



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
JUNE 17, 2025

City Hall

303 East B Street, Ontario, CA 91764

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

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

WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

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

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

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: 1048-566-07; 301 North Euclid Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Overland Direct Inc.; Under negotiation: Price and terms of payment

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APNS :1053-521-01, 1053-521-02, 1053-591-01, 1053-591-02, 1053-601-01, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02; 14389 East Edison Avenue, 7511 East Eucalyptus Avenue, 7388 East Eucalyptus Avenue, 7280 East Eucalyptus Avenue, 7566 East Eucalyptus Avenue, 7634 East Eucalyptus Avenue, 0 East Eucalyptus Avenue, 0 South Bon View Avenue, 0 East Merrill Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: County of San Bernardino; Under negotiation: Price and terms of payment.

GC 54957.6, CONFERENCE WITH LABOR NEGOTIATORS

City Negotiator: City Manager or his designees; Bargaining Units: Association of Ontario

Management Employees (AOME), Department Heads, Executives, and Confidential Group.

ATTACHMENT: [20250617 Closed Session](#)

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

Pastor Richard Hernandez, The Church of God

REPORT ON CLOSED SESSION

City Attorney

SPECIAL CEREMONIES

TWENTY-FIFTH ANNUAL MODEL COLONY AWARDS

That the City Council present the 2025 "Model Colony" Awards for Historic Preservation

ATTACHMENT: [20250617 File No. PHP25-008 Model Colony Awards ^ PC Back-up.pdf](#)

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.

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 and entered into the record. 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.

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.

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.

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 May 20, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250520 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills May 16, 2025 through May 29, 2025, and Payroll May 4, 2025 through May 17, 2025.

3. ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NOS. 1, 2, 3, AND 4 FOR FISCAL YEAR 2025-26

That the City Council adopt:

- A. Resolution ordering the preparation of the Assessment Engineer's Reports for proceedings for the annual assessment levy within Ontario Parkway Maintenance Assessment District (OPMAD) Nos. 1, 2, 3, and 4;
- B. Resolution approving the Assessment Engineer's Reports for the annual levy of assessments within OPMAD Nos. 1, 2, 3, and 4; and
- C. Resolution for OPMAD Nos. 1, 2, and 3, and a separate Resolution for OPMAD No. 4, declaring the City's intention to provide for an annual levy and collection of assessments for Fiscal Year 2025-26 and set the date of July 15, 2025, for a Public Hearing on each district in accordance with the Landscaping and Lighting Act of 1972.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE PREPARATION OF THE ASSESSMENT ENGINEER'S REPORTS PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, FOR PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3 AND 4 FOR FISCAL YEAR 2025-26.

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

ASSESSMENT ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, 3, AND 4 FOR FISCAL YEAR 2025-26.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-26 IN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICTS NO. 1, 2, AND 3, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-26 IN ONTARIO PARKWAY MAINTENANCE ASSESSMENT DISTRICT NO. 4, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

ATTACHMENT: [OPMAD Levy^01 Levy Table FY 2025-26.pdf](#)

ATTACHMENT: [OPMAD Levy^02 Vicinity Maps.pdf](#)

ATTACHMENT: [OPMAD Levy^03 Boundary and Inventory Maps.pdf](#)

ATTACHMENT: [OPMAD Levy Reso Ordering Engineer Report 04^RESO^RM](#)

ATTACHMENT: [OPMAD Levy Reso Approving Engineer Report 05^RESO^RM](#)

ATTACHMENT: [OPMAD Levy Reso Intention to Levy 1 , 2 and 3^06^RESO^RM](#)

ATTACHMENT: [OPMAD Levy Reso Intention to Levy 4^07^RESO^RM](#)

4. [ANNUAL LEVY OF ASSESSMENTS WITHIN STREET LIGHTING MAINTENANCE DISTRICT NOS. 1 AND 2 FOR FISCAL YEAR 2025-26](#)

That the City Council consider and adopt:

