



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
JANUARY 20, 2026

City Hall

303 East B Street, Ontario, CA 91764

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

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

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

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

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

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

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

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

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

ACCOMMODATIONS

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

ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 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, Porada, Macias, Mayor/Chairman Leon

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

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

CLOSED SESSION PUBLIC COMMENT

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

CLOSED SESSION

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 0113-281-13 and 0113-281-15; 2400 East Philadelphia Street and 2325 East Riverside Drive; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: City of Upland; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 0110-322-08, 0110-322-17, 0110-322-18, 0110-322-21, 0110-322-22, 0110-322-29, 0110-322-30, 0110-322-31; 2501-2653 East Guasti Road and 217-219 North Archibald Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: M-K Associates and Mission Plaza Properties, Inc.; Under negotiation: Price and terms of payment.

GC 54956.95, CONFERENCE WITH LEGAL COUNSEL

San Bernardino Workers' Compensation Appeals Board, EAMS Case No. ADJ11152576

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

Unite Here Local 11 v. City of Ontario, Case No. CIVSB2514995

ATTACHMENT: [20260120 Closed Session.docx](#)

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Pastor Fajinmi, Dios International Missionary Church

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

6:30 P.M.

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

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

AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the

Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

CONSENT CALENDAR

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

1. APPROVAL OF MINUTES

Minutes for the regular meetings of the City Council and Housing Authority of December 2, 2025, and regular meetings of the City Council, Housing Authority and Ontario Public Financing Authority for December 16, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20251202 Meeting Minutes \(Not Official Until Approved\).docx](#)

ATTACHMENT: [20251216 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills November 26, 2025 through December 26, 2025, and Payroll November 16, 2025 through December 13, 2025.

3. [A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY \(SBCTA\) AND THE CITY OF ONTARIO FOR REGIONAL EARLY ACTION PLANNING GRANTS PROGRAM \(REAP 2.0\) FUNDS](#)

That the City Council approve a Funding Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) to receive Regional Early Action Planning Grants Program (REAP 2.0) Funds and authorize the City Manager, or his designee, to execute said Agreement and future amendments to the Agreement within the City Council approved budget.

ATTACHMENT: [REAP 2.0 MOU Ontario.pdf](#)

4. [A CONSTRUCTION CONTRACT WITH K.C. RESTORATION CO., INC. FOR THE EMMONS BUILDING \(GRANADA THEATER\) HISTORIC REHABILITATION PROJECT PHASE 1](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Construction Contract No. D&C25-003 with K.C. Restoration Co., Inc., of Gardena, California, for the Emmons Building (Granada Theater) Historic Rehabilitation Project Phase 1 in the amount of \$1,087,075 plus a 20% contingency of \$217,415 for a total not-to-exceed contract

amount of \$1,304,490; and

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

ATTACHMENT: [KC Restoration - Construction Contract.pdf](#)

5. [A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS](#)

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

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

ATTACHMENT: [20260120_Comm_Imp_Special_Assessments_for_County_Tax_Rolls_01_RESO_RM.docx](#)

ATTACHMENT: [20260120_Special_Assessments^02 - Exhibit A.pdf](#)

ATTACHMENT: [20260120_Special_Assessments^03 - Exhibit B.pdf](#)

ATTACHMENT: [20260120_Special_Assessments^04 - Exhibit C.pdf](#)

6. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENTS FOR ON-CALL ELECTRONIC ARCHIVING OF BUILDING PLANS](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with OB Reprographics, Inc., increasing the contract amount by \$141,375 to a new not-to-exceed amount of \$259,218 to complete the electronic archiving of approved building plan sets.

ATTACHMENT: [City of Ontario Proposal-OB.pdf](#)

ATTACHMENT: [OB Amendment \(3\).pdf](#)

7. [ADOPTION OF ORDINANCE ESTABLISHING HOTEL EMPLOYEE SAFETY REGULATIONS](#)

That the City Council consider and adopt an Ordinance establishing safety regulations for hotel employees.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING HOTEL EMPLOYEE SAFETY REGULATIONS.

ATTACHMENT: [Hotel Safety Ordinance_RM](#)

8. [ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025.](#)

AND AB 1600 DEVELOPMENT IMPACT FEE ANNUAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2025

That the City Council accept the City of Ontario's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended June 30, 2025, and the City of Ontario's AB1600 Development Impact Fee (DIF) Annual Report for Fiscal Year ended June 30, 2025.

