



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
DECEMBER 2, 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 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:

David Villalobos: D.V., a minor by and through is GAL Griselda Viera v. City of Ontario, United States District Court, Los Angeles, Case No. 5:25-cv-00384-CV-SHK

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

Princessa Kemp; Estate of Kirk Kemp, by and thru its successor-in-Interest, Princessa Kemp; Jonathan Kemp, et al v. City of Ontario, Ontario Police Department, County of San Bernardino and

Does 1-25, Inclusive; location, Case No. 2PSCV02059

GC 54956.9 (d) (1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION:
Robles, et al. v. City of Ontario et al., Case No. CIVDS2007038

ATTACHMENT: [20251202 Closed Session.docx](#)

PLEDGE OF ALLEGIANCE

Mayor pro Tem Wapner

INVOCATION

Pastor Maribel Zacapa, Iglesia De Dios de la Profecia

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. BILLS & PAYROLL

Bills October 31, 2025 through November 13, 2025, and Payroll October 19, 2025 through November 1, 2025.

2. RESOLUTIONS UPDATING AUTHORIZED DEPUTY CITY TREASURERS AND THE UPDATED INVESTMENT POLICY

That the City Council adopt Resolutions rescinding Resolution Nos. 2024-202 and 2024-203; and amending the list of Deputy City Treasurers authorized to invest City funds in the Local Agency Investment Fund (LAIF) and other eligible investment securities and consider and approve the update to the City of Ontario's Investment Policy.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROVIDING FOR THE INVESTMENT OF INACTIVE FUNDS IN THE LOCAL AGENCY INVESTMENT FUND OF THE CALIFORNIA STATE TREASURY AND HEREBY RESCINDING RESOLUTION NO. 2024-202.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE INVESTMENT OF CITY FUNDS AND HEREBY RESCINDING RESOLUTION NO. 2024-203.

ATTACHMENT: [Investment Policy \(2025\) EXHIBIT A. 01](#)

ATTACHMENT: [Updating Authorized Deputy City Treasurers 02 RESO- Local Agency Investment Fund RM](#)

ATTACHMENT: [Updating Authorized Deputy City Treasurers 03 RESO- City Funds RM](#)

3. A RESOLUTION DECLARING CITY OWNED PROPERTY SURPLUS LAND PURSUANT TO GOVERNMENT CODE 54221, APPROVING THE NOTICE OF AVAILABILITY, AND FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

That City Council adopt a Resolution declaring the property located at a portion of 4000 East Ontario Center (Lot E) and 3737 East Concourse Street (Lot H) identified with Assessor's Parcel Numbers 210-205-20 and 210-204-36 as surplus land, approve the Notice of Availability, and finding that such declaration is exempt from the California Environmental Quality Act pursuant to Section 15060(C)(3) of the State CEQA Guidelines and directing Staff to issue a Notice of Exemption.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING FINDINGS AND DECLARING, PURSUANT TO GOVERNMENT CODE SECTION 54221, THAT CERTAIN REAL PROPERTY LOCATED AT A PORTION OF 4000 E. ONTARIO CENTER (LOT E) AND 3737 E. CONCOURS STREET (LOT H), IDENTIFIED WITH ASSESSOR'S PARCEL NUMBERS 210-205-20 AND 210-204-36, IS SURPLUS LAND, APPROVING THE NOTICE OF AVAILABILITY THEREFORE, AUTHORIZING THE CITY MANAGER TO COMPLY WITH THE SURPLUS LAND ACT AND TAKING

RELATED ACTIONS, FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15060(C)(3) OF THE STATE CEQA GUIDELINES AND DIRECTING STAFF TO ISSUE A NOTICE OF EXEMPTION.

ATTACHMENT: [CC_Lot_E_Lot_H_SLA_RESO_RM.docx](#)

4. **[A RESOLUTION DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT](#)**

That City Council adopt a Resolution declaring the property located at 315-325 West D Street identified with Assessor's Parcel Numbers 1048-576-01 through 1048-576-02, approve the property as exempt surplus land, and finding that such declaration is not a project subject environmental review under the California Environmental Quality Act.

