

**CITY OF ONTARIO  
CITY COUNCIL AND HOUSING AUTHORITY  
AGENDA  
AUGUST 15, 2017**

**Paul S. Leon**  
Mayor

**Alan D. Wapner**  
Mayor pro Tem

**Jim W. Bowman**  
Council Member

**Debra Dorst-Porada**  
Council Member

**Ruben Valencia**  
Council Member



**Al C. Boling**  
City Manager

**John E. Brown**  
City Attorney

**Sheila Mautz**  
City Clerk

**James R. Milhiser**  
Treasurer

**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 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.
- Comments will be limited to 3 minutes. 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 chambers will not be permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

**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.

**(EQUIPMENT FOR THE HEARING IMPAIRED AVAILABLE IN THE RECORDS MANAGEMENT OFFICE)**

**CALL TO ORDER (*OPEN SESSION*)**

**6:00 p.m.**

***ROLL CALL***

Wapner, Bowman, Dorst-Porada, Valencia, Mayor/Chairman Leon

**CLOSED SESSION PUBLIC COMMENT** The Closed Session Public Comment portion of the Council/Housing Authority meeting is limited to a maximum of 3 minutes for each speaker and comments will be 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: Estate of Raul Herrera III, et al. vs. City of Ontario, et al. Central District of California Case No. 5:17-CV-00082 SP

In attendance: Wapner, Bowman, Dorst-Porada, Valencia, Mayor/Chairman Leon

***PLEDGE OF ALLEGIANCE***

Mayor pro Tem Wapner

***INVOCATION***

Pastor Brian E. Kennedy, Mt. Zion Baptist Church

***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 with each speaker given a maximum of 3 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.

**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.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

**1. APPROVAL OF MINUTES**

Minutes for the regular meeting of the City Council and Housing Authority of July 18, 2017, and the special meeting of the City Council and Housing Authority of July 7, 2017, approving same as on file in the Records Management Department.

**2. BILLS/PAYROLL**

**Bills** June 18, 2017 through July 15, 2017 and **Payroll** June 18, 2017 through July 15, 2017, when audited by the Finance Committee.

**3. A RESOLUTION APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS AND AGREEMENTS**

That the City Council adopt a resolution approving the filing of an application for \$35,000,000 of grant funds through the Strategic Growth Council and the California Department of Conservation for the Transformative Climate Communities Program, and authorize the City Manager to execute any documents or agreements, such as memorandums of understanding, necessary to complete the application and implement the program.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS AND AGREEMENTS.

**4. A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS**

That the City Council adopt a resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations, and placing special assessments on the San Bernardino County Tax Rolls.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

**5. A RESOLUTION TERMINATING COVENANTS RELATING TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER REDEVELOPMENT AGENCY AND PANATTONI DEVELOPMENT COMPANY, LLC, AFFECTING PROPERTY TO BE DEVELOPED BY PENDULUM PROPERTY PARTNERS, LLC AND CONSIDERATION OF AN OPTION AGREEMENT BETWEEN THE CITY AND PENDULUM PROPERTY PARTNERS, LLC**

That the City Council adopt a resolution agreeing to terminate and remove covenants and obligations related to the Disposition and Development Agreement and approving an Option Agreement between the City of Ontario and Pendulum Property Partners, LLC for the acquisition of 2.07 acres in the Ontario Center.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AGREEING TO TERMINATE AND REMOVE COVENANTS AND OBLIGATIONS WITH REGARD TO A DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING TO THE PIEMONTE PROJECT IN THE ONTARIO CENTER [PENDULUM] AND APPROVING AN OPTION AGREEMENT BETWEEN THE CITY AND PENDULUM PROPERTY PARTNERS FOR THE ACQUISITION OF 2.07 ACRES IN THE ONTARIO CENTER.

**6. A RESOLUTION APPROVING FINAL PARCEL MAP NO. 19706 LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE**

That the City Council adopt a resolution approving Final Parcel Map No. 19706 located at the southeast corner of Holt Boulevard and Pleasant Avenue.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 19706, LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE.

**7. A RESOLUTION PERTAINING TO DECLARED PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY**

That the City Council adopt a resolution rescinding Resolution 2013-038, and declaring prima facie speed limits on certain streets within the City.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RESCINDING RESOLUTION 2013-038 AND DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY.

**8. CONSTRUCTION CONTRACT FOR TRAFFIC SIGNAL IMPROVEMENTS AT CAMPUS AVENUE AND PHILDELPHIA STREET, AND AT BAKER AVENUE AND SIXTH STREET/ELECNOR BELCO ELECTRIC, INC.**

That the City Council approve the plans and specifications and award a construction contract (on file in the Records Management Department) to Elecnor Belco Electric, Inc. of Chino, California, for the installation of traffic signals at Campus Avenue and Philadelphia Street (HSIPL-5092(032)) and at Baker Avenue and Sixth Street (HSIPL-5092(033)) in the bid amount of \$629,708 plus a ten percent (10%) contingency of \$63,292 for a total authorized expenditure of \$693,000; and authorize the City Manager to execute said contract and related documents, and file a notice of completion at the conclusion of all construction activities.

**9. AUTHORIZE THE PURCHASE OF REPLACEMENT FLEET VEHICLES/NATIONAL AUTO FLEET GROUP/HAAKER EQUIPMENT COMPANY**

That the City Council takes the following actions:

- (A) Authorize the cooperative purchase and delivery two Chevy Colorado Trucks in the amount of \$64,258 for the Police Department and one Ford F150 Truck in the amount of \$35,368 for the Police Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.
- (B) Authorize the cooperative purchase and delivery of three Ford Escapes in the amount of \$79,118 for the Fire Department and one Chevy Colorado Truck in the amount of \$25,456 for the Code Enforcement Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.
- (C) Authorize the cooperative purchase and delivery of one Kenworth T880 CNG Vactor Truck in the amount of \$499,663 for the Utilities Department from Haaker Equipment Company located in La Verne, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 022014-FSC.
- (D) Award Bid No. 725 and authorize the purchase and delivery of one Medium Duty Stake Bed Truck in the amount of \$87,997 for the Solid Waste Department from Fairway Ford of Placentia, California.

**10. A RESOLUTION APPROVING A FIVE-YEAR EXTENSION FOR THE DEVELOPMENT OF HOUSING ASSETS TRANSFERRED TO THE ONTARIO HOUSING AUTHORITY FROM THE CITY OF ONTARIO, SUCCESSOR AGENCY OF THE FORMER ONTARIO REDEVELOPMENT AGENCY**

That the Board of Directors of the Ontario Housing Authority (“Authority”) adopt the attached resolution approving five-year extension for the development of housing assets transferred to the Authority from the City of Ontario, acting as the Successor Agency to the Ontario Redevelopment Agency (“City”).

RESOLUTION NO. OHA-

A RESOLUTION OF THE BOARD OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, EXTENDING THE PERIOD FOR DEVELOPMENT OR DISPOSITION OF HOUSING AUTHORITY PROPERTIES TRANSFERRED FROM THE FORMER ONTARIO REDEVELOPMENT AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(e).

**11. PURCHASE OF TOTAL CONTAINMENT VESSEL (TCV) FROM NABCO SYSTEMS, LLC**

That the City Council authorize the City Manager to execute a sole source purchase contract with Nabco Systems, LLC of Canonsburg, Pennsylvania in the amount of \$378,911 (includes sales tax performance bond) for the purchase of a TCV.

**12. A PROFESSIONAL SERVICES AGREEMENT WITH GOODWIN CONSULTING GROUP FOR ANNUAL TAX ADMINISTRATION OF THE CITY'S COMMUNITY FACILITIES DISTRICTS**

That the City Council authorize the City Manager to execute a five-year professional services agreement (on file with the Records Management Department), with Goodwin Consulting Group of Sacramento, California, for annual tax administration of the City's Community Facilities Districts (CFDs).

**13. PURCHASE OF WATER METERS AND REPAIR PARTS/HD SUPPLY WATERWORKS**

That the City Council approve and authorize the sole source purchase of new water meters and repair parts for a total not to exceed amount of \$2,400,000 from HD Supply Waterworks of Perris, California.

**14. RESOLUTION APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS THROUGH THE STATE DEPARTMENT OF PARKS AND RECREATION**

That the City Council adopt a resolution approving the filing of an application for grant funds through the State Department of Parks and Recreation in the amount of \$494,900, for the Outdoor Environmental Education Facilities Grant under the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) for the Outdoor Education Center Project at the Ontario Museum of History and Art.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE APPLICATION FOR OUTDOOR ENVIRONMENTAL EDUCATION FACILITIES GRANT FUNDS.

**15. ALTERNATIVES ANALYSIS FOR THE GOLD LINE EXTENSION FROM MONTCLAIR TO THE ONTARIO INTERNATIONAL AIRPORT**

That the City Council authorize the City Manager to negotiate and execute a professional services agreement for an alternatives analysis to bring the Gold Line Extension from the City of Montclair to the Ontario International Airport, and approve budget appropriations of \$1,500,000 to fund the alternatives analysis.

**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.

**16. A PUBLIC HEARING TO DETERMINE WHETHER THE PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE ISSUANCE OF ADDITIONAL TAXICAB PERMITS**

That the City Council hold a public hearing to consider and make a determination whether the public convenience and necessity require the issuance of additional taxicab permits.

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.  
Oral presentation.  
Public hearing closed.

**17. A RESOLUTION TERMINATING COVENANTS RELATING TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER REDEVELOPMENT AGENCY AND PANATTONI DEVELOPMENT COMPANY, LLC, AFFECTING PROPERTY TO BE DEVELOPED BY ENTITIES RELATED TO LEWIS MANAGEMENT CORPORATION**

That the City Council takes the following actions:

- 1) Conduct a public hearing; and
- 2) Adopt a resolution making certain findings with regard to a Disposition and Development Agreement pertaining to the Piemonte Project in the Ontario Center and agreeing to terminate and remove covenants and obligations related to the Disposition and Development Agreement.

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.  
Oral presentation.  
Public hearing closed.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING CERTAIN FINDINGS WITH REGARD TO A DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING TO THE PIEMONTE PROJECT IN THE ONTARIO CENTER (DDA) AND AGREEING TO TERMINATE AND REMOVE COVENANTS AND OBLIGATIONS RELATED TO THE DDA [LEWIS].

**18. A PUBLIC HEARING TO CONSIDER A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF PERMANENT PUBLIC UTILITY AND SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY IN THE AREA OF VINEYARD AVENUE AND FOURTH STREET**

That the City Council conduct a public hearing to:

- 1) Consider the adoption of a Resolution of Necessity, including providing all parties interested in the affected property and their attorneys, or their representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity;



- 2) Make the following findings as hereinafter described in this report:
  - a) The public interest and necessity require the proposed project;
  - b) The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
  - c) The real property to be acquired is necessary for the project;
  - d) The offers of just compensation have been made to the owners; and
  
- 3) Adopt the attached Resolution of Necessity For The Acquisition Of Permanent Public Utility Easement, Sidewalk Easements, and Temporary Construction Easement Interests In Portions Of Certain Real Property, By Eminent Domain, More Particularly Described as Assessor Parcel No.'s 0110-334-14, 0110-441-49, 0110-441-74, 0110-441-75, 0110-441-91, 0110-441-02 and 0110-441-03, Located in the City of Ontario, San Bernardino County, California, for Street Widening and Improvements to Vineyard Avenue.

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.  
Oral presentation.  
Public hearing closed.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT PUBLIC UTILITY AND SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY.

**19. A PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION TO UPDATE AND MODIFY DEVELOPMENT IMPACT FEES**

That the City Council adopt the resolution to update and modify the City's Development Impact Fees (DIF).

Notice of public hearing has been duly given and affidavits of compliance are on file in the Records Management Department.

Written communication.  
Oral presentation.  
Public hearing closed.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, UPDATING AND MODIFYING DEVELOPMENT IMPACT FEES.

**STAFF MATTERS**

City Manager Boling

**COUNCIL MATTERS**

**APPOINTMENT TO THE MUSEUM BOARD OF TRUSTEES**

Mayor Leon  
Mayor pro Tem Wapner  
Council Member Bowman  
Council Member Dorst-Porada  
Council Member Valencia

**ADJOURNMENT**

**CITY OF ONTARIO  
CLOSED SESSION REPORT**  
City Council // Housing Authority // Other // (GC 54957.1)  
**August 15, 2017**

**ROLL CALL:** Wapner \_\_, Bowman \_\_, Dorst-Porada\_\_, Valencia \_\_, Mayor / Chairman Leon \_\_.

**STAFF:** City Manager / Executive Director \_\_, City Attorney \_\_

In attendance: Wapner \_\_, Bowman \_\_, Dorst-Porada \_\_, Valencia \_\_, Mayor / Chairman Leon \_\_

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION:  
Estate of Raul Herrera III, et al. vs. City of Ontario, et al. Central District of California Case  
No. 5:17-CV-00082 SP

No Reportable Action	Continue	Approved
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Disposition: \_\_\_\_\_

Reported by:

\_\_\_\_\_  
City Attorney / City Manager / Executive Director

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: RESOLUTION APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS AND AGREEMENTS**

**RECOMMENDATION:** That the City Council adopt a resolution approving the filing of an application for \$35,000,000 of grant funds through the Strategic Growth Council and the California Department of Conservation for the Transformative Climate Communities Program, and authorize the City Manager to execute any documents or agreements, such as memorandums of understanding, necessary to complete the application and implement the program.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Pursue City's Goals and Objectives by Working with Other Governmental Agencies  
Focus Resources in Ontario's Commercial and Residential Neighborhoods  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)  
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

**FISCAL IMPACT:** If awarded, the grant will provide approximately \$35 million for projects and programs in greater downtown Ontario. The projects and programs will be administered by the City along with several government and community based partners. The City will serve as the fiscal agent and will be responsible for the administration of the funds, principally through an invoice-reimbursement agreement with the state, and by special agreement for larger capital projects such as housing. The grant term is three years, commencing with the execution of a grant agreement, likely in January 2018. The state requires approximately \$17.5 million in matching funds, which will come from various funding sources, including: City funds approved by the City Council through DDAs; other state and federal grant funding; Measure I allocations; developer investments; and in-kind contributions from other agencies. Beyond the matching funds, potential fiscal impacts to the City include staff time for administering the grant, which will be accounted for in future budgets, and the use

**STAFF MEMBER PRESENTING:** Al C. Boling, City Manager

Prepared by: David Sheasby  
Department: Citywide Administration

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

**3**

of City funds to front costs, ten percent of which potentially may not be repaid until the end of the grant term.

**BACKGROUND:** In 2016, the California Legislature adopted Assembly Bill 2722, which authorized the creation of the Transformative Climate Communities (TCC) Program to be administered by the Strategic Growth Council. That legislation also appropriated \$140 million for the program for Fiscal Year 2016/2017. The Strategic Growth Council, via a subsequent rulemaking in December 2016, has allocated \$70 million for projects within the City of Fresno and \$35 million for projects within the City of Los Angeles, leaving \$35 million for a third location. Guidelines for the TCC Program have been published, and are slated to be officially adopted by the Strategic Growth Council on August 24.

Per Assembly Bill 2722, the objective of the TCC Program is to fund coordinated greenhouse gas emission reduction projects that provide local economic, environmental, and health benefits. In a collaborative effort with community based organizations, strategic governmental partners, and affordable housing developers, City staff has developed several potential projects which further the objective of the TCC program. These projects include: a 101 unit affordable housing project in partnership with National CORE; a 75 unit affordable housing project with Related California; a revitalization and adaptive re-use of the Fallis House (local historic landmark #1); construction of the West Valley Connector Bus Rapid Transit project in partnership with SBCTA; improved fixed-route bus service to downtown Ontario and increased headways on Euclid Avenue in partnership with Omnitrans; a transit pass program in partnership with Omnitrans; pedestrian and bicycle infrastructure improvements in collaboration with our local school districts, Safe Routes to Schools, El Sol, and SBCTA; a downtown wayfinding program; a green/food waste program with Huerta del Valle Community Garden; a solar installation program in collaboration with Grid Alternatives; a green street/alley asphalt replacement program; an urban forestry initiative; a workforce development program in partnership with the County of San Bernardino and local educational partners for healthcare jobs and green jobs; and a Downtown Ontario small business development program in partnership with the Inland Empire Small Business Development Center.

Staff will be receiving “technical assistance” from the Strategic Growth Council to fine tune each of these proposed projects and to develop the highest scoring application possible. Depending on feedback received, the highest scoring combination of these projects will be packaged together into a “Concept Proposal,” due on September 20, 2017. Concept Proposals must include, namely, a narrative vision for how these projects could transform the neighborhood, the identification of a five square mile “project area” where the investment would be made, a work plan, and a summary budget with estimated costs. Applicants who meet the requirements of the concept proposal will be invited for Full Application, which is due October 30, 2017. Full Applications must expand on concepts and provide a more substantial evaluation of GHG impacts, a detailed work plan, proof that each project meets the “readiness” requirements established by the state, and several plans for implementation, amongst other analytical requirements. Full Applications will be reviewed by an interagency review panel, and it is anticipated that the grant awardee will be announced by the Strategic Growth Council in December 2017.

As of this date, the City’s application is supported by: governmental partners including the County of San Bernardino, SBCTA, and Omnitrans; community based organizations including the California Environmental Justice Alliance (co-sponsor of AB 2722), the Center for Community Action and Environmental Justice, the California League of Conservation Voters, Safe Routes to School, Grid Alternatives, Warehouse Workers Resource Center, and El Sol Neighborhood Educational Center; and industry partners in National CORE and Related Companies.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM AND AUTHORIZING THE EXECUTION OF ALL NECESSARY DOCUMENTS AND AGREEMENTS.

