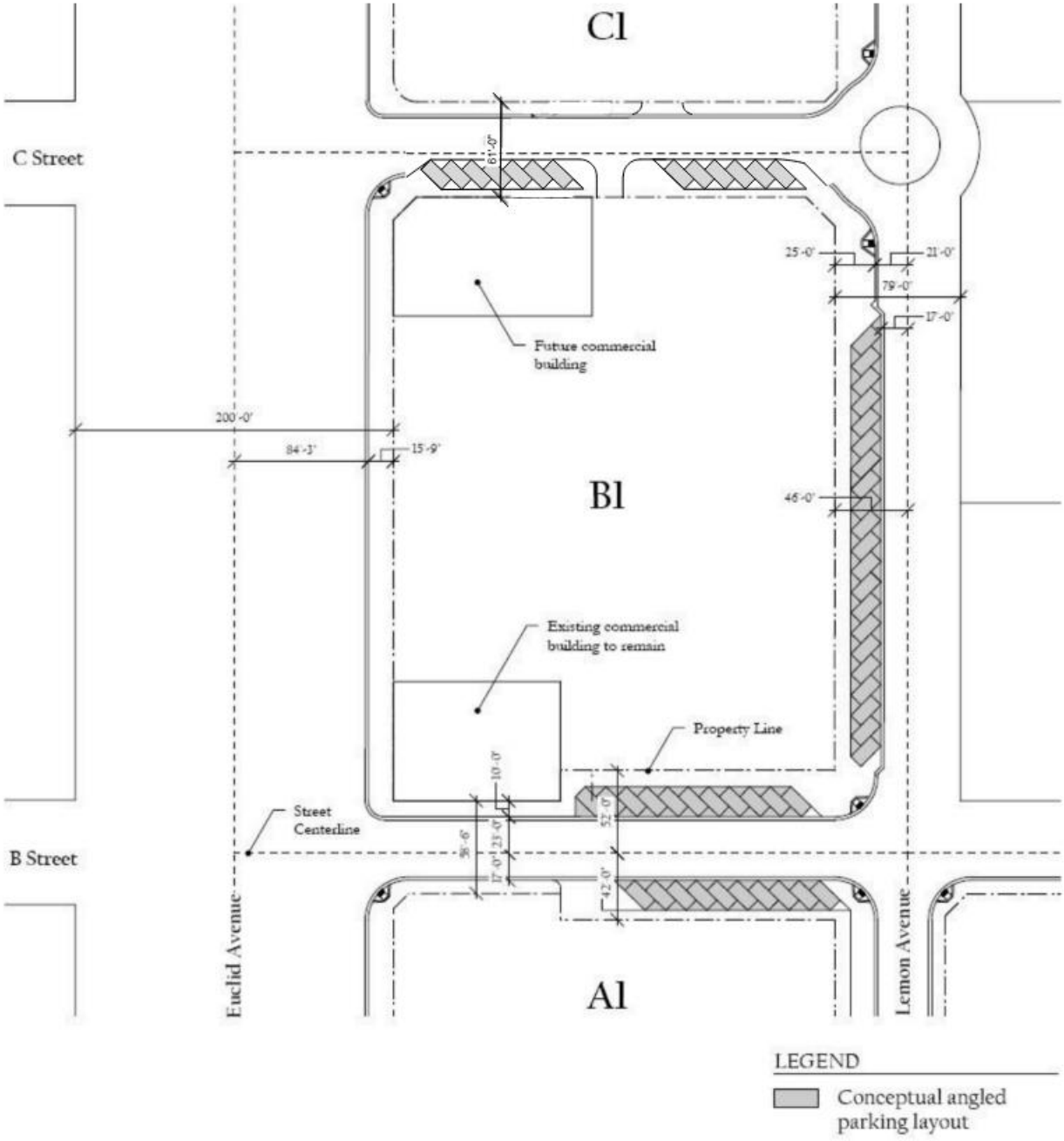


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Exhibit 3-3

Conceptual Building Envelope - Block B1

Downtown Civic Center P.U.D.



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Conceptual Building Envelope - Block B1

Downtown Civic Center P.U.D.

Exhibit 397

3.3 APARTMENTS (BLOCK A2)

3.3.1 BUILDING ENVELOPE

- Structured parking shall be built in a semi subterranean manner, to minimize the exposure of concrete exteriors along adjacent streets

- Up to 3 levels of residential over structured parking, provided that total maximum building height, measured from the highest sidewalk elevation to the main roof line, does not exceed 50 feet. Architectural projections such as elevator towers or other focal elements may extend up to 60 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.

- Building setbacks shall be in conformance with the specifications illustrated on Exhibit 3-3 and 3-4, and as set forth in Table 3-1. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area; provided, they are fully screened in accordance with Section 4.3.1 herein. Corner elements may extend closer to the right-of-way line as specified in Table 3.2.

- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant list set forth in Section 4.1 herein.

- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the City Engineer.

3.3.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to one location on Lemon Avenue and one on Plum Avenue, as approved by the City Traffic Engineer, (see Exhibit 3-10).

- All resident parking required to meet the quantitative standards set forth in Section 3.3.4 shall be provided on site. Inoperable vehicles shall not be stored in any parking area.

- Resident parking shall be provided in a semi-subterranean parking structure, with secured access to prevent use by non-residents. Guest/visitor parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited.

3.3.3 OUTDOOR RECREATION AND YARDS

- Private outdoor open space shall be provided for each apartment, with a minimum dimension of 5 feet and a minimum area of 50 square feet

- Common open space/recreation amenities shall be provided on the podium level of the project. This may include a combination of passive and active, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area

does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor recreation areas shall comprise a minimum of 80 percent of the total common area.

3.3.4 PARKING SUPPLY AND DESIGN

- One and one-half space for each one-bedroom unit and 2 spaces for each 2-bedroom unit, for residents.

- A combination of standard, compact and tandem spaces may be provided. Compact spaces may comprise up to 31 percent of the total spaces, if supported by a parking study approved by the Planning Director. Tandem-parked spaces may comprise up to 28 percent of the total, if supported by a parking study approved by the Planning Director.

- Parking space dimensions, drive aisles, etc. shall generally conform to the design standards set forth in the Ontario Development Code, except as shown in Exhibit 3-10. A tandem space is defined as the smaller of 2 parking spaces, paired end-to-end, which is blocked by the standard-size space (see Exhibit 3-10).

- Each pair of spaces to be parked in tandem shall be assigned to the same apartment unit, as controlled by the property manager.

3.3.5 SERVICE FACILITIES

- Loading/unloading for residential uses and trash pickup service shall be limited to adjacent street frontages. Location, signage and any hourly restrictions to be imposed on such areas shall be approved by the Planning Director and the City Engineer

- At least 2 trash /recyclable container storage areas shall be provided within the parking structure area. Such areas shall be fully enclosed and readily accessible by trash disposal company equipment and work crews. Locations, sizes and design of such areas shall be approved by the Planning Director and the City Engineer, in consultation with the trash disposal vendor.

3.3.6 LANDSCAPE PLAN

A detailed landscape plan shall be submitted with the Development Plan for this block, specifying all landscape and hardscape elements of the common open space area, as well as the perimeter yards abutting the street rights-of-way, and all street trees. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate ~~appropriate elements of~~ the master plant palette for this PUD, set forth in Table 4.1 herein.

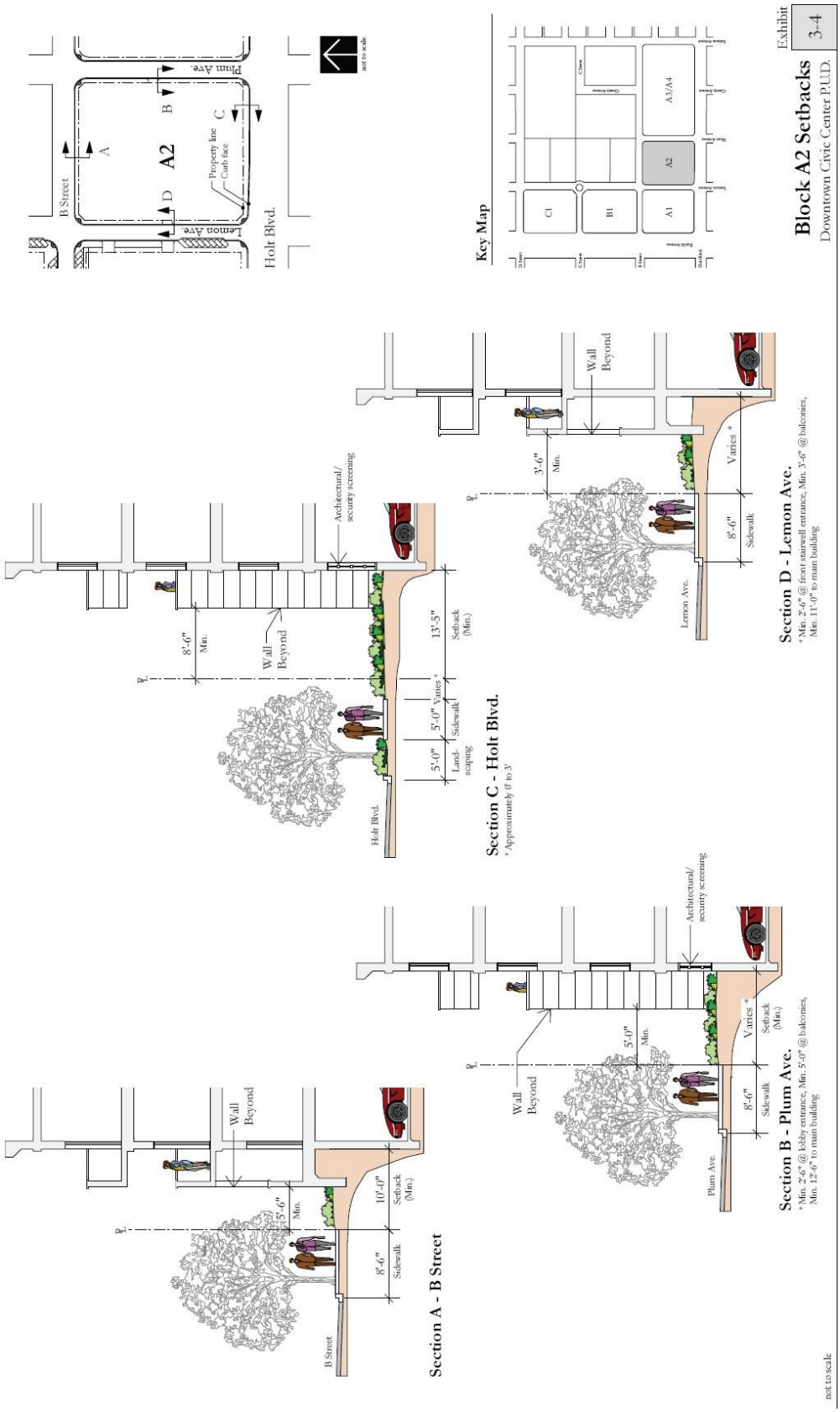
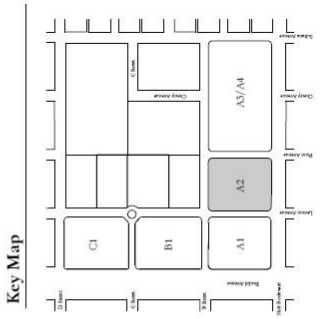
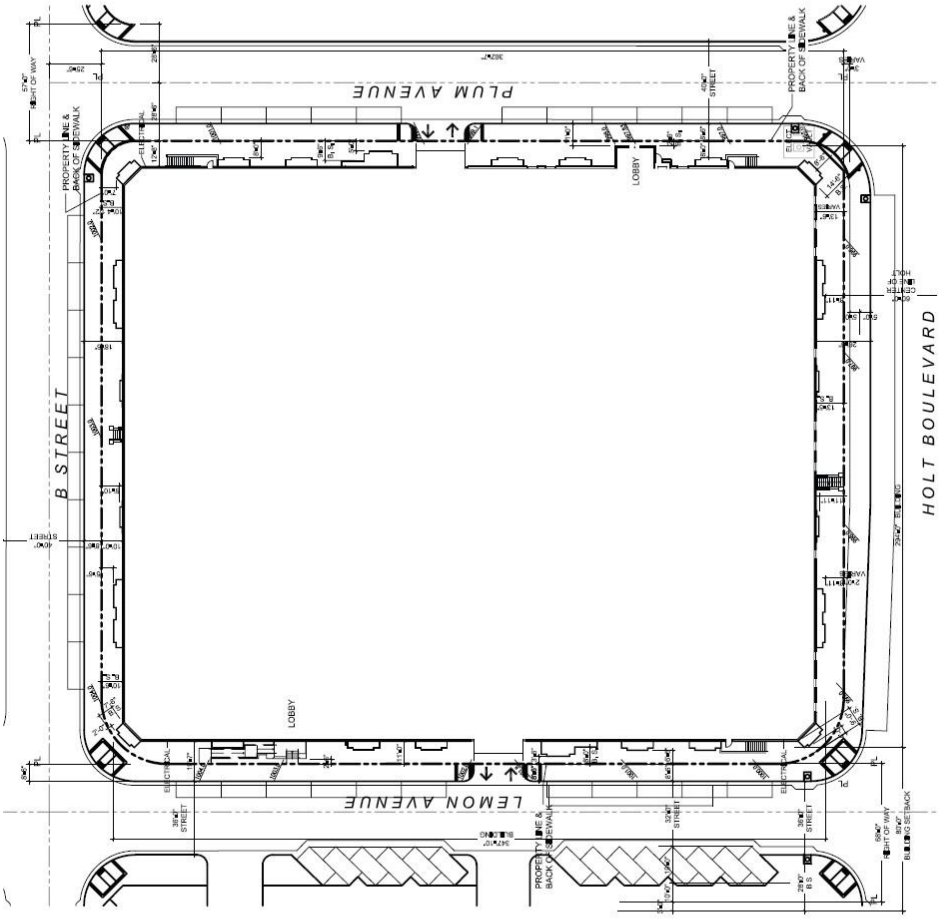

Exhibit 3-4
Block A2 Setbacks
Downtown Civic Center PUD.
Key Map
C1
B1
A1
A2
A3/A4
B Street
Plum Ave.
Lemon Ave.
Holt Blvd.
A2
Property line
Curb face
Section A - B Street
Section B - Plum Ave.
* Min. 2'-6" @ lobby entrance, Min. 5'-0" @ balconies, Min. 12'-6" to main building
Section C - Holt Blvd.
* Approximately 0' to 3'
Section D - Lemon Ave.
* Min. 2'-6" @ front stairwell entrance, Min. 3'-6" @ balconies, Min. 11'-0" to main building
Wall Beyond
Architectural/ security screening
Sidewalk
Landscaping
Setback (Min.)
Varies *
not to scale

Exhibit 3-5

Building Envelope - Block A2

Downtown Civic Center PUD.





not to scale

3.4 TOWNHOMES (BLOCKS A3/A4)

3.4.1 BUILDING ENVELOPE

- Buildings shall not exceed 3 stories, with rooflines reaching a maximum height of 40 feet above the highest existing adjacent sidewalk elevation. Architectural projections, chimneys, etc. may extend up to 45 feet high. Any rooftop mechanical equipment shall be built within or otherwise screened by the roof structure, so that they do not project above the roofline of the building and are not visible from any public rights-of-way or neighboring buildings. Temporary construction and/or maintenance machinery shall not exceed a height of 122 feet from existing grade.

- Building setbacks shall be in conformance with the specifications specified in Table 3-2, and illustrated on Exhibits 3-5 and 3-6. Please note that the minimum setback dimensions shown are not intended as a uniform standard along any street frontage. Corner buildings may have smaller setbacks than mid-block building elements and some undulation in building faces is desired to create a sense of movement, particularly along Holt Boulevard. Residential balconies may project into required setback areas up to 5 feet beyond the main building face. Ground-level mechanical equipment, utility closets, etc., may be placed within the required setback area as specified in Table 3-1, provided they are fully screened in accordance with Section 4.3.2 herein.

- All perimeter yards abutting street rights-of-way shall be landscaped with a uniform palette of materials, in accordance with the master plant palette set forth in Table 4.1 herein.

- Above-ground utility closets, electrical transformers, backflow prevention devices, fire department connections and similar items may be placed anywhere within a perimeter yard area, and may require screening measures, as approved by the Planning Director. Underground utility enclosures, such as electrical transformer vaults, may be placed within the street right-of-way, subject to approval by the Public Works Director.

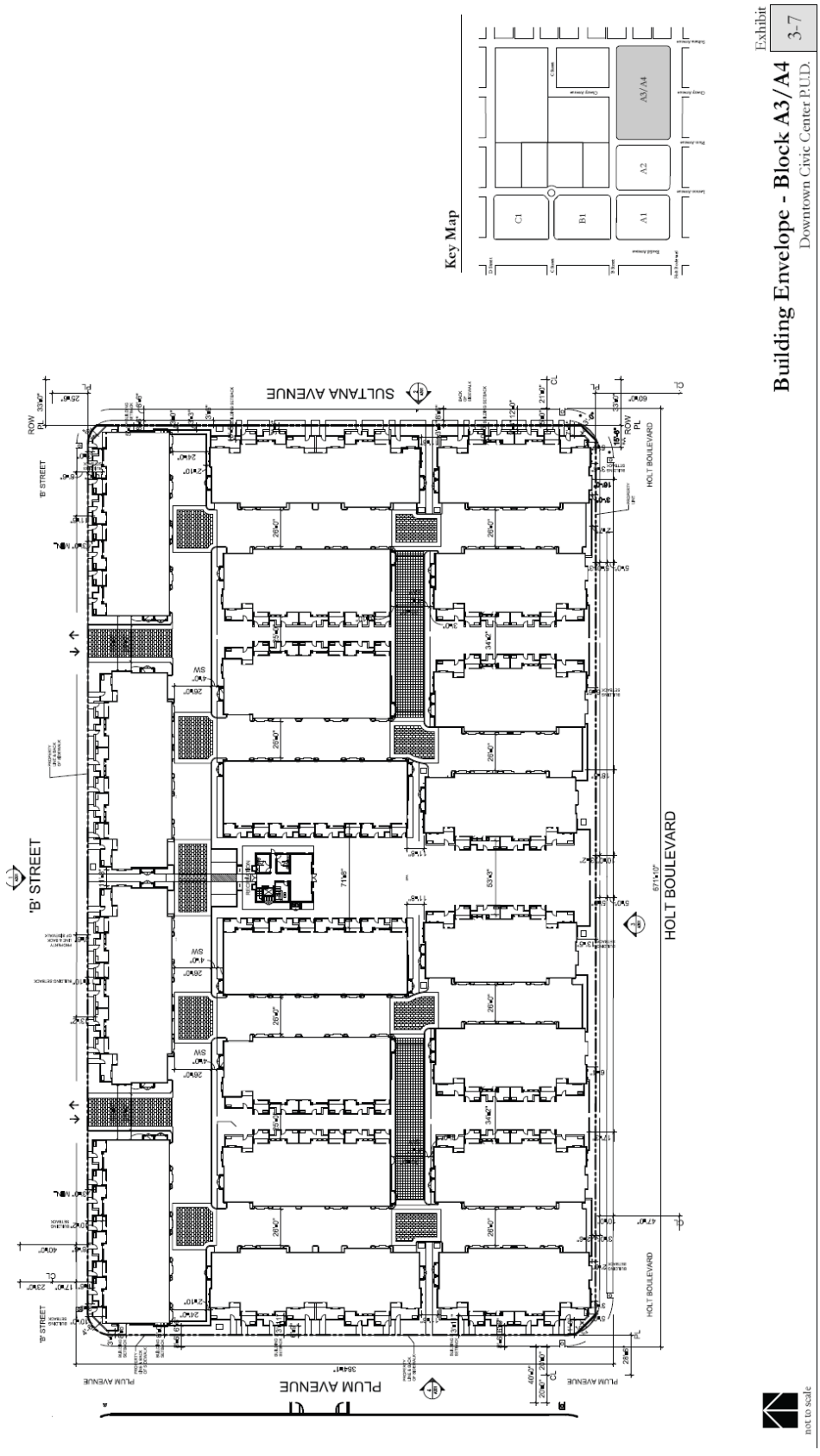
3.4.2 VEHICULAR ACCESS AND PARKING FACILITIES

- Vehicular access shall be limited to 2 locations on B Street. Drive width, length and locations shall be as approved by the City Traffic Engineer.