ATTACHMENT: [FY2025 ACFR_Executive Overview Powerpoint.pdf](#)

ATTACHMENT: [Annual Comprehensive Financial Report for Fiscal Year Ended June 30, 2025.pdf](#)

ATTACHMENT: [AB1600 DIF Annual Report For Fiscal Year Ended June 30, 2025.pdf](#)

9. AUTHORIZE THE PURCHASE OF ELECTRIC VEHICLE CHARGERS WITH BODEV, INC. FOR THE PUBLIC WORKS YARD UTILIZING THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT FUNDING

That the City Council authorize the City Manager, or his designee, to approve the purchase and delivery of six AuTel level 2 and two AuTel direct current electric vehicle (EV) chargers from BodEV Inc., of La Habra, California, utilizing the Energy Efficiency and Conservation Block Grant (EECBG) funding from the U.S. Department of Energy (DOE) in the amount of \$173,184 plus a 10% contingency for a total not-to-exceed amount of \$190,502, consistent with the terms and conditions of the Sourcewell Contract #032824-ELV.

ATTACHMENT: [sourcewell Electric Vehicle Contract 032824.pdf](#)

ATTACHMENT: [Ontario - Fleet AmpUp \(Quote 111225-3D\) Labor removed.pdf](#)

10. A RESOLUTION ACCEPTING AN AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES AWARD IN THE AMOUNT OF \$30,803,123 FOR THE HOLT AND ALLYN AFFORDABLE RENTAL HOUSING PROJECT

That the City Council adopt a Resolution authorizing the execution of all necessary documents to accept funding totaling \$30,803,123 from the Affordable Housing and Sustainable Communities Program for the Holt and Allyn Affordable Rental Housing Project.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROCLAIMING THE CITY OF ONTARIO HAS APPLIED TO THE AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM (AHSC PROGRAM NOFA) THUS DIRECTING THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE STRATEGIC GROWTH COUNCIL TO MAKE A CONDITIONAL COMMITMENT OF FUNDS TO ASSIST ONTARIO AFFORDABLE HOUSING PHASE II.

ATTACHMENT: [Resolution - Affordable Housing Sustainable Communities Program - Ontario Affordable Housing Phase II RM.docx](#)

ATTACHMENT: [AHSC Application Workbook](#)

ATTACHMENT: [New Grant Award Form - AHSC - signed 1.pdf](#)

ATTACHMENT: [HCD Final Project Report - Ontario II \(executed\).pdf](#)

ATTACHMENT: [AHSC R9 Conditional Award letter - Ontario Affordable Housing Phase II Executed.pdf](#)

11. [PRE-AUTHORIZED LIST OF VENDORS TO PROVIDE SPECIALIZED COMPUTER AND NETWORK EQUIPMENT AND SERVICES](#)

That the City Council authorize the City Manager, or his designee, to execute a pre-authorized vendor list to provide computer and network hardware and services to maintain and support the City's technology infrastructure.

12. [A LICENSE AGREEMENT FOR MICROSOFT 365 SUBSCRIPTION WITH CRAYON SOFTWARE EXPERTS LLC](#)

That the City Council authorize the City Manager, or his designee, to execute a three-year License Agreement with Crayon Software Experts LLC, of Dallas, Texas, for a Citywide Microsoft 365 Subscription, in an amount not-to-exceed \$2,203,338.

ATTACHMENT: [Crayon Software Experts LLC - County of Riverside 8084445 11.01.2024 to 10.31.2027 12182026.pdf](#)

ATTACHMENT: [City of Ontario Renewal Quote 12032025.pdf](#)

ATTACHMENT: [Crayon_Microsoft Program Signature Form.pdf](#)

ATTACHMENT: [Crayon_Microsoft Enterprise Enrollment Agreement.pdf](#)

13. [ORDINANCES ADDING CHANGES TO CHAPTERS 18 AND 19 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE](#)

That the City Council consider and adopt:

- A. An Ordinance adding Chapter 18 of Title 8 of The Ontario Municipal Code Pertaining to a Seismic Safety Mitigation Program for Unreinforced Masonry Buildings.
- B. An Ordinance adding Chapter 19 of Title 8 of The Ontario Municipal Code Pertaining to mandatory Seismic Strengthening provisions for existing wood-frame buildings with soft, weak or open-front wall.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING PURSUANT TO AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 18 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO A SEISMIC SAFETY MITIGATION PROGRAM FOR UNREINFORCED MASONRY BUILDINGS, AND MAKING FINDINGS IN SUPPORT THEREOF.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING PURSUANT TO AN EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, CHAPTER 19 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE PERTAINING TO MANDATORY SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WOOD-FRAME BUILDINGS WITH SOFT, WEAK OR OPEN-FRONT WALL, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [20251216 - URM Ordinance Address Index - Exhibit A.pdf](#)