WHEREAS, the Legislature and the Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures, and entering into agreement with the California Department of Conservation for assistance in administration of the grant program; and

WHEREAS, the City of Ontario, if selected, will enter into an agreement with the State of California, and thereby be responsible for compiling and submitting all invoices and reporting requirements for the City and all partners in implementation of the grant; and

WHEREAS, other partners who will jointly submit the grant application with the City of Ontario include the County of San Bernardino, several community based organizations, the San Bernardino County Transportation Authority (SBCTA), Omnitrans, the Inland Empire Small Business Development Center, Related Companies, and National Community Renaissance.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California, as follows:

SECTION 1. The foregoing recitals are true and correct and the City Council so finds and determines.

SECTION 2. The City Council hereby declares its support for the proposed application for grant funding from the Transformative Climate Communities Program and authorizes the City Manager or his designee(s) to take all necessary steps to complete and file the application.

SECTION 3. The City Council understands that financial assurances and certification may be required in the application, and hereby authorizes the City Manager to certify that the City will have sufficient funds to pay invoices prior to seeking reimbursement from the state.

SECTION 4. The City Council hereby authorizes the City Manager to verify the commitment of any leveraged funds that may be put toward the implementation of the projects in the grant application in the form of a letter including the amount of funding committed, a description of intended use of the funding, a start and end date for funding, and whether the funds are contingent on grant award.

SECTION 5. The City Council certifies that the City will comply with the provisions of Section 1771.5 of the State Labor Code and that City administrated projects will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, environmental law and, that prior to commencement of construction, all applicable permits will have been obtained; and

SECTION 6. The City Council certifies that the City will work toward the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1; and

SECTION 7. The City Council authorizes the City Manager or designees to create an indicator tracking plan, a displacement avoidance plan and a community engagement plan specific to grant implementation; and

SECTION 8. The City Council hereby appoints the City Manager, or designee, as agent to conduct all negotiations, and execute and submit all documents including, but not limited to applications, agreements, memoranda of understanding, payment requests and so on, which may be necessary for the completion of the grant application and grant program implementation.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO    )  
CITY OF ONTARIO                )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-    was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-    duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)



# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON THE SAN BERNARDINO COUNTY TAX ROLLS**


**RECOMMENDATION:** That the City Council adopt a resolution for recovery of fees and costs incurred in abating property and dangerous building violations, as well as administrative citations and civil penalties associated with property maintenance violations, and placing special assessments on the San Bernardino County Tax Rolls.

**COUNCIL GOALS:** Operate in a Businesslike Manner

**FISCAL IMPACT:** The levy of special assessments will result in the recovery of \$174,728 in costs that the City has expended for inspection or abatement of property violations, as well as the collection of \$24,630 associated with civil penalties and/or fines for continued violations, for a total of \$199,358 to 602 parcels. When received, reimbursement of \$119,930 will be made to the General Fund and \$79,428 to the Dangerous Building Fund.

**BACKGROUND:** The City has established revolving funds to cover City costs for abatement of property and dangerous building violations, as a result of code enforcement activities as well as the generation of fines associated with administrative citations for property maintenance violations and fees and penalties associated with the Systematic Health and Safety Inspection Program, Abandoned and Distressed Property Program and Weed and Refuse Abatement Program. These costs, fines, fees and penalties are recovered through placement of special tax assessments upon the properties. The placement of special assessments and collection of revenue is done under Ordinance 3046, Property Appearance (Title 5, Chapter 22 of the Ontario Municipal Code); Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings; Ordinance 2920 for civil penalties for continued violations of the Ontario Municipal Code and fines associated with administrative citations (Title 1, Chapters 2 and 5 of the Ontario Municipal Code). The City and County currently have a contractual agreement regarding implementation of special assessments; however, a resolution authorizing the placement of the specific assessments is required.

**STAFF MEMBER PRESENTING:** Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Erin Bonett  
Department: Code Enforcement  
City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

4

This assessment cycle, the Code Enforcement Department has billed property owners for the abatement of violations, the issuance of fines associated with administrative citations, the issuance of fees and penalties associated with the Systematic Health and Safety Inspection Program, the issuance of registration fees and civil penalties associated with the Abandoned and Distressed Property Program, and the issuance of notice and re-inspection fees as well as civil penalties for the Weed and Refuse Abatement Program on 4,987 parcels. Of this, there are remaining amounts due on 602 parcels. Attached are itemized accounts of: (1) costs associated with inspection or abatement as shown in Exhibit A of the resolution; (2) civil penalties and/or fines for continued violations as shown in Exhibit B of the resolution; and (3) total amounts per parcel as shown in Exhibit C of the resolution. The expenditure list, with any necessary corrections and adjustments, will be submitted to the County prior to August 2017 for its 2017-2018 tax rolls.

All affected property owners were given notice of the imposition of the special assessments via certified mail as provided in Ontario Municipal Code Section 1-4.05(a), and either have not requested an appeal or have exhausted the appellate procedure in Ontario Municipal Code Section 1-4.05(b).

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A REPORT REQUESTING THE PLACEMENT OF SPECIAL ASSESSMENTS ON PROPERTY TAX BILLS FOR CIVIL PENALTIES OR RECOVERY OF COSTS INCURRED FOR ABATEMENT OF VIOLATIONS OF CITY CODES AND ORDINANCES.

WHEREAS, Ordinance No. 3046, Property Appearance (Title 5, Chapter 22, of the Ontario Municipal Code) and Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings provide for the abatement of property nuisances by repair, rehabilitation, demolition or removal; and

WHEREAS, under Resolution 94-112, Resolution ORA-499, and the Cooperation and Reimbursement Agreement entered into on the 15<sup>th</sup> day of November, 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars (\$150,000) to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under a first amendment to the Cooperation and Reimbursement Agreement entered into on the 16<sup>th</sup> day of July 1996, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made an additional advance to the City of One Hundred Thousand Dollars (\$100,000) to continue to repair or abate dangerous buildings and properties throughout the City; and

WHEREAS, under Resolution 94-113, Resolution ORA-500, and the Cooperation and Reimbursement Agreement entered into on the 15<sup>th</sup> day of November 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of Thirty Thousand Dollars (\$30,000) to repair or abate dangerous buildings and properties in the 6<sup>th</sup> and Grove area; and

WHEREAS, under Resolution 94-12, Resolution ORA-464, and the Cooperation and Reimbursement Agreement entered into on the 22<sup>nd</sup> day of February 1994, by the City of Ontario and the Ontario Redevelopment Agency, the Ontario Redevelopment Agency made a one-time advance to the City of One Hundred Fifty Thousand Dollars (\$150,000) to repair or demolish dangerous buildings throughout the City; and

WHEREAS, Ordinance No. 2894, Systematic Health and Safety Inspection Program (Title 8, Chapter 17, of the Ontario Municipal Code), provides for the collection of unpaid service fees, plus any penalties and accrued interest by Special Assessment; and

WHEREAS, Ordinance No. 2920, provides for the assessment of civil penalties for continued violations of the Ontario Municipal Code (Title 1, Chapter 2 of the Ontario Municipal Code), and for fines associated with administrative citations to be collected by Special Assessment (Title 1, Chapter 5 of the Ontario Municipal Code), and establishes a uniform procedure before imposing such Special Assessments (Title 1, Chapter 4 of the Ontario Municipal Code); and

WHEREAS, the above said ordinances, resolutions and agreements provide for recovery of costs incurred in the abatement of violations by means of a Special Assessment placed on the tax rolls; and

WHEREAS, the City has incurred costs involved in the abatement of violations under the Ontario Municipal Code and Uniform Code for the Abatement of Dangerous Buildings, issuing Notices of Violation, and administering the Systematic Health and Safety Program and wishes to recover said costs; and

WHEREAS, the owners of all parcels listed in Exhibit A, B, and C were given notice of imposition of such Special Assessment as provided in Ontario Municipal Code Section 1-4.05(a), and either have not requested an appeal, or have exhausted the appellate procedure provided in Ontario Municipal Code Section 1-4.05(b); and

WHEREAS, the City has an executed contract with the San Bernardino County Board of Supervisors for collection of said assessments;

NOW, THEREFORE, BE IT RESOLVED that the City Council:

1. Confirmed the costs associated with inspection or abatement on the properties as set forth in the report in Exhibit A; and
2. Confirmed the civil penalties and/or fines for continued violations on the properties as set forth in the report in Exhibit B; and
3. Confirmed that Exhibit C contains the total amount assessed for both confirmed costs and confirmed civil penalties and/or fines for each of the properties; and
4. Found and determined that the report, and Exhibits contained therein are true and accurate; and
5. Adopts the above said report and finds that the costs of inspection or abatement on the properties listed are the costs set forth in Exhibit A, the civil penalties and/or fines for continued violations are the penalties and/or fines as set forth in Exhibit B, and the same are hereby charged and placed as special assessments upon the respective properties; and
6. Directs Exhibit C shall be sent to the Auditor-Controller of San Bernardino County and shall be collected on the County tax roll.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-     was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-     duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	36.00
0108-301-18	1332 N GROVE AV, Ontario, CA 91764	36.00
0108-303-21	1383 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-362-08	1524 E OLIVE ST, Ontario, CA 91764	194.56
0108-412-19	1728 N DEL NORTE AV, Ontario, CA 91764	36.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-442-06	1368 E SIXTH ST, Ontario, CA 91764	36.00
0108-491-04	1703 E DEODAR ST, Ontario, CA 91764	192.05
0108-491-14	1627 E DEODAR ST, Ontario, CA 91764	36.00
0108-501-29	1211 N EL DORADO AV, Ontario, CA 91764	432.00
0108-522-09	1309 N BAKER AV, Ontario, CA 91764	36.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	36.00
0108-523-12	1328 N LAKE AV, Ontario, CA 91764	108.00
0108-524-08	1343 N LAKE AV, Ontario, CA 91764	36.00
0108-541-19	1646 E YALE ST, Ontario, CA 91764	871.99
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	36.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	46.05
0108-571-07	1673 E SEVENTH ST, Ontario, CA 91764	340.90
0108-573-19	1750 N MADERA AV, Ontario, CA 91764	36.00
0108-601-14	1522 N LAKE AV, Ontario, CA 91764	120.05
0108-631-72	1846 E TRINITY LP, Ontario, CA 91764	36.00
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	36.00
0110-041-11	225 N IMPERIAL AV, Ontario, CA 91761	36.00
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-042-28	1468 E D ST, Unit:A, Ontario, CA 91761	144.00
0110-051-23	1223 E NOCTA ST, Ontario, CA 91761	36.00
0110-051-53	1240 E D ST, Ontario, CA 91761	36.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	110.00
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	110.00
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	110.00
0110-072-17	126 N LASSEN PL, Ontario, CA 91761	108.00
0110-111-11	1654 E HOLT BL, Ontario, CA 91761	110.00
0110-111-12	1660 E HOLT BL, Ontario, CA 91761	110.00
0110-121-04	106 S WALKER AV, Ontario, CA 91761	110.00
0110-121-05	1486 E HOLT BL, Ontario, CA 91761	110.00
0110-153-01	1231 E G ST, Ontario, CA 91764	36.00
0110-191-41	1725 E G ST, Building:I, Unit:54, Ontario, CA 91764	5,580.00
0110-202-22	1311 E FRESNO ST, Ontario, CA 91764	36.00
0110-211-31	733 N DEL NORTE AV, Ontario, CA 91764	36.00
0110-241-54	1885 E G ST, Ontario, CA 91764	110.00
0110-281-15	1231 E FLORA ST, Ontario, CA 91764	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0110-293-18	642 N EL DORADO CT, Ontario, CA 91764	36.00
0110-301-09	1828 E PRINCETON ST, Ontario, CA 91764	36.00
0110-332-01	1802 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-332-02	1808 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-343-04	1778 E FOURTH ST, Ontario, CA 91764	144.00
0110-362-05	1859 E JAY ST, Ontario, CA 91764	36.00
0110-363-01	906 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-373-10	1837 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-374-14	857 N VINEYARD AV, Ontario, CA 91764	108.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-411-75	1719 E FLORA ST, Ontario, CA 91764	36.00
0110-491-03	1357 N VINEYARD AV, Ontario, CA 91764	36.00
0110-491-10	1352 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-501-16	1332 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-512-09	760 N MADERA AV, Ontario, CA 91764	36.00
0110-521-01	1720 E D ST, Building:10, Unit:A, Ontario, CA 91761	5,472.00
0113-211-05	1241 E AIRPORT DR, Ontario, CA 91761	110.00
0113-211-06	1247 E AIRPORT DR, Ontario, CA 91761	110.00
0113-211-07	1255 E AIRPORT DR, Ontario, CA 91761	110.00
0113-395-41	2280 E LOCUST CT, Ontario, CA 91761	209.05
0113-533-12	2532 S BALBOA AV, Ontario, CA 91761	36.00
0113-541-24	1939 E BROOKSIDE DR, Ontario, CA 91761	36.00
0113-564-24	2905 S SPYGLASS CT, Ontario, CA 91761	2,083.37
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	36.00
0209-371-55	1651 N SOLANO AV, Ontario, CA 91764	36.00
0209-381-05	2132 E ALONDRA ST, Ontario, CA 91764	36.00
0209-381-67	1542 N HACIENDA DR, Ontario, CA 91764	36.00
0209-391-01	1668 N HACIENDA DR, Ontario, CA 91764	36.00
0209-421-49	1842 N VINEYARD AV, Unit:D, Ontario, CA 91764	36.00
0209-421-78	1850 N VINEYARD AV, Unit:F, Ontario, CA 91764	36.00
0209-422-86	1806 N VINEYARD AV, Unit:C, Ontario, CA 91764	36.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	36.00
0210-301-29	1421 N BALBOA AV, Ontario, CA 91764	36.00
0210-301-38	1444 N BARRANCA AV, Ontario, CA 91764	36.00
0210-301-46	2044 E HAWTHORNE CT, Ontario, CA 91764	305.05
0210-321-07	1378 N CARLOS PL, Ontario, CA 91764	36.00
0210-321-42	2012 E BONNIE BRAE CT, Ontario, CA 91764	36.00
0210-321-63	1324 N BALBOA AV, Ontario, CA 91764	36.00
0210-331-26	1336 N HACIENDA DR, Ontario, CA 91764	36.00
0210-351-21	1939 E YALE ST, Ontario, CA 91764	36.00