- Resident parking shall be provided in fully enclosed garages, directly attached to each dwelling unit. Guest parking is not required on site; adjacent on-street parking is considered sufficient. Parking along Holt Boulevard shall be prohibited. Inoperable vehicles shall not be stored anywhere on premises or on any street.

- Space within each garage shall be provided for trash containers; this shall not encroach into space required for vehicle parking.

Exhibit 3-6
Block A3/A4 Setbacks
Downtown Civic Center PUD.
Key Map
C1
B1
A1
A2
A3/A4
Crane
B Street
Holt Blvd.
Sultana Ave.
Plum Ave.
A3/A4
Property line
Curb face
* Refer to exhibit 3-8 for corner unit setbacks
not to scale
Section B - Sultana Ave.
42" high patio wall (max.)
10'-6"
Bldg. Setback
3'-0"
3'-6"
8'-6"
Sidewalk
Sultana St.
Section D - Plum Ave.
42" high patio wall (max.)
13'-6"
6'-0"
Landscaping
Plum Ave.
Section A - B Street
42" high patio wall (max.)
10'-0"
3'-0"
Land-scaping
B Street
Section C - Holt Blvd.
*Min. 5'-6" - however, corner building setback may be reduced to 2'-6"
6' high alley screen wall (max.)
Varies*
Min.
5'-0"
Holt Blvd.
not to scale


Exhibit 3-7
Building Envelope - Block A3/A4
Downtown Civic Center P.U.D.
Key Map
A3/A4
A2
A1
B1
C1
SULTANA AVENUE
'B' STREET
HOLT BOULEVARD
PLUM AVENUE
not to scale

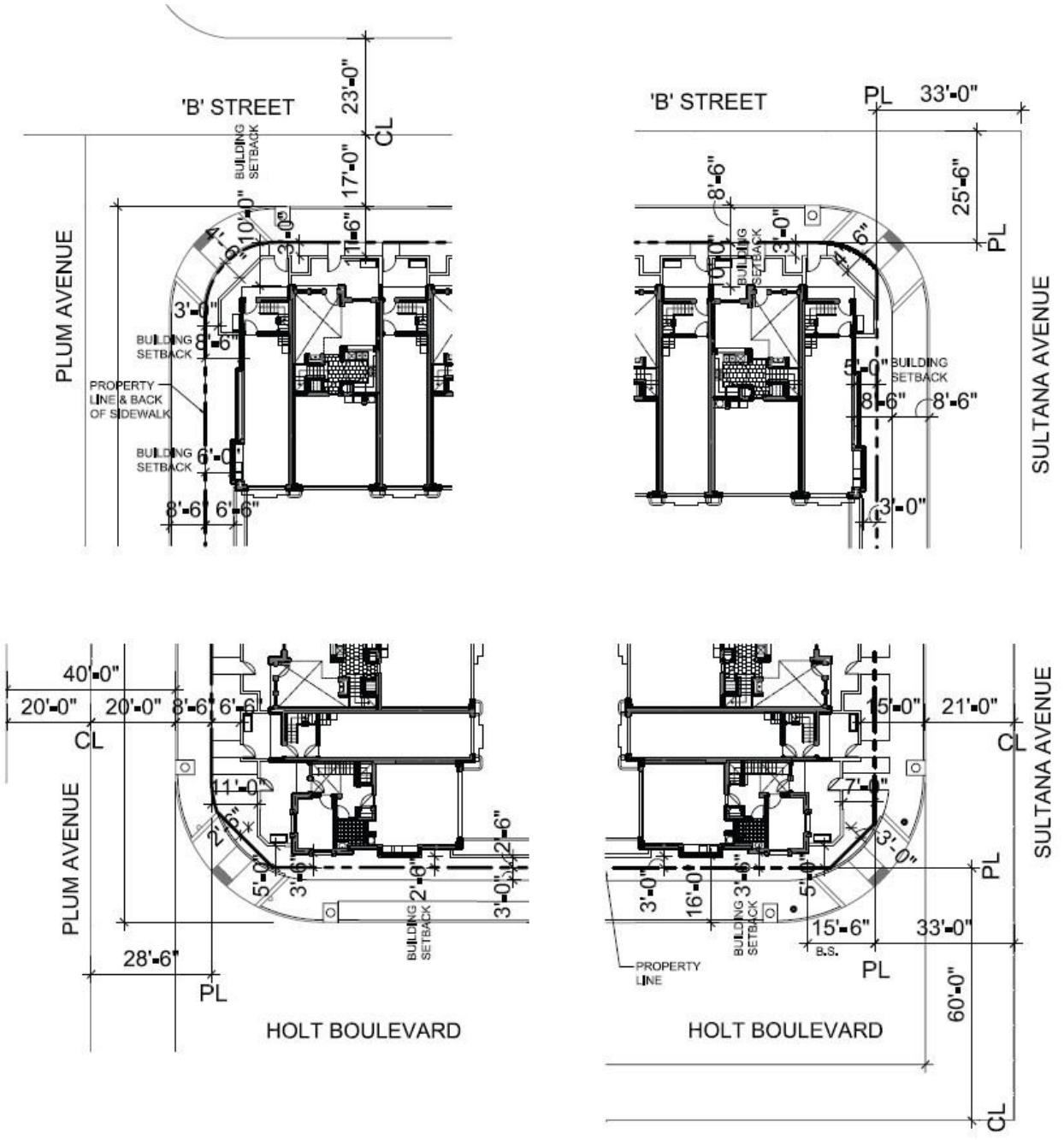


Exhibit 3-8

Corner Unit Setbacks - Block A3/A4

Downtown Civic Center P.U.D.

3.4.3 OUTDOOR RECREATION AREA

- A private, fenced, ground level outdoor open space/recreation area shall be provided for each home. Each such space shall have a minimum dimension of 7 feet and a minimum area of 90 square feet, except for the corner units at "B" St./Plum Ave. and "B" St./Sultana Ave, which shall have a minimum area of 50 square feet.

- Common open space/recreation amenities shall be provided in a central location to facilitate access by all residents. Such amenities may be comprised of active and passive, indoor and outdoor spaces, landscaped and hardscaped ground surfaces, and shall include an outdoor pool. Such common area does not include walkways and corridors between buildings, areas occupied by utility equipment or any perimeter yards abutting the public right-of-way. Outdoor spaces shall comprise a minimum of 80 percent of all common recreation area.

3.4.4 PARKING SUPPLY AND DESIGN

- Two spaces per unit

- Standard, side-by-side parked garages shall have a minimum clear floor area of 19'10" wide x 19'10" long. Openings shall be a minimum of 16 feet wide.

- Tandem-style garages (i.e. 2 spaces paired end-to-end) are permitted for up to 39 percent of the total homes, if justified by a parking study approved by the Planning Director. Each such garage shall have a minimum clear floor area of 11' wide x 36' long. Openings shall be a minimum of 9 feet wide.

3.4.5 FENCES, WALLS AND OTHER BARRIERS

- 42-inch high block walls with finish materials that are complementary to the materials of the townhomes shall be placed around all ground level patios facing streets.

- Up to 42-inch high brick or masonry walls, with a finish treatment that is complementary to the materials of the townhomes, shall be placed around all round-level patios. Walls may extend up to 6 feet in height between adjoining patios.

- Up to 6-foot high block walls with finish materials that are complementary to the materials of the townhomes shall be placed to screen all interior drives from public view.

3.4.6 SERVICE FACILITIES

- Loading/unloading for residents and trash pick-up services shall occur within the private alleys on site. Maximum time limits for such activities shall be restricted by private Covenants, Conditions and Restrictions to ensure adequate emergency vehicle access can be provided. On-street loading shall be prohibited.

3.4.7 LANDSCAPE AND WALLS PLAN

- A detailed landscape, irrigation and walls plan shall be submitted with the Development Plan for this block, specifying all landscape, hardscape and walls/fencing elements of

the private ground level patios and the common open space area, as well as the perimeter yards and alley screen walls abutting the street rights-of-way. The final plan shall also show the location of all ground level utility boxes and mechanical equipment, along with methods of screening such devices from the public right-of-way and adjacent residences, where possible. The landscape plan shall incorporate appropriate elements of the master plant palette for this PUD, set forth in Table 4-1 herein.

3.5 SUMMARY OF DEVELOPMENT STANDARDS

Tables 3-1 and 3-2, following, provide a summary of the quantitative development standards set forth in Sections 3.1 to 3.4.

3.6 ON-STREET PARKING, LOADING, VEHICULAR ACCESS AND BUS STOPS

On-street parking is provided throughout the project limits, as shown in Exhibit 3-11. This is a significant parking resource, as it will provide a majority of the guest parking opportunities for the apartments and townhomes in Blocks A2 and A3/A4. Loading areas for the condominiums in Blocks A1 and C1 and for the apartments in Block A2 must occur within the public streets, since there will be insufficient vertical clearance and maneuvering space within the parking structures for large trucks and other large delivery vehicles. Loading areas for each of these blocks will be determined by the Director of Public Works, in conjunction with approval of the Development Plan for each block. Potential driveway access locations for each block except B1 are shown on Exhibit 3-10. No driveways will be permitted on Block B1, unless a parking study prepared with the Development Plan for that block indicates that on-site parking is needed. All driveway locations and dimensions will be approved as part of the Development Plan for each block. Bus stops shown on Exhibit 3-10 are in their existing locations and, according to Omnitrans staff, these are expected to remain in these locations for the next several years, after relocation of the downtown transit center. Bus shelters and/or benches at these locations shall be provided in accordance with Omnitrans design criteria and approved as part of the overall Streetscape Master Plan, as required by Section 4.4.2 herein.

Table 3.1: Building Intensities, Access, Parking and Recreation Area Standards

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
Intensities	Commercial: 0.4 FAR, max. 36,000 sq. ft. gross floor area. Residential: 45-65 du/ac; max. combined FAR of 2.7.	Max. 65 du/ac; max. 160 apartments	25-35 du/ac; max. 140 town homes	Commercial: max. 10,000 sq. ft. ground floor restaurants, and max. 5,000 sq. ft. second floor mixed commercial space	Commercial: 0.4 FAR, max. 36,000 sq. ft. gross floor area. Residential: 45-65 du/ac; max. combined FAR of 2.7.
Maximum Building Heights (Feet/Stories)1	50 ft/4 stories-main roofline [2] 60-ft architectural projections [3]	50 ft/4 stories-main roofline [2] 60 ft-architectural projections [3]	40 ft/3 stories [2] 45 ft for architectural projections [3]	35 ft/2 stories	50 ft/4 stories-main roofline [2] ~~60~~65 ft-architectural projections [3]
Access and Parking Facilities	No more than 2 driveways on Lemon Ave and 2 on B St., as approved by the City Engineer. Commercial, residential and guest parking shall be on-site.	No more than one driveway on Lemon Ave and one on Palm Ave, as approved by the City Engineer. Resident parking on-site, guest parking on street. [4]	No more than 2 driveways on B Street, as approved by the City Engineer. Resident parking on-site, guest parking on street. 4	No driveway access to this block, unless on-site parking required, as determined in parking study submitted with Development Plan.	No more than one driveway on C Street and Lemon Avenue ~~and 2 on D Street~~, as approved by the City Engineer. Commercial, residential and guest parking shall be on site.
Parking Supply & Design	Commercial: 1 space/250 sq. ft. GFA. ~~Max. 30 percent compact spaces.~~ Tandem spaces are prohibited. Residential: 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibit 3-8 for typical parking structure layout and key dimensions.	1.5 spaces/one bedroom units 2 spaces/2-bedroom unit. Guest parking on street ~~Max. 31 percent total may be compact spaces.~~ Max. 28 percent total may be tandem spaces. See Exhibit 3-9 for typical parking layout and key dimensions.	2 garage spaces/ unit. Tandem parking allowed in max. 39 percent all homes. Standard Garage 19'10" x 19'10", with 16-foot wide opening Tandem Garage 11'x 36' clear space, with 9-foot wide opening	None required, unless on-site parking is required as determined in parking study submitted with Development Plan. If required, on-site parking spaces shall be designed in accordance with the Ontario Development Code.	Commercial: 1 space/250 sq. ft. GFA. ~~Max. 30 percent compact spaces.~~ Tandem spaces are prohibited. Residential: 1.2 spaces/bedroom, incl. guest parking. Max. 20 percent tandem spaces. See Exhibits 3-8 for typical parking layout and key dimensions.
Private and Common Recreation Area	Private Outdoor Space: Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft	Private Outdoor Space: Min. 50 sq. ft. /unit, with a min. dimension of 5 ft. Common Area on Podium Level: Min. 125 sq. ft./unit. Up to 20 percent of this may be provided by indoor recreation	Private Outdoor Space: Min. 90 sq. ft./unit at ground level, with a minimum dimension of 7 feet. Corner Units shall have a min. of 50 sq. ft. Common Area: Min. 230 sq. ft./unit. Up to 20 percent of this may be provided by indoor	None required.	Private Outdoor Space: Min. 90 sq. ft./unit, of which up to 20 percent shall have a min. dimension of 3-ft and a min. of 80 percent of which shall be at least 7-ft long. Corner Units shall have a min. of 50 sq. ft., with min. 3-ft

Standards	Block A1	Block A2	Blocks A3/A4	Block B1	Block C1
	dimension. Common Area on Podium Level: Min. 200 sq. ft./unit. Up to 20 percent of this total common area may be provided by indoor recreation facilities.	facilities.	recreation facilities.		dimension. Common Area ~~on Podium Level~~: Min. 200 sq. ft./unit). Up to 20 percent of this total common area may be provided by indoor recreation facilities.

Notes:

1 Temporary construction and/or maintenance equipment may extend to 122 feet above the existing ground level, in any block.

2 Measured from highest existing sidewalk elevation adjacent to the site.

3 Includes elevator towers, cupolas, clocks, and other architectural projections and focal elements.

4 Parking is prohibited on Holt Boulevard.

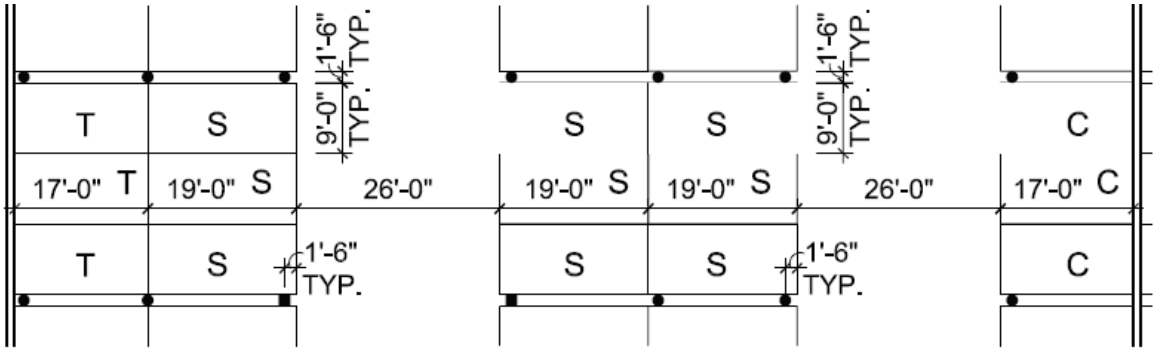
Table 3.2: Building Setbacks and Permitted Projections into Public Rights-of-Way

	Block A1	Block A2	Block A3/A4	Block B1	Block C1
Minimum Setbacks To Main Buildings (From Property Line)					
Holt Boulevard	Build to max. 3' from property line*	13'6"	2'6" for corner units and 5'6" for others	N/A	N/A
Euclid Avenue	Build to max. 3' from property line*	N/A	N/A	Build to max. 2' from property line	Build to max. 3' from property line*
B Street			10'	Build to max. 2' from property line	N/A
Lemon Avenue	5' ***	2'6" at lobby entrance, 11' for main building	N/A	N/A	4' ***
C Street	N/A	5' **	10'	Build to max. 2' from property line	4'6" **
Plum Avenue	N/A	2'6" at lobby entrance, 12'6" for main building	6'0" for corner unit, 13'6" for others	N/A	N/A
Sultana Avenue	N/A	N/A	3'0" for corner unit, 10'6" for others	N/A	N/A
D Street	N/A	N/A	N/A	N/A	Build to max. 3' from property line.*
* Residential balconies may extend up to 4 feet into the street right-of-way. ** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 15 percent of the street frontage. *** Pilasters, columns and similar projections may extend 6 inches beyond the building face, for up to 20 percent of the street frontage.					
Awnings, Canopies, Signs And Other Projections Into Public Right-Of-Way					
Euclid Avenue	7'	N/A	N/A	7'	7'
Holt Boulevard	6'	None	None	N/A	
B Street	2'	None	None	N/A	
C Street	N/A	N/A	None	1'0"	2'
D Street	N/A	N/A	N/A	1'6"	2'
Lemon Avenue	1'	None	N/A	2'6"	1'
Plum Avenue	N/A	None	N/A	2'0"	
Sultana Avenue	N/A	N/A	None	N/A	

