



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
MARCH 17, 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 6:00 p.m., Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

CALL TO ORDER (OPEN SESSION)

ROLL CALL

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

INFORMATION RELATIVE TO POSSIBLE CONFLICT OF INTEREST

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

CLOSED SESSION PUBLIC COMMENT

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

CLOSED SESSION

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

Nicole Brown v. City of Ontario and Ernest Thomas Diaz, San Bernardino Central Court, County of San Bernardino, Case No. CIV SB 2326872

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: APN's: 1049-131-05 and 1049-131-06; 932-936 East Holt Boulevard; City/Authority

negotiator: Scott Ochoa or his designee; Negotiating parties: PS Southern California One, LLC; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: APN: 0110-061-10; 1201 East Holt Boulevard; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Crossroads Ontario LLC; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: APN: 0110-061-21; 1217-1227 East Holt Boulevard; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: 1217 Holt LLC; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: APNs: 0110-321-29, 0110-321-74, 0110-321-75, 0110-321-76, 0110-321-772350-2630 E. Inland Empire Boulevard; City/Authority negotiator: City Manager or his designee; Negotiating parties: Ikea Property, Inc; Under negotiation: Price and terms of payment.

ATTACHMENT: [20260317 Closed Session](#)

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Pastor Gresford Thomas, Ontario Seventh Day Adventist

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 February 17, 2026, and approving same as on file in the Records Management Department.

ATTACHMENT: [20260217 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. **BILLS & PAYROLL**

Bills February 6, 2026 through February 26, 2026, and Payroll January 25, 2026 through February 7, 2026.

3. **[A CONSTRUCTION CONTRACT WITH ELECNOR BELCO ELECTRIC, INC., FOR THE PEDESTRIAN HYBRID BEACON AT GROVE AVENUE AND ST. ANDREWS STREET](#)**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Construction Contract with Elecnor Belco Electric, Inc., of Chino, California, for the construction of the Pedestrian Hybrid Beacon at Grove Avenue and St. Andrews Street in the amount of \$439,542 plus a 10% contingency of \$43,954 for a total not-to-exceed contract amount of \$483,496; 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 be 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: [Bid Protest](#)

ATTACHMENT: [02 - Contract.pdf](#)

4. **[A DESIGN SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL, INC., FOR](#)**

**ENVIRONMENTAL AND ENGINEERING DESIGN SERVICES FOR THE STATE ROUTE 60/
EUCLID AVENUE INTERCHANGE PHASED IMPROVEMENTS PROJECT**

That the City Council authorize the City Manager, or his designee, to execute a Design Services Agreement with Michael Baker International, Inc., of Ontario, California, to provide environmental and engineering design services for the State Route 60/Euclid Avenue Interchange Phased Improvements Project for a total not-to-exceed contract amount of \$1,799,766.

ATTACHMENT: [02 - Michael Baker International, Inc. - SR60 Euclid DSA.pdf](#)

5. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH FCG CONSULTANTS, INC., FOR CONSTRUCTION MANAGEMENT, INSPECTION, GEOTECHNICAL TESTING, AND PUBLIC OUTREACH SERVICES FOR THE SAN ANTONIO STORM DRAIN PROJECT

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 2 to the Professional Services Agreement with FCG Consultants, Inc., of Yorba Linda, California, to provide construction management, inspection, geotechnical testing, and public outreach services for the San Antonio Storm Drain Project in the amount of \$1,988,250 for a total not-to-exceed contract amount of \$2,588,250, and extend the contract for an additional one-year term; 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: [02 - FCG Consultants, Inc. - Amdt No. 2.pdf](#)

ATTACHMENT: [Exhibit A-Location Map.pdf](#)

6. A CHANGE ORDER TO THE CONSTRUCTION AGREEMENT WITH SLS PROPERTY SOLUTIONS, INC. FOR EMERGENCY ON-CALL BOARD UPS AND ABATEMENT

That the City Council authorize Change Order #3 to the construction agreement with SLS Property Solutions Inc. of Santa Ana, CA for emergency board ups and abatements, extending the term of the agreement by one additional year and increasing the total not-to-exceed amount to \$700,000 for the term of the agreement; and authorize the City Manager, or his designee, to execute said Agreement and future change orders within authorization limits.

ATTACHMENT: [Updated Rates 1.14.26.pdf](#)

ATTACHMENT: [SLS Prop Solution Change Order 3.pdf](#)

7. APPROVAL TO SUBMIT ESTABLISHMENT DOCUMENTS TO CREATE THE ONTARIO COMMUNITY AND YOUTH FOUNDATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

That the City Council authorize the City Manager and City Attorney, or their designees, to execute and file the Articles of Incorporation and Bylaws for the Ontario Community and

Youth Foundation, a nonprofit public benefit corporation, and authorize the completion, execution, and filing of all documents necessary to establish the organization as a tax-exempt entity under State and federal law.

