



CITY OF ONTARIO

Regular City Council/Housing Authority
Meeting
NOVEMBER 4, 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 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

PLEDGE OF ALLEGIANCE

Council Member Porada

INVOCATION

Pastor Alena Uhamaka, First United Methodist Church

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.

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 October 7, 2025, and approving same as on file in the Records Management Department.

ATTACHMENT: [20251007 Meeting Minutes \(Not Official Until Approved\).docx](#)

2. BILLS & PAYROLL

Bills October 3, 2025 through October 16, 2025, and Payroll September 21, 2025 through October 4, 2025.

3. FISCAL YEAR 2025-26 FIRST QUARTER BUDGET UPDATE REPORT

That the City Council approve the budget adjustments and recommendations as presented in the Fiscal Year 2025-26 First Quarter Budget Update Report (Exhibit A).

ATTACHMENT: [FY 2025-26 First Quarter Budget Update Report_EXHIBIT A.pdf](#)

4. A RESOLUTION AUTHORIZING A REQUEST TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR CHANGES TO THE CALIFORNIA ROAD SYSTEM FUNCTIONAL CLASSIFICATION MAPS FOR THE CITY OF ONTARIO

That the City Council adopt a Resolution approving a request to the State of California

Department of Transportation for changes to the California Road System Functional Classification Maps.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A REQUEST TO THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR CHANGES TO THE CALIFORNIA ROAD SYSTEM FUNCTIONAL CLASSIFICATION MAPS.

ATTACHMENT: [CRS MAP CHANGES 2025 RESO_RM](#)

ATTACHMENT: [CRS_MAP_CHANGES_2025_AND_ATTACHMENTS.pdf](#)

5. **FUNDING AGREEMENT WITH THE SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY FOR THE EUCLID AVENUE SMART CORRIDOR PROJECT**

That the City Council approve a Funding Agreement between the City of Ontario and the San Bernardino County Transportation Authority (SBCTA) for the Euclid Avenue Smart Corridor Project and authorize the City Manager, or his designee, to execute said Agreement and future amendments or related documents within the City Council approved budget.

ATTACHMENT: [Smart Corridor Funding Agreement Ontario and SBCTA](#)

ATTACHMENT: [Attachment A](#)

6. **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20281 LOCATED GENERALLY ON CHINO AVENUE BETWEEN NEWTON AVENUE AND ARCHIBALD AVENUE**

That the City Council adopt a Resolution approving an Improvement Agreement, Improvement Security and Final Tract Map No. 20281, located generally on Chino Avenue between Newton Avenue and Archibald Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL TRACT MAP NO. 20281 LOCATED GENERALLY ON CHINO AVENUE BETWEEN NEWTON AVENUE AND ARCHIBALD AVENUE.

ATTACHMENT: [20251104 TM-20281 01 EXH A](#)

ATTACHMENT: [20251104 TM-20281 02 RESO_RM](#)

ATTACHMENT: [20251104 TM-20281 03 SIA](#)

7. **A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV22-033 LOCATED AT THE NORTHWEST CORNER OF 4TH STREET AND CORONA AVENUE**

That the City Council adopt a Resolution approving an Improvement Agreement and Improvement Security for Project No. PDEV22-033, located at the northwest corner of 4th Street and Corona Avenue.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN IMPROVEMENT AGREEMENT AND IMPROVEMENT SECURITY FOR DEVELOPMENT PLAN NO. PDEV22-033 LOCATED AT THE NORTHWEST CORNER OF 4TH STREET AND CORONA AVE.

ATTACHMENT: [20251104 PDEV22-033 01 EX A](#)
ATTACHMENT: [20251104 PDEV22-033 02 Reso RM](#)
ATTACHMENT: [20251104 PDEV22-033 03 IA](#)

8. [AN AMENDMENT TO THE MAINTENANCE SERVICES AGREEMENT WITH EXCELSIOR ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE SERVICES AND ON-CALL EMERGENCY REPAIRS](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 1 to the Maintenance Services Agreement with Excelsior Elevator Corporation, of Santa Ana, California, in the amount of \$333,305 for elevator maintenance services and on-call emergency repairs at various City facilities, for a total not-to-exceed contract amount of \$483,305, and authorize the option to extend the agreement for two additional one-year terms.