	Block A1	Block A2	Block A3/A4	Block B1	Block C1
* Residential balconies at Blocks A1 and C1 (2nd floor and up) may extend up to 4 feet into the airspace of the Euclid Avenue and Holt Blvd. rights-of-way. Along other frontages and on other blocks, balconies may extend up to 4 feet into the street setback.					
Minimum Setbacks To Private, Patios, Balconies, And Alley Screen Walls (From Property Line)					
Euclid Avenue	N/A	N/A	N/A	N/A	N/A
Holt Boulevard	N/A	8'6"	Alley walls: 2'6" at corner units, otherwise 3'0"	N/A	N/A
B Street	N/A	5'6"	Patio walls: 3'0"	N/A	N/A
C Street	N/A	N/A	N/A	N/A	N/A
D Street	N/A	N/A	N/A	N/A	N/A
Lemon Avenue	N/A	3'6"	N/A	N/A	N/A
Plum Avenue	N/A	5'0"	Private patio walls: 6'6" Alley wall: 6'6"	N/A	N/A
Sultana Avenue	N/A	N/A	Private patio walls: 3'0" Alley wall: 3'0"	N/A	N/A
Cornices, Eaves and Similar Architectural Features					
Euclid Avenue	30" into ROW	N/A	N/A	30" into ROW	30" into ROW
Holt Boulevard	30" beyond building face	24" beyond building face	24" beyond building face	N/A	N/A
B Street	30" beyond building face	24" beyond building face	24" beyond building face	30" (ROW)	N/A
C Street	N/A	N/A	N/A	30" (ROW)	30" beyond building face
D Street	N/A	N/A	N/A	N/A	30" beyond building face
Lemon Avenue	30" beyond building face	24" beyond building face	N/A	N/A	30" beyond building face
Plum Avenue	N/A	24" beyond building face	24" beyond building face	N/A	N/A
Sultana Avenue	N/A	N/A	24" beyond building face	N/A	N/A

Block A2		Block A3/A4		Block C1	
Corner	**Setback**	**Corner**	**Setback**	**Corner**	**Setback**
Minimum Setbacks To Main Building (At Corner Right-Of-Way)*					
Holt/Lemon	9'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"

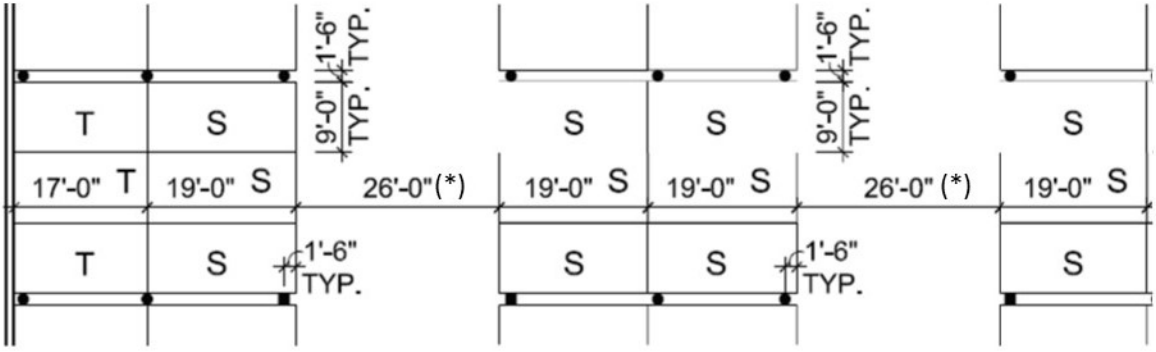
Block A2		Block A3/A4		Block C1	
Corner	**Setback**	**Corner**	**Setback**	**Corner**	**Setback**
Holt/Plum	14'6"	Holt/Sultana	3'6"	Euclid/D Street	1'6"
Lemon/B Street	7'6"	B Street/Plum	8'6"	Lemon/C Street	1'6"
B Street/Plum	10'0"	B Street/Sultana	5'0"	Lemon/D Street	1'0"
Minimum Setbacks To Private Patios And Balconies (At Corner Right-Of-Way)*					
Holt/Lemon	4'0"	Holt/Plum	2'6"	Euclid/C Street	3'0"
Holt/Plum	8'6"	Holt/Sultana	3'0"	Euclid/D Street	1'6"
Lemon/B Street	2'0"	B Street/Plum	4'6"	Lemon/C Street	1'6"
B Street/Plum	7'0"	B Street/Sultana	4'6"	Lemon/D Street	1'0"
* To be defined with Development Plans for Blocks A1 and B1					



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Standard Structured Parking Dimensions for Blocks A1 and C1
Downtown Civic Center P.U.D.

Exhibit 3-9

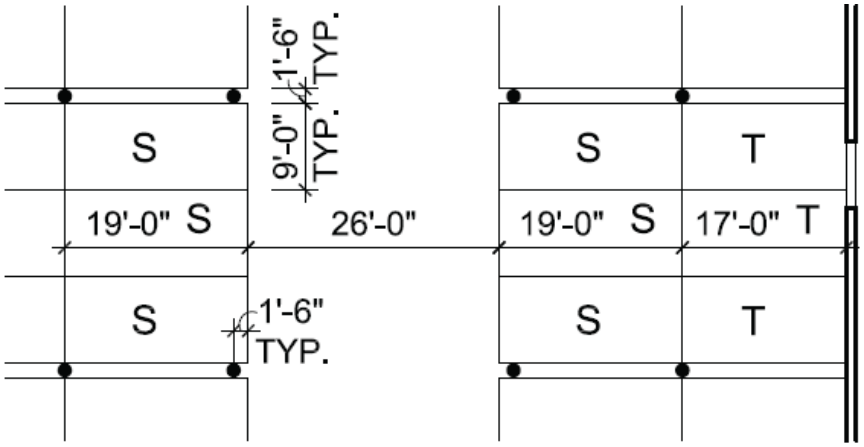


(*) Drive aisle may be reduced to 24'-0" with Development Advisory Board approval

Standard Structured Parking Dimensions for Blocks A1 and C1

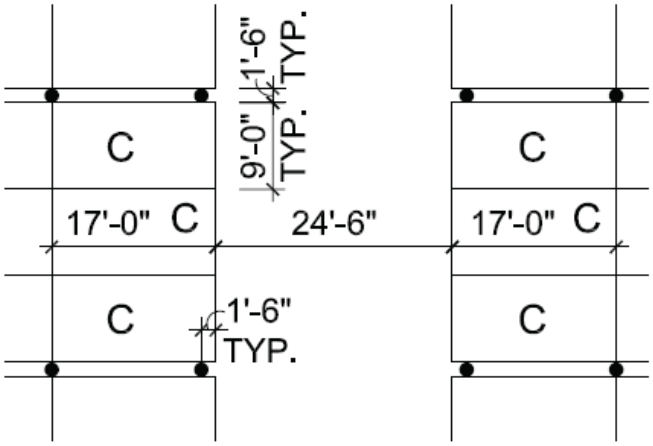
Downtown Civic Center P.U.D.

Exhibit 9



Standard Tandem

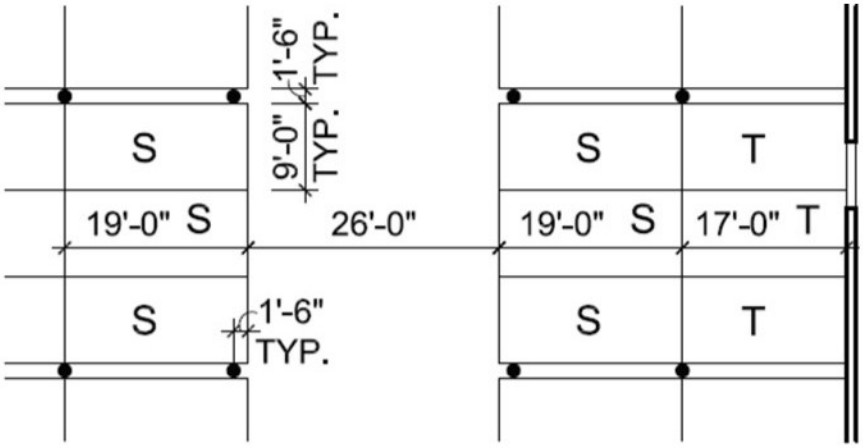
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Compact Compact

Standard Structured Parking Dimensions for Block A2
Downtown Civic Center P.U.D.

Exhibit 3-10



(*) Drive aisle may be reduced to 24’-0” with Development Advisory Board approval

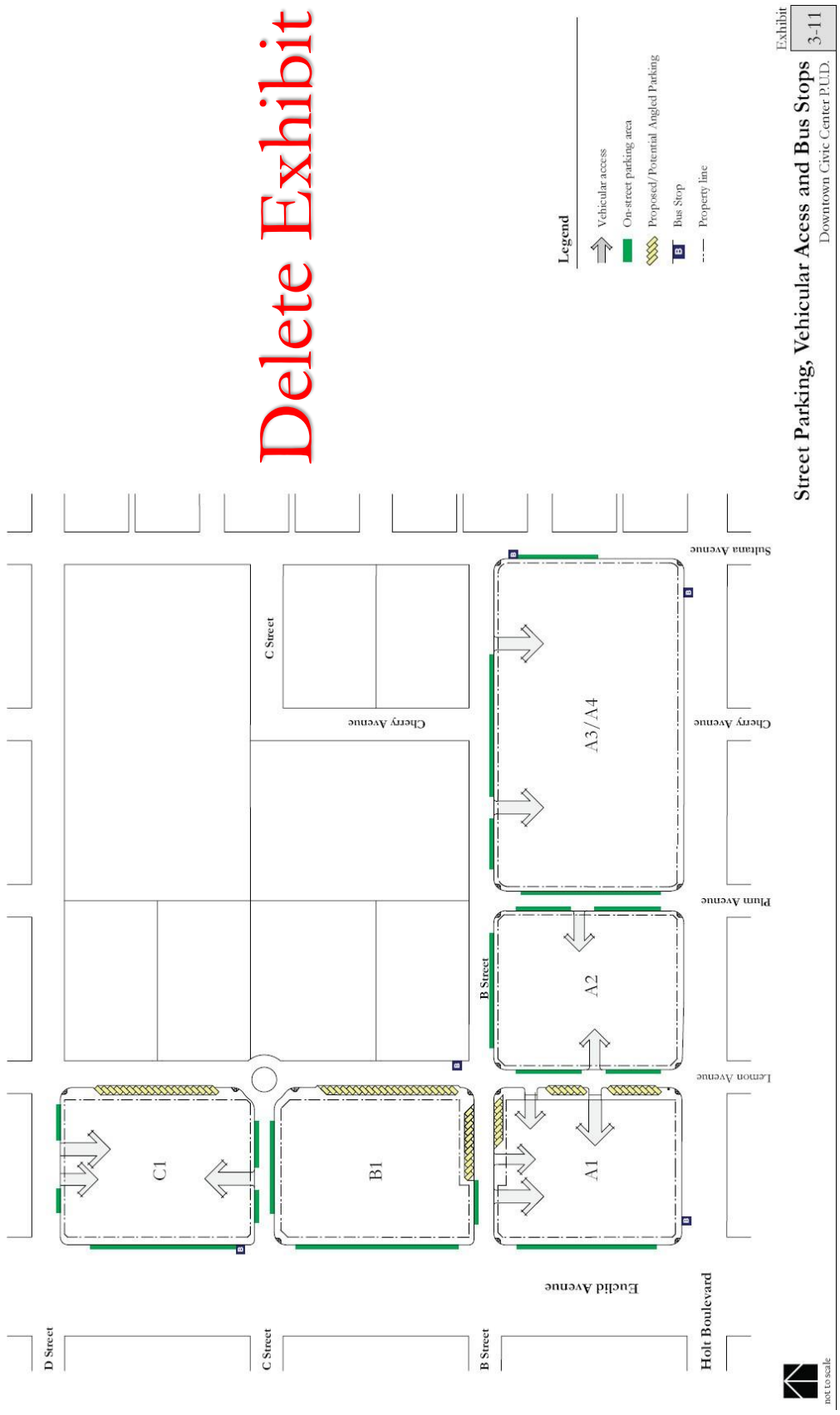
Standard Structured Parking Dimensions for Block A2

Downtown Civic Center P.U.D.

Exhibit 416

F

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Legend

- Vehicular access
- On-street parking area
- Proposed/Potential Angled Parking
- Bus Stop
- Property line

not to scale

Street Parking, Vehicular Acess and Bus Stops

Downtown Civic Center P.U.D.

Exhibit 3-11

3.7 HISTORIC PRESERVATION

3.7.1 HISTORIC PROPERTIES

The following properties (see Exhibit 3-11) have been designated by the City as historically significant, and shall be retained in place and restored, the façade retained only, or demolished.

- 112 N. Euclid Ave.: Preserve façade. Cataloging required.
- 122 N. Euclid Ave.: Preserve façade. Cataloging required.
- 128-136 N. Euclid Ave: Preserve façade. Cataloging required.
- 200 N. Euclid Ave. : Retain/Restore
- 208-214 N. Euclid Ave: Tier II--Façade not intact. To be demolished; mitigation fee and cataloging required.
- 224 N. Euclid Ave.: Tier III—To be demolished; mitigation fee required.
- 226 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 230 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 N. Euclid Ave.: Tier II—Façade not intact. To be demolished; mitigation fee and cataloging required.
- 318 N. Euclid Ave.: Tier III—To be demolished; mitigation fee and cataloging required.
- 206 E. "B" St.: Tier III—To be demolished; mitigation fee and cataloging required.
- 310 E. "B" St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 330 E. "B" St.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 325 E. Holt Blvd.: Tier III—Previously demolished. Mitigation fee and cataloging complete.
- 127 N. Sultana Ave.: Tier III—Previously demolished. Mitigation fee and cataloging complete.

The Ontario Downtown Civic Center Project EIR (October 2004, State Clearinghouse No. 2004051155) reviewed the impacts to historic structures within the Downtown Civic Center Project area. The EIR included a number of mitigation measures to lessen the cultural resource impacts from demolition and/or façade retention of historic structures within the project area, which included documentation (cataloging), salvage of significant features, and payment of a demolition mitigation fee. Despite these mitigation measures, the EIR concluded that demolition and/or façade retention of Tier I and Tier II historic properties were significant impacts that could not be reduced to a level of less than significant and, therefore, the EIR was certified by the City Council on November 16, 2004 with a Statement of Overriding Considerations for Cultural Resources.

The EIR requires preservation in place of Tier I structures and façade retention of Tier II structures including the Tier II – designated Drew Carriage Building (208-214 N. Euclid Ave.) and the Tier II – designated Old Fire House (316 N. Euclid Ave.). Since further analysis revealed that the original façade of the Old Fire House does not exist and the original façade of the Drew Carriage Building has been significantly altered and no longer retains its character-defining features, there is no original fabric left intact to preserve for these 2 buildings.

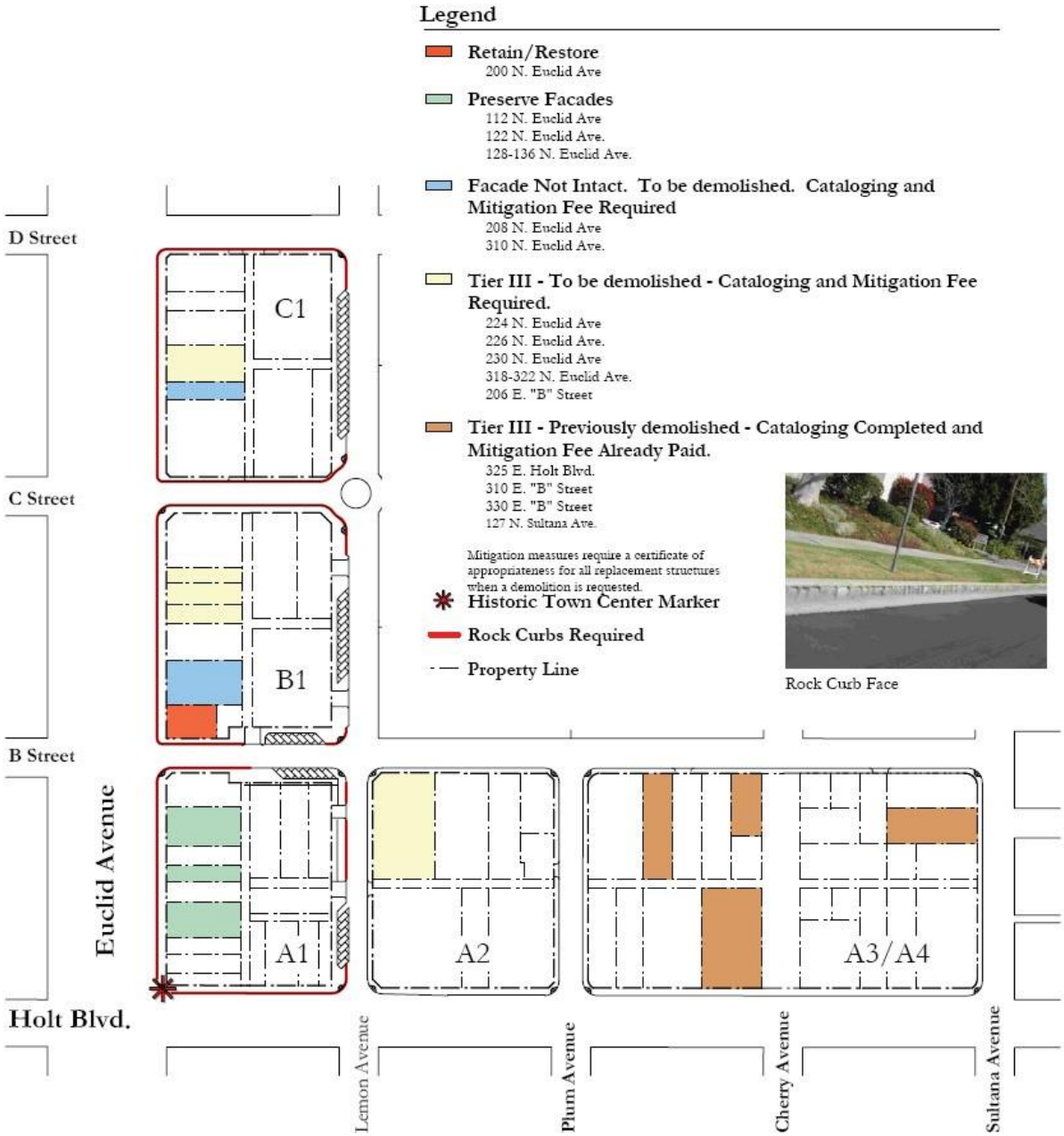
3.7.2 HISTORIC ROCK CURB

The 200-foot wide Euclid Avenue corridor (including the broad center median) is one of the most significant elements of the historic fabric of Ontario, and is listed as a historic district on the National Register of Historic Places~~landmark~~.

Portions of the original rock curb face remain in several areas of Ontario's historic core and are considered essential features that maintain the integrity of the historic character of this corridor (see Exhibit 3-11). Within the subject project limits, no original rock curb face exists ~~shall be preserved~~ along Euclid Avenue, and ~~additional rock curb face of materials that match the original materials shall be constructed to provide a continuous rock curb face along the entire Euclid Avenue frontage, and all street frontages adjoining Blocks A1, B1 and C1~~reconstruction of rock curb within the project area shall not be required .