ATTACHMENT: [Ontario Community and Youth Foundation - Articles of Incorporation-c2](#)

ATTACHMENT: [Ontario Community and Youth Foundation - Bylaws-c3.pdf](#)

8. [AN ENCAMPMENT DELEGATED MAINTENANCE AGREEMENT BETWEEN THE STATE OF CALIFORNIA, ACTING BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AND THE CITY OF ONTARIO](#)

That the City Council authorize the City Manager or his designee to execute an Encampment Delegated Maintenance Agreement with the State of California, acting by and through the Department of Transportation (Caltrans) to specific maintenance functions.

ATTACHMENT: [EDM Agreement_0001.pdf](#)

9. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH GEORGE HILLS COMPANY, INC. FOR THIRD-PARTY ADMINISTRATION SERVICES FOR LIABILITY CLAIMS](#)

That the City Council authorize the City Manager or his designee to execute Amendment No. 1 to the Professional Services Agreement with George Hills Company, Inc. of Rocklin, California, for third-party administration services for liability claims, extend the term by two years, and increase compensation by \$371,567, for a total not-to-exceed amount of \$850,315.

ATTACHMENT: [Amendment No. 1_George Hills Company, Inc._.pdf](#)

10. [ADOPTION OF AN ORDINANCE ADDING CHAPTER 34 \(FLAVORED TOBACCO; NITROUS OXIDE\) TO TITLE 5 \(PUBLIC WELFARE, MORALS AND CONDUCT\) OF THE ONTARIO MUNICIPAL CODE, PROHIBITING THE SALE OF FLAVORED TOBACCO AND NITROUS OXIDE WITHIN THE CITY](#)

That the City Council adopt an Ordinance prohibiting the sale of flavored tobacco, oil burners, nitrous oxide, and certain kratom products within the City.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADDING CHAPTER 34 (FLAVORED TOBACCO; NITROUS OXIDE) TO TITLE 5 (PUBLIC WELFARE, MORALS AND CONDUCT) OF THE ONTARIO MUNICIPAL CODE, PROHIBITING THE SALE OF FLAVORED TOBACCO, NITROUS OXIDE, AND KRATOM PRODUCTS WITHIN THE CITY, AND FINDING THE ORDINANCE TO BE EXEMPT FROM CEQA.

ATTACHMENT: [Flavored Tobacco Nitrous Oxide Kratom Ordinance Update_RM](#)

11. [PROFESSIONAL SERVICES AGREEMENT FOR FINANCIAL AUDIT AND ACCOUNTING COMPLIANCE SERVICES](#)

That the City Council authorize the City Manager or designee to execute a three year professional services agreement with the accounting firm CliftonLarsonAllen LLP of Irvine, California for \$447,740 to perform annual auditing and accounting compliance services for the

City of Ontario, the Ontario Housing Authority, and the Successor Agency of the former Redevelopment Agency; and authorize extension of the agreement for up to two additional years subject to City Council approved budgets. If the City chooses to extend the contract for the additional fiscal years, the total compensation shall not exceed \$768,480.

ATTACHMENT: [2026 CLA - Professional Service Agreement](#)

12. [A GOODS AND SERVICES AGREEMENT WITH RANCHO PACIFIC ELECTRIC CONSTRUCTION, INC., FOR THE ELECTRICAL SWITCH GEAR AT THE ONTARIO PROFESSIONAL BASEBALL STADIUM FLIGHT TOWER RESTAURANT PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute a Goods and Services Agreement with Rancho Pacific Electric Construction, Inc., of Rancho Cucamonga, California, for the procurement of electrical switch gear at the Ontario Professional Baseball Stadium Flight Tower Restaurant Project D&C25-004 in the amount of \$408,900, plus a 10% contingency of \$40,890, for a total not-to-exceed contract amount of \$449,790; 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, 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: [Rancho Pacific Electric Inc - Goods and Services Agreement.pdf](#)

13. [A PURCHASE AND SALE AGREEMENT BETWEEN THE CITY OF ONTARIO AND IKEA PROPERTY INC.](#)

That the City Council approve a Purchase and Sale Agreement (On file in the Records Management Department) for the property located at 2350-2630 East Inland Empire Boulevard in the City of Ontario and authorize the City Manager to execute all other documents required for implementation of the Agreement.

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.

14. [A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT \(FILE NO. PDA21-009\) BETWEEN THE CITY OF ONTARIO AND WEST HAVEN 27, LLC.](#)

That the City Council introduce and waive further reading of an Ordinance Approving a Development Agreement (File No. PDA21-009) between the City of Ontario and West Haven 27, LLC.

AN ORDINANCE OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA21-009, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND WEST HAVEN 27, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20696 (FILE NO. PMTT24-003), LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAVEN AVENUE, WITHIN PLANNING AREA 1 OF THE WEST HAVEN SPECIFIC PLAN (APN: 0218-151-48).