ATTACHMENT: [Excelsior Elevator Corporation Amendment No 1](#)

9. [AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH KLEINFELDER, INC. FOR ON-CALL GEOTECHNICAL CONSULTING AND MATERIALS TESTING SERVICES FOR THE ONTARIO GRAND PARK PROJECT](#)

That the City Council authorize the City Manager, or his designee, to execute Amendment No. 10 to the Professional Services Agreement with Kleinfelder, Inc., of Ontario, California, for on-call geotechnical consulting and materials testing services for the Grand Park Project in the amount of \$1,168,253 for a total not-to-exceed contract amount of \$2,907,138.

ATTACHMENT: [2. Kleinfelder, Inc. - Amendment No. 10.pdf](#)

10. [A RESOLUTION APPROVING A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AND A PERMANENT EXCLUSIVE EASEMENT AND ACCESS EASEMENT AGREEMENT WITH THE CHINO DESALTER AUTHORITY](#)

That the City Council adopt a Resolution approving a Temporary Construction Easement and a Permanent Exclusive Easement and Access Easement with the Chino Desalter Authority for the development, operation and maintenance of a new groundwater well facility located at Grand Park, and authorizing the City Manager, or designee, to execute said agreements.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE GRANT OF A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT AND A PERMANENT EXCLUSIVE EASEMENT AND ACCESS AGREEMENT WITH THE CHINO BASIN DESALTER AUTHORITY.

ATTACHMENT: [Exhibit A.pdf](#)

ATTACHMENT: [20251104 Grant of Temporary Construction Easement^01 AGRMT.pdf](#)

ATTACHMENT: [20251104 Grant of Permanent Exclusive Easement & Access Easement Agreement^01AGMT.pdf](#)

ATTACHMENT: [CDA Easement 02 RESO_RM.docx](#)

11. [A DEVELOPMENT CODE AMENDMENT FILE NO. PDCA25-002 REVISING AND CLARIFYING](#)

CERTAIN PROVISIONS OF THE CITY OF ONTARIO DEVELOPMENT CODE

That the City Council adopt an Ordinance approving File No. PDCA25-002, a Development Code Amendment revising and clarifying certain provisions of Chapters 2.0 (Administration and Procedures), 4.0 (Permits, Actions, and Decisions), and 6.0 (Development and Subdivision Regulations) of the City of Ontario Development Code.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA25-002, A DEVELOPMENT CODE AMENDMENT REVISING AND CLARIFYING CERTAIN PROVISIONS OF CHAPTERS 2.0 (ADMINISTRATION AND PROCEDURES), 4.0 (PERMITS, ACTIONS, AND DECISIONS), AND 6.0 (DEVELOPMENT AND SUBDIVISION REGULATIONS) OF THE CITY OF ONTARIO DEVELOPMENT CODE, AND MAKING FINDINGS IN SUPPORT THEREOF.

ATTACHMENT: [PDCA25-002 Dev Code Amendment 2_ORD_RM](#)

ATTACHMENT: [20251021 PDCA25-002 Dev Code Amendment #2 - Redline Text.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.

12. A PUBLIC HEARING TO CONSIDER THE ADOPTION OF AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (FILE NO. PDA25-003) BETWEEN THE CITY OF ONTARIO AND GDC INVESTMENTS 13, L.P.