**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0210-351-26	1949 E YALE ST, Ontario, CA 91764	36.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	36.00
0210-352-01	1902 E YALE ST, Unit:A, Ontario, CA 91764	36.00
0210-352-63	2042 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-353-25	2008 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-02	2035 E YALE ST, Ontario, CA 91764	36.00
0210-354-22	2042 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-27	2024 E FIFTH ST, Ontario, CA 91764	36.00
0210-411-07	3221 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	144.00
0210-411-15	3241 E TRIUMPH LN, Unit:1, Ontario, CA 91764	144.00
0210-411-46	3124 E JAGUAR WY, Unit:A, Ontario, CA 91764	144.00
0210-421-05	3119 E JAGUAR WY, Ontario, CA 91764	108.00
0210-421-35	904 N TURNER AV, Building:3, Unit:18, Ontario, CA 91764	36.00
0210-431-56	1028 N TURNER AV, Building:26, Unit:147, Ontario, CA 91764	36.00
0210-432-31	1042 N TURNER AV, Building:37, Unit:215, Ontario, CA 91764	36.00
0210-433-09	1002 N TURNER AV, Building:47, Unit:279, Ontario, CA 91764	36.00
0211-232-38	0 S MILLIKEN AV, Ontario, CA 91761	110.00
0216-172-12	8408 E CHINO AV, Ontario, CA 91761	144.00
0216-351-05	2529 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-351-55	2419 S MILDRED PL, Ontario, CA 91761	36.00
0216-361-67	1483 E FAIRFIELD CT, Ontario, CA 91761	36.00
0216-421-20	1543 E OAK HILL CT, Ontario, CA 91761	1,163.99
0216-421-34	1507 E OAK HILL CT, Ontario, CA 91761	98.10
0216-421-39	1520 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-60	1607 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-441-26	2719 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	36.00
0216-471-21	2904 S DEL NORTE PL, Ontario, CA 91761	36.00
0216-481-03	1431 E DEERFIELD ST, Ontario, CA 91761	36.00
0216-491-51	1415 E RIVERSIDE DR, Ontario, CA 91761	36.00
0218-752-06	3549 S OLD ARCHIBALD RANCH RD, Ontario, CA 91761	62.10
0218-811-22	2801 E LONGHORN ST, Ontario, CA 91761	36.00
0218-821-41	3201 S NORTH SHORE DR, Ontario, CA 91761	36.00
0218-881-35	3238 S CENTURION PL, Ontario, CA 91761	108.00
0238-012-29	5070 E FOURTH ST, Ontario, CA 91764	110.00
1008-281-57	1547 N GARDENIA CT, Ontario, CA 91762	36.00
1008-291-36	1517 N JASMINE CT, Ontario, CA 91762	36.00
1008-412-23	1505 W ARMSLEY SQ, Ontario, CA 91762	36.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-06	1229 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1008-443-38	1444 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-471-35	923 W SIXTH ST, Ontario, CA 91762	138.55
1008-491-03	810 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-502-19	849 W FIFTH ST, Ontario, CA 91762	72.00
1008-512-21	853 W PRINCETON ST, Ontario, CA 91762	144.00
1008-532-01	968 W YALE ST, Ontario, CA 91762	36.00
1008-533-08	1038 W PRINCETON ST, Ontario, CA 91762	36.00
1008-553-21	1311 W HARVARD PL, Ontario, CA 91762	36.00
1008-572-14	1415 W HARVARD PL, Ontario, CA 91762	120.05
1010-131-22	1229 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-131-37	1266 W ROSEWOOD CT, Ontario, CA 91762	108.00
1010-152-20	942 W J ST, Ontario, CA 91762	36.00
1010-171-17	844 W GRANADA CT, Ontario, CA 91762	36.00
1010-181-24	1024 W EL MORADO CT, Ontario, CA 91762	108.00
1010-182-07	1029 W EL MORADO CT, Ontario, CA 91762	180.00
1010-191-45	1048 W H ST, Ontario, CA 91762	110.00
1010-234-02	1541 W H ST, Ontario, CA 91762	36.00
1010-411-10	616 N IRIS CT, Ontario, CA 91762	36.00
1010-422-27	1453 W FAWN ST, Ontario, CA 91762	36.00
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	36.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	24,876.74
1010-453-22	605 N BEGONIA AV, Ontario, CA 91762	36.00
1010-454-06	1154 W D ST, Ontario, CA 91762	36.00
1010-455-01	1104 W D ST, Ontario, CA 91762	36.00
1010-463-07	1005 W E ST, Unit:A, Ontario, CA 91762	216.00
1010-465-06	1007 W F ST, Ontario, CA 91762	108.00
1010-472-02	957 W F ST, Ontario, CA 91762	36.00
1010-501-30	953 W PINYON CT, Ontario, CA 91762	36.00
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	36.00
1010-511-46	1050 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	144.00
1010-521-09	1141 W D ST, Unit:A, Ontario, CA 91762	144.00
1010-521-17	210 N BEGONIA AV, Unit:A, Ontario, CA 91762	144.00
1010-521-24	320 N BEGONIA AV, Unit:A, Ontario, CA 91762	144.00
1010-522-07	1131 W STONERIDGE CT, Unit:1, Ontario, CA 91762	2,432.98
1010-522-08	1125 W STONERIDGE CT, Unit:1, Ontario, CA 91762	2,304.00
1010-534-14	1338 W VESTA ST, Ontario, CA 91762	36.00
1010-543-24	1265 W STONERIDGE CT, Unit:5, Ontario, CA 91762	360.00
1010-543-29	1307 W STONERIDGE CT, Unit:A, Ontario, CA 91762	108.00
1010-552-31	1415 W STONERIDGE CT, Unit:A, Ontario, CA 91762	360.00
1010-561-28	1433 W D ST, Ontario, CA 91762	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1011-111-05	1409 HOLT BL, Building:1, Ontario, CA 91762	286.55
1011-111-10	1533 W HOLT BL, Ontario, CA 91762	110.00
1011-112-17	1413 W BROOKS ST, Unit:8, Ontario, CA 91762	1,859.05
1011-112-44	0 W BROOKS ST, Ontario, CA 91762	110.00
1011-134-05	234 S MOUNTAIN AV, Building:1, Ontario, CA 91762	1,125.75
1011-181-11	1118 W MISSION BL, Building:1, Unit:A, Ontario, CA 91762	196.05
1011-361-29	0 W MISSION BL, Ontario, CA 91762	110.00
1011-371-02	855 S OAKS AV, Ontario, CA 91762	36.00
1011-371-08	0 W MISSION BL, Ontario, CA 91762	110.00
1011-371-16	890 S MAGNOLIA AV, Ontario, CA 91762	14.32
1011-371-35	1309 W MISSION BL, Unit:130, Ontario, CA 91762	36.00
1011-372-24	1309 W MISSION BL, Unit:118, Ontario, CA 91762	36.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	36.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	36.00
1011-382-19	835 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-382-33	863 S MOUNTAIN AV, Ontario, CA 91762	2,911.40
1011-382-50	876 S PALMETTO AV, Ontario, CA 91762	36.00
1011-394-13	861 W CALIFORNIA PRIVADO, Ontario, CA 91762	36.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-411-55	1080 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-411-64	1062 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-521-08	1108 S OAKS AV, Ontario, CA 91762	36.00
1011-531-17	1105 S ELDERBERRY AV, Ontario, CA 91762	110.00
1011-541-19	1102 W BAHIA CT, Unit:A, Ontario, CA 91762	108.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	108.00
1011-552-09	1222 S CYPRESS AV, Unit:C, Ontario, CA 91762	36.00
1011-552-18	1220 S CYPRESS AV, Unit:E, Ontario, CA 91762	36.00
1011-552-61	1212 S CYPRESS AV, Unit:F, Ontario, CA 91762	36.00
1011-553-33	1031 S PALMETTO AV, Building:G, Unit:4, Ontario, CA 91762	36.00
1011-554-01	1112 S CYPRESS AV, Unit:1, Ontario, CA 91762	1,620.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	36.00
1011-581-18	1224 S MAGNOLIA AV, Ontario, CA 91762	36.00
1011-591-08	1245 S BENSON AV, Ontario, CA 91762	36.00
1014-091-73	1444 S OAKS AV, Ontario, CA 91762	36.00
1014-111-11	1551 S OAKS AV, Ontario, CA 91762	36.00
1014-171-12	953 W LOCUST ST, Ontario, CA 91762	36.00
1014-172-01	863 W MAPLE ST, Ontario, CA 91762	36.00
1014-191-46	1734 S PALMETTO AV, Ontario, CA 91762	1,046.14
1014-191-58	1605 S MOUNTAIN AV, Ontario, CA 91762	648.00
1014-191-60	1625 S MOUNTAIN AV, Ontario, CA 91762	1,152.00
1014-201-19	1602 S MOUNTAIN AV, Unit:F, Ontario, CA 91762	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1014-201-21	1604 S MOUNTAIN AV, Unit:B, Ontario, CA 91762	36.00
1014-201-23	1604 S MOUNTAIN AV, Unit:D, Ontario, CA 91762	36.00
1014-202-71	1720 S MOUNTAIN AV, Unit:C, Ontario, CA 91762	36.00
1014-231-26	1605 S BENSON AV, Ontario, CA 91762	88.35
1014-441-17	1307 W FRANCIS ST, Ontario, CA 91762	93.28
1014-461-07	1921 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-462-21	1915 S MOUNTAIN AV, Unit:36, Ontario, CA 91762	36.00
1014-472-10	1860 S PALMETTO AV, Ontario, CA 91762	360.00
1014-472-26	1053 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-472-35	1051 W FRANCIS ST, Unit:D, Ontario, CA 91762	36.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-472-61	1045 W FRANCIS ST, Unit:C, Ontario, CA 91762	36.00
1014-512-03	926 W PHILADELPHIA ST, Building:D, Unit:15, Ontario, CA 91762	36.00
1014-512-48	926 W PHILADELPHIA ST, Building:K, Unit:60, Ontario, CA 91762	36.00
1014-512-66	926 W PHILADELPHIA ST, Building:N, Unit:78, Ontario, CA 91762	36.00
1014-521-59	2145 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-532-16	1039 W LARODA CT, Ontario, CA 91762	160.20
1014-571-14	2031 S BENSON AV, Ontario, CA 91762	83.05
1014-591-04	1608 W PHILADELPHIA ST, Ontario, CA 91762	110.00
1014-591-05	1624 W PHILADELPHIA ST, Ontario, CA 91762	110.00
1015-121-19	1261 W MONTICELLO ST, Ontario, CA 91762	36.00
1015-121-22	1241 W MONTICELLO ST, Ontario, CA 91762	36.00
1015-121-28	1205 W MONTICELLO ST, Ontario, CA 91762	62.10
1015-122-11	2211 S ELDERBERRY AV, Ontario, CA 91762	36.00
1015-201-17	2321 S MAGNOLIA AV, Building:3, Unit:A, Ontario, CA 91762	36.00
1015-201-76	2321 S MAGNOLIA AV, Building:13, Unit:D, Ontario, CA 91762	98.10
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-141-12	1826 N VIRGINIA AV, Ontario, CA 91764	1,034.17
1047-143-01	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-152-17	1236 E SYCAMORE CT, Ontario, CA 91764	36.00
1047-162-01	1235 E SIXTH ST, Ontario, CA 91764	36.00
1047-171-19	937 E DEODAR ST, Unit:1, Ontario, CA 91764	15.49
1047-172-18	944 E DEODAR ST, Unit:1, Ontario, CA 91764	216.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	36.00
1047-202-05	759 E DEODAR ST, Ontario, CA 91764	36.00
1047-202-07	751 E DEODAR ST, Ontario, CA 91764	36.00
1047-213-15	1520 N PLEASANT AV, Ontario, CA 91764	36.00
1047-311-33	650 W LA DENEY DR, Ontario, CA 91762	36.00
1047-331-06	132 W BONNIE BRAE CT, Ontario, CA 91762	182.93
1047-371-12	634 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-382-69	541 E LA DENEY DR, Ontario, CA 91764	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1047-393-04	826 E HAWTHORNE ST, Ontario, CA 91764	15.49
1047-401-06	728 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-424-08	1024 E SIXTH ST, Ontario, CA 91764	36.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	36.00
1047-432-16	1128 E LA DENEY CT, Ontario, CA 91764	72.00
1047-433-05	1420 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-08	1436 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	144.00
1047-433-12	1208 E SIXTH ST, Ontario, CA 91764	144.00
1047-433-13	1212 E SIXTH ST, Building:1, Ontario, CA 91764	393.34
1047-441-12	1314 N VIRGINIA AV, Ontario, CA 91764	1,029.54
1047-441-17	1340 N PARKSIDE AV, Ontario, CA 91764	144.00
1047-442-05	1354 N VIRGINIA AV, Ontario, CA 91764	432.00
1047-461-23	1129 N VIRGINIA AV, Ontario, CA 91764	36.00
1047-462-08	1212 E PRINCETON ST, Ontario, CA 91764	396.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	36.00
1047-512-44	1106 N SULTANA AV, Ontario, CA 91764	36.00
1047-521-14	557 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-17	541 E PRINCETON ST, Ontario, CA 91764	211.55
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-26	1162 N CYPRESS AV, Ontario, CA 91762	36.00
1047-594-52	730 W FOURTH ST, Ontario, CA 91762	36.00
1048-012-06	733 W J ST, Ontario, CA 91762	36.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	1,040.05
1048-041-47	930 N VINE AV, Unit:17, Ontario, CA 91762	288.00
1048-043-10	939 N EUCLID AV, Ontario, CA 91762	36.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	36.00
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	72.00
1048-043-25	936 N LAUREL AV, Ontario, CA 91762	72.00
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	216.00
1048-064-23	305 E J ST, Ontario, CA 91764	72.00
1048-072-38	203 E I ST, Ontario, CA 91764	36.00
1048-093-22	647 E J ST, Ontario, CA 91764	36.00
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	36.00
1048-102-12	763 E J ST, Ontario, CA 91764	36.00
1048-103-20	845 E J ST, Ontario, CA 91764	36.00
1048-111-01	706 E J ST, Ontario, CA 91764	36.00
1048-111-14	763 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-122-27	922 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-123-26	906 N ORCHARD LN, Ontario, CA 91764	2,018.18
1048-124-14	1016 E I ST, Ontario, CA 91764	144.00

**City of Ontario**  
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**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-133-06	940 E J ST, Ontario, CA 91764	36.00
1048-133-30	945 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-161-09	752 N PARKSIDE AV, Ontario, CA 91764	36.00
1048-161-17	834 N PARKSIDE AV, Ontario, CA 91764	147.85
1048-162-19	846 N VIRGINIA AV, Ontario, CA 91764	36.00
1048-172-02	712 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-173-04	722 N CUCAMONGA AV, Ontario, CA 91764	11,831.43
1048-191-03	747 N HOLMES AV, Ontario, CA 91764	36.00
1048-191-16	933 E G ST, Ontario, CA 91764	72.00
1048-202-16	760 E H ST, Ontario, CA 91764	36.00
1048-221-15	614 E I ST, Ontario, CA 91764	36.00
1048-222-23	813 N CAMPUS AV, Ontario, CA 91764	36.00
1048-241-02	116 E H ST, Ontario, CA 91764	36.00
1048-241-07	210 E H ST, Ontario, CA 91764	72.00
1048-251-21	416 E I ST, Ontario, CA 91764	36.00
1048-251-25	431 E GRANADA CT, Ontario, CA 91764	36.00
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	108.00
1048-261-24	124 W GRANADA CT, Ontario, CA 91762	36.00
1048-262-38	220 W H ST, Ontario, CA 91762	1,312.00
1048-281-19	713 N VINE AV, Unit:1, Ontario, CA 91762	288.00
1048-291-20	509 W I ST, Ontario, CA 91762	144.00
1048-303-09	752 W EL MORADO CT, Ontario, CA 91762	36.00
1048-304-05	745 W EL MORADO CT, Ontario, CA 91762	36.00
1048-314-14	728 W D ST, Ontario, CA 91762	36.00
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	72.00
1048-331-11	628 W D ST, Ontario, CA 91762	36.00
1048-332-10	507 N VINE AV, Ontario, CA 91762	36.00
1048-332-20	540 W D ST, Ontario, CA 91762	252.00
1048-332-21	548 W D ST, Ontario, CA 91762	216.00
1048-366-12	612 N LEMON AV, Ontario, CA 91764	72.00
1048-372-07	511 N CHERRY AV, Ontario, CA 91764	36.00
1048-372-08	507 N CHERRY AV, Ontario, CA 91764	72.00
1048-374-02	408 E E ST, Ontario, CA 91764	72.00
1048-376-04	420 E G ST, Ontario, CA 91764	144.00
1048-376-07	623 N SULTANA AV, Ontario, CA 91764	36.00
1048-376-08	615 N SULTANA AV, Ontario, CA 91764	144.00
1048-391-09	527 E E ST, Ontario, CA 91764	108.00
1048-393-02	516 E E ST, Ontario, CA 91764	36.00
1048-394-29	416 N MONTEREY AV, Ontario, CA 91764	1,273.29
1048-403-17	817 E D ST, Ontario, CA 91764	108.00
1048-411-02	610 N CAMPUS AV, Ontario, CA 91764	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-412-08	734 E F ST, Ontario, CA 91764	36.00
1048-431-12	502 N HOLMES AV, Ontario, CA 91764	36.00
1048-432-01	405 N HOLMES AV, Ontario, CA 91764	36.00
1048-432-04	1003 E D ST, Ontario, CA 91764	72.00
1048-432-30	613 N HOLMES AV, Ontario, CA 91764	72.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	108.00
1048-451-18	412 N PARKSIDE AV, Ontario, CA 91764	252.00
1048-452-10	411 N PARKSIDE AV, Ontario, CA 91764	288.00
1048-461-17	1063 E ELMA ST, Ontario, CA 91764	72.00
1048-462-03	1086 E ELMA ST, Ontario, CA 91761	216.00
1048-462-04	1102 E ELMA ST, Ontario, CA 91761	216.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-15	1081 E NOCTA ST, Ontario, CA 91761	72.00
1048-462-16	1075 E NOCTA ST, Ontario, CA 91761	36.00
1048-463-40	1175 E ELMA ST, Ontario, CA 91761	36.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-17	1179 E HOLT BL, Ontario, CA 91761	36.00
1048-472-18	1175 E HOLT BL, Ontario, CA 91761	72.00
1048-472-19	1175 E HOLT BL, Ontario, CA 91761	108.00
1048-472-21	1133 E HOLT BL, Ontario, CA 91761	144.00
1048-481-13	952 E NOCTA ST, Unit:A, Ontario, CA 91761	72.00
1048-481-14	954 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-15	956 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-17	1008 E NOCTA ST, Ontario, CA 91761	36.00
1048-481-18	1006 E NOCTA ST, Ontario, CA 91761	72.00
1048-491-29	1041 E ELMA ST, Ontario, CA 91761	72.00
1048-491-33	1027 E ELMA ST, Ontario, CA 91761	36.00
1048-492-18	1020 E ELMA ST, Ontario, CA 91761	72.00
1048-502-06	319 N BERLYN AV, Ontario, CA 91761	36.00
1048-502-09	747 E NOCTA ST, Ontario, CA 91761	43.80
1048-505-15	817 E NOCTA ST, Ontario, CA 91761	72.00
1048-505-18	803 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	36.00
1048-511-05	210 N CAMPUS AV, Ontario, CA 91761	36.00
1048-512-04	730 E WILLOW ST, Ontario, CA 91761	36.00
1048-512-11	765 E HOLT BL, Building:1, Ontario, CA 91761	288.00
1048-522-01	120 N SULTANA AV, Building:1, Ontario, CA 91764	36.00
1048-531-02	508 E D ST, Ontario, CA 91761	144.00
1048-532-18	549 E NOCTA ST, Ontario, CA 91761	108.00
1048-532-27	505 E NOCTA ST, Ontario, CA 91761	36.00

