



CITY OF ONTARIO

Special City Council/Housing Authority
Meeting
AUGUST 5, 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 SPECIAL 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 12:00 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 Special City Council and Housing Authority meeting begins with Closed Session and Closed Session Comment at 2:00 p.m., followed by Public Comment and the Special Meeting and Public Hearings.

CALL TO ORDER (OPEN SESSION)

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 conflicts of interest 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 for matters appearing on Closed Session. Additional opportunities for further Public Comment will be given at a later time in the meeting.

CLOSED SESSION

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 0210-204-17; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: San Juan Owners LLC; Under negotiation: Price and terms of payment.

GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 0218-122-10; 9175 East Chino Avenue; City/Authority negotiator: Scott Ochoa or his designee; Negotiating parties: Ronald and Kristine Pietersma Family Trust; Under negotiation: Price and terms of payment.

GC 54956.9 (d)(4), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION

One (1) case

ATTACHMENT: [20250805 Closed Session](#)

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

Pastor Anthony Riley, Mt. Zion Church of Ontario

REPORT ON CLOSED SESSION

City Attorney

PUBLIC COMMENTS

2:00 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 12:00 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.

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 June 17, 2025 and special meetings of the City Council and Housing Authority of June 18, 2025, and regular

meetings of the City Council and Housing Authority of July 1, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20250617 Meeting Minutes \(Not Official Until Approved\).docx](#)

ATTACHMENT: [20250618\(S\) Meeting Minutes \(Not Official Until Approved\).docx](#)

ATTACHMENT: [20250701 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills June 26, 2025 through July 17, 2025, and Payroll June 15, 2025 and June 28, 2025.

3. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH ARDURRA GROUP, INC. FOR ON-CALL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 6 to the Professional Services Agreement with Ardurra Group, Inc., of El Segundo, California, to provide on-call construction management and inspection services in the amount of \$800,000, for a total not-to-exceed contract amount of \$4,889,828 and extend the term of the agreement one additional year.

ATTACHMENT: [02 Agreement Amend 6](#)

4. AN AGREEMENT WITH THE STATE OF CALIFORNIA FOR STATE HIGHWAY ELECTRICAL FACILITIES

That the City Council authorize the Mayor and City Manager, or their designee, to execute an Agreement with the State of California for State Highway Electrical Facilities and authorize the City Manager, or his designee, to execute any future amendments and related documents.

ATTACHMENT: [AGR Caltrans 2025 \(Maintenance of State Electrical Facilities\).pdf](#)

ATTACHMENT: [AGR Caltrans 2025 \(Maintenance of State Electrical Facilities\) Exhibit A.pdf](#)

5. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SWA GROUP, INC. FOR THE GRAND PARK PROJECT

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 3 to the Professional Services Agreement with SWA Group, Inc., of Laguna Beach, California, for additional engineering services for the Security and Information Technology (IT) design for the construction documents for the Grand Park project in the amount of \$185,795 for a total not-to-exceed amount of \$6,600,996; and authorization to execute all documents required for the completion of the project which may include, but is 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: [SWA- Amendment No. 3.pdf](#)

6. ESTABLISHING THE ONTARIO LOCAL HOUSING TRUST FUND AND DESIGNATING THE AFFORDABLE HOUSING IN-LIEU FUND AS A DEDICATED FUNDING SOURCE AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15378

That the City Council adopt a Resolution establishing the Ontario Local Housing Trust Fund, designating the Affordable Housing In-Lieu Fund as a designated funding source, and finding the action exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15378.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ESTABLISHING THE ONTARIO LOCAL HOUSING TRUST FUND AND DESIGNATING THE AFFORDABLE HOUSING IN-LIEU FUND AS A DEDICATED FUNDING SOURCE AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15378.

ATTACHMENT: [Ontario_LHTF_RESO_RM](#)

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.

7. **[A PUBLIC HEARING TO CONSIDER A DEVELOPMENT CODE AMENDMENT \(FILE NO. PDCA25-001\) REVISING AND CLARIFYING CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE](#)**

That the City Council introduce and waive further reading of an Ordinance Approving File No. PDCA25-001, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 5.0 (Zoning and Land Use), 6.0 (Development and Subdivision Regulations), 8.0 (Sign Regulations), and 9.0 (Definitions and Glossary) of the City of Ontario Development Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA25-001, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 5.0 (ZONING AND LAND USE), 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS), 8.0 (SIGN REGULATIONS), AND 9.0 DEFINITIONS AND GLOSSARY OF THE CITY OF ONTARIO DEVELOPMENT CODE, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [20250617 File No. PDCA25-001 PC Back-up.pdf](#)

ATTACHMENT: [20250805 PDCA25-001 Dev Code Amendment ORD RM](#)

ATTACHMENT: [20250805 PDCA25-001 Dev Code Amendment - Redline Text.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