- ATTACHMENT:** [URM ORDINANCE 01 ORD RM](#)
ATTACHMENT: [SOFT STORY ORDINANCE 02 ORD RM](#)
ATTACHMENT: [20251216 - Soft Story Ordinance Address Index - Exhibit B.pdf](#)
ATTACHMENT: [20251216 - URM Ordinance Address Map - Exhibit A-1.pdf](#)
ATTACHMENT: [20251216 - Soft Story Ordinance Address Map - Exhibit B-1.pdf](#)

14. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH RMA GROUP FOR ON-CALL GEOTECHNICAL CONSULTING AND MATERIALS TESTING SERVICES FOR THE VINEYARD PARKING STRUCTURE AND PROFESSIONAL BASEBALL STADIUM PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with RMA Group, of Rancho Cucamonga, California, to provide on-call geotechnical consulting and materials testing services for the Vineyard Parking Structure and Professional Baseball Stadium Projects in the amount of \$1,946,145 for a total not-to-exceed contract amount of \$5,386,245 and extend the contract term to May 2, 2028; and
- B. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [RMA Group - Amendment No. 3.pdf](#)

15. [AMENDMENTS TO THE PROFESSIONAL SERVICES AGREEMENT WITH AMERICAN THREAT ASSESSMENT CONSULTING, INC. FOR THE DE ANZA PARK RENOVATION PROJECT](#)

That the City Council take the following actions:

- a. Authorize the City Manager, or his designee, to execute Amendment No. 12 to the Maintenance Services Agreement with American Threat Assessment Consulting, Inc. (A.T.A.C), of Rancho Cucamonga, California, for the De Anza Park Renovation Project in the amount of \$588,496 for a total not-to-exceed contract amount of \$3,153,388; and
- b. Authorize the City Manager, or his designee, to execute Amendment No. 13 to the Maintenance Services Agreement with A.T.A.C, of Rancho Cucamonga, California, for the Fleet Services Shop Camera Installation in the amount of \$25,070 for a total not-to-exceed contract amount of \$3,178,458; and
- c. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [ATAC - Amendment No. 12.pdf](#)

ATTACHMENT: [ATAC - Amendment 13.pdf](#)

16. AN AMENDMENT TO THE DESIGN SERVICES AGREEMENT WITH HMC ARCHITECTS FOR ON-CALL ARCHITECTURAL SERVICES AND AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN ASSOCIATES, INC. FOR THE PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE MUNICIPAL SERVICES CENTER RELOCATION PROJECT

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 8 to the Design Services Agreement with HMC Architects, of Ontario, California, to provide on-call architectural services for the Municipal Services Center Relocation Project in the amount of \$13,566,326 for a total not-to-exceed contract amount of \$33,501,466; and
- B. Authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Kimley-Horn Associates, Inc., of Riverside, California, for the preparation of the Environmental Impact Report (EIR) in the amount of \$504,450, plus a 10% contingency of \$50,445, increasing the total contract amount by \$554,895, for a total not-to-exceed contract amount of \$1,007,215 and extend the contract term to June 30, 2027; and
- C. Authorize the City Manager, or his designee, to execute all documents required for the completion of the project which may include, but not limited to, agreements, assessments, easements, reduction of retention accounts, contract amendments within the authorization limits, and filing a notice of completion at the conclusion of all construction-related activities.

ATTACHMENT: [HMC Architects - Amendment No. 8.pdf](#)

ATTACHMENT: [Kimley-Horn Associates - Amendment No. 1.pdf](#)

17. A MAINTENANCE SERVICES AGREEMENT WITH CLEAN HARBORS ENVIRONMENTAL SERVICES INC. FOR FIREARM RANGE MAINTENANCE AND BIOHAZARD REMEDIATION SERVICES

That City Council authorize the City Manager, or his designee, to execute a Maintenance Services Agreement for up to five years with Clean Harbors Environmental Services Inc. of Norwell, MA, for firearm range maintenance and biohazard remediation services for a total not-to-exceed agreement amount of \$288,047.