3.7.3 EUCLID/HOLT HISTORIC MARKER

The intersection of Euclid Avenue and Holt Boulevard is the geographic center of the original Ontario town center and as such is a highly significant location within the historical fabric of the community. To recognize and permanently memorialize this significant site, a historical marker shall be erected within the corner sidewalk area, with the approval of Caltrans. Marker design and precise location shall be approved by the Historical Preservation/Planning Commission as part of the precise Development Plan application.



Delete Exhibit

not to scale

Exhibit 3-12

Historic Features - Plan View
Downtown Civic Center P.U.D.



not to scale

Historic Features - Plan View

Downtown Civic Center P.U.D.

Exhibit 422



Bank of Italy historic photo



Bank of Italy current photo showing south side of building



Commercial Hotel - Historic photo from the 1960's showing front of building



Commercial Hotel - Current photo showing front of building



Citizen's National Bank - Current photo showing front of building (No clear historic photo available)



Lerch Building - Historic Photo



Lerch Building - Current photo showing front of building

not to scale

Exhibit 3-13

Photos of Historic Properties

Downtown Civic Center P.U.D.

3.8 ENVIRONMENTAL PERFORMANCE STANDARDS

All land uses shall adhere to the environmental performance standards set forth in the Ontario Development Code, to avoid and minimize impacts involving noise, vibration, dust and paint, smoke, light, glare and heat, odors and gasses, hazardous and radioactive materials, and electromagnetic interference.

Architectural plans for all residential uses shall be submitted to the City of Ontario Building Department for an acoustical plan check, prior to the issuance of building permits, to assure that construction methods use standard materials that will attenuate 20 dBA of sound from outside to inside, or such that indoor noise does not exceed 45 dBA.

Pursuant to AB 2776 and Mitigation Measure Haz 9 in the Downtown Civic Center Project Final EIR, project developers shall disclose to all home buyers and renters that their homes are in proximity to Ontario International Airport.

Pursuant to Mitigation Measure Util 4 in the Downtown Civic Center Project Final EIR, each project Development Plan should consider and incorporate appropriate sustainable water and energy systems.

The full set of programmatic mitigation measures from the Downtown Civic Center Final EIR that are applicable to this PUD is provided in Appendix B.

4.0 DESIGN GUIDELINES

Purpose and Principles

Located entirely within the central core of the Downtown area, this PUD is considered an integral element of the urban revitalization of the historic retail and civic center areas. A considerable amount of effort has occurred to prepare a comprehensive set of design guidelines for the downtown area, to maintain the historic fabric and achieve excellence and coherence in the quality and character of the ongoing redevelopment of the center city area. Design principles and examples of desired styling elements to guide the redevelopment/revitalization program are set forth in the Downtown Ontario Design Guidelines ("Guidelines"), adopted by the Ontario City Council on August 18, 1998. This section is intended to provide guidance to City staff and private developers in the design of buildings, yards, and streets in a manner that fosters a flexible implementation of the principles and specific techniques described in those Guidelines. As such, some variations from the Guidelines are permitted, provided that the integrity of the urban design and historic preservation principles is not compromised.

A comprehensive assessment of historic properties throughout the downtown area has been completed and for the most part, this PUD does not contain significant buildings, structures or sites to be preserved. While there are a few properties along Euclid Avenue where preservation efforts will be necessary, a majority of this project will involve new construction and redevelopment of existing developed block areas. Ideally, such new infill development will complement and exemplify historic elements, while providing a fresh palette of architectural features that creates a more dynamic visual environment and a more pleasant pedestrian experience.

Because of the increased building intensity of this urban infill project, the relationship of buildings to the streets will be significant and must be treated creatively. It will be essential to provide a sense of movement and rhythm through a variety of articulation methods, materials and colors, to avoid bulky and monotonous elevations. This principle is to be applied to each of the blocks. Street trees and landscaped street-facing yards will provide opportunities to frame the street, create a pleasant pedestrian pathway and to reduce the impact of building bulk from the public rights-of-ways. A Civic Plaza park and a thematic program for street signs, furniture, markers, monumentation, banners, etc. will establish unifying elements that will immediately set the tone for the public spaces of the new downtown.

4.1 EUCLID AVENUE MIXED USE (BLOCKS A1 AND C1)

Design principles and desired architectural features for the mixed-use blocks are derived from the Turn of the Century architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to: setbacks, storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials and colors. Those guidelines, together with the following, shall be incorporated into the Development Plans for each block, subject to final interpretation by the Planning Commission and City Council.

Building Orientation

- Buildings must provide continuous commercial use and store fronts along Euclid Ave.

- Orient buildings to define the street and sidewalk, with service and parking generally positioned away from public streets, and toward the side and/or rear of buildings; a "building forward" design concept with buildings located near the sidewalk edge is required. Setbacks from the sidewalks are generally discouraged, except for such features as a "welcoming" recessed entry, a useable outdoor gathering space, etc.

- Buildings should be sited so that architectural focal treatments can be provided at strategic locations.

- Buildings located at prominent street corners shall be designed to incorporate architectural features that respond to these special locations, such as corner entries and corner tower elements.

- Incorporate multiple shop entrances and display windows with clear glazing along street facades, as well as facades oriented toward outdoor gathering spaces (i.e. plazas); windows and doors should introduce visual interest along the sidewalk, and create a pedestrian friendly street environment.

Access & Parking Facilities

- Control vehicular access and on-site parking to reduce their visual impact along streets, and protect adjacent land uses; in particular, on-site parking facilities shall be located to the side and/or rear of the building, and driveways shall be located to the side and/or rear of the buildings and minimize curb cuts.

- Parking structures shall not front directly onto Euclid Avenue.

- Parking structures fronting Lemon Street should have attractive facades that are compatible with the surrounding buildings. The design should employ similar colors, materials and details as are used on adjacent facades.

Service Facilities

- Locate service, loading and storage facilities away from public streets, outdoor spaces, and adjacent residential uses; as far as feasible, these facilities should be unobtrusive.

- Prohibit placement of utility transformer boxes within parking structure.

- Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, electrical equipment shall be enclosed and screened from public streets with walls, fencing and/or landscaping that allows for sufficient ventilation, or buried in vaults.

- No antenna pole or dish shall be placed on any structure so that it is visible from ground level.

- Service areas shall be screened, gated and as unobtrusive as possible.

- No garage type loading doors shall be located on a building façade directly facing an accessible street. All types of loading doors within view of public streets shall be screened with walls, berms or plant material.

Pedestrian Linkages (Sidewalks & Walkways)

- Locate pathways for clear and comfortable on-site pedestrian circulation; sidewalks and pedestrian paths should provide convenient and comfortable connections between storefronts, outdoor spaces, parking, as well as portals to adjacent residential uses. It is especially important to provide multiple, clearly marked and direct pedestrian pathways that connect rear parking areas with sidewalks and street oriented shop fronts.

- Use Landscape elements to reinforce pedestrian connections; for instance, attractive paving and planting design may identify and highlight these connections by establishing a visual separation between vehicular and pedestrian routes.

- Place site accessories and features so that they do not interrupt connecting walkways and paths, in general, sidewalks and paths should provide for a minimum 6-foot clear pedestrian passage (or min. 4' adjacent to approved outdoor dining areas and street trees).

- Provide adjacent sidewalks with street trees, pedestrian-scaled light fixtures and street furniture.

- Entries to upper floor residential uses shall be from the side or rear of the block, and if on a side street, the visible entry shall be no wider than 15 feet at the street level, to avoid disturbing the rhythm of the retail spaces.

Architectural Character

- Create an architectural character that reflects the various styles within the historic downtown by using similar proportions, building details and building material.

- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.

- The overall character should feel like a modern interpretation of a traditional American small town.

- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged.

- A schematic illustration of an acceptable set of elevations is shown in Exhibit 4-1.

Massing & Scale

- Employ simple, yet varied massing, with wall openings that create shadow line and provide visual relief. Monolithic buildings and extensive blank wall surfaces are not allowed.

- Emphasize massing and height of corner elements

- Building increments should be a maximum of 50 feet in width. Buildings that exceed fifty
- (50) feet of frontage should use various architectural devices to replicate the building increments and pattern of the existing downtown such as:
- Horizontal breaks and offsets every 25 to 50 feet
- The upper portion of the buildings should reflect the same increment of articulation as the ground level (storefront level)
- The cornices and moldings at the top of facades should also reflect the vertical massing (increments) of the building
- Use strong and identifiable building forms to demarcate street intersections for instance, a taller building mass, tower element/clock tower, or cupola may be considered.
- Where adjacent buildings will be of varying heights, they should be sensitively designed to promote a compatible transition in massing and avoid abrupt changes in scale along the streetscape.

Articulation & Fenestration:

- Design buildings with 3-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
- Differentiate between the base, middle and top levels of a building; for instance, street- oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
- Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration (windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
- Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.
- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.


D Street Elevation


C Street Elevation


Lemon Avenue Elevation


Euclid Avenue Elevation

Exhibit 4-1

Mixed Use Architectural Character

Downtown Civic Center P.U.D.

not to scale

Architectural Details

- Use architectural details to enhance a building's appearance. Careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.

- Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays. These are required at public entrances and along heavily trafficked outdoor areas.

- Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked-on."

Storefront Guidelines

- Storefronts should provide an individual look for each store or establishment while still blending in with the overall design.

- Storefronts shall incorporate high quality building materials. A durable base material (18 inches high min.) such as brick, tile, exterior cement plaster, or pre-cast architectural concrete shall be used. Storefront glazing and exterior plaster shall not terminate at the ground plane.

- Storefront glazing shall be clear glass to permit clear views into the interior space. The amount of such glass shall provide a balance between high visibility into the store interior and architectural character/quality.

- Entrance doors shall be of a traditional style and transparent as possible; however, an all glass door is prohibited.

- No part of any open doors shall extend into the public right-of-way.

- Storefront openings should not exceed 30 feet in width without the interruption of a vertical building element (column or wall).

- Storefront openings may extend up to 16 feet in height; the height should range from 8 to 16 feet.

Material & Colors

- Use materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, stone veneers or stucco are preferred.

- To create visual interest, use at least 3 different building materials for each block. Materials may be used to highlight a building entrance or distinguish the building base.

- Any awnings shall be comprised of durable, heat, dust and mildew-resistant canvas materials that are designed to withstand the rigors of the Ontario climate. Vinyl or other shiny materials are prohibited.

Roofs/Rooftop Equipment

- Express roofs in a visually interesting manner that complements the composition of the building and surrounding area, (i.e. use sculpted roof forms or a strong and attractively detailed cornice).

- Locate and/or screen rooftop equipment, including ladders and antenna devices, so that it is not visible from streets and adjacent buildings; methods of rooftop screening should be integral to the building's form.

- All mechanical units shall be screened from public view and from adjacent existing buildings (preferably with roof forms).

- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match finish roof material.

Outdoor Dining Areas

- Outdoor dining areas adjacent to a street level eating or drinking establishment are encouraged along Euclid Avenue and are permitted along any street frontage. Any such areas shall be designed in accordance with the provisions set forth in Section 2A.7 of the Downtown Ontario Design Guidelines, plus any additional features that may be required as part of a Conditional Use Permit for on-sale alcoholic beverages. Outdoor dining along Euclid will require an agreement with the California Department of Transportation, since this is street is within a State right-of-way.

Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennas placed within a balcony shall be screened.

- Common outdoor spaces, especially on the podium level, shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. Landscaping shall be provided to define and enrich courtyards and walkways, and shall include specimen trees with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural ~~or artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for each of the mixed-use blocks.

Signs

- All commercial signs shall be designed in accordance with the criteria set forth in Section 2C of the Downtown Ontario Design Guidelines.

Lighting

- All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.

4.2 CIVIC PLAZA (BLOCK B1)

Any new construction shall be designed to be compatible with the historical elements of the Bank of Italy Building to be retained at the southwest corner of this block, and shall be consistent with the design guidelines for the Mixed Use blocks, set forth in Section 4.1.

4.3 HOLT BOULEVARD RESIDENTIAL

4.3.1 APARTMENTS (BLOCK A2)

Building Orientation

- The buildings should be oriented to reinforce the urban grid of the street pattern in downtown Ontario. As many units as possible should be oriented to the street to help create an active streetscape. Dwelling units not facing the street should be oriented around a central courtyard. The podium level common area shall contain shared recreational elements (such as pools, spas, barbeques, picnic areas etc) for all of the residents to use.

Architectural Character

- Design buildings that complement the architectural character of the surrounding commercial and residential areas and support a pedestrian environment.
- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets. It is required that all 4 buildings elevations should share common materials and degrees of articulation.
- A schematic illustration of an acceptable set of elevations is provided as Exhibit 4-2.

Massing and Scale

- A maximum of 3 visible stories of living space and one visible story of parking structure below living space will define this building's block.
- Building heights and mass shall be sufficient to ensure compatibility among the various housing products and the surrounding commercial uses.

- Roof lines should be varied through the use of stepped roofs, towers or other roof elements
- A variety of stacked massing arrangements should be used to create visual interest.
- Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, balconies can be used to create interesting building facades.
- The mass of the building should step down at the corners and entries to provide a greater definition of the building.
- Improve the articulation of the plan forms by offsetting upper floor and wall planes.
- There shall be no more than 2 adjacent balconies on any single plane.

Articulation and Fenestration:

- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.
- Major building entries shall be clearly marked with architectural elements such as porches, arcades, ornamental lighting, landscaping and other elements.
- Building offsets/setbacks should be a minimum of 12 inches in depth and 12 inches in width.
- Balconies may be covered or open but should be an integral element of the building using details such as eaves, supports and railings.

Architectural Details

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.
- Architectural details should be consistent with the architectural style, materials and colors of the building.
- Within the appropriate style requirements, group and coordinate windows with other design elements to create a composition and sense of order.
- Multi-Paned windows are encouraged if appropriate to the style.



Exhibit 4-2

Apartment Architectural Character
Downtown Civic Center P.U.D.

not to scale

Material and Colors

- Employ high quality materials that are durable, lasting and aesthetically appealing.

- The use of complementary colors and changes in materials can add visual interest to a building; however, to avoid a false appearance, texture or color changes should not occur at external corners.

Screening of Parking Structure

- Where parking structure elements are visible from the street they shall be screened with landscape and/or architectural solutions, without conflicting with ventilation requirements set forth in the City's Mechanical Code. The method of screening shall be compatible with the overall architecture and landscaping themes. Any berms employed for screening shall not exceed a 2:1 slope and shall be appropriately landscaped with materials selected from the master plant palette (see Table 4-1). Exhibit 4-3 illustrates a preferred approach to screening of the parking structure.

- Visible parking structure elevation shall be finished in the same style as the primary buildings, with compatible materials. This will help integrate the structure into the overall project design while reducing its visual impact.

Roof Top and Ground Level Mechanical Equipment

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from public rights-of-way and adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitable screened. All screening devices are to be compatible with the architecture and colors of the nearest main building.

Outdoor Space

- Private balcony enclosures shall be comprised of materials that are complementary to materials and colors used for the main elevations. Each balcony shall be enclosed sufficiently to provide privacy between balconies of adjacent units. Any communications antennae placed within balconies shall be screened.

- Common outdoor spaces ~~on the podium level~~ shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the primary building architecture. A variety of landscaping elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided, each with drainage outlets that do not affect usable recreation space. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural or ~~artificial~~ lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single,

continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for this block.

Landscaping

- Yards abutting the street frontages shall be landscaped with a uniform mixture of materials selected from Table 4-1 that provides a variety of vertical elements. Selection and placement of trees and shrubs shall ensure that adequate visibility into the parking structure is available for passing police patrol units.

- Any manufactured slopes shall not exceed a 2:1 slope and shall be landscaped with materials selected from the master plant palette set forth in Table 4.1 herein.

4.3.2 TOWNHOMES (BLOCKS A3/A4)

Building Orientation

- Where possible, townhome units should orient to the surrounding streets or interior open space elements.

- Every unit should have a porch/patio with an entry that overlooks and is directly accessible from the street or interior open space.

- The configuration of buildings, streets, parking, open space and landscaping must balance the needs of the pedestrian and automobile. Parking should not dominate the experience along any required path.

Architectural Character

- Design buildings that complement the architectural character of surrounding commercial and residential areas and support a pedestrian friendly environment.

- Buildings should be designed to be viewed from all sides, including, public areas, common open space areas, sidewalks, alleys and streets.

- Schematic illustrations of acceptable elevations are presented in Exhibit 4-4.

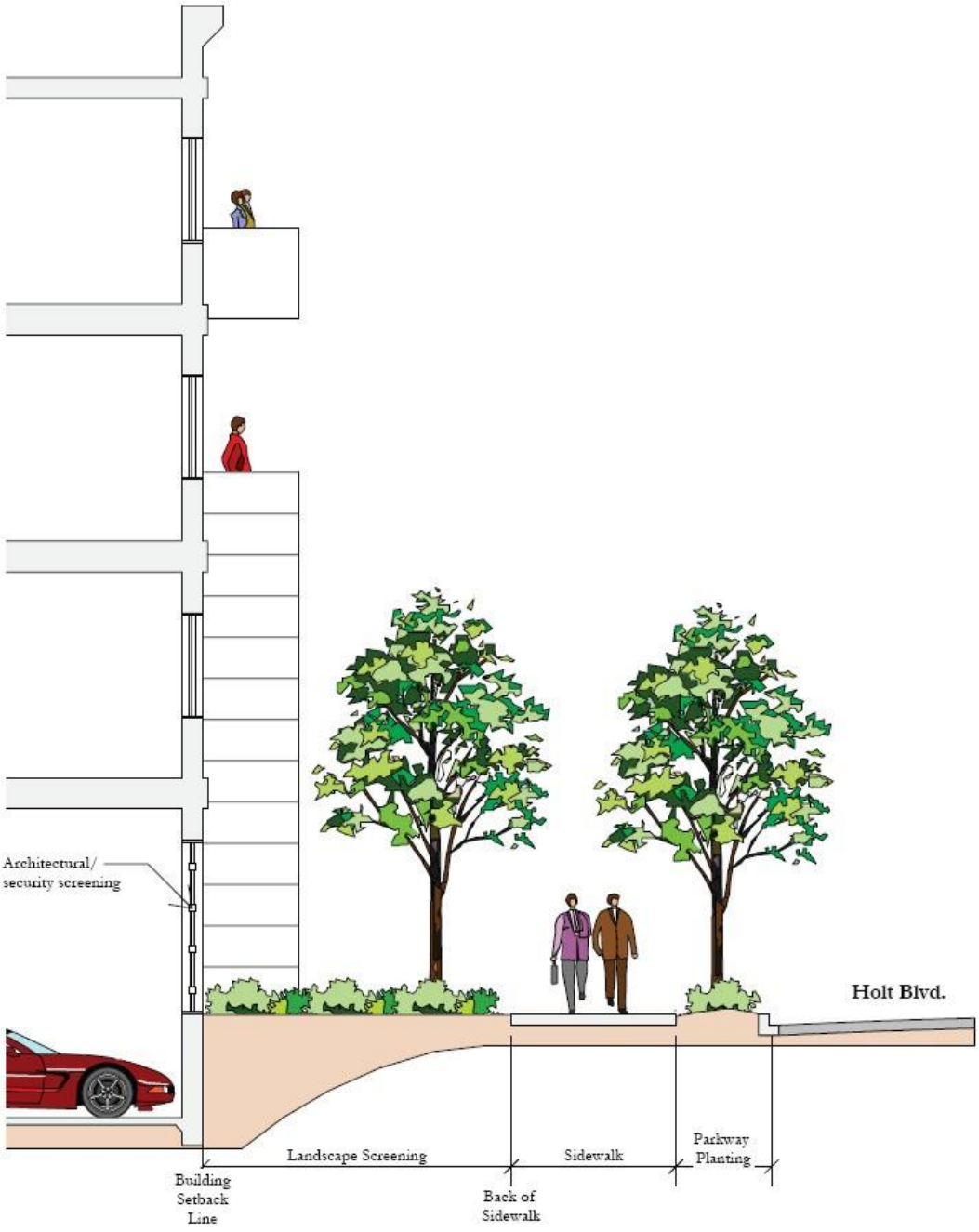
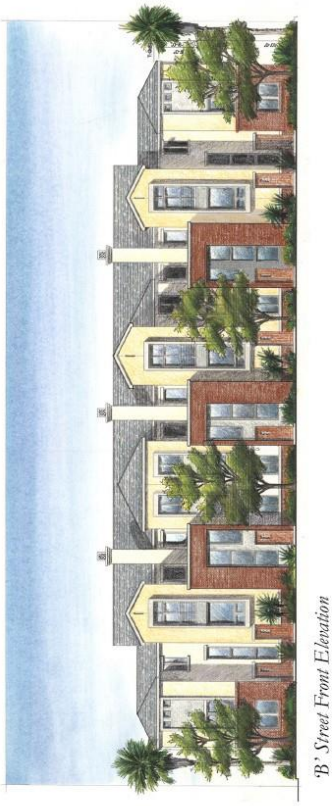


Exhibit 4-3

Parking Garage Screening at Block A2
Downtown Civic Center P.U.D.

not to scale



'B' Street Front Elevation



Holt Boulevard Side Elevation



Interior Alley Elevation

Exhibit 4-4

Townhome Architectural Character

Downtown Civic Center P.U.D.

not to scale

Massing and Scale

- Rooflines should be varied through the use of hips, stepped roofs, gables, or other roof elements.