- A. Resolution ordering the preparation of the Assessment Engineer's Reports for proceedings for the annual assessment levy within Street Lighting Maintenance District (SLMD) Nos. 1 and 2;
- B. Resolution approving the Assessment Engineer's Reports for the annual levy of assessments within SLMD Nos. 1 and 2; and
- C. Resolution for each district declaring the City's intention to provide for an annual levy and collection of assessments for Fiscal Year 2025-26 and set the date of July 15, 2025, for a Public Hearing on each district in accordance with the Landscaping and Lighting Act of 1972.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE PREPARATION OF THE ASSESSMENT ENGINEER'S REPORTS PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, FOR PROCEEDINGS FOR THE ANNUAL ASSESSMENT LEVY WITHIN ONTARIO STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND NO. 2 FOR FISCAL YEAR 2025-26.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORTS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN ONTARIO STREET LIGHTING MAINTENANCE DISTRICTS NO. 1 AND NO. 2 FOR FISCAL YEAR 2025-26.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-26 IN ONTARIO STREET LIGHTING MAINTENANCE DISTRICT NO. 1 PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR FISCAL YEAR 2025-26 IN ONTARIO STREET LIGHTING MAINTENANCE DISTRICT NO. 2, PURSUANT TO THE PROVISIONS OF DIVISION 15, PART 2, OF THE STREETS AND HIGHWAYS CODE OF THE STATE OF CALIFORNIA, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON.

ATTACHMENT: [SLMD Levy^01 Levy Table FY 2025-26.pdf](#)

ATTACHMENT: [SLMD Levy^02 Vicinity Maps.pdf](#)

ATTACHMENT: [SLMD Levy^03 Boundary & Inventory Maps.pdf](#)

ATTACHMENT: [SLMD Levy Reso Ordering Engineer Report^04^RESO^RM](#)

ATTACHMENT: [SLMD Levy Reso Approving Engineer Report^05^RESO^RM](#)

ATTACHMENT: [SLMD Levy Reso Intention to Levy SLMD 1 06^RESO^RM](#)

ATTACHMENT: [SLMD Levy Reso Intention to Levy SLMD 2 07^RESO^RM](#)

5. **[CONSOLIDATED PLAN FOR 2025-29, THE ASSESSMENT OF FAIR HOUSING FOR 2025, AND ONE-YEAR ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT \("CDBG"\), HOME INVESTMENT PARTNERSHIPS \("HOME"\), AND EMERGENCY SOLUTIONS GRANT \("ESG"\) PROGRAMS FOR FISCAL YEAR 2025-26](#)**

That the City Council take the following actions:

- A. Approve the Consolidated Plan for 2025-29 that includes the Assessment of Fair Housing for 2025 and One-Year Action Plan for Fiscal Year 2025-26 for the Community Development Block Grant ("CDBG"), HOME Investment Partnerships ("HOME"), and Emergency Solutions Grant ("ESG") Programs (on file in the Records Management Department);
- B. Direct Staff to prepare and transmit the final documents to the U.S. Department of Housing and Urban Development ("HUD"); and
- C. Authorize the City Manager, or his designee, to take all actions necessary or desirable to implement the Consolidated Plan for 2025-29, One-Year Action Plan for Fiscal Year 2025-26, and Subrecipient Agreements.

ATTACHMENT: [EXHIBIT A.pdf](#)

ATTACHMENT: [AFH Draft 2.28.2025 .pdf](#)

ATTACHMENT: [_00 Draft 2025-29 Con Plan_OYAP_20250617](#)

6. **[A CONSTRUCTION AGREEMENT WITH R&R B, INC., DBA SERVPRO OF CHINO/CHINO HILLS, CA FOR EMERGENCY ON-CALL BOARD UPS AND ABATEMENTS](#)**

That the City Council award, approve and authorize the City Manager, or his designee, to execute a three-year construction agreement with R&R B, Inc., DBA Servpro of Chino/Chino Hills, CA, for a non-to-exceed amount of \$100,000 per year and not-to exceed amount of \$300,000 for the initial term of the agreement, consistent with the approved budget for each respective year.