**City of Ontario**  
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**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-534-15	225 N CAMPUS AV, Ontario, CA 91764	274.75
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	36.00
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	36.00
1048-565-10	203 N EUCLID AV, Ontario, CA 91762	360.00
1048-571-03	419 W D ST, Ontario, CA 91762	216.00
1048-572-11	422 W B ST, Ontario, CA 91762	110.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	288.00
1048-581-28	301 N VINE AV, Ontario, CA 91762	110.00
1048-592-14	517 W VESTA ST, Ontario, CA 91762	180.00
1048-604-05	741 W B ST, Ontario, CA 91762	36.00
1049-064-06	109 E MAIN ST, Ontario, CA 91761	2,511.05
1049-093-01	618 E HOLT BL, Ontario, CA 91761	36.00
1049-101-05	730 E HOLT BL, Unit:1, Ontario, CA 91761	180.00
1049-101-10	756 E HOLT BL, Ontario, CA 91761	36.00
1049-101-34	767 E EMPORIA ST, Ontario, CA 91761	36.00
1049-161-19	408 S GROVE AV, Ontario, CA 91761	108.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	72.00
1049-221-27	532 E SUNKIST ST, Ontario, CA 91761	1,183.17
1049-232-20	560 E PARK ST, Ontario, CA 91761	18,695.55
1049-232-22	557 E SUNKIST ST, Ontario, CA 91761	72.00
1049-233-03	636 E STATE ST, Ontario, CA 91761	2,253.85
1049-241-01	431 S EUCLID AV, Ontario, CA 91761	252.00
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	36.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	108.00
1049-245-01	421 S PLUM AV, Ontario, CA 91761	1,241.38
1049-246-01	302 E PARK ST, Ontario, CA 91761	72.00
1049-246-07	322 E PARK ST, Ontario, CA 91761	36.00
1049-246-09	520 S CHERRY AV, Ontario, CA 91761	72.00
1049-247-07	428 S SULTANA AV, Ontario, CA 91761	72.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	36.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	144.00
1049-258-06	720 S SULTANA AV, Ontario, CA 91761	72.00
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	36.00
1049-261-11	400 W NEVADA ST, Ontario, CA 91762	108.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	72.00
1049-266-03	215 W NEVADA ST, Ontario, CA 91762	36.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	144.00
1049-271-02	403 S VINE AV, Ontario, CA 91762	36.00
1049-271-11	420 W PARK ST, Ontario, CA 91762	108.00
1049-271-15	419 S VINE AV, Ontario, CA 91762	110.00
1049-275-08	216 W PARK ST, Ontario, CA 91762	72.00



**City of Ontario**  
**Code Enforcement Department**  
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**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-276-03	223 W PARK ST, Ontario, CA 91762	36.00
1049-276-12	214 W SUNKIST ST, Ontario, CA 91762	144.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	1,778.22
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	160.00
1049-302-30	772 W SUNKIST ST, Ontario, CA 91762	108.00
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	66.70
1049-334-17	918 S PALM AV, Ontario, CA 91762	108.00
1049-353-10	507 E MAITLAND ST, Ontario, CA 91761	1,091.75
1049-365-12	914 S CALDWELL AV, Ontario, CA 91761	36.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	36.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	110.00
1049-461-04	824 E BELMONT ST, Ontario, CA 91761	760.84
1049-461-10	1228 S BON VIEW AV, Ontario, CA 91761	36.00
1049-461-15	825 E WOODLAWN ST, Unit:A, Ontario, CA 91761	2,908.19
1049-461-16	823 E WOODLAWN ST, Unit:A, Ontario, CA 91761	1,282.32
1049-462-01	808 E WOODLAWN ST, Ontario, CA 91761	36.00
1049-462-03	828 E WOODLAWN ST, Ontario, CA 91761	144.00
1049-492-01	1343 S SULTANA AV, Ontario, CA 91761	144.00
1049-492-39	1314 S PLEASANT AV, Ontario, CA 91761	36.00
1049-495-01	1415 S PLEASANT AV, Ontario, CA 91761	36.00
1049-502-13	1030 S CAMPUS AV, Ontario, CA 91761	288.00
1049-503-06	624 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-13	1104 S CAMPUS AV, Ontario, CA 91761	36.00
1049-514-04	314 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-07	326 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-25	325 E BELMONT ST, Ontario, CA 91761	36.00
1049-514-33	409 E BELMONT ST, Unit:A, Ontario, CA 91761	72.00
1049-521-01	1215 S EUCLID AV, Ontario, CA 91761	108.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-05	1309 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-06	1303 S EUCLID AV, Ontario, CA 91761	144.00
1049-531-30	1334 S SULTANA AV, Ontario, CA 91761	72.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	36.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	72.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	72.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	72.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	144.00
1049-551-08	415 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-09	411 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-10	407 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00

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<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	36.00
1049-551-12	403 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-13	409 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-14	413 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-15	417 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-18	405 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-25	1226 S PALM AV, Ontario, CA 91762	72.00
1049-551-28	322 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-551-30	404 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	72.00
1049-572-17	628 W BELMONT ST, Ontario, CA 91762	36.00
1049-581-06	761 W MAITLAND ST, Ontario, CA 91762	72.00
1049-581-23	744 W RALSTON ST, Unit:A, Ontario, CA 91762	144.00
1049-581-24	750 W RALSTON ST, Ontario, CA 91762	144.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	72.00
1049-582-24	753 W RALSTON ST, Ontario, CA 91762	288.00
1049-583-51	728 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-03	1239 S SAN ANTONIO AV, Ontario, CA 91762	108.00
1049-591-26	608 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-592-16	517 W BELMONT ST, Ontario, CA 91762	36.00
1050-013-09	710 W EUCALYPTUS CT, Ontario, CA 91762	36.00
1050-013-21	628 W SONOMA CT, Ontario, CA 91762	1,562.28
1050-013-27	716 W SONOMA CT, Ontario, CA 91762	36.00
1050-013-37	704 W MONTEZUMA CT, Ontario, CA 91762	36.00
1050-031-38	1521 S SAN ANTONIO AV, Ontario, CA 91762	1,527.62
1050-041-02	1410 S FERN AV, Ontario, CA 91762	36.00
1050-061-13	131 W ELM ST, Ontario, CA 91762	36.00
1050-061-19	1518 S EUCLID AV, Ontario, CA 91762	72.00
1050-061-20	1524 S EUCLID AV, Ontario, CA 91762	72.00
1050-071-16	170 E DE ANZA CI, Ontario, CA 91761	36.00
1050-071-25	236 E DE ANZA CI, Ontario, CA 91761	87.75
1050-081-04	130 E BUDD ST, Ontario, CA 91761	72.00
1050-081-06	214 E BUDD ST, Ontario, CA 91761	36.00
1050-081-21	1409 S EUCLID AV, Ontario, CA 91761	360.00
1050-091-35	1516 S PLEASANT AV, Ontario, CA 91761	3,276.42
1050-091-39	1540 S PLEASANT AV, Ontario, CA 91761	36.00
1050-092-04	1549 S PLEASANT AV, Ontario, CA 91761	1,383.16
1050-093-05	1543 S MONTEREY AV, Ontario, CA 91761	1,299.64
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	36.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-241-24	1610 S PLEASANT AV, Ontario, CA 91761	36.00
1050-243-15	1651 S MONTEREY AV, Ontario, CA 91761	36.00
1050-262-26	427 E MAPLE ST, Ontario, CA 91761	36.00
1050-271-19	1632 S PALM AV, Ontario, CA 91762	1,065.62
1050-271-23	1654 S PALM AV, Ontario, CA 91762	36.00
1050-272-01	1658 S EUCLID AV, Ontario, CA 91762	110.00
1050-272-20	1652 S EUCLID AV, Ontario, CA 91762	110.00
1050-282-03	1712 S PALM AV, Ontario, CA 91762	3,936.99
1050-283-03	1706 S LAUREL AV, Ontario, CA 91762	36.00
1050-301-09	509 W LOCUST ST, Ontario, CA 91762	1,856.49
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	36.00
1050-331-24	1919 S CYPRESS AV, Ontario, CA 91762	36.00
1050-331-34	1944 S REDWOOD AV, Ontario, CA 91762	72.00
1050-352-20	1926 S BONITA AV, Ontario, CA 91762	36.00
1050-361-18	1952 S FERN AV, Ontario, CA 91762	36.00
1050-371-20	319 W FRANCIS ST, Ontario, CA 91762	432.00
1050-371-24	307 W FRANCIS ST, Ontario, CA 91762	540.00
1050-381-06	1930 S EUCLID AV, Ontario, CA 91762	110.00
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	406.05
1050-531-20	828 E SPRUCE ST, Ontario, CA 91761	36.00
1050-531-51	2105 S PHOENIX PL, Ontario, CA 91761	34.94
1050-542-68	2003 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-84	731 E BOXWOOD CT, Ontario, CA 91761	36.00
1050-543-14	2038 S BON VIEW AV, Unit:E, Ontario, CA 91761	36.00
1050-543-44	2030 S BON VIEW AV, Unit:A, Ontario, CA 91761	36.00
1050-544-03	840 E CEDAR ST, Unit:A, Ontario, CA 91761	144.00
1050-551-06	645 E SPRUCE ST, Ontario, CA 91761	194.05
1050-651-05	1459 S EUCLID AV, Unit:5, Ontario, CA 91761	36.00
1050-651-16	1459 S EUCLID AV, Unit:36, Ontario, CA 91761	36.00
1050-661-19	1459 S EUCLID AV, Unit:27, Ontario, CA 91761	36.00
1051-011-50	2232 S HICKORY PL, Ontario, CA 91762	144.00
1051-011-69	741 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1051-041-26	2221 S SAN ANTONIO AV, Ontario, CA 91762	969.84
1051-051-40	2237 S FERN AV, Unit:E, Ontario, CA 91762	36.00
1051-091-22	2237 S PLEASANT AV, Ontario, CA 91761	2,000.28
1051-091-71	647 E SANDERLING ST, Ontario, CA 91761	36.00
1051-111-42	2319 S CALDWELL AV, Ontario, CA 91761	36.00
1051-121-39	2247 S HOPE PL, Ontario, CA 91761	36.00
1051-131-15	931 E SHEARWATER ST, Ontario, CA 91761	3,924.20
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	36.00
1051-132-91	2220 S GREENWOOD PL, Unit:B, Ontario, CA 91761	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-181-36	1020 E OAK HILL ST, Ontario, CA 91761	36.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	36.00
1051-221-16	125 W GEYER CT, Ontario, CA 91762	110.00
1051-271-65	320 W WALNUT ST, Unit:40, Ontario, CA 91762	36.00
1051-301-59	2533 S CALDWELL PL, Ontario, CA 91761	36.00
1051-311-27	2527 S BON VIEW AV, Ontario, CA 91761	36.00
1051-321-17	2515 S MARIGOLD PL, Ontario, CA 91761	36.00
1051-351-03	2626 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-351-16	2744 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-351-38	1014 E HAZELTINE CT, Ontario, CA 91761	36.00
1051-361-07	933 E BERMUDA DUNES ST, Ontario, CA 91761	36.00
1051-421-65	2660 S SULTANA AV, Ontario, CA 91761	36.00
1051-431-58	2620 S EUCLID AV, Ontario, CA 91762	36.00
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	729.90
1051-612-26	343 E DORAL ST, Ontario, CA 91761	36.00
1052-121-06	13058 S BON VIEW AV, Ontario, CA 91761	236.85
1083-031-39	2640 E BROOKSIDE ST, Ontario, CA 91761	36.00
1083-041-31	2846 S COLONIAL AV, Ontario, CA 91761	144.00
1083-041-41	2834 S SEA ISLAND TR, Ontario, CA 91761	144.00
1083-091-08	2414 S SEAGULL AV, Ontario, CA 91761	36.00
1083-121-36	2901 E DUNLIN WY, Ontario, CA 91761	72.00
1083-141-09	2530 S MOOSEDEER DR, Ontario, CA 91761	36.00
1083-161-31	3338 E ANTLER RD, Ontario, CA 91761	36.00
1083-162-07	3258 E CANARY CT, Ontario, CA 91761	36.00
1083-171-05	3246 E CLEAR LAKE RD, Ontario, CA 91761	36.00
1083-211-36	2929 S CEDAR RIDGE PL, Ontario, CA 91761	36.00
1083-281-24	3248 E ASHGATE WY, Ontario, CA 91761	36.00
1083-371-23	2618 S CRYSTAL SPRING PL, Ontario, CA 91761	36.00
1083-371-48	3640 E BIG CREEK RD, Ontario, CA 91761	36.00
1083-372-10	3619 E FOX GLEN LP, Ontario, CA 91761	36.00
1083-381-26	3553 E SHADOW CREEK WY, Ontario, CA 91761	965.59
1083-391-10	2815 S OAK CREEK DR, Unit:A, Ontario, CA 91761	36.00
1083-393-21	3633 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-45	2825 S Tuolumne Pl, Unit:B, Ontario, CA 91761	36.00
1083-393-63	3641 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-75	3647 E OAK CREEK DR, Unit:H, Ontario, CA 91761	36.00
1083-402-15	3640 E OAK CREEK DR, Unit:C, Ontario, CA 91761	36.00
1083-441-58	2768 S BEAVER CREEK LN, Ontario, CA 91761	36.00
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-66	3733 E COUNTRY OAKS LP, Unit:B, Ontario, CA 91761	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1083-452-25	2907 S SNOW CREEK LN, Ontario, CA 91761	144.00
		<b>174,728.47</b>

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit B - Civil Penalties and/or Fines for Continued Violations**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0113-502-06	2840 S DIVERSA DR, Ontario, CA 91761	340.00
0209-351-11	1668 N LA PAZ AV, Ontario, CA 91764	20.00
0209-371-55	1651 N SOLANO AV, Ontario, CA 91764	640.00
0216-391-24	2620 S WALKER AV, Ontario, CA 91761	340.00
0218-771-49	3722 S MUSTANG DR, Ontario, CA 91761	100.00
1008-413-01	1551 W LA DENEY DR, Ontario, CA 91762	310.00
1008-471-12	1042 W LA DENEY DR, Ontario, CA 91762	50.00
1010-132-05	1129 W FOURTH ST, Ontario, CA 91762	710.00
1010-423-18	1549 W E ST, Ontario, CA 91762	220.00
1010-522-15	115 N MOUNTAIN AV, Ontario, CA 91762	640.00
1014-152-10	1487 S GRANITE AV, Ontario, CA 91762	320.00
1014-183-18	1737 S GRANITE AV, Ontario, CA 91762	120.00
1048-072-39	204 E PLAZA SERENA ST, Ontario, CA 91764	460.00
1048-604-01	763 W B ST, Ontario, CA 91762	340.00
1049-011-09	767 W BROOKS ST, Ontario, CA 91762	500.00
1049-101-12	802 E HOLT BL, Ontario, CA 91761	170.00
1049-253-06	227 E NEVADA ST, Ontario, CA 91761	14,500.00
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	500.00
1049-382-04	1128 E CALIFORNIA ST, Ontario, CA 91761	420.00
1050-092-24	1426 S MONTEREY AV, Ontario, CA 91761	520.00
1050-092-34	1512 S MONTEREY AV, Ontario, CA 91761	320.00
1050-121-08	1510 S BON VIEW AV, Building:1, Ontario, CA 91761	860.00
1050-311-20	758 W BUCCANEER CT, Ontario, CA 91762	120.00
1050-331-20	738 W MANZANITA CT, Ontario, CA 91762	120.00
1050-341-16	624 W CEDAR ST, Ontario, CA 91762	120.00
1051-201-39	519 E FAIRFIELD CT, Ontario, CA 91761	1,010.00
1051-301-59	2533 S CALDWELL PL, Ontario, CA 91761	150.00
1051-321-26	2533 S RAYMOND PL, Ontario, CA 91761	120.00
1052-191-03	7716 E CHINO AV, Ontario, CA 91761	490.00
1053-361-01	7721 E EDISON AV, Ontario, CA 91710	100.00
		<b>24,630.00</b>

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	36.00
0108-301-18	1332 N GROVE AV, Ontario, CA 91764	36.00
0108-303-21	1383 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-362-08	1524 E OLIVE ST, Ontario, CA 91764	194.56
0108-412-19	1728 N DEL NORTE AV, Ontario, CA 91764	36.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-442-06	1368 E SIXTH ST, Ontario, CA 91764	36.00
0108-491-04	1703 E DEODAR ST, Ontario, CA 91764	192.05
0108-491-14	1627 E DEODAR ST, Ontario, CA 91764	36.00
0108-501-29	1211 N EL DORADO AV, Ontario, CA 91764	432.00
0108-522-09	1309 N BAKER AV, Ontario, CA 91764	36.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	36.00
0108-523-12	1328 N LAKE AV, Ontario, CA 91764	108.00
0108-524-08	1343 N LAKE AV, Ontario, CA 91764	36.00
0108-541-19	1646 E YALE ST, Ontario, CA 91764	871.99
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	36.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	46.05
0108-571-07	1673 E SEVENTH ST, Ontario, CA 91764	340.90
0108-573-19	1750 N MADERA AV, Ontario, CA 91764	36.00
0108-601-14	1522 N LAKE AV, Ontario, CA 91764	120.05
0108-631-72	1846 E TRINITY LP, Ontario, CA 91764	36.00
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	36.00
0110-041-11	225 N IMPERIAL AV, Ontario, CA 91761	36.00
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-042-28	1468 E D ST, Unit:A, Ontario, CA 91761	144.00
0110-051-23	1223 E NOCTA ST, Ontario, CA 91761	36.00
0110-051-53	1240 E D ST, Ontario, CA 91761	36.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	110.00
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	110.00
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	110.00
0110-072-17	126 N LASSEN PL, Ontario, CA 91761	108.00
0110-111-11	1654 E HOLT BL, Ontario, CA 91761	110.00
0110-111-12	1660 E HOLT BL, Ontario, CA 91761	110.00
0110-121-04	106 S WALKER AV, Ontario, CA 91761	110.00
0110-121-05	1486 E HOLT BL, Ontario, CA 91761	110.00
0110-153-01	1231 E G ST, Ontario, CA 91764	36.00
0110-191-41	1725 E G ST, Building:I, Unit:54, Ontario, CA 91764	5,580.00
0110-202-22	1311 E FRESNO ST, Ontario, CA 91764	36.00
0110-211-31	733 N DEL NORTE AV, Ontario, CA 91764	36.00
0110-241-54	1885 E G ST, Ontario, CA 91764	110.00
0110-281-15	1231 E FLORA ST, Ontario, CA 91764	36.00