That the City Council introduce and waive further reading of an Ordinance Approving a Development Agreement (File No. PDA25-003) between the City of Ontario and GDC Investments 13 L.P.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PDA25-003, A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND GDC INVESTMENTS 13, LP TO ESTABLISH THE TERMS AND CONDITIONS ASSOCIATED WITH TENTATIVE TRACT MAP 20730 (FILE NO. PMTT24-008) LOCATED SOUTH OF CHATHAM STREET, WEST OF CLIFTON STREET, EAST OF AMHERST AVENUE, AND NORTH OF EUCALYPTUS AVENUE, WITHIN PLANNING AREA 11 (RD-7 / ROW TOWNHOMES) OF THE ESPERANZA SPECIFIC PLAN. (APN: 1073-101-05).

ATTACHMENT: [File No. PDA25-003_GDC Investments 13 LP^01^EXH A&B&C.pdf](#)

ATTACHMENT: [File No. PDA25-003 GDC Investments 13 LP_02_ORD](#)

ATTACHMENT: [File No. PDA25-003_GDC Investments 13 LP^03^DEV^AGR.doc](#)

13. A PUBLIC HEARING TO CONSIDER AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR A GENERAL PLAN AMENDMENT (FILE NO. PGPA24-003) AND SPECIFIC PLAN AMENDMENT (FILE NO. PSPA24-004) TO THE

ESPERANZA SPECIFIC PLAN

That the City Council consider and adopt the following:

1. A Resolution approving an Addendum to The Ontario Plan 2050 Supplemental Environmental Impact Report (State Clearinghouse No. 2021070364, certified by the City Council on August 16, 2022); and
2. Resolutions approving General Plan Amendment (File No. PGPA24-003) and Specific Plan Amendment (File No. PSPA24-004)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE USE OF AN ADDENDUM TO THE ONTARIO PLAN 2050 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PGPA24-003 AND PSPA24-004.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA24-003, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY, LOCATED SOUTH OF CHATHAM STREET, WEST OF CLIFTON AVENUE, EAST OF AMHERST AVENUE, AND NORTH OF EUCALYPTUS AVENUE, FROM PUBLIC SCHOOL TO MEDIUM DENSITY RESIDENTIAL. AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1073-101-050. (SEE ATTACHMENTS 1 AND 2) (PART OF CYCLE 2 FOR THE 2025 CALENDAR YEAR).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA24-004, AN AMENDMENT TO THE ESPERANZA SPECIFIC PLAN TO REVISE THE SPECIFIC PLAN FOR CONSISTENCY WITH THE ONTARIO PLAN POLICY PLAN (GENERAL PLAN) LAND USE MAP. THE AMENDMENT INCLUDES [I] REVISING THE ALLOWED USES WITHIN PLANNING AREA 11 FROM SCHOOL TO RD-7/ROW TOWNHOMES; AND [II] MODIFYING THE SPECIFIC PLAN LAND USE MAP, DEVELOPMENT STANDARDS, EXHIBITS, AND TEXT TO REFLECT THE PROPOSED LAND USE CHANGES, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1073-101-050.

ATTACHMENT: [20251104 File Nos. PGPA24-003 & PSPA24-004^01 PC Back-up.pdf](#)

ATTACHMENT: [20251104 File Nos PGPA24-003_PSPA24-004_02 Addendum_Reso_RM](#)

ATTACHMENT: [20251104 File Nos PGPA24-003 & PSPA24-004^03 Addendum.pdf](#)

ATTACHMENT: [20251104 File Nos PGPA24-003 and PSPA24-004 04 GPA_Reso_RM](#)

ATTACHMENT: [20251104 File Nos PGPA24-003 and PSPA24-004_05 SPA_Reso_RM](#)

14. A PUBLIC HEARING TO CONSIDER A RESOLUTION REGARDING THE FORMATION OF THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE); ADOPTION OF A RESOLUTION DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS; AND INTRODUCTION OF AN ORDINANCE LEVYING SPECIAL TAXES.