ATTACHMENT: [Maintenance_Services_Agreement.pdf](#)

PUBLIC HEARINGS

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

18. ORDINANCES APPROVING THE 2024 INTERNATIONAL FIRE CODE AND THE 2025 CALIFORNIA BUILDING AND FIRE CODES ADOPTED BY THE CALIFORNIA BUILDING

STANDARDS COMMISSION IN THE CALIFORNIA CODE OF REGULATIONS

That the City Council adopt:

- A. An Ordinance amending Chapter 4 of Title 4 of the Ontario Municipal Code, adopting by reference with certain amendments, the 2025 California Fire Code and the 2024 International Fire Code;
- B. An Ordinance amending Chapters 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, and 14 of title 8 of the Ontario Municipal Code, adopting by reference the 2025 Edition of the California Building Standards Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTER 4 OF TITLE 4 OF THE ONTARIO MUNICIPAL CODE; ADOPTING BY REFERENCE WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND CHANGES THERETO, THE 2025 CALIFORNIA FIRE CODE AND THE 2024 INTERNATIONAL FIRE CODE.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING CHAPTERS 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, AND 14 OF TITLE 8 OF THE ONTARIO MUNICIPAL CODE, ADOPTING BY REFERENCE THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, INCORPORATING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 1997 CALIFORNIA HOUSING CODE, THE 2025 CALIFORNIA ELECTRICAL CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 HISTORIC BUILDING CODE, 2025 CALIFORNIA EXISTING BUILDING CODE, AND THE 2025 CALIFORNIA REFERENCED STANDARDS, TOGETHER WITH CERTAIN AMENDMENTS THERETO.

ATTACHMENT: [2025 Building Ordinance RM 2 1 1 .docx](#)

ATTACHMENT: [2025 Building Fire Ordinance 01 2 1 1 RM.docx](#)

19. A RESOLUTION TO ESTABLISH NEW COMMERCIAL/ENTERPRISE AND WHOLESALE FEES FOR USE OF ONTARIONET'S FIBER OPTIC NETWORK

That the City Council adopt a resolution to modify its schedule of broadband fees, including the maximum and minimum rates that OntarioNet may charge commercial/enterprise and wholesale customers to access and use OntarioNet's fiber optic network to connect to the Internet and to obtain communications services, upon the recommendation of the City Manager, and to delegate authority to the City Manager to negotiate contract rates with large commercial customers and wholesale customers within those established ranges, and to set all the other terms, conditions and policies applicable to commercial/enterprise and wholesale customer access and use of OntarioNet's fiber optic network and related services.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING COMMERCIAL/ENTERPRISE AND WHOLESALE FEES FOR USE OF THE ONTARIONET FIBER OPTIC NETWORK AND OTHER ASSOCIATED LOCAL GOVERNMENT PROPERTY.

ATTACHMENT: [Resolution Adopting OntarioNet Rates - Ontario 2026 updated-c1_v2_RM.docx](#)

20. [AN APPEAL OF THE PLANNING COMMISSION'S DECISION APPROVING FILE NO. PDEV25-007](#)

That the City Council conduct a public hearing on the appeal, and after receiving public testimony, partially grant and partially deny the appeal, and set aside the Planning Commission's approval of the Development Plan and adoption of the Addendum to the Sports Complex EIR. Staff recommends that the City Council:

1. Deny the Appeal as to Claims #2 and #3;
2. Grant the Appeal as to Claims #1 and #4;
3. Set aside the Planning Commission's adoption of the Sports Complex EIR Addendum and approval of the Development Plan; and
4. Confirm that consideration of approval of the Sports Complex Hotel Development Plan can proceed only if the City Council has approved, pursuant to the adoption of the Addendum to the Sports Complex EIR, the Amended and Restated Disposition and Development Agreement.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PARTIALLY APPROVING AN APPEAL OF THE PLANNING COMMISSION DECISION APPROVING FILE NO. PDEV25-007.