*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0110-293-18	642 N EL DORADO CT, Ontario, CA 91764	36.00
0110-301-09	1828 E PRINCETON ST, Ontario, CA 91764	36.00
0110-332-01	1802 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-332-02	1808 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-343-04	1778 E FOURTH ST, Ontario, CA 91764	144.00
0110-362-05	1859 E JAY ST, Ontario, CA 91764	36.00
0110-363-01	906 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-373-10	1837 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-374-14	857 N VINEYARD AV, Ontario, CA 91764	108.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-411-75	1719 E FLORA ST, Ontario, CA 91764	36.00
0110-491-03	1357 N VINEYARD AV, Ontario, CA 91764	36.00
0110-491-10	1352 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-501-16	1332 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-512-09	760 N MADERA AV, Ontario, CA 91764	36.00
0110-521-01	1720 E D ST, Building:10, Unit:A, Ontario, CA 91761	5,472.00
0113-211-05	1241 E AIRPORT DR, Ontario, CA 91761	110.00
0113-211-06	1247 E AIRPORT DR, Ontario, CA 91761	110.00
0113-211-07	1255 E AIRPORT DR, Ontario, CA 91761	110.00
0113-395-41	2280 E LOCUST CT, Ontario, CA 91761	209.05
0113-502-06	2840 S DIVERSA DR, Ontario, CA 91761	340.00
0113-533-12	2532 S BALBOA AV, Ontario, CA 91761	36.00
0113-541-24	1939 E BROOKSIDE DR, Ontario, CA 91761	36.00
0113-564-24	2905 S SPYGLASS CT, Ontario, CA 91761	2,083.37
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	36.00
0209-351-11	1668 N LA PAZ AV, Ontario, CA 91764	20.00
0209-371-55	1651 N SOLANO AV, Ontario, CA 91764	676.00
0209-381-05	2132 E ALONDRA ST, Ontario, CA 91764	36.00
0209-381-67	1542 N HACIENDA DR, Ontario, CA 91764	36.00
0209-391-01	1668 N HACIENDA DR, Ontario, CA 91764	36.00
0209-421-49	1842 N VINEYARD AV, Unit:D, Ontario, CA 91764	36.00
0209-421-78	1850 N VINEYARD AV, Unit:F, Ontario, CA 91764	36.00
0209-422-86	1806 N VINEYARD AV, Unit:C, Ontario, CA 91764	36.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	36.00
0210-301-29	1421 N BALBOA AV, Ontario, CA 91764	36.00
0210-301-38	1444 N BARRANCA AV, Ontario, CA 91764	36.00
0210-301-46	2044 E HAWTHORNE CT, Ontario, CA 91764	305.05
0210-321-07	1378 N CARLOS PL, Ontario, CA 91764	36.00
0210-321-42	2012 E BONNIE BRAE CT, Ontario, CA 91764	36.00
0210-321-63	1324 N BALBOA AV, Ontario, CA 91764	36.00



*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0210-331-26	1336 N HACIENDA DR, Ontario, CA 91764	36.00
0210-351-21	1939 E YALE ST, Ontario, CA 91764	36.00
0210-351-26	1949 E YALE ST, Ontario, CA 91764	36.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	36.00
0210-352-01	1902 E YALE ST, Unit:A, Ontario, CA 91764	36.00
0210-352-63	2042 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-353-25	2008 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-02	2035 E YALE ST, Ontario, CA 91764	36.00
0210-354-22	2042 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-27	2024 E FIFTH ST, Ontario, CA 91764	36.00
0210-411-07	3221 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	144.00
0210-411-15	3241 E TRIUMPH LN, Unit:1, Ontario, CA 91764	144.00
0210-411-46	3124 E JAGUAR WY, Unit:A, Ontario, CA 91764	144.00
0210-421-05	3119 E JAGUAR WY, Ontario, CA 91764	108.00
0210-421-35	904 N TURNER AV, Building:3, Unit:18, Ontario, CA 91764	36.00
0210-431-56	1028 N TURNER AV, Building:26, Unit:147, Ontario, CA 91764	36.00
0210-432-31	1042 N TURNER AV, Building:37, Unit:215, Ontario, CA 91764	36.00
0210-433-09	1002 N TURNER AV, Building:47, Unit:279, Ontario, CA 91764	36.00
0211-232-38	0 S MILLIKEN AV, Ontario, CA 91761	110.00
0216-172-12	8408 E CHINO AV, Ontario, CA 91761	144.00
0216-351-05	2529 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-351-55	2419 S MILDRED PL, Ontario, CA 91761	36.00
0216-361-67	1483 E FAIRFIELD CT, Ontario, CA 91761	36.00
0216-391-24	2620 S WALKER AV, Ontario, CA 91761	340.00
0216-421-20	1543 E OAK HILL CT, Ontario, CA 91761	1,163.99
0216-421-34	1507 E OAK HILL CT, Ontario, CA 91761	98.10
0216-421-39	1520 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-60	1607 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-441-26	2719 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	36.00
0216-471-21	2904 S DEL NORTE PL, Ontario, CA 91761	36.00
0216-481-03	1431 E DEERFIELD ST, Ontario, CA 91761	36.00
0216-491-51	1415 E RIVERSIDE DR, Ontario, CA 91761	36.00
0218-752-06	3549 S OLD ARCHIBALD RANCH RD, Ontario, CA 91761	62.10
0218-771-49	3722 S MUSTANG DR, Ontario, CA 91761	100.00
0218-811-22	2801 E LONGHORN ST, Ontario, CA 91761	36.00
0218-821-41	3201 S NORTH SHORE DR, Ontario, CA 91761	36.00
0218-881-35	3238 S CENTURION PL, Ontario, CA 91761	108.00
0238-012-29	5070 E FOURTH ST, Ontario, CA 91764	110.00
1008-281-57	1547 N GARDENIA CT, Ontario, CA 91762	36.00
1008-291-36	1517 N JASMINE CT, Ontario, CA 91762	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1008-412-23	1505 W ARMSLEY SQ, Ontario, CA 91762	36.00
1008-413-01	1551 W LA DENEY DR, Ontario, CA 91762	310.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-06	1229 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-443-38	1444 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-471-12	1042 W LA DENEY DR, Ontario, CA 91762	50.00
1008-471-35	923 W SIXTH ST, Ontario, CA 91762	138.55
1008-491-03	810 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-502-19	849 W FIFTH ST, Ontario, CA 91762	72.00
1008-512-21	853 W PRINCETON ST, Ontario, CA 91762	144.00
1008-532-01	968 W YALE ST, Ontario, CA 91762	36.00
1008-533-08	1038 W PRINCETON ST, Ontario, CA 91762	36.00
1008-553-21	1311 W HARVARD PL, Ontario, CA 91762	36.00
1008-572-14	1415 W HARVARD PL, Ontario, CA 91762	120.05
1010-131-22	1229 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-131-37	1266 W ROSEWOOD CT, Ontario, CA 91762	108.00
1010-132-05	1129 W FOURTH ST, Ontario, CA 91762	710.00
1010-152-20	942 W J ST, Ontario, CA 91762	36.00
1010-171-17	844 W GRANADA CT, Ontario, CA 91762	36.00
1010-181-24	1024 W EL MORADO CT, Ontario, CA 91762	108.00
1010-182-07	1029 W EL MORADO CT, Ontario, CA 91762	180.00
1010-191-45	1048 W H ST, Ontario, CA 91762	110.00
1010-234-02	1541 W H ST, Ontario, CA 91762	36.00
1010-411-10	616 N IRIS CT, Ontario, CA 91762	36.00
1010-422-27	1453 W FAWN ST, Ontario, CA 91762	36.00
1010-423-18	1549 W E ST, Ontario, CA 91762	220.00
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	36.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	24,876.74
1010-453-22	605 N BEGONIA AV, Ontario, CA 91762	36.00
1010-454-06	1154 W D ST, Ontario, CA 91762	36.00
1010-455-01	1104 W D ST, Ontario, CA 91762	36.00
1010-463-07	1005 W E ST, Unit:A, Ontario, CA 91762	216.00
1010-465-06	1007 W F ST, Ontario, CA 91762	108.00
1010-472-02	957 W F ST, Ontario, CA 91762	36.00
1010-501-30	953 W PINYON CT, Ontario, CA 91762	36.00
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	36.00
1010-511-46	1050 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	144.00
1010-521-09	1141 W D ST, Unit:A, Ontario, CA 91762	144.00
1010-521-17	210 N BEGONIA AV, Unit:A, Ontario, CA 91762	144.00

*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1010-521-24	320 N BEGONIA AV, Unit:A, Ontario, CA 91762	144.00
1010-522-07	1131 W STONERIDGE CT, Unit:1, Ontario, CA 91762	2,432.98
1010-522-08	1125 W STONERIDGE CT, Unit:1, Ontario, CA 91762	2,304.00
1010-522-15	115 N MOUNTAIN AV, Ontario, CA 91762	640.00
1010-534-14	1338 W VESTA ST, Ontario, CA 91762	36.00
1010-543-24	1265 W STONERIDGE CT, Unit:5, Ontario, CA 91762	360.00
1010-543-29	1307 W STONERIDGE CT, Unit:A, Ontario, CA 91762	108.00
1010-552-31	1415 W STONERIDGE CT, Unit:A, Ontario, CA 91762	360.00
1010-561-28	1433 W D ST, Ontario, CA 91762	36.00
1011-111-05	1409 HOLT BL, Building:1, Ontario, CA 91762	286.55
1011-111-10	1533 W HOLT BL, Ontario, CA 91762	110.00
1011-112-17	1413 W BROOKS ST, Unit:8, Ontario, CA 91762	1,859.05
1011-112-44	0 W BROOKS ST, Ontario, CA 91762	110.00
1011-134-05	234 S MOUNTAIN AV, Building:1, Ontario, CA 91762	1,125.75
1011-181-11	1118 W MISSION BL, Building:1, Unit:A, Ontario, CA 91762	196.05
1011-361-29	0 W MISSION BL, Ontario, CA 91762	110.00
1011-371-02	855 S OAKS AV, Ontario, CA 91762	36.00
1011-371-08	0 W MISSION BL, Ontario, CA 91762	110.00
1011-371-16	890 S MAGNOLIA AV, Ontario, CA 91762	14.32
1011-371-35	1309 W MISSION BL, Unit:130, Ontario, CA 91762	36.00
1011-372-24	1309 W MISSION BL, Unit:118, Ontario, CA 91762	36.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	36.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	36.00
1011-382-19	835 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-382-33	863 S MOUNTAIN AV, Ontario, CA 91762	2,911.40
1011-382-50	876 S PALMETTO AV, Ontario, CA 91762	36.00
1011-394-13	861 W CALIFORNIA PRIVADO, Ontario, CA 91762	36.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-411-55	1080 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-411-64	1062 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-521-08	1108 S OAKS AV, Ontario, CA 91762	36.00
1011-531-17	1105 S ELDERBERRY AV, Ontario, CA 91762	110.00
1011-541-19	1102 W BAHIA CT, Unit:A, Ontario, CA 91762	108.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	108.00
1011-552-09	1222 S CYPRESS AV, Unit:C, Ontario, CA 91762	36.00
1011-552-18	1220 S CYPRESS AV, Unit:E, Ontario, CA 91762	36.00
1011-552-61	1212 S CYPRESS AV, Unit:F, Ontario, CA 91762	36.00
1011-553-33	1031 S PALMETTO AV, Building:G, Unit:4, Ontario, CA 91762	36.00
1011-554-01	1112 S CYPRESS AV, Unit:1, Ontario, CA 91762	1,620.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	36.00
1011-581-18	1224 S MAGNOLIA AV, Ontario, CA 91762	36.00

*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1011-591-08	1245 S BENSON AV, Ontario, CA 91762	36.00
1014-091-73	1444 S OAKS AV, Ontario, CA 91762	36.00
1014-111-11	1551 S OAKS AV, Ontario, CA 91762	36.00
1014-152-10	1487 S GRANITE AV, Ontario, CA 91762	320.00
1014-171-12	953 W LOCUST ST, Ontario, CA 91762	36.00
1014-172-01	863 W MAPLE ST, Ontario, CA 91762	36.00
1014-183-18	1737 S GRANITE AV, Ontario, CA 91762	120.00
1014-191-46	1734 S PALMETTO AV, Ontario, CA 91762	1,046.14
1014-191-58	1605 S MOUNTAIN AV, Ontario, CA 91762	648.00
1014-191-60	1625 S MOUNTAIN AV, Ontario, CA 91762	1,152.00
1014-201-19	1602 S MOUNTAIN AV, Unit:F, Ontario, CA 91762	36.00
1014-201-21	1604 S MOUNTAIN AV, Unit:B, Ontario, CA 91762	36.00
1014-201-23	1604 S MOUNTAIN AV, Unit:D, Ontario, CA 91762	36.00
1014-202-71	1720 S MOUNTAIN AV, Unit:C, Ontario, CA 91762	36.00
1014-231-26	1605 S BENSON AV, Ontario, CA 91762	88.35
1014-441-17	1307 W FRANCIS ST, Ontario, CA 91762	93.28
1014-461-07	1921 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-462-21	1915 S MOUNTAIN AV, Unit:36, Ontario, CA 91762	36.00
1014-472-10	1860 S PALMETTO AV, Ontario, CA 91762	360.00
1014-472-26	1053 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-472-35	1051 W FRANCIS ST, Unit:D, Ontario, CA 91762	36.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-472-61	1045 W FRANCIS ST, Unit:C, Ontario, CA 91762	36.00
1014-512-03	926 W PHILADELPHIA ST, Building:D, Unit:15, Ontario, CA 91762	36.00
1014-512-48	926 W PHILADELPHIA ST, Building:K, Unit:60, Ontario, CA 91762	36.00
1014-512-66	926 W PHILADELPHIA ST, Building:N, Unit:78, Ontario, CA 91762	36.00
1014-521-59	2145 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-532-16	1039 W LARODA CT, Ontario, CA 91762	160.20
1014-571-14	2031 S BENSON AV, Ontario, CA 91762	83.05
1014-591-04	1608 W PHILADELPHIA ST, Ontario, CA 91762	110.00
1014-591-05	1624 W PHILADELPHIA ST, Ontario, CA 91762	110.00
1015-121-19	1261 W MONTICELLO ST, Ontario, CA 91762	36.00
1015-121-22	1241 W MONTICELLO ST, Ontario, CA 91762	36.00
1015-121-28	1205 W MONTICELLO ST, Ontario, CA 91762	62.10
1015-122-11	2211 S ELDERBERRY AV, Ontario, CA 91762	36.00
1015-201-17	2321 S MAGNOLIA AV, Building:3, Unit:A, Ontario, CA 91762	36.00
1015-201-76	2321 S MAGNOLIA AV, Building:13, Unit:D, Ontario, CA 91762	98.10
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-141-12	1826 N VIRGINIA AV, Ontario, CA 91764	1,034.17
1047-143-01	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-152-17	1236 E SYCAMORE CT, Ontario, CA 91764	36.00

*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1047-162-01	1235 E SIXTH ST, Ontario, CA 91764	36.00
1047-171-19	937 E DEODAR ST, Unit:1, Ontario, CA 91764	15.49
1047-172-18	944 E DEODAR ST, Unit:1, Ontario, CA 91764	216.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	36.00
1047-202-05	759 E DEODAR ST, Ontario, CA 91764	36.00
1047-202-07	751 E DEODAR ST, Ontario, CA 91764	36.00
1047-213-15	1520 N PLEASANT AV, Ontario, CA 91764	36.00
1047-311-33	650 W LA DENEY DR, Ontario, CA 91762	36.00
1047-331-06	132 W BONNIE BRAE CT, Ontario, CA 91762	182.93
1047-371-12	634 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-382-69	541 E LA DENEY DR, Ontario, CA 91764	36.00
1047-393-04	826 E HAWTHORNE ST, Ontario, CA 91764	15.49
1047-401-06	728 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-424-08	1024 E SIXTH ST, Ontario, CA 91764	36.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	36.00
1047-432-16	1128 E LA DENEY CT, Ontario, CA 91764	72.00
1047-433-05	1420 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-08	1436 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	144.00
1047-433-12	1208 E SIXTH ST, Ontario, CA 91764	144.00
1047-433-13	1212 E SIXTH ST, Building:1, Ontario, CA 91764	393.34
1047-441-12	1314 N VIRGINIA AV, Ontario, CA 91764	1,029.54
1047-441-17	1340 N PARKSIDE AV, Ontario, CA 91764	144.00
1047-442-05	1354 N VIRGINIA AV, Ontario, CA 91764	432.00
1047-461-23	1129 N VIRGINIA AV, Ontario, CA 91764	36.00
1047-462-08	1212 E PRINCETON ST, Ontario, CA 91764	396.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	36.00
1047-512-44	1106 N SULTANA AV, Ontario, CA 91764	36.00
1047-521-14	557 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-17	541 E PRINCETON ST, Ontario, CA 91764	211.55
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-26	1162 N CYPRESS AV, Ontario, CA 91762	36.00
1047-594-52	730 W FOURTH ST, Ontario, CA 91762	36.00
1048-012-06	733 W J ST, Ontario, CA 91762	36.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	1,040.05
1048-041-47	930 N VINE AV, Unit:17, Ontario, CA 91762	288.00
1048-043-10	939 N EUCLID AV, Ontario, CA 91762	36.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	36.00
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	72.00
1048-043-25	936 N LAUREL AV, Ontario, CA 91762	72.00
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	216.00