That the City Council consider and:

- A. Adopt a Resolution of Formation of Community Facilities District No. 76 (Compass Pointe), proposing that the community facilities district be authorized to levy a special

tax and proposing that an appropriations limit of the community facilities district be established;

- B. Adopt a Resolution deeming it necessary for the district to incur bonded indebtedness within Community Facilities District No. 76 (Compass Pointe);
- C. Adopt a Resolution calling a special election for City of Ontario Community Facilities District No. 76 (Compass Pointe);
- D. Adopt a Resolution declaring the results of the special election and directing the recording of a Notice of Special Tax Lien;
- E. Introduce and waive further reading of an Ordinance levying special taxes within City of Ontario Community Facilities District No. 76 (Compass Pointe);
- F. Adopt a Resolution authorizing the execution and delivery of an acquisition and funding agreement with KB Home Cal Management Services LLC; and
- G. Adopt a Resolution making a declaration of official intent to reimburse facilities expenditures with bond proceeds and related actions.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF FORMATION OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE), PROPOSING THAT THE COMMUNITY FACILITIES DISTRICT BE AUTHORIZED TO LEVY A SPECIAL TAX AND PROPOSING THAT AN APPROPRIATIONS LIMIT OF THE COMMUNITY FACILITIES DISTRICT BE ESTABLISHED.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DEEMING IT NECESSARY FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE) TO INCUR BONDED INDEBTEDNESS.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, CALLING SPECIAL ELECTION FOR CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, LEVYING A SPECIAL TAX WITHIN CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 76 (COMPASS POINTE).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE EXECUTION AND DELIVERY OF AN ACQUISITION AND FUNDING AGREEMENT WITH KB HOME CAL MANAGEMENT SERVICES, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING A DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES FOR COSTS OF FACILITIES WITH BOND PROCEEDS AND RELATED ACTIONS.

ATTACHMENT: [CFD 76 Compass Pointe Reso-Formation_01_RM](#)

ATTACHMENT: [CFD 76 \(Compass Pointe\) RMA^01A EXHB.pdf](#)

ATTACHMENT: [CFD 76 Compass Pointe Reso Deeming Necessity 02_RM](#)

ATTACHMENT: [CFD 76 Compass Pointe Reso Calling Election 03_RM](#)

- ATTACHMENT:** [CFD 76 Compass Pointe Reso Declaring Results_04_RM](#)
ATTACHMENT: [CFD 76 Compass Pointe Ordinance Lvy Tax_05_RM](#)
ATTACHMENT: [CFD 76 Compass Pointe Reso Authorizing Acquisition Agmt_06_RM](#)
ATTACHMENT: [CFD 76 Compass Pointe Reimbursement Resolution 09_RM](#)
ATTACHMENT: [CFD 76 \(Compass Pointe\) Back-Up Acquisition Agr^15.pdf](#)

15. [A GENERAL PLAN AMENDMENT \(FILE NO. PGPA23-003\) PROPOSING TO AMEND THE ONTARIO PLAN 2050 POLICY PLAN \(GENERAL PLAN\) LAND USE MAP](#)

That the City Council consider and adopt a Resolution approving File No. PGPA23-003, a General Plan Amendment to amend The Ontario Plan 2050 Policy Plan (General Plan) Land Use Map to change the land use designation of approximately 5.3 acres of land located on Euclid Avenue from Mixed Use to Business Park.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA23-003, AN AMENDMENT TO THE ONTARIO PLAN 2050 POLICY PLAN LAND USE MAP TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 5.3 ACRES OF LAND LOCATED ON EUCLID AVENUE FROM MIXED USE TO BUSINESS PARK, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1053-281-08 (PART OF CYCLE 1 FOR THE 2025 CALENDAR YEAR).

- ATTACHMENT:** [20251104 File No. PGPA23-003^01 Attach A_ZA25-034.pdf](#)
ATTACHMENT: [20251104 File No. PGPA23-003^02 PC Back-up.pdf](#)
ATTACHMENT: [20251104 File No. PGPA23-003^03 CC Reso.docx](#)

STAFF MATTERS

City Manager Ochoa

COUNCIL MATTERS

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

ADJOURNMENT