ATTACHMENT: [File No. PDA21-009_West Haven 27 LLC_01_EXH A&B.pdf](#)

ATTACHMENT: [20260317 File No. PDA21-009_PC Back-up.pdf](#)

ATTACHMENT: [File No. PDA21-009 West Haven 27 LLC 02 RM \(1\)](#)

ATTACHMENT: [File No. PDA21-009_West Haven 27 LLC_03_DEV_AGR.doc](#)

15. [A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT \(FILE NO. PDA25-005\) BETWEEN THE CITY OF ONTARIO, LEGACY LAND PARTNERS, LLC, AND RICHLAND ONTARIO DEVELOPERS, LLC](#)

That the City Council introduce and waive further reading of an Ordinance Approving a Development Agreement (File No. PDA25-005) between the City of Ontario, Legacy Land Partners, LLC, and Richland Ontario Developers, LLC.

AN ORDINANCE OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA25-005, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO, LEGACY LAND PARTNERS LLC, AND RICHLAND ONTARIO DEVELOPERS LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE PARCEL MAP NO. 20792 (FILE NO. PMTT24-001), LOCATED ON THE SOUTHWEST CORNER OF ONTARIO RANCH ROAD AND MILL CREEK AVENUE WITHIN PLANNING AREA 5B OF THE RICH HAVEN SPECIFIC PLAN (APN: 0218-211-43).

ATTACHMENT: [File No. PDA25-005_Richland Ontario Developers_01_EXH A&B.pdf](#)

ATTACHMENT: [20260317 File No. PDA25-005 PC Back-up.pdf](#)

ATTACHMENT: [File No. PDA25-005_Richland Ontario Developers LLC_02_RM.docx](#)

ATTACHMENT: [File No. PDA25-005_Richland Ontario Developers LLC_03_DEV_AGR.docx](#)

16. [A PUBLIC HEARING TO CONSIDER CERTIFYING THE CENTERPARK SPECIFIC PLAN FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT, AND TO CONSIDER APPROVAL OF THE CENTERPARK SPECIFIC PLAN \(FILE NO. PSP24-002\)](#)

That the City Council take the following actions:

- A. Consider and adopt a Resolution certifying the Final Focused Environmental Impact Report (State Clearinghouse No. 2025060731) prepared for the CenterPark Specific Plan (File No. PSP24-002), and adopting and approving a Mitigation Monitoring and Reporting Program, California Environmental Quality Act ("CEQA") Findings, and a Statement of Overriding Considerations.
- B. Introduce and waive further reading of an Ordinance approving the CenterPark Specific Plan (File No. PSP24-002), appended to the attached Ordinance as "Attachment A",

pursuant to the facts and reasons contained in the staff report and subject to the conditions of approval appended to the attached Ordinance as "Attachment B".

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CERTIFYING THE CENTERPARK SPECIFIC PLAN FINAL FOCUSED ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2025060731), ADOPTING CEQA FINDINGS, STATEMENTS OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CENTERPARK SPECIFIC PLAN, LOCATED WITHIN THE SOUTHWESTERN PORTION OF THE CITY OF ONTARIO BOUNDED BY A SOUTHERN CALIFORNIA EDISON EASEMENT LOCATED APPROXIMATELY 330 FEET NORTH OF EDISON AVENUE, WALKER AVENUE ON THE EAST, EUCALYPTUS AVENUE ON THE SOUTH, CAMPUS AVENUE ON THE WEST, AND BISECTED BY EDISON AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 1053-301-01, -02; 1053-311-01, -02, 1053-321-01, -02, -03; 1053-331-01, -02, -03, -04; 1053-341-01, -02; 1053-351-01, -02; 1053-361-01, -02, -03; 1053-371-01, -02; 0216-311-01,-02, -09; 0216-321-03, -08; 0216-322-03, -04, -10.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING, PURSUANT TO THE CERTIFIED FOCUSED ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2025060731) FOR THE CENTERPARK SPECIFIC PLAN, THE CENTERPARK SPECIFIC PLAN (FILE NO. PSP24-002), TO ESTABLISH THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 4,293 RESIDENTIAL DWELLING UNITS, 115,809 SQUARE FEET OF RETAIL USES, 135,110 SQUARE FEET OF OFFICE USES, AND 68 ACRES OF OPEN SPACE (PARKLAND/NON-RECREATIONAL USES) ON APPROXIMATELY 258 ACRES OF LAND AND MAKING FINDINGS IN SUPPORT THEREOF - APNS: 1053-301-01, -02, 1053-311-01, -02, 1053-321-01, -02, -03, 1053-331-01, -02, -03, -04, 1053-341-01, -02; 1053-351-01, -02, 1053-361-01, -02, -03, 1053-371-01, -02, 0216-311-01, -02, -09, 0216-321-03, -08, 0216-322-03, -04, -10.

- ATTACHMENT:** [20260317 File No. PSP24-002 CC_01 PC Back-up.pdf](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_02 FEIR Reso RM.docx](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_03 CenterPark Final EIR.pdf](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_04 CenterPark SP_MMRP.pdf](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_05 CenterPark FEIR Appendices Memo.docx](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_06 SP_Ord_RM.docx](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_07 CenterPark Specific Plan.pdf](#)
- ATTACHMENT:** [20260317 File No. PSP24-002 CC_08 SP COA.pdf](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

17. [JAY LITTLETON BALL PARK](#)

That the City Council give direction regarding the recommended conceptual plan for Jay Littleton Ball Park and review corresponding reports.

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