A RESOLUTION OF THE CITY COUNCIL OF CITY OF ONTARIO, CALIFORNIA DECLARING PURSUANT TO GOVERNMENT CODE SECTION 54221 THAT REAL PROPERTY OWNED BY THE CITY COMMONLY REFERRED TO AS 315-325 WEST D STREET (APNS 1048-576-01 THROUGH 1048-576-02) IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS NOT A PROJECT SUBJECT TO ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ATTACHMENT: [CC_315-325_W_D_ST_SLA_RESO](#)

5. **[AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIDMAN GAGEN LAW, LLP, FOR CONSULTING AND LEGAL SERVICES](#)**

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Professional Services Agreement with Kidman Gagen Law, LLP, of Irvine, California, for consulting and legal services in the amount of \$150,000 for a total not-to-exceed amount of \$300,000.

ATTACHMENT: [Amendment No. 1_Kidman Gagen Law LLP.pdf](#)

6. **[AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT WITH INFO-COM BUSINESS PRODUCTS FOR THE PURCHASE AND INSTALLATION OF VARIOUS INFORMATION TECHNOLOGY AND FIELD EQUIPMENT FOR THE PROFESSIONAL BASEBALL STADIUM PROJECT](#)**

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Amendment No. 1 to the Goods and Services Agreement with Margaret C. Pett, Inc. DBA Info-Com Business Products (Info-Com), of Altadena, California, for the purchase and installation of various Information Technology (IT) and field equipment for the Professional Baseball Stadium project in the amount of \$10,567,226 for a total contract amount of \$13,505,373 plus a 5% contingency of \$528,361 for a total not-to-exceed contract amount of \$14,327,549,

- which includes a previously approved contingency amount of \$293,815; 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: [Info-Com - Amendment No. 1.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.

7. [**A PUBLIC HEARING TO CONSIDER AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT \(FILE NO. PGPA25-001\) TO THE ONTARIO PLAN 2050 \(TECHNICAL AMENDMENT\)**](#)

That the City Council consider and approve:

- A. An Addendum to The Ontario Plan (TOP) 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364), certified by the City Council on August 16, 2022; and
- B. The General Plan Amendment (File No. PGPA25-001), a Technical Amendment to The Ontario Plan (TOP) 2050.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NO. PGPA25-001.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA25-001 A GENERAL PLAN AMENDMENT TO THE ONTARIO PLAN 2050 POLICY PLAN (GENERAL PLAN) INVOLVING THE MOBILITY, SAFETY, ENVIRONMENTAL RESOURCES, AND PARKS & RECREATION ELEMENTS. THE AMENDMENT WOULD: [1] UPDATE THE MOBILITY ELEMENT TO REVISE TRUCK ROUTE DESIGNATIONS AND ADD EVACUATION-RELATED POLICIES; [2] CONFIRM THAT EXISTING POLICY PLAN POLICIES SATISFY REQUIREMENTS FOR EQUITABLE ACCESS TO OPEN SPACE, CLIMATE RESILIENCE, AND REWILDING OPPORTUNITIES; [3] UPDATE THE SAFETY ELEMENT TO INCORPORATE THE 2023 LOCAL HAZARD MITIGATION PLAN AND 2024 EVACUATION ASSESSMENT, ADD EVACUATION AND EXTREME HEAT POLICIES, AND UPDATE HAZARD MAPPING; AND [4] UPDATE THE ENVIRONMENTAL RESOURCES ELEMENT TO REFINE IDENTIFICATION OF ENVIRONMENTAL JUSTICE AREAS AND UPDATE THE PARKS & RECREATION ELEMENT TO REFLECT THE ONTARIO SPORTS EMPIRE AND MAKING FINDINGS IN SUPPORT THEREOF — CITYWIDE. (SEE ATTACHMENTS 1 AND 2) (PART OF CYCLE 2 FOR THE 2025 CALENDAR YEAR).

- ATTACHMENT:** [File No. PGPA25-001 TOP Technical Amendment 01 Attachment A Outreach.pdf](#)
- ATTACHMENT:** [File No PGPA25-001 TOP Technical Amendment_02_PC_Backup](#)
- ATTACHMENT:** [File No. PGPA25-001 TOP Technical Amendment 03 Addendum Reso_RM](#)
- ATTACHMENT:** [File No. PGPA25-001 TOP Technical Amendment_04_Addendum](#)
- ATTACHMENT:** [File No. PGPA25-001 TOP Technical Amendment 05 GPA_Reso_RM](#)

8. INTRODUCTION OF ORDINANCES ADOPTING THE 2025 CALIFORNIA BUILDING STANDARDS CODE AND LOCAL AMENDMENTS

That the City Council take the following actions:

- A. Introduce and waive further reading of 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. Introduce and waive further reading of 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;
- C. Set a public hearing for January 20, 2026 regarding the proposed Ordinances.