*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-064-23	305 E J ST, Ontario, CA 91764	72.00
1048-072-38	203 E I ST, Ontario, CA 91764	36.00
1048-072-39	204 E PLAZA SERENA ST, Ontario, CA 91764	460.00
1048-093-22	647 E J ST, Ontario, CA 91764	36.00
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	36.00
1048-102-12	763 E J ST, Ontario, CA 91764	36.00
1048-103-20	845 E J ST, Ontario, CA 91764	36.00
1048-111-01	706 E J ST, Ontario, CA 91764	36.00
1048-111-14	763 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-122-27	922 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-123-26	906 N ORCHARD LN, Ontario, CA 91764	2,018.18
1048-124-14	1016 E I ST, Ontario, CA 91764	144.00
1048-133-06	940 E J ST, Ontario, CA 91764	36.00
1048-133-30	945 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-161-09	752 N PARKSIDE AV, Ontario, CA 91764	36.00
1048-161-17	834 N PARKSIDE AV, Ontario, CA 91764	147.85
1048-162-19	846 N VIRGINIA AV, Ontario, CA 91764	36.00
1048-172-02	712 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-173-04	722 N CUCAMONGA AV, Ontario, CA 91764	11,831.43
1048-191-03	747 N HOLMES AV, Ontario, CA 91764	36.00
1048-191-16	933 E G ST, Ontario, CA 91764	72.00
1048-202-16	760 E H ST, Ontario, CA 91764	36.00
1048-221-15	614 E I ST, Ontario, CA 91764	36.00
1048-222-23	813 N CAMPUS AV, Ontario, CA 91764	36.00
1048-241-02	116 E H ST, Ontario, CA 91764	36.00
1048-241-07	210 E H ST, Ontario, CA 91764	72.00
1048-251-21	416 E I ST, Ontario, CA 91764	36.00
1048-251-25	431 E GRANADA CT, Ontario, CA 91764	36.00
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	108.00
1048-261-24	124 W GRANADA CT, Ontario, CA 91762	36.00
1048-262-38	220 W H ST, Ontario, CA 91762	1,312.00
1048-281-19	713 N VINE AV, Unit:1, Ontario, CA 91762	288.00
1048-291-20	509 W I ST, Ontario, CA 91762	144.00
1048-303-09	752 W EL MORADO CT, Ontario, CA 91762	36.00
1048-304-05	745 W EL MORADO CT, Ontario, CA 91762	36.00
1048-314-14	728 W D ST, Ontario, CA 91762	36.00
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	72.00
1048-331-11	628 W D ST, Ontario, CA 91762	36.00
1048-332-10	507 N VINE AV, Ontario, CA 91762	36.00
1048-332-20	540 W D ST, Ontario, CA 91762	252.00
1048-332-21	548 W D ST, Ontario, CA 91762	216.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-366-12	612 N LEMON AV, Ontario, CA 91764	72.00
1048-372-07	511 N CHERRY AV, Ontario, CA 91764	36.00
1048-372-08	507 N CHERRY AV, Ontario, CA 91764	72.00
1048-374-02	408 E E ST, Ontario, CA 91764	72.00
1048-376-04	420 E G ST, Ontario, CA 91764	144.00
1048-376-07	623 N SULTANA AV, Ontario, CA 91764	36.00
1048-376-08	615 N SULTANA AV, Ontario, CA 91764	144.00
1048-391-09	527 E E ST, Ontario, CA 91764	108.00
1048-393-02	516 E E ST, Ontario, CA 91764	36.00
1048-394-29	416 N MONTEREY AV, Ontario, CA 91764	1,273.29
1048-403-17	817 E D ST, Ontario, CA 91764	108.00
1048-411-02	610 N CAMPUS AV, Ontario, CA 91764	36.00
1048-412-08	734 E F ST, Ontario, CA 91764	36.00
1048-431-12	502 N HOLMES AV, Ontario, CA 91764	36.00
1048-432-01	405 N HOLMES AV, Ontario, CA 91764	36.00
1048-432-04	1003 E D ST, Ontario, CA 91764	72.00
1048-432-30	613 N HOLMES AV, Ontario, CA 91764	72.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	108.00
1048-451-18	412 N PARKSIDE AV, Ontario, CA 91764	252.00
1048-452-10	411 N PARKSIDE AV, Ontario, CA 91764	288.00
1048-461-17	1063 E ELMA ST, Ontario, CA 91764	72.00
1048-462-03	1086 E ELMA ST, Ontario, CA 91761	216.00
1048-462-04	1102 E ELMA ST, Ontario, CA 91761	216.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-15	1081 E NOCTA ST, Ontario, CA 91761	72.00
1048-462-16	1075 E NOCTA ST, Ontario, CA 91761	36.00
1048-463-40	1175 E ELMA ST, Ontario, CA 91761	36.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-17	1179 E HOLT BL, Ontario, CA 91761	36.00
1048-472-18	1175 E HOLT BL, Ontario, CA 91761	72.00
1048-472-19	1175 E HOLT BL, Ontario, CA 91761	108.00
1048-472-21	1133 E HOLT BL, Ontario, CA 91761	144.00
1048-481-13	952 E NOCTA ST, Unit:A, Ontario, CA 91761	72.00
1048-481-14	954 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-15	956 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-17	1008 E NOCTA ST, Ontario, CA 91761	36.00
1048-481-18	1006 E NOCTA ST, Ontario, CA 91761	72.00
1048-491-29	1041 E ELMA ST, Ontario, CA 91761	72.00
1048-491-33	1027 E ELMA ST, Ontario, CA 91761	36.00
1048-492-18	1020 E ELMA ST, Ontario, CA 91761	72.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-502-06	319 N BERLYN AV, Ontario, CA 91761	36.00
1048-502-09	747 E NOCTA ST, Ontario, CA 91761	43.80
1048-505-15	817 E NOCTA ST, Ontario, CA 91761	72.00
1048-505-18	803 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	36.00
1048-511-05	210 N CAMPUS AV, Ontario, CA 91761	36.00
1048-512-04	730 E WILLOW ST, Ontario, CA 91761	36.00
1048-512-11	765 E HOLT BL, Building:1, Ontario, CA 91761	288.00
1048-522-01	120 N SULTANA AV, Building:1, Ontario, CA 91764	36.00
1048-531-02	508 E D ST, Ontario, CA 91761	144.00
1048-532-18	549 E NOCTA ST, Ontario, CA 91761	108.00
1048-532-27	505 E NOCTA ST, Ontario, CA 91761	36.00
1048-534-15	225 N CAMPUS AV, Ontario, CA 91764	274.75
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	36.00
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	36.00
1048-565-10	203 N EUCLID AV, Ontario, CA 91762	360.00
1048-571-03	419 W D ST, Ontario, CA 91762	216.00
1048-572-11	422 W B ST, Ontario, CA 91762	110.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	288.00
1048-581-28	301 N VINE AV, Ontario, CA 91762	110.00
1048-592-14	517 W VESTA ST, Ontario, CA 91762	180.00
1048-604-01	763 W B ST, Ontario, CA 91762	340.00
1048-604-05	741 W B ST, Ontario, CA 91762	36.00
1049-011-09	767 W BROOKS ST, Ontario, CA 91762	500.00
1049-064-06	109 E MAIN ST, Ontario, CA 91761	2,511.05
1049-093-01	618 E HOLT BL, Ontario, CA 91761	36.00
1049-101-05	730 E HOLT BL, Unit:1, Ontario, CA 91761	180.00
1049-101-10	756 E HOLT BL, Ontario, CA 91761	36.00
1049-101-12	802 E HOLT BL, Ontario, CA 91761	170.00
1049-101-34	767 E EMPORIA ST, Ontario, CA 91761	36.00
1049-161-19	408 S GROVE AV, Ontario, CA 91761	108.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	72.00
1049-221-27	532 E SUNKIST ST, Ontario, CA 91761	1,183.17
1049-232-20	560 E PARK ST, Ontario, CA 91761	18,695.55
1049-232-22	557 E SUNKIST ST, Ontario, CA 91761	72.00
1049-233-03	636 E STATE ST, Ontario, CA 91761	2,253.85
1049-241-01	431 S EUCLID AV, Ontario, CA 91761	252.00
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	36.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	108.00
1049-245-01	421 S PLUM AV, Ontario, CA 91761	1,241.38
1049-246-01	302 E PARK ST, Ontario, CA 91761	72.00



*City of Ontario*  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-246-07	322 E PARK ST, Ontario, CA 91761	36.00
1049-246-09	520 S CHERRY AV, Ontario, CA 91761	72.00
1049-247-07	428 S SULTANA AV, Ontario, CA 91761	72.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	36.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	144.00
1049-253-06	227 E NEVADA ST, Ontario, CA 91761	14,500.00
1049-258-06	720 S SULTANA AV, Ontario, CA 91761	72.00
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	36.00
1049-261-11	400 W NEVADA ST, Ontario, CA 91762	108.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	72.00
1049-266-03	215 W NEVADA ST, Ontario, CA 91762	36.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	144.00
1049-271-02	403 S VINE AV, Ontario, CA 91762	36.00
1049-271-11	420 W PARK ST, Ontario, CA 91762	108.00
1049-271-15	419 S VINE AV, Ontario, CA 91762	110.00
1049-275-08	216 W PARK ST, Ontario, CA 91762	72.00
1049-276-03	223 W PARK ST, Ontario, CA 91762	36.00
1049-276-12	214 W SUNKIST ST, Ontario, CA 91762	144.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	1,778.22
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	660.00
1049-302-30	772 W SUNKIST ST, Ontario, CA 91762	108.00
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	66.70
1049-334-17	918 S PALM AV, Ontario, CA 91762	108.00
1049-353-10	507 E MAITLAND ST, Ontario, CA 91761	1,091.75
1049-365-12	914 S CALDWELL AV, Ontario, CA 91761	36.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	36.00
1049-382-04	1128 E CALIFORNIA ST, Ontario, CA 91761	420.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	110.00
1049-461-04	824 E BELMONT ST, Ontario, CA 91761	760.84
1049-461-10	1228 S BON VIEW AV, Ontario, CA 91761	36.00
1049-461-15	825 E WOODLAWN ST, Unit:A, Ontario, CA 91761	2,908.19
1049-461-16	823 E WOODLAWN ST, Unit:A, Ontario, CA 91761	1,282.32
1049-462-01	808 E WOODLAWN ST, Ontario, CA 91761	36.00
1049-462-03	828 E WOODLAWN ST, Ontario, CA 91761	144.00
1049-492-01	1343 S SULTANA AV, Ontario, CA 91761	144.00
1049-492-39	1314 S PLEASANT AV, Ontario, CA 91761	36.00
1049-495-01	1415 S PLEASANT AV, Ontario, CA 91761	36.00
1049-502-13	1030 S CAMPUS AV, Ontario, CA 91761	288.00
1049-503-06	624 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-13	1104 S CAMPUS AV, Ontario, CA 91761	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-514-04	314 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-07	326 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-25	325 E BELMONT ST, Ontario, CA 91761	36.00
1049-514-33	409 E BELMONT ST, Unit:A, Ontario, CA 91761	72.00
1049-521-01	1215 S EUCLID AV, Ontario, CA 91761	108.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-05	1309 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-06	1303 S EUCLID AV, Ontario, CA 91761	144.00
1049-531-30	1334 S SULTANA AV, Ontario, CA 91761	72.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	36.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	72.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	72.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	72.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	144.00
1049-551-08	415 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-09	411 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-10	407 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	36.00
1049-551-12	403 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-13	409 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-14	413 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-15	417 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-18	405 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-25	1226 S PALM AV, Ontario, CA 91762	72.00
1049-551-28	322 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-551-30	404 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	72.00
1049-572-17	628 W BELMONT ST, Ontario, CA 91762	36.00
1049-581-06	761 W MAITLAND ST, Ontario, CA 91762	72.00
1049-581-23	744 W RALSTON ST, Unit:A, Ontario, CA 91762	144.00
1049-581-24	750 W RALSTON ST, Ontario, CA 91762	144.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	72.00
1049-582-24	753 W RALSTON ST, Ontario, CA 91762	288.00
1049-583-51	728 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-03	1239 S SAN ANTONIO AV, Ontario, CA 91762	108.00
1049-591-26	608 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-592-16	517 W BELMONT ST, Ontario, CA 91762	36.00
1050-013-09	710 W EUCALYPTUS CT, Ontario, CA 91762	36.00
1050-013-21	628 W SONOMA CT, Ontario, CA 91762	1,562.28
1050-013-27	716 W SONOMA CT, Ontario, CA 91762	36.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-013-37	704 W MONTEZUMA CT, Ontario, CA 91762	36.00
1050-031-38	1521 S SAN ANTONIO AV, Ontario, CA 91762	1,527.62
1050-041-02	1410 S FERN AV, Ontario, CA 91762	36.00
1050-061-13	131 W ELM ST, Ontario, CA 91762	36.00
1050-061-19	1518 S EUCLID AV, Ontario, CA 91762	72.00
1050-061-20	1524 S EUCLID AV, Ontario, CA 91762	72.00
1050-071-16	170 E DE ANZA CI, Ontario, CA 91761	36.00
1050-071-25	236 E DE ANZA CI, Ontario, CA 91761	87.75
1050-081-04	130 E BUDD ST, Ontario, CA 91761	72.00
1050-081-06	214 E BUDD ST, Ontario, CA 91761	36.00
1050-081-21	1409 S EUCLID AV, Ontario, CA 91761	360.00
1050-091-35	1516 S PLEASANT AV, Ontario, CA 91761	3,276.42
1050-091-39	1540 S PLEASANT AV, Ontario, CA 91761	36.00
1050-092-04	1549 S PLEASANT AV, Ontario, CA 91761	1,383.16
1050-092-24	1426 S MONTEREY AV, Ontario, CA 91761	520.00
1050-092-34	1512 S MONTEREY AV, Ontario, CA 91761	320.00
1050-093-05	1543 S MONTEREY AV, Ontario, CA 91761	1,299.64
1050-121-08	1510 S BON VIEW AV, Building:1, Ontario, CA 91761	860.00
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	36.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	36.00
1050-241-24	1610 S PLEASANT AV, Ontario, CA 91761	36.00
1050-243-15	1651 S MONTEREY AV, Ontario, CA 91761	36.00
1050-262-26	427 E MAPLE ST, Ontario, CA 91761	36.00
1050-271-19	1632 S PALM AV, Ontario, CA 91762	1,065.62
1050-271-23	1654 S PALM AV, Ontario, CA 91762	36.00
1050-272-01	1658 S EUCLID AV, Ontario, CA 91762	110.00
1050-272-20	1652 S EUCLID AV, Ontario, CA 91762	110.00
1050-282-03	1712 S PALM AV, Ontario, CA 91762	3,936.99
1050-283-03	1706 S LAUREL AV, Ontario, CA 91762	36.00
1050-301-09	509 W LOCUST ST, Ontario, CA 91762	1,856.49
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	36.00
1050-311-20	758 W BUCCANEER CT, Ontario, CA 91762	120.00
1050-331-20	738 W MANZANITA CT, Ontario, CA 91762	120.00
1050-331-24	1919 S CYPRESS AV, Ontario, CA 91762	36.00
1050-331-34	1944 S REDWOOD AV, Ontario, CA 91762	72.00
1050-341-16	624 W CEDAR ST, Ontario, CA 91762	120.00
1050-352-20	1926 S BONITA AV, Ontario, CA 91762	36.00
1050-361-18	1952 S FERN AV, Ontario, CA 91762	36.00
1050-371-20	319 W FRANCIS ST, Ontario, CA 91762	432.00
1050-371-24	307 W FRANCIS ST, Ontario, CA 91762	540.00
1050-381-06	1930 S EUCLID AV, Ontario, CA 91762	110.00

**City of Ontario**  
**Code Enforcement Department**  
**2017/2018 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	406.05
1050-531-20	828 E SPRUCE ST, Ontario, CA 91761	36.00
1050-531-51	2105 S PHOENIX PL, Ontario, CA 91761	34.94
1050-542-68	2003 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-84	731 E BOXWOOD CT, Ontario, CA 91761	36.00
1050-543-14	2038 S BON VIEW AV, Unit:E, Ontario, CA 91761	36.00
1050-543-44	2030 S BON VIEW AV, Unit:A, Ontario, CA 91761	36.00
1050-544-03	840 E CEDAR ST, Unit:A, Ontario, CA 91761	144.00
1050-551-06	645 E SPRUCE ST, Ontario, CA 91761	194.05
1050-651-05	1459 S EUCLID AV, Unit:5, Ontario, CA 91761	36.00
1050-651-16	1459 S EUCLID AV, Unit:36, Ontario, CA 91761	36.00
1050-661-19	1459 S EUCLID AV, Unit:27, Ontario, CA 91761	36.00
1051-011-50	2232 S HICKORY PL, Ontario, CA 91762	144.00
1051-011-69	741 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1051-041-26	2221 S SAN ANTONIO AV, Ontario, CA 91762	969.84
1051-051-40	2237 S FERN AV, Unit:E, Ontario, CA 91762	36.00
1051-091-22	2237 S PLEASANT AV, Ontario, CA 91761	2,000.28
1051-091-71	647 E SANDERLING ST, Ontario, CA 91761	36.00
1051-111-42	2319 S CALDWELL AV, Ontario, CA 91761	36.00
1051-121-39	2247 S HOPE PL, Ontario, CA 91761	36.00
1051-131-15	931 E SHEARWATER ST, Ontario, CA 91761	3,924.20
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	36.00
1051-132-91	2220 S GREENWOOD PL, Unit:B, Ontario, CA 91761	36.00
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-181-36	1020 E OAK HILL ST, Ontario, CA 91761	36.00
1051-201-39	519 E FAIRFIELD CT, Ontario, CA 91761	1,010.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	36.00
1051-221-16	125 W GEYER CT, Ontario, CA 91762	110.00
1051-271-65	320 W WALNUT ST, Unit:40, Ontario, CA 91762	36.00
1051-301-59	2533 S CALDWELL PL, Ontario, CA 91761	186.00
1051-311-27	2527 S BON VIEW AV, Ontario, CA 91761	36.00
1051-321-17	2515 S MARIGOLD PL, Ontario, CA 91761	36.00
1051-321-26	2533 S RAYMOND PL, Ontario, CA 91761	120.00
1051-351-03	2626 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-351-16	2744 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-351-38	1014 E HAZELTINE CT, Ontario, CA 91761	36.00
1051-361-07	933 E BERMUDA DUNES ST, Ontario, CA 91761	36.00
1051-421-65	2660 S SULTANA AV, Ontario, CA 91761	36.00
1051-431-58	2620 S EUCLID AV, Ontario, CA 91762	36.00
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	729.90
1051-612-26	343 E DORAL ST, Ontario, CA 91761	36.00