- Long blank walls should be broken up with architectural elements that add visual interest and enhance the character of the neighborhood. Architectural features such as setbacks, indentations, overhangs, projections, cornices, and bay windows should be used to create interesting building facades.

- Each individual dwelling unit should be expressed as an identifiable unit through its use of roof forms, change in building mass, defined entryways and other architectural treatments.

- Buildings along Sultana Avenue should be designed with sensitivity to massing and scale of nearby residential properties.

Articulation and Fenestration

- Building elevations should be articulated every 15 linear feet by varying the form or footprint and/or by introducing architectural elements and/or projections.

- A minimum of 15 percent of the entire horizontal length of any building elevation should be articulated by varying the form or footprint and/or by introducing architectural elements and/or projections.

- Entries shall be clearly marked with architectural elements such as porches, ornamental lighting, landscaping and other elements.

- Entrances from public sidewalks shall be prominent, visible from the street and connected by a walkway to the sidewalk.

- Building offsets or projections should be a minimum of 12 inches in depth and 12 inches in width.

- Windows should be inset from the face of the exterior wall to provide a visual relief and strong shadow line.

Architectural Details

- Introduce architectural treatments at the base of the building to distinguish it from the top; this can be accomplished through the use of textured materials, variations in color and enriched landscaping.

- Architectural details should be consistent with the architectural style, materials and colors of the building.

Material and Colors

- Exterior colors and materials shall be subdued and reflect the character and setting of downtown Ontario.

- Employ high quality materials that are durable, lasting and aesthetically appealing. Stucco and brick are preferred materials.

Alley Character & Entry Points

- Alleys should be designed with the same attention and level of detail as the streets. Landscaping and enhanced paving (pavers, colored concrete), etc. shall be used to facilitate alleyway and drive entrances that are both functional and attractive.
- A variety of massing, roof forms, and architectural massing shall be provided on the alley edge.
- The primary vehicular entries into the residential neighborhoods should provide ample planter space to create colorful and distinctive edges, including flowering perennials and annuals, and rows of trees.
- Each point of entry should be designed to allow for project monumentation and should create a sense of "welcoming" into the community.
- Homes abutting drive entries shall be separated a minimum of 40 feet at the ground level, and separated a minimum of 35 feet at second and third story levels.
- Examples of desired alley characteristics are shown in Exhibit 4-5.

Roof Top and Ground Level Mechanical Equipment:

- All mechanical equipment, whether mounted on the roof or ground, shall be screened from view. Rooftop equipment shall be screened from view from public rights-of-way and from adjacent, existing buildings. Utility meters and equipment should be placed in locations that are not exposed to view from open areas or they should be suitably screened. All screening devices are to be compatible with the architecture and colors of the building.
- Architectural screening elements should be constructed of the same materials and finishes as the primary building.
- If centralized mailbox locations are necessary to serve the residential community they shall be designed to be architecturally compatible with other buildings.

Outdoor Recreation Space

- Private, open ground level patios shall be finished with a combination of landscape and hardscape surfaces. The specific palette of materials shall be identified in a landscape plan to be submitted for approval by the City's Landscape Planner, prior to issuance of building permits.
- Awnings, trellis structures, patio covers, and similar improvements shall not be attached to the main building, and shall not cover the entire patio area.
- A central common open space area shall provide opportunities for social interaction and passive recreation, with shading elements to counteract the summer sun. An indoor recreation/fitness/community facility shall be provided within this central common area, with architectural style and materials that match or complement the homes. A variety of landscape and

hardscape elements shall be provided to define and enrich courtyards and walkways. Specimen trees shall be provided. Outdoor seating, tables and umbrellas, gazebos, barbeques, natural lawn area, and/or other place-making features are to be provided, and shall be compatible with the architectural style of the project. Hardscaping shall be composed of decorative paving materials and patterns, rather than a single, continuous surface. Outdoor common areas should be designed to be visible for surveillance by residents and police patrol units, if possible. A detailed plan for the common area open space shall be submitted as part of the Development Plan application for the 2 blocks comprising the townhomes project.

Landscaping, Walls and Fences

- Yards abutting the street frontage shall be landscaped with a uniform mixture of plant materials that provide a variety of textures and massing. Each main drive entrance shall be bordered by landscape elements that include ground-level flowering materials, shrubs and a row of specimen trees, with a sidewalk on one side of the driveway.

- Where there are substantial expanses of exposed main building walls along a street frontage, treatments of the perimeter yards in those areas should include appropriate landscaping, fencing and/or other methods of deterring potential vandalism and graffiti.

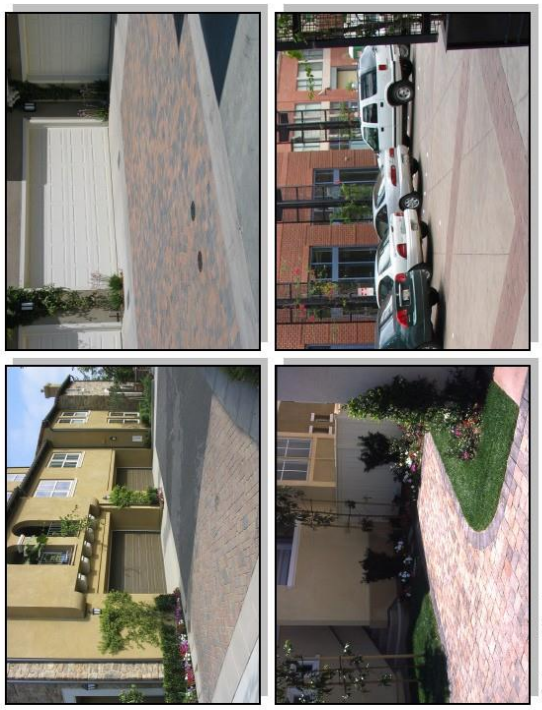
- Private ground level patios shall be fully enclosed with a wall material that is complementary to the style and materials of the homes. Walls facing streets shall not exceed 42 inches high. Walls along interior common areas may be up to 6 feet high. Six-foot high walls composed of a masonry material that is complementary to the style and materials of the homes shall be placed at the end of alleys, to block views from the street into the alley.

Internal Pedestrian Circulation

- Landscaped walkways shall provide internal pedestrian circulation between Plum and Sultana Avenues and between Holt Boulevard and B Street. Such walkways may be part of common areas that separate opposing rows of homes or may be within a linear pathway between groupings of homes. These walkways are intended to provide convenient access to public sidewalks for project residents and are not intended to operate as public pass-thrus. Connections to public sidewalks along Holt may be gated and locked to limit access to residents only.

Exhibit 4-5

Townhome Alley Character
Downtown Civic Center PUD.



Enhanced Paving



Landscape Pockets



Building Undulation

4.4 LANDSCAPE ELEMENTS

Landscaping elements will provide significant contributions to the aesthetic quality and character of the Town Center, with respect to public and private spaces. Table 4-1 describes the master plant palette that will guide the selection of materials for street trees, perimeter trees and shrubs, podium courtyard and common area trees, vines, screening and hedge plants, drive alley shrubs, security/barrier plantings, and ground covers for a variety of applications. Detailed landscape/irrigation plans shall be included in the Development Plan submittals for each block.

Table 4.1: Downtown Civic Center Master Plant Material List

Botanical Name	Common Name	Size	Comments
Street Trees			
C Street			
Hymenosporum f~~F~~lavum	Sweetshade Tree	36" Box	Standard
Podocarpus h~~H~~enkelii	Yew Pine	36" Box	Standard
Washingtonia filifera~~Robusta~~	~~Mexican~~ Califonria Fan Palm	12' BTH	Standard
B Street			
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	Standard
Lagerstroemia i~~I~~ndica	Crape Myrtle	36" Box	Standard
Pittosporum r~~R~~hombifolium	Queensland Pittosporum	36" Box	Standard
Euclid Avenue			
~~Magnolia Grandiflora Samuel Somer~~	~~Magnolia~~	~~24" Box~~	~~Standard~~
~~Brachychiton Populneus~~	~~Bottle Tree~~	~~24" Box~~	~~Standard~~
~~Pinus Elderica~~	~~Afghan Pine~~	~~24" Box~~	~~Standard~~
Ginko biloba	Maidenhair Tree	24" Box	Standard
Quercus muehlenbergii	Chinquapin Oak	24" Box	Standard
Schinus molle	California Pepper	24" Box	Standard
Lemon Street			
Hymenosporum Flavum	Sweetshade Tree	36" Box	
~~Pyrus Calleryana~~ Geijera parviflora	Australian Willow~~Aristocrat Pear~~	36" Box	
Washingtonia ~~Robusta~~ filifera	California ~~Mexican~~ Fan Palm	24" Box	
Plum Avenue			
Lagerstroemia Indica	Crape Myrtle	36" Box	
Hymenosporum Flavum	Sweetshade Tree	36" Box	
Washingtonia filifera~~Robusta~~	California~~Mexican~~ Fan	24" Box	

Botanical Name	Common Name	Size	Comments
	Palm		
Sultana Avenue			
~~Lagerstroemia Indica~~	~~Crape Myrtle~~	~~36" Box~~	
~~Chitalpa Tashkentensis~~	~~Chitalpa~~	~~36" Box~~	
~~Pyrus Betulifolia~~	~~Bradford Pear~~	~~36" Box~~	
Cercis reniformis 'Alba'	Texas White Redbud	36" Box	
Chitalpa tashkentensis	Chitalpa	36" Box	
Lagerstroemia indica	Crape Myrtle	36" Box	
Streetscape Trees – Trees Around Project Perimeter			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
Cercis canadensis 'Forest Pansy'	Eastern Redbud	24" Box	Standard
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Hymenosporum flavum	Sweetshade Tree	36" Box	Standard
Lagerstroemia indica	Crape Myrtle	36" Box	Multi
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
~~Hymenosporum Flavum~~	~~Sweetshade Tree~~	~~36" Box~~	~~Standard~~
~~Magnolia X Soulangeana~~	~~Saucer Magnolia~~	~~36" Box~~	~~Multi~~
~~Podocarpus Henkelii~~	~~Yew Pine~~	~~24" Box~~	~~Standard~~
~~Prunus C. 'Krauter Vesuvius'~~	~~Purple Leaf Plum~~	~~24" Box~~	~~Standard~~
~~Pyrus Kawakamii~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
~~Trachycarpus Fortunei~~	~~Windmill Palm~~	~~8' BTH~~	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard
Podium Courtyard Trees (A1, A2, C1)			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
~~Eriobotrya 'Coppertone'~~	~~Coppertone Loquat~~	~~24" Box~~	~~Standard~~
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
Melaleuca q~~Q~~uinquinervia	Cajeput Tree	24" Box	Multi
~~Pyrus Kawakami~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
Quercus ilex	Holly Oak	24" Box	Standard
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard

Botanical Name	Common Name	Size	Comments
Common Area Trees (A3/A4)			
Archontophoenix c~~C~~unninghamiana	King Palm	12' BTH	
~~Arecastrum Romanzoffinum~~	~~Queen Palm~~	~~12' BTH~~	
~~Eriobotrya 'Coppertone'~~	~~Coppertone Loquat~~	~~24" Box~~	~~Standard~~
Cercis reniformis 'Alba'	Texas White Redbud	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
Melaleuca q~~Q~~uinquinervia	Cajeput Tree	24" Box	Multi
~~Pyrus Kawakami~~	~~Evergreen Pear~~	~~24" Box~~	~~Standard~~
Quercus ilex	Holly Oak	24" Box	Standard
Trachycarpus f~~F~~ortunei	Windmill Palm	8' BTH	
Tristania c~~C~~onferta	Brisbane Box	24" Box	Standard
Drive Alley Trees (A3/A4)			
~~Eriobotrya 'Coppertone'~~ Callisetemon citrinus	~~Coppertone Loquat~~ Lemon Bottlebrush	24" Box	Standard
Maytenus b~~B~~oaria	Mayten Tree	24" Box	Standard
~~Photinia Fraseri~~	~~Red Leaf Photinia~~	~~24" Box~~	~~Standard~~
Phapiolepis 'Majestic Beauty'	India Hawthorn	24" Box	Standard
Tristania laurina	Water Gum	24" Box	Standard
Vines			
Vines – South/West Exposure			
Distictis b~~B~~uccinatoria	Blood Trumpet Vine	5 Gal	
Ficus p~~P~~umila	Creeping Fig	5 Gal	
Gelsemium sempervirens	Carolina Jessamine	5 Gal	
~~Macfadyena Unguis-Cacti~~	~~Yellow Trumpet Vine~~	~~5 Gal~~	
Vines – Sun/Part Shade Exposure			
Clytostoma c~~C~~allistegioides	Lavander Trumpet Vine	5 Gal	
Hardenbergia v~~V~~iolacea	Lilac Vine	5 Gal	
Parthenocissus t~~T~~ricuspidata	Boston Ivy	5 Gal	
Trachelospermum j~~J~~asminioides	Star Jasmine	5 Gal	
Shrubs			
Interior Common Area & Podium Courtyard Shrubs			
Agapanthus s~~S~~pecies	Lily Of The Nile, Queen Anne	1 Gal	
Asparagus s~~M~~yersii	Myers Asparagus	5 Gal	

Botanical Name	Common Name	Size	Comments
Carex ~~f~~Hacca	Blue Sedge	1 Gal	
Buxus M. J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
Camellia s~~S~~asanqua	Camellia	5 Gal	
Ceanothus g.h. 'Yankee Point'	Ceanothus Yankee Point	5 Gal	
Dianella Species	Flax Lily	15 Gal	
Dietes hybrids~~Vegata~~	Fortnight Lily	1 Gal	
~~Ensete V. 'Montbeliardii'~~	~~Red Banana~~	~~15 Gal~~	
~~Hebe 'Veronica Lake'~~	~~Hebe~~	~~5 Gal~~	
Hemerocallis 'Bitsy'	Evergreen Bitsy Daylily (Yellow)	1 Gal	
~~Lavendula Species~~Saliva 'Bee's Bliss'	~~Lavander~~ 'Bee's Bliss' Saliva	1 Gal	
Limonium p~~P~~erezii	Sea Lavander	1 Gal	
Liriope m~~M~~uscari	Lily Turf	1 Gal	
Mahonia a~~A~~quifolium	Oregon Grape	5 Gal	
Nandina d~~D~~. 'Firepower'	power Heavenly Bamboo	5 Gal	
~~Nassella Tenuissima~~ Festuca mairei	~~Mexican Feather Grass~~ Atlas Fescue	1 Gal	
Philodendron 'Xanadu'	Xanadu Philodendron	5 Gal	
Phoenix r~~R~~oebelenii	Pigmy Date Palm	15 Gal	
~~Phorium Species~~	~~Flax~~	~~15 Gal~~	
Pittosporum Species	Mock Orange	5 Gal	
R~~P~~hapiolepis Species	India Hawthorn	5 Gal	
Rosa 'Iceberg'	White Rose	5 Gal	
Rumhora a~~A~~diantiformis	Leatherleaf Fern	5 Gal	
Spathiphyllum 'Mauna Loa'	Spathiphyllum	5 Gal	
Strelitzia nicolai	Giant Bird of Paradise	15 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
Trachelospermum j~~J~~asminioides	Star Jasmine	1 Gal	
Streetscape & Perimeter Shrubs			
Agapanthus Species	Lily Of The Nile, Queen Anne	1 Gal	
Anigozanthos f~~F~~lavidus	Kangaroo Paw	1 Gal	
Buxus M.J. 'Green Beauty'	Green Beauty Boxwood	5 Gal	
Dianella Species	Flax Lily	15 Gal	
Dietes ~~Vegata~~ Hybrids	Fortnight Lily	1 Gal	

Botanical Name	Common Name	Size	Comments
Hemerocallis 'Bitsy'	Evergreen Bitsy Daylilly (Yellow)	1 Gal	
Limonium ~~p~~Perezii	Sea Lavander	1 Gal	
~~Phormium Species~~	~~Flax~~	~~15 Gal~~	
Pittosporum Species	Mock Orange	5 Gal	
R~~P~~hapiolepis Species	Indian Hawthorn	5 Gal	
Rosa 'Iceberg'	White Rose	5 Gal	
Rosmarinius Tuscan Upright	Upright Rosemary	5 Gal	
Salvia g~~G~~reggii 'Furman's Red'	Red Salvia Greggii	5 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
Screening & Hedge Plants			
~~Escallonia Fradesii~~	~~Escallonia~~	~~5 Gal~~	
Grewia o~~O~~ccidentalis	Lavander Starflower	5 Gal	Espalier
Ligustrum t~~T~~exanum	Wax Leaf Privet	15 Gal	
Prunus c~~C~~aroliniana	Carolina Laurel Cherry	15 Gal	
Xylosma c~~C~~ongestum	Xylosma	5 Gal	
Drive Alley Shrubs			
Dianella Species	Flax Lily	5 Gal	
Dietes ~~Vegata~~hybrids	Fortnight Lily	1 Gal	
Hemerocallis h~~H~~ybrids	Evergreen Daylily	1 Gal	
Nandina d~~D~~omestica	Hevenly Bamboo	5 Gal	
~~Phormium Species~~	~~Flax~~	~~5 Gal~~	
Podocarpus h~~H~~enkelii	Yew Pine	15 Gal	
Strelitzia r~~R~~eginae	Bird Of Paradise	5 Gal	
~~Trachelospermum Jasminioides~~	~~Star Jasmine~~	~~1 Gal~~	

Security/Barrier Planting				
Bougainvillea Spp	Bougainvellia	5 Gal		
Carissa m~~M~~acrocarpa	Natal Palm	5 Gal		
Hakea s~~S~~uaveolens	Sweet Hakea	5 Gal		
~~Pyracantha Coccinea~~	~~Pyracantha~~	~~5 Gal~~		
Rosa 'Floribundas'	Rose	5 Gal		
Ground Covers				
Annual Color	Annual Color	4" Pots	8" oc	Color By L.A.
Dwarf Tall Fescue	Marathon Ii	Sod		

Botanical Name	Common Name	Size		Comments
Campanula pPoscharskyana	Bellflower	Flats	12" oc	Triangular Space
Duchesnea iIndica	Indian Mock Strawberry	Flats	12" oc	Triangular Space
Gazania 'Mitsuwa Yellow'	Yellow Gazania	Flats	13" oc	Triangular Space
Lantana mMontevidensis 'Alba'	Lantana	Flats	18" oc	Triangular Space
Myoproum pParvifolium	Prostrate Myoproum	Flats	12" oc	Triangular Space
Pelagonium 'Balkan Pink' pTrachelospermum	Pink Ivy Geranium	Flats	12" oc	Triangular Space
Jasminioides	Star Jasmine	Flats	18" oc	Triangular Space
Vinca Minor	Dwarf Periwinkle	Flats	12" oc	Triangular Space

4.5 STREETSCAPES

Streetscape elements shall be submitted for approval by the Planning and Public Works Directors. A comprehensive master streetscape plan for the entire project limits shall be submitted prior to issuance of building permits for the first block to be developed, or separate streetscape plans shall be submitted prior to issuance of building permits for each block. Each streetscape plan shall include the elements set forth in Sections 4.45.1 to 4.45.32 herein.