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_Fire_Ordinance_01](#)
- ATTACHMENT:** [2025_Building_Ordinance_RM_02](#)

9. A PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION OF NECESSITY OF THE CITY OF ONTARIO PURSUANT TO THE ONTARIO CENTER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT 88-2 (STATE CLEARINGHOUSE #80062538) FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST CONCOURS STREET AND MERCEDES LANE, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 0210-204-04, FOR THE PUBLIC PARKING FACILITIES FOR THE TOYOTA ARENA PROJECT, IN ONTARIO, CALIFORNIA

That the City Council conduct a public hearing and:

- A. Consider adopting, pursuant to the Ontario Center Specific Plan Environmental Impact Report 88-2 (State Clearinghouse #80062538), a Resolution of Necessity for the City of Ontario's public parking facilities for the Toyota Arena Project and provide each party with an interest in the affected property, their attorneys or representatives an opportunity to be heard on the issues relevant to the Resolution of Necessity.
- B. Make the following findings as hereinafter described in this report:
 - i. The public interest and necessity require the proposed project.
 - ii. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.
 - iii. The real property to be acquired is necessary for the project.
 - iv. The offers of just compensation have been made to the property owners.
- C. Adopt a Resolution of Necessity declaring that the acquisition by eminent domain of a fee simple interest in certain real property located at the southeast corner of East Concours Street and Mercedes Lane, more particularly described as Assessor's Parcel Number 0210-204-04 (the "Property") is necessary for the public parking facilities for the Toyota Arena Project in Ontario, California (the "Project").

A RESOLUTION OF NECESSITY OF THE COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PURSUANT TO THE ONTARIO CENTER SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT 88-2 (STATE CLEARINGHOUSE #80062538) FOR THE ACQUISITION BY EMINENT DOMAIN OF A FEE SIMPLE INTEREST IN CERTAIN REAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST CONCOURS STREET AND MERCEDES LANE, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS ASSESSOR'S PARCEL NUMBER 0210-204-04, FOR THE PUBLIC PARKING FACILITIES FOR THE TOYOTA ARENA PROJECT, IN ONTARIO, CALIFORNIA.

ATTACHMENT: [3519 Concours Merryland LLC Resolution of Necessity 01_RM](#)

ATTACHMENT: [3519 Concours Merryland Reso Exhibit 1 02.pdf](#)

ATTACHMENT: [3519 Concours Merryland LLC - Notice to Property Owner 05.pdf](#)

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

10. [A CONSTRUCTION CONTRACT WITH CLARK CONSTRUCTION GROUP - CALIFORNIA, LP AND A CONSTRUCTION CONTRACT WITH WEST COAST ARBORISTS FOR THE PURCHASE, INSTALLATION, AND GPS LOCATION OF THE TREES FOR THE GRAND PARK PHASE 1 PROJECT](#)

That the City Council take the following actions:

- A. Authorize the City Manager, or his designee, to execute Construction Contract D&C21-005 Grand Park Phase 1 with Clark Construction Group – California, LP, of Costa Mesa, California, for the construction of the Grand Park Phase 1 project in the amount of \$107,900,000 plus contingency of \$16,000,000 for a total not-to-exceed contract amount

of \$123,900,000; and

- B. Authorize the City Manager, or his designee, to execute Construction Contract D&C21-005 Grand Park Phase 1 - Trees with West Coast Arborists, Inc., of Ontario, California, for the purchase, installation, and GPS inventory of over 4,500 trees for the Grand Park Phase 1 Project in the amount of \$4,433,460 plus a 5% contingency of \$221,673 for a total not-to-exceed contract amount of \$4,655,133; 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: [Clark Construction Group - Construction Contract.pdf](#)

ATTACHMENT: [West Coast Arborist - Construction Contract.pdf](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