*City of Ontario*  
*Code Enforcement Department*  
*2017/2018 Tax Roll Year Special Assessments*  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1052-121-06	13058 S BON VIEW AV, Ontario, CA 91761	236.85
1052-191-03	7716 E CHINO AV, Ontario, CA 91761	490.00
1053-361-01	7721 E EDISON AV, Ontario, CA 91710	100.00
1083-031-39	2640 E BROOKSIDE ST, Ontario, CA 91761	36.00
1083-041-31	2846 S COLONIAL AV, Ontario, CA 91761	144.00
1083-041-41	2834 S SEA ISLAND TR, Ontario, CA 91761	144.00
1083-091-08	2414 S SEAGULL AV, Ontario, CA 91761	36.00
1083-121-36	2901 E DUNLIN WY, Ontario, CA 91761	72.00
1083-141-09	2530 S MOOSEDEER DR, Ontario, CA 91761	36.00
1083-161-31	3338 E ANTLER RD, Ontario, CA 91761	36.00
1083-162-07	3258 E CANARY CT, Ontario, CA 91761	36.00
1083-171-05	3246 E CLEAR LAKE RD, Ontario, CA 91761	36.00
1083-211-36	2929 S CEDAR RIDGE PL, Ontario, CA 91761	36.00
1083-281-24	3248 E ASHGATE WY, Ontario, CA 91761	36.00
1083-371-23	2618 S CRYSTAL SPRING PL, Ontario, CA 91761	36.00
1083-371-48	3640 E BIG CREEK RD, Ontario, CA 91761	36.00
1083-372-10	3619 E FOX GLEN LP, Ontario, CA 91761	36.00
1083-381-26	3553 E SHADOW CREEK WY, Ontario, CA 91761	965.59
1083-391-10	2815 S OAK CREEK DR, Unit:A, Ontario, CA 91761	36.00
1083-393-21	3633 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-45	2825 S Tuolumne Pl, Unit:B, Ontario, CA 91761	36.00
1083-393-63	3641 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-75	3647 E OAK CREEK DR, Unit:H, Ontario, CA 91761	36.00
1083-402-15	3640 E OAK CREEK DR, Unit:C, Ontario, CA 91761	36.00
1083-441-58	2768 S BEAVER CREEK LN, Ontario, CA 91761	36.00
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-66	3733 E COUNTRY OAKS LP, Unit:B, Ontario, CA 91761	36.00
1083-452-25	2907 S SNOW CREEK LN, Ontario, CA 91761	144.00
		<b>199,358.47</b>

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION TERMINATING COVENANTS RELATING TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER REDEVELOPMENT AGENCY AND PANATTONI DEVELOPMENT COMPANY, LLC, AFFECTING PROPERTY TO BE DEVELOPED BY PENDULUM PROPERTY PARTNERS, LLC AND CONSIDERATION OF AN OPTION AGREEMENT BETWEEN THE CITY AND PENDULUM PROPERTY PARTNERS, LLC**

**RECOMMENDATION:** That the City Council adopt a resolution agreeing to terminate and remove covenants and obligations related to the Disposition and Development Agreement and approving an Option Agreement between the City of Ontario and Pendulum Property Partners, LLC for the acquisition of 2.07 acres in the Ontario Center.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods

**FISCAL IMPACT:** The Option Agreement would generate \$273,121 in land sale proceeds.

**BACKGROUND:** The former Redevelopment Agency and Panattoni Development Company, LLC ("Panattoni") entered into a Disposition and Development Agreement dated as of November 9, 2004, as amended (DDA), pertaining to development of certain property in The Ontario Center referred to as the Piemonte project. In the more than 11 years since the DDA has been in effect, only two projects required to be completed by the DDA have been completed. Of the undeveloped DDA property, all but two parcels are now owned by Wells Fargo bank following foreclosure. Pendulum Property Partners, LLC, a Nevada limited liability company is under contract to buy several Wells Fargo-owned DDA property (Parcels 16 through 19, Parcels 24 through 27, and a portion of Parcel 20). Pendulum intends to develop the assembled parcels as a lifestyle center, including retail and restaurant uses along with leisure amenities. The City is under contract to purchase 2.07 acres of Parcel 23 from Lewis. Pendulum desires to acquire an option to purchase the 2.07 acres from the City. An Option Agreement has been

**STAFF MEMBER PRESENTING:** John P. Andrews, Economic Development Director

Prepared by: Charity Hernandez  
Department: Economic Development

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

5

prepared and is on file with the City Records Management Department. Parcels 16 through 19, Parcels 24 through 27, the portion of Parcel 20 and the 2.07 acre portion of Parcel 23 (collectively, the "Proposed Pendulum Property."). Please see a depiction of the Proposed Pendulum Property attached as Exhibit "A".

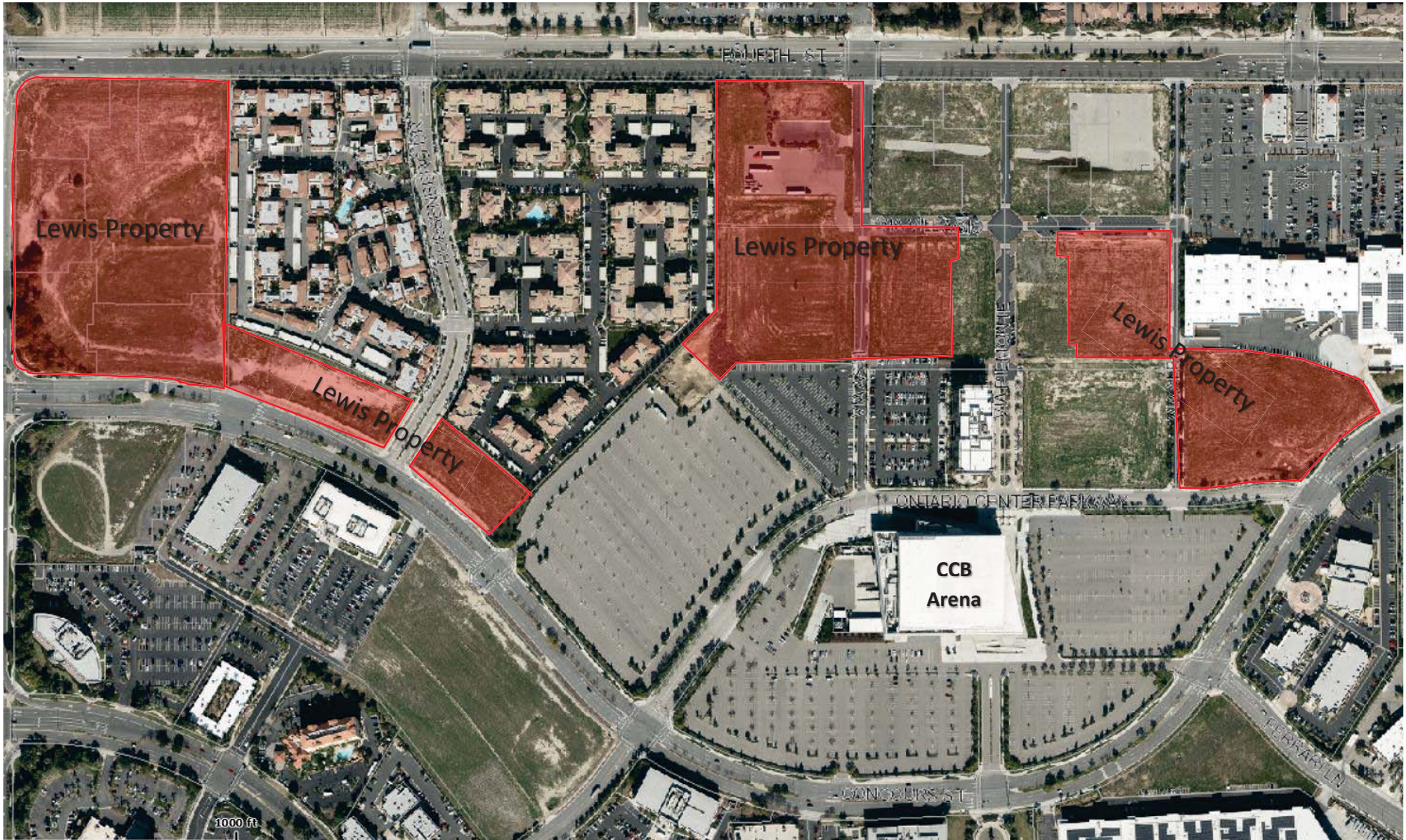
In May 2016, the Successor Agency assigned to the City all of the Successor Agency's right, title and interest in and to the DDA and all related agreements pursuant to an Assignment and Assumption Agreement approved by the Successor Agency, City, Oversight Board, and Department of Finance. Consequently, the City is now the body tasked with implementing the DDA.

In order to induce the development of the Proposed Pendulum Property which has been stalled, Pendulum has requested and staff is recommending that all DDA covenants and obligations related to the Proposed Pendulum Property be terminated in their entirety and removed as a burden or encumbrance from the Proposed Pendulum Property. If the City agrees to terminate and remove these covenants and obligations, the DDA covenants and obligations as to the Proposed Pendulum Property would be terminated and extinguished and the City would no longer be able to rely on the DDA or any of its related agreements to generate or maintain the desired development of the Proposed Pendulum Property. A proposed Termination of Covenants has been prepared. The resolution would authorize the City Manager to negotiate (together with City special legal counsel) and sign the proposed Termination of Covenants and any and all other documents or agreements necessary or appropriate to release the DDA and its related covenants and obligations from the Proposed Pendulum Property.

The proposed Option Agreement would be for 5 years, subject to one 5 year extension. The purchase price to be paid by Pendulum under the Option Agreement would be \$273,121. The proposed Option Agreement provides for Pendulum to provide status and marketing reports to the City half way through the initial option term, prior to the option being extended and half way through the extended option terms (if applicable). The City Manager would be authorized to take all actions and implement the Option Agreement on behalf of the City.

Staff recommends that City Council adopt the resolution agreeing to terminate and remove covenants and obligations related to the Disposition and Development Agreement and the Option Agreement between the City of Ontario and Pendulum Property Partners, LLC for the acquisition of 2.07 acres in the Ontario Center.

EXHIBIT "A"





RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AGREEING TO TERMINATE AND REMOVE COVENANTS AND OBLIGATIONS WITH REGARD TO A DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING TO THE PIEMONTE PROJECT IN THE ONTARIO CENTER [PENDULUM] AND APPROVING AN OPTION AGREEMENT BETWEEN THE CITY AND PENDULUM PROPERTY PARTNERS FOR THE ACQUISITION OF 2.07 ACRES IN THE ONTARIO CENTER.

THE CITY OF ONTARIO HEREBY RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. WHEREAS, the City of Ontario (“City”) formed the Ontario Redevelopment Agency (“Former Redevelopment Agency”) pursuant to the Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*)(“CRL”); and

SECTION 2. WHEREAS, the Redevelopment Agency Dissolution Law (Assembly Bill No. X1 26, as modified by the California Supreme Court pursuant to *California Redevelopment Association v. Matosantos et al.* (2011) 53 Cal.4th 231, as further amended by Assembly Bill No. 1484, as further amended by Assembly Bill No. 1585, as further amended by Senate Bill No. 341, as further amended by Assembly Bill No. 471, as further amended by Assembly Bill No. 1963, and as further amended by Assembly Bill No. 1793) makes certain changes to the CRL including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code. Pursuant to the Redevelopment Agency Dissolution Law, all California redevelopment agencies, including the Former Redevelopment Agency, were dissolved on February 1, 2012, and “successor agencies” were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

SECTION 3. WHEREAS, pursuant to Health and Safety Code section 34173(d), the City elected to be the successor agency to the Former Redevelopment Agency (“Successor Agency”), confirmed by Resolution No. 2012-001 on January 10, 2012; and

SECTION 4. WHEREAS, pursuant to Health and Safety Code section 34179(a), the Oversight Board is the Successor Agency’s oversight board; and

SECTION 5. WHEREAS, pursuant to Health and Safety Code section 34177(h), the Successor Agency is required to expeditiously wind down the affairs of the Former Redevelopment Agency pursuant to the provisions of the Redevelopment Agency Dissolution Law and in accordance with the direction of the Oversight Board; and

SECTION 6. WHEREAS, pursuant to Health and Safety Code section 34177(i), the Successor Agency is required to continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the Former Redevelopment Agency can be transferred to other parties; and

SECTION 7. WHEREAS, the Former Redevelopment Agency and Panattoni Development Company, LLC (“Panattoni”) entered into that certain Disposition and Development Agreement dated as of November 9, 2004, as amended by that certain First Implementation Agreement dated as of October 10, 2006, as further amended, modified, or implemented (collectively, the “DDA”) pertaining to development of the property described in Section 104 of the DDA. The DDA is incorporated herein by this reference. DDA, as used herein shall mean, refer to, and include the DDA, as well as any riders, exhibits, addenda, implementation agreements, amendments and attachments thereto (which are hereby incorporated herein by this reference) or other documents expressly incorporated by reference in the DDA. Any capitalized term not otherwise defined herein shall have the meaning ascribed to it in the DDA; and

SECTION 8. WHEREAS, the property which is the subject of the DDA (“DDA Property”) is located within the area of the City known as The Ontario Center. Also within The Ontario Center is the City-built and City-owned Citizens Business Bank Arena, which provides quality facilities for diverse entertainment, business functions, social gatherings and educational opportunities; and

SECTION 9. WHEREAS, in the more than 12 years since the DDA has been in effect only two projects required to be completed by the DDA have been completed; namely, the First Retail Project and the First Office Project (as defined in the DDA). The remaining projects are still to be completed and are subject to further, ongoing implementation of the DDA; and

SECTION 10. WHEREAS, of the undeveloped DDA Property, all but two parcels are now owned by Wells Fargo bank following foreclosure of the DDA Property which secured a loan of the DDA developer. Following foreclosure, the Wells Fargo-owned DDA Property remains subject to the terms and conditions of the DDA and the development requirements and limitations contained in the DDA. The two undeveloped DDA parcels which are not owned by Wells Fargo are Parcel 22 of Parcel Map No. 17550, which is currently owned by Ontario Glacier E LLC, a Nevada limited liability company, and Parcel 23 of Parcel Map No. 17550, which is owned by the Successor Agency. The remaining DDA projects are still to be completed and are subject to further, ongoing implementation of the DDA; and

SECTION 11. WHEREAS, the projects still to be completed on the Wells Fargo-owned DDA Property as required by the DDA are the Second Residential Project and Remaining Improvements (as defined in the DDA); and

SECTION 12. WHEREAS, Pendulum Property Partners, LLC, a Nevada limited liability company (Pendulum), is under contract to buy certain of the Wells Fargo-owned DDA property: specifically, Parcels 16 through 19, Parcels 24 through 27, and the easterly 1.85 acre portion of Parcel 20; and

SECTION 13. WHEREAS, A Lot Line Adjustment is being processed, which would, among other things, create two new legal parcels from Parcel 23 – a westerly 2.07 acre parcel and an easterly 3.02 acre parcel. Whereas, the City is under contract to purchase the westerly 2.07 acre portion of Parcel 23 from Lewis Piemonte Land, LLC, a Delaware limited liability company. Pendulum desires to acquire an option to purchase the 2.07 acres from the City. A draft Option Agreement has been prepared and is on file with the City Records Management Department. Parcels 16 through 19, Parcels 24 through 27, and the easterly 1.85 acre portion of Parcel 20 plus the westerly 2.07 acre portion of Parcel 23 which Pendulum would have an option to acquire pursuant to the Option Agreement is referred to as the “Proposed Pendulum Property.” The Proposed Pendulum Property, as used herein, is intended to include all property in The Ontario Center currently being acquired by Pendulum from Wells Fargo and the property which is the subject of the Option Agreement and subject to the DDA; and

SECTION 14. Whereas, due to the importance of the overall development of The Ontario Center, the Successor Agency and City entered into that certain Assignment and Assumption Agreement dated as of May 17, 2016 whereby the Successor Agency assigned to the City all of the Successor Agency’s right, title and interest in and to the DDA and all related agreements to which Successor Agency is a party or to which Successor Agency is a beneficiary (express or implied) (including, without limitation, all documents entered into in furtherance of the DDA) and the City assumed all rights and obligations of Successor Agency thereunder (“City Assignment and Assumption Agreement”); and

SECTION 15. Whereas, the City Assignment and Assumption Agreement (a copy of which is on file with the City Records Management Department) was approved by the Oversight Board to the Successor Agency by Resolution No. OOB-035 and the California State Department of Finance approved Resolution No. OOB-035 by letter dated July 1, 2016 to the Successor Agency; and

SECTION 16. Whereas, in order to induce the development of the Proposed Pendulum Property, which has been stalled, Pendulum has requested and staff is recommending that all DDA covenants and obligations related to the Proposed Pendulum Property be terminated in their entirety and removed as a burden or encumbrance from the Proposed Pendulum Property, except for non-discrimination covenants which shall remain in perpetuity. Some specific DDA covenants and obligations which would be terminated and extinguished if the City agreed to the request would be: (1) removing phasing requirements for the development of the property; (2) removing provisions relating to the type and quality of development; (3) removing requirements that development occur within a set time schedule; (4) removing City approval rights over transferees and financing; and (5) removing maintenance obligations. A proposed draft Termination of Covenants has been prepared; and

SECTION 17. Whereas, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AS FOLLOWS:

1. The City Council of the City of Ontario hereby finds and determines that the foregoing recitals are true and correct.
2. The City Council hereby approves the Option Agreement, a copy of which is on file with the City Records Management Department.
3. Without the requirement of any further approval of the City Council, the City Manager or designee is authorized to do all of the following: (a) execute the Option Agreement, together with any non-substantive changes approved by the City Manager and City special legal counsel; (b) negotiate and execute the proposed draft Termination of Covenants, subject to approval by City special legal counsel; (c) take any action and negotiate and execute any and all other documents and agreements necessary or appropriate to release the DDA and its related covenants and obligations from the Proposed Pendulum Property (except for non-discrimination covenants which shall remain in perpetuity), subject to approval by City special legal counsel; (d) take any action and negotiate and execute any and all other documents and agreements necessary or appropriate to implement this Resolution, subject to approval by City special legal counsel.
4. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.
5. This Resolution shall take effect immediately upon its adoption.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

---

SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017- duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

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SHEILA MAUTZ, CITY CLERK

(SEAL)

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION APPROVING FINAL PARCEL MAP NO. 19706 LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE**

**RECOMMENDATION:** That the City Council adopt a resolution approving Final Parcel Map No. 19706 located at the southeast corner of Holt Boulevard and Pleasant Avenue.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Focus Resources in Ontario's Commercial and Residential Neighborhoods  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** None.