4.5.1 STREET LIGHTING

Human scale and continuation of a modernized, yet traditional American downtown character will govern the selection of streetlights. A combination of Marblelight and "King" standard lighting (City of Ontario Standard Drawing No. 5103) shall be required within the public right-of-way, with LED fixtures along Euclid Avenue and Holt Boulevard~~standard post-top streetlights, with high-pressure sodium vapor lamps, shall be placed along Euclid Avenue and Holt Boulevard~~. King standard post-top lights shall be placed along all other streets. Light spacing and wattage shall be as determined by the City Engineer.

All post-top lamps shall incorporate shielding within the luminaire and/or globe to prevent glare into upper level residential windows. All Marblelight fixtures shall incorporate cut-off shields to prevent glare into upper level residential windows.

4.5.2 STREET FURNITURE AND SIDEWALK ENHANCEMENTS

Street furniture will help to create a special character to reflect the traditional American downtown theme and character. The use of repetitive materials and textures will create a continuity and consistency that is desired throughout the downtown area. A variety of decorative elements will be incorporated into the public sidewalk zone, including bus shelters, benches, tree grates, bike racks, enhanced paving, trash receptacles and possibly bollards. Examples of acceptable materials and styles are illustrated in Exhibit 4-6. Not all elements are required along every street. Selection of appropriate elements shall consider sidewalk widths, size and spacing of street trees, proximity to store entrances, importance of the pedestrian path, and the requirement to maintain a minimum 4 feet clear space for pedestrian movement in all areas. Bus shelters/benches, street furniture and sidewalk enhancements shall be identified on a master streetscape plan to be submitted as part of the Development Plan submitted for each block, or as part of a Development Plan for the overall project. General characteristics to be incorporated into these features include:

- All street furniture shall comply with the Americans with Disabilities Act of 1990
- Benches shall have arms and backs
- A powder-coated, dark finish shall be applied to all fixtures and furniture
- All tree grates shall be iron with 3/8" max slots, with 30" center opening for tree skating and future trunk growth
- Bollards may be placed at entrances to bicycle/pedestrian pathways and where controlled emergency or maintenance access is required or desired. A bottom locking mechanism shall be provided to enable easy removal by authorized City personnel.
- Litter receptacles shall have a fixed top
- Design of bus stop benches and shelters shall satisfy the criteria specified by the local transit agency (currently Omnitrans)
- Bike racks shall be located adjacent to parking areas or bicycle/pedestrian pathways

Other street amenities may be placed in appropriate locations, such as kiosks, newspaper racks, drinking fountains and utility covers. Such amenities shall be comprised of the same character and color as the other street furniture elements.

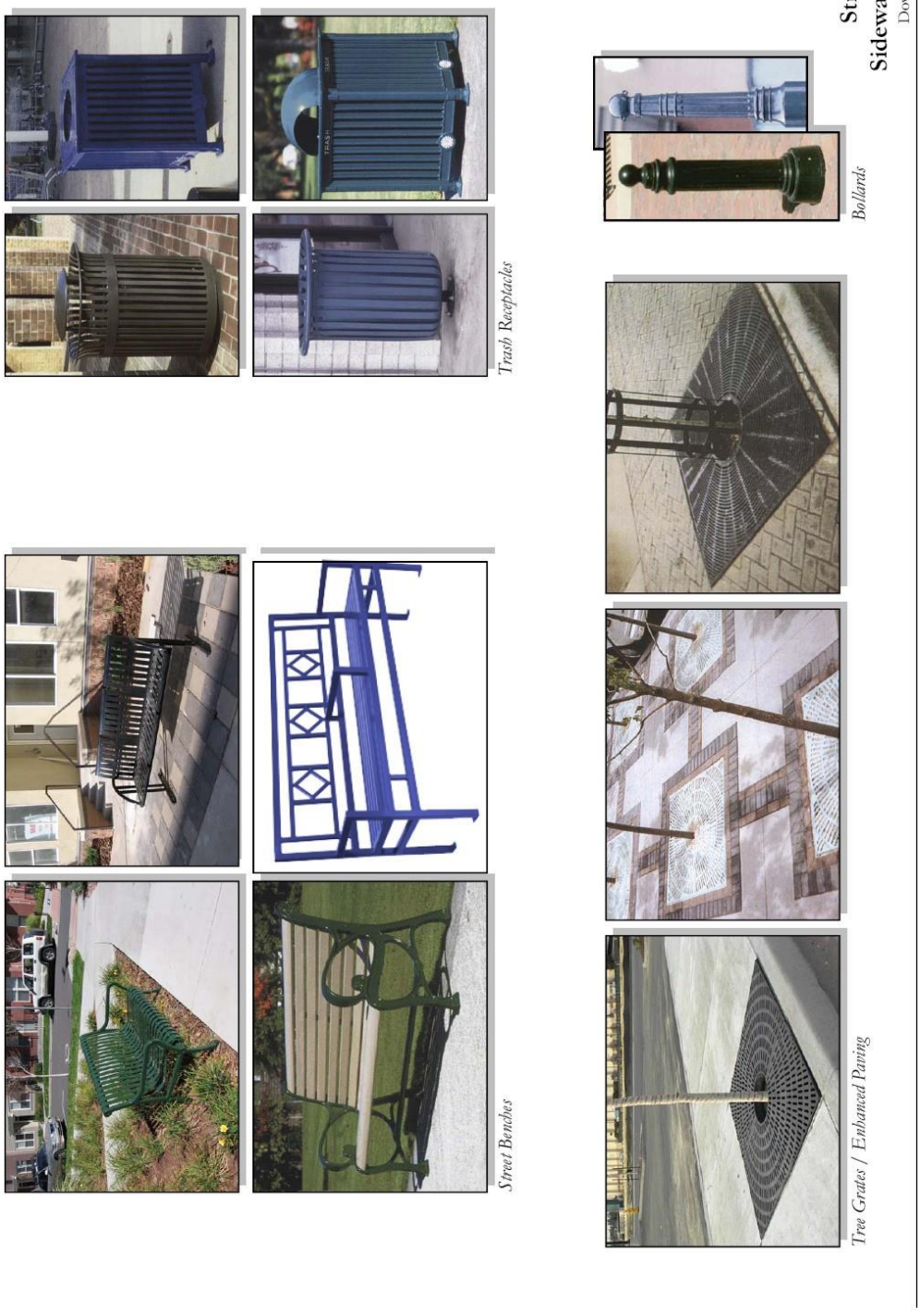

Street Furniture &
Sidewalk Enhancement
Downtown Civic Center P.U.D.
Exhibit
4-6
Trash Receptacles
Bollards
Street Benches
Tree Grates / Enhanced Paving

Exhibit 4-7

Street Lighting, Thematic Street Signs & Markers
Downtown Civic Center P.U.D.

5.0 ADMINISTRATION

5.1 DEVELOPMENT CODE GOVERNS IF NOT ADDRESSED IN PUD

Any terms not defined herein and any issues affecting the design and development of the subject project area that not specifically addressed in this PUD shall be governed by the provisions of the Ontario Development Code.

5.2 DEVELOPMENT APPLICATION PROCESSING

A Development Plan shall be submitted for each block, for approval by the Development Advisory Board and the Ontario Planning Commission, pursuant to the Ontario Development Code. ~~No Development Plan shall be approved unless a parking demand/supply study determines there is sufficient on and/or off-street parking to support the proposed land uses~~.

5.3 OTHER APPLICATIONS TO FACILITATE IMPLEMENTATION OF PUD

5.3.1 CHERRY AVENUE VACATION

Blocks A3 and A4 are to be merged to create a single development site for the proposed townhomes. This will require vacation and abandonment of the existing Cherry Avenue right-of- way that separates these blocks. This street vacation/abandonment shall be completed prior to issuance of a building permit for the townhomes project.

5.3.2 CERTIFICATE OF APPROPRIATENESS

To ensure proper implementation of the historic resource preservation and mitigation measures established in the Final EIR for the Downtown Civic Center Project, an application for a Certificate of Appropriateness ("C of A") shall be submitted and approved in conjunction with each block Development Plan. Application requirements and required findings for approval of a C of A are specified in the Ontario Development Code.

5.4 CEQA COMPLIANCE

The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. The proposed vacation of Cherry Avenue was not addressed in the Final EIR; therefore, an Addendum to the Ontario Downtown Civic Center Project EIR (SCH No. 200405115) was prepared. This Addendum determined that this PUD application would not introduce any new significant environmental impacts. All applicable mitigation measures adopted with the previous environmental assessment will become a condition of project approval. The City of Ontario will continue to be responsible for implementation of the Mitigation Monitoring and Reporting Program adopted for the Downtown Civic Center Project. This may involve application of one or more mitigation measures to implement this PUD, or fair-share proportions thereof.

5.5 ADMINISTRATIVE EXCEPTIONS

Exceptions to a maximum of 10 percent of any of the development standards set forth in Sections 3.1 to 3.5 may be granted by the Zoning Administrator, in accordance with ~~Article 10 of~~ the Ontario Development Code.

APPENDIX A: ORDINANCES ADOPTING PUD

(Appendix A follows this page)

ORDINANCE NO. 2829

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT FILE NO. PUD06-001, TO ESTABLISH DEVELOPMENT REGULATIONS AND GOVERN A MIXED-USE DEVELOPMENT FOR A SIX BLOCK AREA WITHIN DOWNTOWN ONTARIO LOCATED AT THE NEC OF EUCLID AVENUE AND HOLT BOULEVARD (APN: 1048-543-01 THROUGH 10; 1048-544-01, 02, 04 THROUGH 13 & 15 THROUGH 17; 1048-554-01 THROUGH 08; 1048-551-01 THROUGH 09; 1048-552-01, 02, 03, 04 & 06 THROUGH 12, AND 1048-553-01 THROUGH 17)

A. Recitals.

1. J.H. Snyder has filed an application for a Planned Unit Development, File No. PUD06-001, as described in the title of this Ordinance. Hereinafter, the subject Planned Unit Development request shall be referred to as "the application."

2. On the 25th day of April, 2006, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date. After considering all public testimony, the Planning Commission issued Resolution No. 2006-034, recommending to the City Council that the Planned Unit Development, File No. PUD06-001 be approved.

3. On the 16th day of May, 2006, the City Council of the City of Ontario conducted a duly noticed public hearing on the application and concluded said hearing on that date.

4. All legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, it is hereby found, determined, and ordained by the City Council of the City of Ontario as follows:

SECTION 1: This Council hereby specifically finds that all facts set forth in the Recitals, Part A, of this Ordinance are true and correct; and

1. Based upon substantial evidence presented to the City Council during the above-referenced hearing on May 16, 2006, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. The application applies to a six block area in downtown Ontario within the Town Center Study area, located on the north side of Holt Boulevard, between B Street, Lemon Avenue and Sultana Avenue and on the east side of Euclid Avenue between Holt Boulevard, D Street, and Lemon Avenue.

b. The Planned Unit Development establishes parameters for the development of the subject site. The Planned Unit Development identifies allowable land uses, maximum development intensity consistent with the General Plan.

c. The Planned Unit Development is comprised of 30.7 acres of land into the following land uses: 140 townhomes, 160 apartments, two mixed use blocks with a total of 72,000 square feet of commercial uses on the ground floor and 218 dwelling units above, and a civic plaza block with two commercial buildings totaling 15,000 square feet and a civic plaza.

d. The Planned Unit Development will provide for development of 518 residential units which is within the density range permitted in the Planned Unit Development ordinance and the General Plan.

e. The Planned Unit Development has been prepared in conformance with the goals and polices of the General Plan.

f. The Planned Unit Development does not conflict with the Land Use Policies of the General Plan and will provide for development, within the Town Center, in a manner consistent with the General Plan and with related development; and

g. This Planned Unit Development will promote the goals and objectives of the Land Use Element of the General Plan.

SECTION 2: Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in paragraphs 1 and 2 above, this Council hereby concludes as follows:

a. The subject property is suitable for the uses permitted in the proposed Planned Unit Development in terms of access, size, and compatibility with existing land use in the surrounding area; and

b. The proposed Planned Unit Development is in conformance with the General Plan.

SECTION 3: That the City Council has determined that the environmental impacts of this project were reviewed in conjunction with an Addendum to Environmental Impact Report for Ontario Downtown Civic Center (SCH No. 2004051155), certified on November 16, 2004. This application introduces no new significant environmental impacts and that all previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

SECTION 4: Based upon the findings and conclusions set forth in paragraphs 1, 2, 3 and 4 above, the City Council hereby approves of the Planned Unit Development subject to each and every condition set forth in the Department reports, attached hereto and incorporated by this reference.

SECTION 5: The Mayor shall sign this Ordinance and the City Council shall cause the same to be published within fifteen (15) days after passage, at least once, in a newspaper of general circulation, published and circulated in the City of Ontario, California.

APPROVED AND ADOPTED by the members of the City Council of the City of Ontario this 6th day of June, 2006, by the following votes:

AYES: Mayor P. Leon, Council Members A. Wapner, J. Anderson and S. Mautz.

NOES: None.

ABSTAIN: None.

ABSENT: None.

Paul S. Leon, Mayor

ATTEST:

City Clerk

AFFIDAVIT OF POSTING

I declare under penalty of perjury that I am employed by the City of Ontario in the Records Management/City Clerk's Department and that I posted a copy of this document at City Hall, 303 East "B" Street, Ontario, California.

On June 8 2006 at 9am

Karen Harrison

Signature

APPROVED AS TO FORM:

City Attorney

Certification

I declare under penalty of perjury that I am employed by the City of Ontario and hereby certify that the attached document is a true and correct copy as on file in the Records Management/City Clerk Department, City Hall, 303 East "B" Street, Ontario, California.

Karen Harrison 6/8/06

Signature Date

(Space below for use of County Clerk only)

RECEIVED
JUN
14
2006
Records Management

INLAND VALLEY
DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/13/06

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 13 day of JUNE, 20 06

Courtney Bowen
signature

Proof of Publication of

ORDINANCE NO. 2829

On June 6, 2006, the Ontario City Council adopted an Ordinance approving File No. PUD 04-001 (Planned Unit Development) to establish development regulations and govern a mixed-use development for a six block area within Downtown Ontario, including a mixed-use district to allow a vertical mix of commercial and attached residential land uses with off-street parking structures, a civic plaza district to function as a public commons area, an apartment district with off-street parking structures and a townhome district for individual attached units with private garages. The full text of the Ordinance is available at Ontario's Records Management/ City Clerk's Department, 303 East "B" Street, Ontario, California. Said Ordinance was approved and adopted by the following vote: Ayes: Mayor P. Leon, Mayor pro Tem A. Wapner, Council Members J. Anderson and S. Mautz. Noes/Abstain/Absent None.

Publish: Tuesday, June 13, 2006. #56858

Notice space.