ATTACHMENT: [ServPro Agreement.pdf](#)

ATTACHMENT: [Servpro_Final-ONATRIO_ON_CALL_BOARD_UP_AND_ABATEMENT.pdf](#)

7. **[A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED ACQUISITION AND FUNDING AGREEMENT WITH STG COMMUNITIES II, LLC](#)**

That the City Council adopt a Resolution to Authorize the Execution of an Amended and Restated Acquisition and Funding Agreement between the City and STG Communities II, LLC to provide for the acquisition of completed public infrastructure facilities constructed by STG Communities II, LLC with the Community Facilities District (CFD) No. 42 (West Haven) special tax bond proceeds.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED ACQUISITION AND FUNDING AGREEMENT WITH STG COMMUNITIES II, LLC

ATTACHMENT: [CFD 42 - West Haven Reso Authorizing Amended and Restated Acquisition and Funding Agreement 01^RESO^RM](#)

ATTACHMENT: [CFD 42 - West Haven^02 Amended and Restated Acquisition Agreement.pdf](#)

8. **[A GOODS AND SERVICES AGREEMENT WITH SLIM'S KEY SHOP FOR KEY AND LOCK SERVICES AT VARIOUS CITY FACILITIES](#)**

That the City Council authorize the City Manager, or his designee, to execute a sole source Goods and Services Agreement with Slim's Key Shop, of Rancho Cucamonga, California, for key and lock services at various City facilities for a total not-to-exceed contract amount of \$375,000 for up to five (5) years.

ATTACHMENT: [Agreement Slim's Key Shop.pdf](#)

9. **[AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH APPLIANCE SOLUTIONS, DBA MR. APPLIANCE FOR MAINTENANCE AND REPAIR SERVICES OF APPLIANCES AT VARIOUS CITY LOCATIONS](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 2 to the Maintenance Services Agreement with Appliance Solutions, LLC, dba Mr. Appliance, of Rancho Cucamonga, California, for maintenance and repair services of appliances at various City locations in the amount of \$85,000 for a total not-to-exceed contract amount of \$200,000

and authorize the option to extend the Agreement for an additional one-year term.

ATTACHMENT: [Mr. Appliance Amendment No. 2.pdf](#)

10. APPROVE THE PURCHASE OF JANITORIAL SUPPLIES WITH BRADY PLUS

That the City Council authorize the City Manager, or his designee, to approve the purchase of janitorial supplies from Brady Plus, of Ontario, California, in an amount not-to-exceed \$340,000 consistent with the terms and conditions of the OMNIA Cooperative Contract No. 152610.

ATTACHMENT: [152610_Waxie_BradyPLUS_Compr_Oper_Janitorial_MA_for_microsite_R edacted-compressed.pdf](#)

ATTACHMENT: [152610_BradyPlus_Pricing_Workbook_Discount_from_List_2024-06-11.pdf](#)

ATTACHMENT: [152610_WAXIE_BradyPlus_AWL_2024_05_21.pdf](#)

11. A MAINTENANCE SERVICES AGREEMENT WITH BAY ALARM COMPANY FOR MONITORING AND MAINTENANCE SERVICES AT VARIOUS CITY FACILITIES

That the City Council authorize the City Manager, or his designee, to execute a sole source Maintenance Services Agreement with Bay Alarm Company, of Los Angeles, California, for monitoring and maintenance services at various City facilities for a total not-to-exceed contract amount of \$1,055,007 for up to five (5) years.

ATTACHMENT: [Bay Alarm Company - Maintenance Services Agreement.pdf](#)

12. A SOLE SOURCE SERVICE AGREEMENT WITH TABLET COMMAND, LLC. FOR INCIDENT COMMAND TRACKING SOFTWARE

That the City Council authorize the City Manager, or his designee, to execute a Sole Source Agreement for up to five years with Tablet Command, LLC. located in Walnut Creek, California, for the expanded use of the Tablet Command software application, for an amount not-to-exceed \$520,421.

ATTACHMENT: [Tablet Command Service Agreement.pdf](#)

13. AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH AMERICAN THREAT ASSESSMENT CONSULTING, INC. AND ACCEPTANCE OF GRANT AWARD INCREASE FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY AND THE CALIFORNIA OFFICE OF EMERGENCY SERVICES PROVIDED THROUGH THE FY 2021 URBAN AREA SECURITY INITIATIVE (UASI) GRANT PROGRAM

That the City Council authorize the City Manager, or his designee, to execute:

- A. Amendment No. 9 to the Security Cameras, Access Control, Paging/Duress Maintenance Services Agreement with American Threat Assessment Consulting, Inc. (A.T.A.C.) of Rancho Cucamonga, California, increasing the not-to-exceed contract amount to \$2,493,963 and extending the term of the agreement to June 30, 2028;
- B. All documents necessary to accept additional funding for a sub-grant award in the amount of \$41,396 from the U.S. Department of Homeland Security and the California

Office of Emergency Services provided through the FY 2021 Urban Area Security Initiative (UASI) Grant Program, and;

- C. Amendment No. 10 to the Security Cameras, Access Control, Paging/Duress Maintenance Services Agreement with American Threat Assessment Consulting, Inc. (A.T.A.C.) of Rancho Cucamonga, California, increasing the not-to-exceed contract amount to \$2,535,359 and extending the term of the agreement to June 30, 2030.

ATTACHMENT: [ATAC Amendment No. 9 \(1\).doc](#)

ATTACHMENT: [ATAC Amendment 10 \(1\).doc](#)

14. [A PROFESSIONAL SERVICES AGREEMENT WITH LAW ENFORCEMENT MEDICAL SERVICES, INC. FOR MEDICAL EVIDENCE COLLECTION SERVICES](#)

That the City Council authorize the City Manager, or his designee, to execute a Professional Services Agreement, through cooperative purchasing, for medical evidence collection services with Law Enforcement Medical Services, Inc., of Fontana, California, for a total not-to-exceed amount of \$185,000.

ATTACHMENT: [LEMS 2025-26 Agreement.pdf](#)

15. [A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A LEASE AGREEMENT WITH SAN DIEGO OUTDOOR ADVERTISING, DBA GENERAL OUTDOORS ADVERTISING](#)

That the City Council adopt a Resolution approving a Lease between the City of Ontario and San Diego Outdoor Advertising dba General Outdoors Advertising; and authorize the City Manager or his designee to execute the Lease and all other documents required for implementation of the Lease.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A LEASE AGREEMENT WITH SAN DIEGO OUTDOOR ADVERTISING, DBA GENERAL OUTDOORS ADVERTISING.

ATTACHMENT: [1 - General Outdoors Lease Exhibit A to Staff Report^01.pdf](#)

ATTACHMENT: [2 - General Outdoors Lease Exhibit B to Staff Report^02.pdf](#)

ATTACHMENT: [3 - General Outdoor Lease 03^RESO^RM](#)

ATTACHMENT: [General Outdoor Lease Ex A to Reso^04.docx](#)

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.

16. [A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT \(FILE NO. PDA24-004\) BETWEEN THE CITY OF ONTARIO,](#)

WARM SPRINGS INVESTMENTS LTD, LHC ONTARIO HOLDINGS, LLC, AND RICHLAND ONTARIO DEVELOPERS, LLC

That the City Council introduce and waive further reading of an Ordinance Approving a Development Agreement (File No. PDA24-004) between the City of Ontario, Warm Springs Investments Ltd, LHC Ontario Holdings, LLC, and Richland Ontario Developers, LLC

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA24-004, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND, WARM SPRINGS INVESTMENTS LTD, LHC ONTARIO HOLDINGS, LLC, AND RICHLAND ONTARIO DEVELOPERS, LLC TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20724 (FILE NO. PMTT24-005) LOCATED AT THE SOUTHEAST CORNER OF EUCALYPTUS AVENUE AND MILL CREEK AVENUE, WITHIN PLANNING AREA 33 OF THE SUBAREA 29 SPECIFIC PLAN (FILE NO. PSPA21-005). (APNS: 1073-171-05, 1073-171-06, 1073-171-07).

- ATTACHMENT:** [File No. PDA24-004_Richland Ontario Developers LLC^01^EXH A&B.pdf](#)
- ATTACHMENT:** [File No. PDA24-004 Richland Ontario Developers LLC 02^ORD^RM.docx](#)
- ATTACHMENT:** [File No. PDA24-004_Richland Ontario Developers LLC^03^DEV^AGR.docx](#)
- ATTACHMENT:** [20250617 File No. PDA24-004^ PC Back-up.pdf](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

17. KEYS TO COMMUNITY PILOT PROGRAM

That the City Council approve a pilot program launch and direct Staff and legal counsel to draft documents necessary for program operation.

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