ATTACHMENT: [Partially Granting Appeal of PDEV25-007 RESO_RM.docx](#)

ATTACHMENT: [Exhibit A - Response to Comments Memo.pdf](#)

ATTACHMENT: [PDEV25-007 PC Back-up.pdf](#)

21. [A RESOLUTION APPROVING CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY REVENUE BONDS UP TO \\$100 MILLION FOR FINANCING AND REFINANCING A COMMERCIAL HOTEL PROJECT IN ONTARIO](#)

That the City Council adopt a resolution to approve the issuance by California Statewide Communities Development Authority ("CSCDA") of one or more series of revenue bonds, from time to time, in an aggregate principal amount not to exceed \$100,000,000 for the purpose of financing and refinancing the acquisition, construction, rehabilitation, improvement and equipping of a commercial hotel and related facilities owned by National Community Renaissance of California or its affiliates, and certain other matters relating thereto.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ISSUANCE BY CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF ONE OR MORE SERIES OF REVENUE BONDS, FROM TIME TO TIME, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$100,000,000 FOR THE PURPOSE OF FINANCING AND REFINANCING THE ACQUISITION, CONSTRUCTION, REHABILITATION, IMPROVEMENT AND EQUIPPING OF A COMMERCIAL HOTEL AND RELATED FACILITIES OWNED BY NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA OR ITS AFFILIATES, AND CERTAIN OTHER MATTERS RELATING THERETO.

ATTACHMENT: [TEFRA Resolution-CSCDA NCORE Ontario Hotel RESO RM](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

22. [CONSIDER APPROVAL, PURSUANT TO THE ADOPTION OF AN ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ONTARIO REGIONAL SPORTS COMPLEX \(SCH NO. 2023110328\), OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS, LLC. FOR THE DEVELOPMENT OF A HOTEL FEATURING 226-GUEST ROOMS AT THE SOUTHEAST CORNER OF EAST RIVERSIDE DRIVE AND ONTARIO AVENUE](#)

That the City Council ("City") consider and adopt a Resolution approving:

- A. Adopting an Addendum to the Certified Final Environmental Impact Report for the Ontario Regional Sports Complex (SCH No. 2023110328), certified by the City Council on July 16, 2024; and
- B. Approving the Amended and Restated Disposition and Development Agreement ("Agreement") between the City of Ontario and Ontario Ranch Hotels, LLC. ("Developer") (on file with the Records Management Department; and
- C. Authorizing the City Manager, or his designee, to sign all documents necessary to implement the Agreement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING, PURSUANT TO THE ADOPTION OF AN ADDENDUM TO THE CERTIFIED FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ONTARIO REGIONAL SPORTS COMPLEX (SCH NO. 2023110328), OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND ONTARIO RANCH HOTELS, LLC. FOR THE DEVELOPMENT OF A HOTEL FEATURING 226-GUEST ROOMS AT THE SOUTHEAST CORNER OF EAST RIVERSIDE DRIVE AND ONTARIO AVENUE.

ATTACHMENT: [Sport Empire Hotel Amended and Restated DDA 01 RESO RM](#)

ATTACHMENT: [Exhibit A to Reso Sports Empire Hotel Amended Restated DDA 02](#)

ATTACHMENT: [Exhibit B to Reso Sports Empire Amended and Restated DDA 03](#)

23. [A RESOLUTION FINDING THE ONTARIO AIRPORT HOTEL AND CONFERENCE CENTER PROJECT SERVES THE PUBLIC INTEREST AND MAKING RELATED CEQA FINDINGS](#)

That the City Council adopt a Resolution finding the redevelopment, improvement and continued operation of the Ontario Airport Hotel & Conference center, located at 700 North Haven Avenue, Ontario, San Bernardino county, California 91764 by Core Hotel Venture, LLC, National Community Renaissance of California ("national core") and/or an affiliate of National Core will lessen the City's burdens, will further the goals and purposes of the City, and is in the common interest of the City and its residents); making certain CEQA findings in connection therewith.

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

REDEVELOPMENT, IMPROVEMENT AND CONTINUED OPERATION OF THE ONTARIO AIRPORT HOTEL & CONFERENCE CENTER, LOCATED AT 700 NORTH HAVEN AVENUE, ONTARIO, SAN BERNARDINO COUNTY, CALIFORNIA 91764 BY CORE HOTEL VENTURE, LLC, NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA ("NATIONAL CORE") AND/OR AN AFFILIATE OF NATIONAL CORE WILL LESSEN THE CITY'S BURDENS, WILL FURTHER THE GOALS AND PURPOSES OF THE CITY, AND IS IN THE COMMON INTEREST OF THE CITY AND ITS RESIDENTS); MAKING CERTAIN CEQA FINDINGS IN CONNECTION THEREWITH.

ATTACHMENT: [National CORE - Proposed City Resolution 4898-4643-6486 v.2-c1-Planning_Ceqa_RM.docx](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