2235

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8

ORDINANCE NO. 2937

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

WHEREAS, J.H. SNYDER COMPANY ("Applicant") has filed an Application for the approval of an amendment to the Downtown Civic Center Planned Unit Development, File No. PUD08-001, increasing the maximum residential density range within the Commercial/Residential Mixed-Use District from 45-50 dwelling units per acre to 45-65 dwelling units per acre, and clarifying that both "for sale" and "for rent" housing is allowed within the District (hereinafter referred to as "Application" or "Project"); and

WHEREAS, in June 2006, the City Council adopted Ordinance No. 2829 approving the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area within the heart of the City's original downtown, including 3 blocks along Holt Boulevard, between Lemon Avenue and Sultana Avenue, and 3 blocks along Euclid Avenue, between Holt Boulevard and D Street; and

WHEREAS, the Application specifically applies to the Commercial/Residential Mixed-Use District, affecting Blocks A1, generally located at the northeast corner of Euclid Avenue and Holt Boulevard, and C1, generally located at the southeast corner of Euclid Avenue and D Street; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearinghouse No. 200405115) was certified on November 16, 2004, in which development and use of the Project site was discussed; and

WHEREAS, pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project and that preparation of an addendum to the EIR was appropriate; and

WHEREAS, to consider the potential environmental impacts of the Project, the City prepared an addendum to the certified EIR pursuant to CEQA and the Guidelines promulgated thereunder (hereinafter referred to as "Addendum"); and

WHEREAS, the City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum on April 5, 2011, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred; and

WHEREAS, in 2006, the City Council adopted the Downtown Civic Center Planned Unit Development ("DCCPUD"), which governs land use and development within a 6-block area immediately adjacent to the Civic Center complex, including the blocks located on the east side of Euclid Avenue, between D Street and Holt Boulevard, and on the north side of Holt Boulevard, between Euclid and Sultana Avenues. Following adoption of the DCCPUD, the Planning Commission approved a Development Plan (File No. PDEV06-009) for the development of 4 of the 6 blocks, including the C1 Block with a 4-story mixed-use development consisting of 108 housing units over 32,850 square feet of commercial space (at ground level), the A2 Block with 160 apartment units in 4 stories, and the A3 and A4 Blocks with 140 townhomes. The A2, A3 and A4 blocks have since been fully developed by the JH Snyder Company (the "Applicant") and have been occupied since 2009. The C1 Block, however, was not constructed due to the economic downturn; and

WHEREAS, in April 2011, the Ontario Housing Authority entered into a Disposition and Development Agreement ("DDA") with the Applicant, which, stipulates that the Authority will ground lease the C1 block to the Applicant and will contribute affordable housing funds toward the development, operation, and maintenance of 153 affordable housing units within the C1 block. Furthermore, the DDA requires the Applicant obtain necessary development entitlements and obtain the approval of an amendment to the DCCPUD, as the number of dwelling units currently allowed to be developed within the C1 block (108 units maximum) is less than stipulated by the DDA. Therefore, the Applicant is requesting an amendment to the DCCPUD, which proposes an increase in the maximum density range for residential development within the C1 Block from 45-50 dwelling units per acre to 45-65 dwelling units per acre. The amendment will also include changes to the Commercial/Residential Mixed-Use District descriptive language, affecting both the A1 and C1 Blocks, clarifying that both "for sale" and "for rent" housing is allowed within the District, consistent with the other land use districts of the DCCPUD and the City's Development Code; and

WHEREAS, the density increase for the C1 Block would be contained within the previously approved building footprint, and will be facilitated by replacing approximately one-half of the two-bedroom units with one-bedroom units, along with a reduction in unit sizes. The proposed density increase is well within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan, adopted by the City Council in 2004, and the Downtown Civic Center Project Environmental Impact Report; and

WHEREAS, on May 16, 2011, the Development Advisory Board of the City of Ontario conducted a hearing and issued a Decision recommending Planning Commission approve the Application; and

WHEREAS, on May 24, 2011, the Planning Commission of the City of Ontario conducted a duly noticed public hearing and issued a Resolution, recommending the City Council approve the Application.

WHEREAS, on June 7, 2011, the City Council of the City of Ontario conducted a duly noticed public hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. The City Council reviewed the Addendum and all other relevant information presented to it regarding the Addendum, and after evaluating the environmental impacts associated with the Project, concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred and approved the Addendum on April 5, 2011, as the Project:

a. Does not constitute substantial changes to the certified EIR that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

b. Does not constitute substantial changes with respect to the circumstances under which the certified EIR was prepared, that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

c. Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, that shows any of the following:

1. The project will have one or more significant effects not discussed in the certified EIR; or

2. Significant effects previously examined will be substantially more sever than shown in the certified EIR; or

3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

4. Mitigation measures or alternatives considerably different from those analyzed in the certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

a. The proposed Planned Unit Development Amendment is consistent with the goals and policies of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The goals and policies furthered by the proposed project are as follows:

Land Use

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

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

Community Design

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

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

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

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

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

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

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

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

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

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

Goal—CD4 Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

Policy—CD4-2 *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes and unique neighborhoods.

Housing

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

Policy—H2-1 *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Policy—H2-2 *Historic Downtown*. We foster a vibrant historic downtown through facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

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

Policy—H2-6 *Infill Development*. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Goal—H4 Increased opportunities for low and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities.

Policy—H4-4 *Mixed-income Housing*. We encourage the integration of affordable housing in the New Model Colony, Ontario Airport Metro Center Area, and existing neighborhoods.

Community Economics

Goal—CE1 A complete community that provides for all incomes and stages of life

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

Policy—CE1-7 *Retail Goods and Services*. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.

b. The proposed Planned Unit Development Amendment, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. A total of 376 housing units have been constructed within the Downtown Civic Center area. The proposed density increase would allow for the development of an additional 312 housing units, an increase of 72 housing units, for a total of 688 housing units within the with Downtown Civic Center area. This proposed increase is within the housing unit count of the *Preferred* development scenario analyzed in the Downtown Civic Center Concept Plan (adopted by the City Council in 2004) and Environmental Impact Report, which proposed 734 housing units. Therefore, the proposed increase in residential density would not adversely affect the public interest, health, safety, convenience, or general welfare of the City

c. The proposed Planned Unit Development Amendment will not adversely affect the harmonious relationship with adjacent properties and land uses. The proposed change in residential density represents a small incremental increase in the total number of housing units that may be developed within the Downtown Civic

Center area. Furthermore, the proposed increase in density does not exceed the housing unit count of the *Preferred* development scenario previously analyzed. Therefore, proposed DCCPUD amendment would not adversely affect the harmonious relationship with adjacent properties and land uses.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves File No. PUD08-001, and direct staff to make all appropriate and necessary changes to the Downtown Civic Center Planned Unit Development document, to incorporate the following amendments:

a. Increase the maximum residential density range in the C1Block, from 45-50 dwelling units per acre to 45-65 dwelling units per acre; and

b. Clarify and ensure that both "for sale" and "for rent" housing is allowed within the Commercial/Residential Mixed-Use District, affecting both Blocks A1 and C1.

SECTION 4. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance is for any reason held to be invalid, unconstitutional or otherwise struck-down by a court of competent jobs, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more portions of this ordinance might be declared invalid.

SECTION 5. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this 21st day of June 2011.

PAUL S. LEON, MAYOR

ATTEST:

for MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

for JOHN E. BROWN, CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. 2937 was duly introduced at a regular meeting of the City Council of the City of Ontario held June 7, 2011 and adopted at the regular meeting held June 21, 2011 by the following roll call vote, to wit:

AYES:	MAYOR/COUNCIL MEMBERS:	LEON, DORST-PORADA, WAPNER, MAUTZ AND BOWMAN
NOES:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	NONE

for MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. 2937 duly passed and adopted by the Ontario City Council at their regular meeting held June 21, 2011 and that Summaries of the Ordinance were published on June 14, 2011 and June 28, 2011, in the Inland Valley Daily Bulletin newspaper.

for MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

RECEIVED
(Space below for use of County Clerk only)
11 JUN 16 AM 10: 12
CITY OF ONTARIO
CITY CLERK/RECORDS

INLAND VALLEY DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/14/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 14 day of JUNE, 20 11

signature

11

Proof of

PUBLIC NOTICE OF PROPOSED ADOPTION OF CITY OF ONTARIO ORDINANCE NO. 2937

NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario will consider adoption of proposed Ordinance No. 2937 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

The proposed amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.

A copy of the full text of the proposed ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m.

Dated: June 8, 2011

s/VICKI KASAD, MMC, ASSISTANT CITY CLERK

Publish: Daily Bulletin June 14, 2011
#40582

(Space below for use of County Clerk only)

INLAND VALLEY
DAILY BULLETIN
(formerly The Daily Report)

2041 E. 4th Street
Ontario, CA 91764

RECEIVED
11 JUL -1 PM 2:31
CITY OF ONTARIO
CITY CLERK/RECORDS

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of San Bernardino

I am a citizen of the United States, I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of INLAND VALLEY DAILY BULLETIN, a newspaper of general circulation printed and published daily in the City of Ontario, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Bernardino, State of California, on the date of August 24, 1951, Case Number 70663. The notice, of which the annexed is a true printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/28/11

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Ontario, San Bernardino Co. California
this 28 day of JUNE, 20 11

signature

13

Proof

PUBLIC NOTICE OF ADOPTION OF CITY OF ONTARIO ORDINANCE NO. 2937

NOTICE IS HEREBY GIVEN that on June 21, 2011, the City Council of the City of Ontario adopted Ordinance No. 2937 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PUD08-001, AN AMENDMENT TO THE DOWNTOWN CIVIC CENTER PLANNED UNIT DEVELOPMENT, INCREASING THE MAXIMUM RESIDENTIAL DENSITY RANGE WITHIN BLOCK C1 FROM 45-50 DWELLING UNITS PER ACRE TO 45-65 DWELLING UNITS PER ACRE, AND CLARIFYING THAT BOTH "FOR SALE" AND "FOR RENT" HOUSING IS ALLOWED WITHIN THE COMMERCIAL/RESIDENTIAL MIXED-USE DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1048-551-10 THROUGH 13; 1048-552-13 THROUGH 19; 1048-553-01 THROUGH 17; 1048-547-04 THROUGH 94; AND 1048-548-01 THROUGH 54.

The amendment to the Downtown Civic Center Planned Unit Development would have a positive fiscal impact by way of an increase in development impact fees and property taxes resulting from an increase in residential density.

Ordinance No. 2937 was adopted by the following roll call vote:

Ayes: Leon, Dorst-Porada, Wapner, Mautz and Bowman
Noes: None
Absent: None

A certified copy of the full text of the Ordinance is available for review in the office of the City Clerk, City of Ontario, 303 East B Street, Ontario, California 91764, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Friday, 8:00 a.m. to 5:00 p.m. and at www.ci.ontario.ca.us.

Dated: June 22, 2011

s/VICKI KASAD, MMC, ASSISTANT CITY CLERK

Publish: Inland Valley Daily Bulletin
June 28, 2011 #57505

APPENDIX B: MITIGATION MONITORING PROGRAM

(Appendix B follows this page)

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MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Air Quality	Emissions from project construction equipment.	**MM Air 1**: Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Emissions from project construction equipment.	**MM Air 2**: Prohibit all vehicles from idling in excess of ten minutes, both on-site and off-site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 3**: Water active grading sites at least twice daily. Water unpaved roads or surfaces at least twice daily. Water surfaces before grading.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 4**: Trucks hauling dirt, sand, gravel or soil are to be covered or should maintain at least two feet of freeboard, in accordance with Section 23114 of the California Vehicle Code.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 5**: Reduce on-site vehicle speed to less than 15 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 6**: Sweep nearby or adjacent streets at the end of the day if visible soil material is carried over from construction site.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 7**: Suspend all grading and excavating operations when wind speeds exceed 25 mph.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor
Air Quality	Dust emissions during construction activities.	**MM Air 8**: Hydroseed or apply soil stabilizers to inactive construction areas left inactive for ten days or more, or replant vegetation in disturbed areas as soon as possible.	Include in construction document specifications to be implemented during Construction	City of Ontario construction document plan checker. Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Air Quality	Impacts to air quality due to long-term emissions.	**MM Air 9**: The project will participate in the cost of off-site improvements through fair-share payment of the Development Impact fee as established by the City of Ontario. These fees should be collected and utilized as needed by the City to construct the improvements necessary to maintain the required level of service.	Prior to building permits As required to maintain required LOS	Developer/Housing Authority Pays. Engineering implements improvements
Air Quality	Impacts to air quality due to long-term emissions.	**MM Air 10**: Local transit agencies (Omnitrans and RTD) shall be contacted to determine bus routing in the project area that can accommodate bus stops at the project access points and the project shall provide bus passenger benches and shelters at these project access points. See MM 22.	Prior to site plan approvals for overall project concept for location Prior to issuance of last Certificate of Occupancy for construction	Planning Department, Developer and Omnitrans
Cultural	Impact due to loss of, or significant alteration of an historic resource**.**	**MM Cultural 1:** Prior to issuance of building permits, determination of the status of historical designation of each structure within the project area shall be completed by City Planning Department staff and the Historic Preservation Commission, as required in City Development Code. Table III-2-C shall be consulted in order to determine the mitigation measures required based on the status of historical designation. On the vertical axis, Table III-2-C lists the possible "status of historical designation" to which a property could be subject. The horizontal axis shows all the potential actions that could occur to each building in the project area and lists the appropriate mitigation measures required for each.	Prior to the issuance of building permits, the Planning Department shall be consulted and historical designations verified. Prior to demolition or building permits, Table III-2-C shall be consulted	Planning Department Staff Developer provides proof of completion of mitigation
Cultural	Undocumented cultural/archaeological resources.	**MM Cultural 2:** Should any cultural and/or archaeological resources be accidentally discovered during construction, construction activities shall be moved to other parts of the project site and a qualified archaeologist shall be contacted to determine the significance of these resources. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5	If found during construction	Contractor and City Staff

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		of the CEQA Guidelines, avoidance or other appropriate measures shall be implemented.		
Cultural	Undocumented cultural/archaeological resources.	**MM Cultural 3:** If paleontological resources are identified during any excavations, construction activities shall be moved to other parts of the project site and a qualified paleontologist shall be contacted to determine the significance of these resources. If the find is determined to be significant, avoidance or other appropriate measures shall be implemented. One appropriate measure would include that a qualified paleontologist shall be permitted to recover and evaluate the find(s) in accordance with current standards and guidelines.	If found during construction	Contractor and City staff
Cultural	Discovery of human remains	**MM Cultural 4**: In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.	If found during construction	Contractor and City staff
Geology	Erosion due to wind	**MM Geo 1:** To reduce impacts associated with erosion due to high winds, prior to construction, all development/ redevelopment plans will apply for and adhere to the permit given by the City of Ontario and enforced by the Building Official found in Title 6, Chapter 12, sections 6-12.01 – 6-12.07. The permit lasts for one (1) year, therefore all construction lasting for a period of more than one calendar year from the date of issue will reapply for the permit and pay the annual fee of $250 plus $5 per acre for each acre over ten acres.	Prior to issuance of grading or demolition permits	Building official
Geology	Construction on an unstable geologic unit	**MM Geo 2:** Prior to approval of all development plans in the Downtown Ontario Civic Center project area, site-specific geotechnical report(s) shall be	Prior to approval of development plans.	Building and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		submitted to the City of Ontario's Building and Engineering Departments for review and approval. The recommendations provided in the geotechnical report shall be incorporated into the design of the project, or portion of the project under construction.		
Hazards	Release of asbestos through demolition of asbestos-containing materials	**MM Haz 1:** A comprehensive survey for asbestos-containing materials (ACM) that meets the requirements of the South Coast Air Quality Management District's Rule 1403 shall be performed by the City of Ontario on all buildings built prior to 1980 that are proposed to be altered or demolished. This mitigation measure shall apply to properties 2, 5, 8, 12, and 19 referenced in Table III-4-A and other properties listed in Table III-4-B that do not have a reference number. ACM shall be removed by a State-licensed asbestos abatement contractor prior to demolition or burning.	Prior to demolition	Housing Authority and Developer
Hazards	Lead-based paint exposure	**MM Haz 2:** In order to reduce potential impacts related to lead-based paint exposure and/or disposal, and because it is not certain which buildings will be demolished, if any building identified in an Environmental Site Assessment (ESA) or if constructed in 1978 or earlier, than a lead-based paint survey shall be conducted. Buildings 2, 5, 7, 12 (Table III-4-A) have been identified as having lead-based paint, either through a previous ESA, or through a subsequent lead- based paint survey. Lead abatement and/or proper disposal shall be conducted by a qualified specialist.	Prior to demolition and/or Construction	Housing Authority and Developer
Hazards	Oil-stained concrete pads	**MM Haz 3:** For oil-stained areas in, and around Richard's Beauty College (200 N. Euclid Avenue) identified in the Phase I Environmental Site Assessment prepared by P & D Environmental Report No. 8 in Table III-4-A (June 18, 2003: Project No. 174717.0043), the City of Ontario shall be responsible for excavation and proper disposal of oil-	Prior to building permits.	Housing Authority and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		stained concrete pads (since it was determined in the Phase II that soil underlying the concrete had not been significantly contaminated, though the stained pads remain).		
Hazards	Undocumented hazardous materials	**MM Haz 4:** In the event that construction reveals aterial believed to be hazardous waste, as defined in Section 25117 of the California Health & Safety Code, the developer shall contact the City of Ontario Fire Department Hazardous Materials Division and the County of San Bernardino Environmental Health Department. Excavation shall be stopped until the material has been tested and the presence of hazardous waste has been confirmed. If no hazardous waste is present, excavation may continue. If hazardous waste is determined to be present, the California Department of Toxic Substances Control shall be contacted and the material shall be removed and disposed of pursuant to applicable provisions of California law.	If found during construction	Developer
Hazards	Undocumented hazardous materials	**MM Haz 5:** In the event that during alteration of an existing building hazardous materials are discovered, and that they are not removed as part of the building's rehabilitation, the building shall be placed on an appropriate hazardous materials database by the City of Ontario.	If found during construction	Building Department and Developer
Hazards	Underground storage tanks	**MM Haz 6:** The underground tanks used at the old Police Facility have been removed and properly abated. If any underground tanks are discovered during construction, the developer, in coordination with the County Fire Department, shall remove them. If above ground tanks are removed as part of this project, a replacement plan for at least one 500-gallon tank/fueling station to support City operations near the Civic Center should be implemented.	If required.	Developer, County Fire Department for removal issues, City for replacement issue.
Hazards	Potential impacts to evacuation routes and	**MM Haz 7:** During construction, access from adjacent homes and businesses and two-way traffic	During construction	Contractor

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	other streets.	flow must be specifically maintained on Euclid Avenue and Holt Boulevard, which are designated "evacuation routes" with detours and/or flagmen. Access and two-way traffic flow on Sultana Avenue and "D" Street must also be maintained with detours and/or flagmen to the satisfaction of the Ontario City Fire Department.		
Hazards	Potential interference with air traffic, height restrictions.	**MM Haz 8**: Structures within the project area cannot exceed 122 feet from the site elevation of 980 feet above sea level including temporary structures such as cranes used during construction.	Include in construction document specifications to be implemented during Construction	Building Department, Contractor, Site Inspectors
Hazards	Potential unwanted noise impacts to future land owners or lessees.	**MM Haz 9**: To disclose to the buyer or lessee of subdivided lands within the Civic Center project of the proximity of this site to the Ontario International Airport as required by AB 2776, the City shall disclose, and ensure that the developer makes such disclosures, as required by law to all future buyers.	Prior to specified filings and sale agreements as stated in AB 2776	Housing Authority and Developer
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 1:** In order to ensure that construction activities associated with the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, developments within the project area shall comply with all applicable provisions of the State's General Permit for Construction Activities (Order No. 99-08- DWQ, or most recent version) during all phases of construction.	Prior to grading and during construction.	Developer and Contractor
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 2:** In order to ensure that the Ontario Downtown Civic Center project will not cause or contribute to violations of any water quality standard or waste discharge requirements, and to assure no substantial degradation of water quality occurs, the project will complete a Water Quality Management Plan (WQMP) pursuant to the MS4 permit (Order No. 2002-0012) adopted by the City of Ontario. The	Prior to development plan approval	Developer, Planning and Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		project shall incorporate Site Design BMPs and Source Control BMPs, and potentially Treatment Control BMPs. See Table III-5-E in EIR.		
Hydrology	Violation of water quality or waste discharge requirements.	**MM Hydro 3:** To assure that development of the Ontario Downtown Civic Center project will not cause a violation of any water quality standard or waste discharge requirements, including San Bernardino County's MS4 permit issued by the SARWQCB, and to assure that no substantial degradation to water quality occurs after construction, any loading docks present within the office, academic or retail areas specified in the project description will be designed with devices to trap oil and grease, such that these pollutants are not discharged from the site in storm water or non- storm water discharges.	Prior to development plan approval and building	Developer, Public Works, Engineering Department and Building Official
Hydrology	New storm drain facilities	**MM Hydro 4**: In the event that connections to the existing storm drain system are required, each development within the Ontario Downtown Civic Center Project will be required to pay a drainage impact fee.	Prior to grading permits	Developer and Building Department
Land Uses & Aesthetics	Safety hazards and noise	**MM LU 1**: To limit exposure to noise from traffic and traffic hazards for children playing along busy streets, no ground floor outdoor residential use areas shall be allowed to front along Holt Boulevard or Euclid Avenue.	Prior to site plan approval	Planning Department
Land Uses & Aesthetics	Land use compatibility and aesthetics related to residential historic neighborhood.	**MM LU 2:** To address both aesthetic and land use compatibility issues, design of new structures located along 'D' Street and Sultana Avenue shall be sensitive to the mass, scale, and architectural style of the existing residential areas located east and north of the project area.	Prior to site and architectural plan approvals	Planning and Building Departments
Land Uses & Aesthetics	Land use compatibility and aesthetics related to historic commercial	**MM LU 3:** New construction and adaptive reuse located along and adjacent to Euclid Avenue shall be sensitive to historic structures on- and off-site. (See also mitigation measures in the Cultural Resources	Prior to architectural plan approvals	Planning and Building Departments

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	buildings	section of this EIR.)		
Land Uses & Aesthetics	Safety in public parks	**MM LU 4**: Parks and open spaces shall be designed for ease of resident and police surveillance.	Prior to site plan approvals	Planning and Police Departments
Noise	Construction noise	**MM Noi 1:** The construction activities of the proposed project shall comply with the City of Ontario noise ordinance that prohibits construction activities on Sundays, Federal holidays, and other days between the hours of 7:00 p.m. and 7:00 a.m.	During construction	Contractor
Noise	Construction noise	**MM Noi 2:** To the extent possible, the number of graders on-site shall be limited to two, or temporary sound barriers shall be installed adjacent to sensitive receptors for the duration of the grading activities.	During construction	Contractor and City Inspectors
Noise	Construction noise	**MM Noi 3**: Construction staging areas shall not be located within 150 feet of existing sensitive receptors and construction equipment shall be fitted with properly operating and maintained mufflers.	Prior to grading plan approval	Engineering Department and Contractor
Noise	Indoor noise impacts	**MM Noi 4:** Architectural plans shall be submitted to the City of Ontario Building Department for an acoustical plan check prior to the issuance of building permits.	Prior to architectural plan approval	Developer and Building Official
Public Services	Impacts to public services	**MM Serv 1:** The project applicant shall pay police, library and fire service development impact fees in place at the time certificates of occupancy are issued.	Prior to building permits	Developer and Bldg. Official
Public Services	Public Safety	**MM Serv 2:** The Ontario Police Department shall maintain a substation facility within proximity to service the proposed project area.	Determine appropriate location. Open by 350th Certificate of Occupancy	Planning and Police Departments
Public Services	Impacts to schools of additional students	**MM Serv 3:** The project applicant shall pay school fees or otherwise meet project obligations to schools, as required by Ontario-Montclair School District and Chaffey Joint Union High School District.	Prior to building permits	Developer and Building Official
Public Services	Adequate park space	**MM Serv 4:** The project applicant shall pay park fees in place at the time building permits are issued, dedicate land and/or develop parks (or a combination of these) to the satisfaction of the Public	Prior to site plan approval	Planning and Parks Departments

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		Works Department to meet City parkland requirements.		
Opening Year with Preferred Project Scenario				
Traffic	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 1:** Install traffic signal and modify the intersection of I-10 WB Off-ramp/ 7th Street to include the following geometrics: Northbound: One left-turn lane. One shared through and right-turn lane. Southbound: N/A. Eastbound: One left-turn lane and one through lane. Westbound: One through lane and one right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 2:** Install traffic signal at Euclid Avenue/ E Street intersection.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.
To comply with CMP standards and reduce all potential impacts to LOS E or better, the following mitigation measures shall be implemented as part of the project. **Build-Out Year with Project (CMP Intersections)**				
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 3:** Modify the intersection of Euclid Avenue/ SR-60 East-bound ramps to include the following geometrics: Northbound: Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. Eastbound: One left-turn lane. One shared left and through lane. One right-turn lane. Westbound: N/A.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential	**MM Trans 4:** Modify the intersection of Euclid Avenue/ SR-60 West-bound ramps to include the following geometrics: Northbound: Two left-turn lanes. Three through	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	impacts to LOS E or better	lanes. Southbound: Three through lanes. One right-turn lane. Eastbound: N/A. Westbound: One left-turn lane. One shared left and through lane. One right-turn lane.		development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 5:** Modify the intersection of Euclid Avenue/ Philadelphia Street to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One right-turn lane. Westbound: One left-turn lane. One through lane. One shared through and right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 6:** Modify the intersection of Euclid Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: Two left-turn lanes. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One shared through and right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 7:** Modify the intersection of Euclid Avenue/Holt Avenue to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		One shared through and right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One right-turn lane.		
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 8:** Modify the intersection of Euclid Avenue/4th Street to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 9:** Add 2nd southbound left-turn lane and 4th northbound through lane at the intersection of Euclid Avenue/I-10 EB Ramps.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 10:** Modify the intersection of Campus Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Three through lanes. One right-turn lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project	**MM Trans 11:** Modify the intersection of Campus	Development Impact Fees and	City Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. One through lane. One through and right-turn shared lane. Southbound: One left-turn lane. One through lane. One through and right-turn shared lane. Eastbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Westbound: One left-turn lane. Two through lanes. One through and right-turn shared lane.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 12:** Modify the intersection of Grove Avenue/Mission Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One through and right-turn shared lane. Southbound: Two left-turn lanes. Four through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Four through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 13:** Modify the intersection of Grove Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans Building Dept. collects all development impact fees.

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 14:** Modify the intersection of Vineyard Avenue/Holt Boulevard to include the following geometrics: Northbound: One left-turn lane. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Two through lanes. One through and right-turn shared lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 15:** Modify the intersection of Mountain Avenue/Mission Boulevard to include the following geometrics: Northbound: One left-turn lane. Two through lanes. One right-turn lane. Southbound: Two left-turn lanes. Two through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Three through lanes. One right-turn lane. Westbound: Two left-turn lanes. Three through lanes. One right-turn lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 16:** Modify the intersection of Mountain Avenue/Holt Boulevard to include the following geometrics: Northbound: Two left-turn lanes. Three through lanes. One right-turn lane. Southbound: One left-turn lane. Three through lanes. One right-turn lane. Eastbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane. Westbound: Two left-turn lanes. Two through lanes. One through and right-turn shared lane.	Development Impact Fees and Fair Share Fees to be paid at the time of development plan approval	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project	**MM Trans 17:** Add 3rd Eastbound through lane and	Development Impact Fees and	City Engineering Department

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	3rd Westbound through lane at the intersection of San Antonio Avenue/Holt Boulevard.	Fair Share Fees to be paid at the time of development plan approval	SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 18:** The project will participate in the cost of off-site improvements through the payment of the city of Ontario Development Impact "fair share" mitigation fees. These fees shall be collected by the City at the time of issuance of building permits and utilized as needed by the City to construct the above improvements necessary to maintain acceptable levels of services in the project area.	Prior to Building Permits	City Engineering Department SANBAG and Caltrans. Building Dept. collects all development impact fees.
Traffic	With Preferred Project Scenario, to comply with CMP standards and reduce all potential impacts to LOS E or better	**MM Trans 19:** In addition to the DIF, the developer will pay fair share costs for all off-site roadway improvements that are not included in the existing DIF. Table III-10-I in the Final EIR summarizes these fair share costs that the developer will have to pay in addition to the DIF.	Prior to Building Permits	Developer and Housing Authority
Parking				
Traffic	Inadequate parking	**MM Trans 20:** All forms of development in the project area must meet City on-site parking code requirements and/or shared parking standards to the satisfaction of the Planning Department.	Prior to site plan approval	Planning Department
Traffic	Inadequate parking	**MM Trans 21**: As the project is built out in phases, some parking areas may be shared or off-street parking for one block may be provided on the adjacent block in an interim situation. The downtown Parking Model shall be used to analyze any interim or phased conditions to assure that off- street parking demand is met by the project as a whole throughout all phases of build-out.	Prior to site plan approval	Planning Department
To comply with City standards and reduce all potential impacts to alternative transportation, the following mitigation measures shall be implemented:				
Traffic	With Preferred Project	**MM Trans 22:** The City shall consult with	Location shall be chosen prior to	Planning Department, Omnitrans

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
	Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	Omnitrans to determine the location and type of transit facilities warranted by the proposed project. The location and type(s) of facility(ies) shall be determined prior to approval of site plans for the first phase of the proposed project. The siting of the facility(ies) shall be within the proposed project boundaries or within 500 feet of the edges of the project. The facility(ies) shall be constructed and adequate transit service shall be operating from the facility(ies) at the time of the last certificate of occupancy for residential units within the project.	site plan approvals Construction shall commence prior to issuance of last Certificate of Occupancy.	
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	**MM Trans 23:** The City should encourage the use of public transportation by providing Omnitrans and Metrolink information at public facilities within the project.	Ongoing	City of Ontario, Omnitrans, Metrolink
Traffic	With Preferred Project Scenario, To comply with City standards and reduce all potential impacts to alternative transportation	**MM Trans 24:** Pedestrian activity and bicycles shall be encouraged within the project site through the provision of sidewalks along all streets, connecting pathways and trails, and bicycle racks near commercial and public buildings and parks.	Prior to site plan approvals	Planning Department
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 29:** Modify the intersection of Cherry Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 30:** Install Traffic Signal at the intersection of Plum Avenue/Holt Boulevard and include the following geometrics: Northbound: One shared left, through, and right-turn lane. Southbound: One shared left, through, and right-turn lane.	Prior to Certificates of Occupancy.	Engineering Department and Developer

MITIGATION MEASURES REQUIRED FOR J.H. SNYDER DOWNTOWN CIVIC CENTER PROJECT PUD				
Impact Category	**Impact/Issue**	**Mitigation Measures**	**Implementation Timing**	**Responsible Party**
		Eastbound: One left-turn lane. One shared through and right-turn lane. Westbound: One left-turn lane. One shared through and right-turn lane.		
Traffic	With High-Density Project Scenario, to maintain LOS D or better, comply with CMP standards	**MM Trans 31:** Modify the intersection of Lemon Avenue/Holt Boulevard to allow Right-in/Right-out turning movements only as planned by the City of Ontario.	Prior to Certificates of Occupancy.	Engineering Department and Developer
Utilities	Inadequate sewer and/or water pipelines	**MM Util 1:** All water and sewer pipelines within the project boundary that are identified by the City of Ontario Public Works Department at the time of project approval to require replacement and/or parallel lines shall be provided by the project proponent to the satisfaction of the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Inadequate sewer and/or water pipelines	**MM Util 2:** The segment of sewer pipeline in Francis Street that is currently surcharged, and/or other surcharged facilities required by the project, shall be constructed and operational by the time the project is constructed. Therefore, prior to obtaining occupancy permit(s) the project proponent shall be required to either replace/construct or pay their fair share for the surcharged segments as required by the City.	Prior to first Certificate of Occupancy in affected phase of project.	Public Works
Utilities	Impacts to existing utility lines from construction activities	**MM Util 3:** Prior to obtaining grading permit(s), the project proponent shall coordinate with the applicable natural gas, electrical, and telephone utility providers for the project site to ensure that all existing underground and overhead lines are not damaged during project construction.	Prior to grading permits	Public Works
Utilities	To reduce the quantity of energy used and to conserve water resources,	**MM Util 4**: To reduce the quantity of energy used and to conserve water resources, the project developer and City of Ontario should work to include sustainable systems for use of water and energy within the project design.	Prior to development plan approvals	Planning, Engineering, Public Works and Developer

CITY OF ONTARIO *Agenda Report* **March 16, 2021**	**SECTION:** **PUBLIC HEARINGS**
Department: Housing Prepared By: Katryna Gonzalez Staff Member Presenting: Scott Murphy, Executive Director Community Development Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 11

SUBJECT: A PUBLIC HEARING TO CONSIDER APPROVAL OF A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND CALIFORNIA CAPITAL, INC. FOR THE DEVELOPMENT OF FOUR SINGLE-FAMILY HOUSING UNITS LOCATED AT 1325-1329 SOUTH EUCLID AVENUE (APNS 1049-531-01 AND 1049-531-02)

RECOMMENDATION: That the Board of the Ontario Housing Authority ("Authority"):

A. Adopt the attached resolution approving the Disposition and Development Agreement ("Agreement") between the Authority and California Capital, Inc. ("Developer") (on file with the Records Management Department); and
B. Authorize the Executive Director or his designee to sign all documents necessary to implement the Agreement.

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

FISCAL IMPACT: The Developer will purchase the property from the Authority for fair market appraised value of $357,000. The sales price is supported by an independent appraisal completed by a certified general appraiser.

BACKGROUND & ANALYSIS: The property at 1325/1329 South Euclid Avenue is located at the northeast corner of Euclid Avenue and Acacia Street and consists of 0.482 acres (21,000 square feet) of vacant land. The site is currently owned by the Ontario Housing Authority. The Development will result in the construction of four single-family homes with approximately 2,000 square feet of living area and a two-car garage for each site. The completed units will be sold to homebuyers at market prices.

The land will be sold to the Developer based on the appraised market value and the Developer is responsible for all project financing. Funds from the sale will be considered Authority funds and will be used for future development of affordable housing.

The Developer is progressing through the entitlements process and will be required to construct the project in accordance with City guidelines and requirements. The Agreement allows the Developer 90 days to complete due diligence investigations for the site prior to close of escrow and allows 10 months to complete construction of the project. The Agreement may not be transferred or assigned without

prior approval from the Authority. The Development is estimated to be complete by March 2022.

RESOLUTION NO. OHA- ____

A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND CALIFORNIA CAPITAL, INC. FOR THE DEVELOPMENT OF CERTAIN REAL PROPERTY LOCATED AT 1325/1329 SOUTH EUCLID AVENUE, ONTARIO (APNS: 1049-531-01 AND 1049-531-02).

WHEREAS, the Ontario Housing Authority, a California public agency ("Authority"), currently owns certain real property generally located at 1325/1329 South Euclid Avenue, Ontario (APNs: 1049-531-01/1049-531-02) and more specifically described in Exhibit A attached to this Resolution and incorporated herein by this reference ("Property"); and

WHEREAS, the Authority and California Capital, Inc., a California corporation ("Developer") have been in exclusive negotiations regarding the development of the Property since October 22, 2020 following submittal of a proposal by Developer to construct four single-family residences on the Property, each with approximately 2,000 square feet of living area and a two-car garage ("Project"); and

WHEREAS, the Authority and Developer have negotiated a Disposition and Development Agreement (the "Agreement"), a copy of which is attached to the agenda report associated with this Resolution. The Agreement provides for the sale of the Property at fair market value, and binds Developer to construct the Project in a timely manner and in accordance with the terms therein; and

WHEREAS, on March 2, 2021 and March 9, 2021, the Authority published notice of the public hearing to consider the disposition of the Property pursuant to the Agreement; and

WHEREAS, the proceeds of the sale of the Property, net of the cost of sale, will be set aside and used by the Authority to directly assist a housing project for persons of low income; and

WHEREAS, Developer's proposed acquisition of the Property and the Developer's anticipated construction of the Project on the Property in accordance with the terms of the Agreement, are in the best interest of the Authority and of the health, safety and welfare of the residents of the City, and are in accordance with the public purposes set forth in applicable law. Implementation of the Agreement will further the goals and objectives of the City's general plan and the goals and objectives of the Authority by: (i) creating new housing, and (ii) providing funding to be set aside for future development by the Authority of housing for persons of low income.

NOW, THEREFORE, THE AUTHORITY DOES HEREBY RESOLVE AND DECLARE AS FOLLOWS:

SECTION 1. ***Recitals***. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. ***Findings.*** The Authority intends to sell the Property to Developer and, based on the Recitals and all other information and testimony provided, the Authority Board finds that the sale of the Property pursuant to the Agreement will further the goals and purposes of the Authority, provide funding for future development of housing for low income persons, and benefit residents of the City by creating new housing.

SECTION 3. ***Hearing***. In accordance with California Health and Safety Code Section 33431, and California Health and Safety Code Section 34312.3 (the Housing Authority law) a duly noticed public hearing was held by the Authority on March 16, 2021.

SECTION 4. ***CEQA***. Approval of the proposed conveyance of the Property and approval of the Agreement is categorically exempt from environmental review under the California Environmental Quality Act of 1970 (CEQA), as amended, and the Guidelines promulgated thereunder, pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines. No further environmental review is required.

SECTION 5. ***Approval of Agreement***. The Authority Board hereby approves the Agreement in substantially the form presented, subject to any non-substantive revisions which do not increase the Authority's liability and are approved by the Authority counsel, and authorizes the Executive Director to sign and enter into the Agreement and perform the obligations of the Authority under the Agreement.

SECTION 6. ***Severability***. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Authority declares that the Authority would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

SECTION 7. ***Effective Date***. This Resolution shall become effective immediately upon its adoption.

The Secretary of the Ontario Housing Authority shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 16th day of March 2021.

_____
PAUL S. LEON, CHAIRMAN

ATTEST:

_____
SHEILA MAUTZ, AUTHORITY SECRETARY

APPROVED AS TO FORM:

_____
AUTHORITY COUNSEL

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

I, SHEILA MAUTZ, Secretary of the Ontario Housing Authority, DO HEREBY CERTIFY that the foregoing Resolution No. OHA- was duly passed and adopted by the Board Members of the Ontario Housing Authority at their regular meeting held March 16, 2021 by the following roll call vote, to wit:

AYES: BOARD MEMBERS:

NOES: BOARD MEMBERS:

ABSENT: BOARD MEMBERS:

_____
SHEILA MAUTZ, AUTHORITY SECRETARY

(SEAL)

The foregoing is the original of Resolution No. OHA duly passed and adopted by the Ontario Housing Authority at their regular meeting held March 16, 2021.

_____
SHEILA MAUTZ, AUTHORITY SECRETARY

(SEAL)

EXHIBIT “A”

Legal Description of the Property

1325 South Euclid Avenue
APN: 1049-531-02
Legal Description: South Park TR LOT 22, City of Ontario, County of San Bernardino, State of California

1329 South Euclid Avenue
APN: 1049-531-01
Legal Description: South Park TR LOT 23, City of Ontario, County of San Bernardino, State of California