**BACKGROUND:** Final Parcel Map No. 19706, consisting of two (2) commercial lots and one (1) industrial lot on 3.92 acres, as shown on the attached Exhibit A, has been submitted by the City of Ontario in partnership with the developer, AutoZone West, LLC, a Nevada Limited Liability Company (Mr. Timothy J. Goddard, Vice President).

Tentative Parcel Map No. 19706 was approved by the Planning Commission (7 to 0) on June 28, 2016.

All public infrastructure improvements are being constructed by the City of Ontario Economic Development Agency per the construction contract for the Holt/Melrose Street Improvement Project which was approved by the City Council on May 2, 2017.

This map meets all conditions of the Subdivision Map Act and the Ontario Municipal Code and has been reviewed and approved by the City Engineer.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Manoj Hariya, PE  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

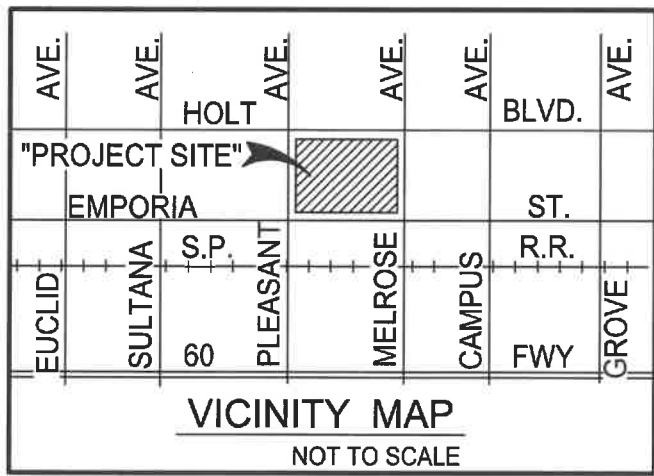
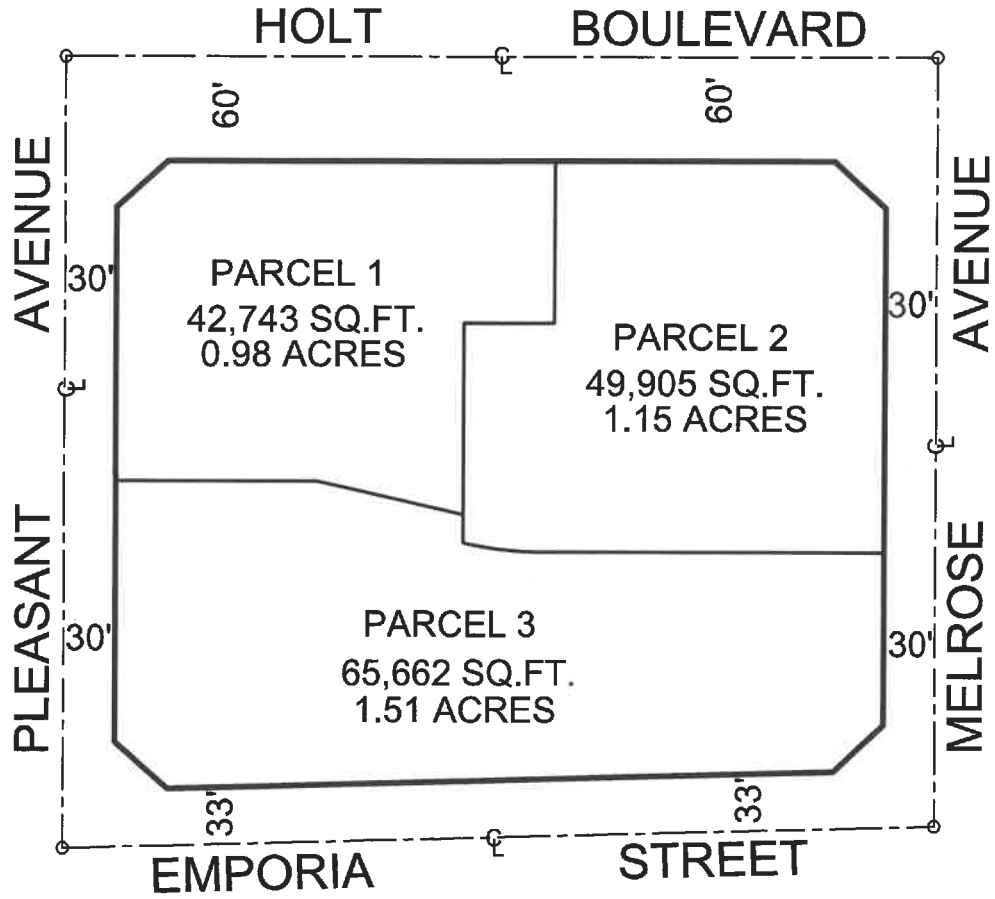
Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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# EXHIBIT A

NOT TO SCALE



**CITY OF ONTARIO**

ENGINEERING DEPARTMENT

**FILE NO. PM 19706**

APPLICANT: AUTOZONE WEST LLC.  
CITY OF ONTARIO

PROJECT: THREE (3) PARCELS  
COMMERCIAL SUBDIVISION



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 19706, LOCATED AT THE SOUTHEAST CORNER OF HOLT BOULEVARD AND PLEASANT AVENUE.

WHEREAS, Tentative Parcel Map No. 19706, submitted for approval by the City of Ontario in partnership with the developer, AutoZone West, LLC, a Nevada Limited Liability Company (Mr. Timothy J. Goddard, Vice President) was approved by the Planning Commission of the City of Ontario on June 28, 2016; and

WHEREAS, Tentative Parcel Map No. 19706 consists of three (3) numbered lots, being a subdivision of a portion of lots 1 and 4, block 1038, town of Ontario, as per map recorded in book 9, page 43 of maps, and lots 1 through 9, inclusive, block 4, of the east side tract, as per map recorded in book 14, page 43 of maps, together with a certain portion of a 10' wide alley lying northerly of lot 4, book 4 of the east side tract, all of records of San Bernardino county ; and

WHEREAS, the requirement for the preparation of Covenants, Conditions and Restrictions (CC&R's), reviewed and approved by the City Attorney's office and the City Engineer, to ensure the right to mutual ingress and egress and continued maintenance of common facilities by commonly affected property owners has been deferred to a date that coincides with the recordation of the subject Parcel Map; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Ontario, California, that Final Parcel Map No. 19706, be approved and that the City Clerk be authorized to execute the statement thereon on behalf of said City.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO LEGAL FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO    )  
CITY OF ONTARIO                )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-     was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-     duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION PERTAINING TO DECLARED PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY**

**RECOMMENDATION:** That the City Council adopt a resolution rescinding Resolution 2013-038, and declaring prima facie speed limits on certain streets within the City.

**COUNCIL GOALS:** Maintain the Current High Level of Public Safety  
Operate in a Businesslike Manner

**FISCAL IMPACT:** There is no direct fiscal impact. The annual operating budget includes appropriations for the repair, maintenance, and routine replacement of various street signs throughout the City.

**BACKGROUND:** In accordance with Sections 4-6.1501 and 4-6.1502 of the Ontario Municipal Code, the City Council declares new or revised prima facie speed limits by resolution. On June 4, 2013, the City Council adopted Resolution 2013-038 establishing speed limits on certain City streets. These limits were established in accordance with the California Vehicle Code which requires that engineering and traffic surveys be conducted before establishing speed limits on local roadways.

New engineering and traffic surveys are completed throughout the City as a matter of routine practice to ensure that surveys remain valid, and enforcement complies with the California Vehicle Code. During the past several months, new roadway segments have been constructed such as the Turner Avenue, Haven Avenue and Merrill Avenue extensions. Ontario Ranch Road is the re-alignment of Edison Avenue and Archibald Avenue was widened and a center divider installed. Milliken Avenue and Mission Boulevard were grade-separated. As such, new surveys have been conducted to either establish new limits or validate existing ones.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Mauricio N. Diaz, P.E.  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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The following changes are proposed:

Archibald Avenue	<b>from Chino Avenue to Schaefer Avenue: 50 mph to 55 mph</b>
Merrill Avenue	<u>from Archibald Avenue to east end of road: 35 mph, new speed limit</u>
Ontario Ranch Road	<u>from Archibald Avenue to Haven Avenue: 50 mph, new speed limit</u> <u>from Haven Avenue to Hamner Avenue: 55 mph, new speed limit</u>
Turner Avenue	<u>from Grey Fox Lane to Ontario Ranch Road: 45 mph, new speed limit</u>

Note: **Bolded Segments** are increasing.  
Underlined segments are new.

Staff recommends that Resolution 2013-038 be rescinded thereby abolishing all existing speed limits, and adopting a new resolution will hereby re-establish existing speed limits with the proposed additions and revisions.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, RESCINDING RESOLUTION 2013-038 AND DECLARING PRIMA FACIE SPEED LIMITS ON CERTAIN STREETS WITHIN THE CITY.

WHEREAS, the California Vehicle Code authorizes local authorities to designate and regulate speed zones within their jurisdictions to facilitate the safe and orderly movement of traffic; and

WHEREAS, Sections 4-6.1501 and 4-6.1502 of the City of Ontario Municipal Code state that declarations of prima facie speed limits may be by resolution based upon the findings of engineering and traffic surveys; and

WHEREAS, on June 4, 2013 the City Council adopted Resolution 2013-038 establishing prima facie speed limits; and

WHEREAS, the following declared prima facie speed limits are based on the results of the engineering and traffic surveys.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ontario does hereby rescind Resolution 2013-038 and declare that the following prima facie speed limits are the most appropriate to facilitate the safe and orderly movement of traffic:

Street	Segment	Declared Prima Facie Speed Limit (mph)	Date of Survey
Airport Dr	Haven Ave to Etiwanda Ave	45	3/25/2013
Archibald Ave	Fourth St to Airport Dr	50	4/21/2017
Archibald Ave	Jurupa St to Walnut Ave	45	12/7/2010
Archibald Ave	Walnut Ave to Chino Ave	50	4/21/2017
Archibald Ave	Chino Ave to South City Limits	55	4/21/2017
Baker Ave	Eighth Ave to Fourth Street	40	12/15/2010
Baker Ave	Mission Blvd to Philadelphia St	45	12/7/2010
Benson Ave	(Eastside) I-10 Freeway to Holt Blvd	35	1/14/2013
Benson Ave	(Eastside) Mission Blvd to Philadelphia St	40	1/14/2013
Bon View Ave	Holt Blvd to Philadelphia St	45	1/15/2013
Bon View Ave	Chino Ave to Schaefer Ave	45	1/17/2013
Bon View Ave	Schaefer Ave to Merrill Ave	50	1/15/2013
Brooks St	Benson Avenue to Mountain Ave	45	1/14/2013
Campus Ave	I-10 Freeway to Holt Blvd	35	1/5/2010
Campus Ave	Holt Blvd to Francis St	40	1/17/2013

Campus Ave	Francis St to Riverside Dr	45	1/15/2013
Campus Ave	Riverside Dr to Chino Ave	40	3/21/2013
Center Ave	Fourth Street to Inland Empire Blvd	35	12/16/2010
Chino Ave	Euclid Ave to Archibald Ave	50	12/9/2010
Chino Ave	Archibald Ave to Turner Ave	40	12/8/2010
Cleveland Ave	Edison Ave to Eucalyptus Ave	45	12/8/2010
Commerce Pkwy	Airport Dr to Jurupa St	45	1/10/2013
Concours St	Center Ave to Milliken Ave	45	12/15/2010
Convention Center Wy	Vineyard Ave to Holt Blvd	40	12/7/2010
D St	Benson Ave to Grove Ave	35	12/8/2010
D St	Grove Ave to Vineyard Ave	40	12/7/2010
Deer Creek Loop	North and South Loop	30	1/10/2013
Dupont Ave	Airport Dr to Francis St	40	1/10/2013
Edison Ave	Euclid Ave to Archibald Ave	50	12/7/2010
Edison Ave	Archibald Ave to Cleveland Ave	55	12/7/2010
Eighth St	West City Limit to East City Limit	40	1/7/2013
Etiwanda Ave	Fourth St to Philadelphia St	50	1/8/2013
Eucalyptus Ave	Euclid Ave to Grove Ave	45	12/7/2010
Eucalyptus Ave	Cleveland Ave to Hamner Ave	50	12/8/2010
Fifth St	Benson Ave to I-10 Freeway	35	11/16/2010
Fifth St	Grove Ave to Baker Ave	35	11/16/2010
Fourth St	Benson Ave to Mountain Ave	40	12/14/2010
Fourth St	Mountain Ave to Baker	35	12/14/2010
Fourth St	Baker Ave to Vineyard Ave	45	12/15/2010
Fourth St	Vineyard Ave to Etiwanda Ave	55	12/14/2010
Francis St	Benson Ave to Euclid Ave	40	3/21/2013
Francis St	Euclid Ave to Campus Ave	35	3/21/2013
Francis St	Campus Ave to Archibald Ave	45	1/16/2013
Francis St	Metro Wy to Rochester Ave	40	1/7/2013
Francis St	Wineville Ave to Etiwanda Ave	40	1/8/2013
G St	Benson Ave to Grove Ave	35	12/8/2010
G St	Grove Ave to Vineyard Ave	40	12/8/2010
Grove Ave	Eighth St to Mission Blvd	45	1/7/2013
Grove Ave	Mission Blvd to SR-60 Freeway	50	1/16/2013
Grove Ave	SR-60 Freeway to Riverside Dr	45	1/15/2013
Grove Ave	Riverside Dr to Merrill Ave	50	1/15/2013
Guasti Rd	Holt Blvd to Haven Ave	45	12/15/2010
Haven Ave	Fourth St to Airport Dr	45	3/21/2013
Haven Ave	Airport Dr to Mission Blvd	55	1/9/2013
Haven Ave	Mission Blvd to SR-60 Freeway	50	1/7/2013
Haven Ave	SR-60 Freeway to Ontario Ranch Rd	50	4/21/2017
Hellman Ave	Mission Blvd to Philadelphia St	45	3/25/2013
Holt Blvd	Benson Ave to San Antonio Ave	45	3/25/2013
Holt Blvd	San Antonio Ave to Grove Ave	40	1/17/2013
Holt Blvd	Grove Ave to Convention Center Wy	50	1/17/2013
I St	Benson Ave to Fresno St	35	12/8/2010

Inland Empire Blvd	Vineyard Ave to Archibald Ave	50	12/15/2010
Inland Empire Blvd	Archibald Ave to Milliken Ave	45	12/15/2010
Jurupa St	Archibald Ave to Etiwanda Ave	45	1/8/2013
Lytle Creek Loop	(North and South loop)	30	1/7/2013
Merrill Ave	Euclid Ave to Archibald Ave	50	12/7/2010
Merrill Ave	Archibald Ave to East of the Street	35	5/15/2017
Milliken Ave	Fourth St to Mission Blvd	50	1/7/2013
Milliken Ave	Mission Blvd to Riverside Dr	50	5/15/2017
Milliken/Hamner Ave	Riverside Dr to South City Limits	55	12/8/2010
Mission Blvd	Benson Ave to Euclid Ave	50	12/9/2010
Mission Blvd	Euclid Ave to Grove Ave	45	12/9/2010
Mission Blvd	Grove Ave to Haven Ave	55	12/7/2010
Mission Blvd	Haven Ave to Milliken Ave	55	5/15/2017
Mountain Ave	I-10 Freeway to Holt Blvd	40	1/15/2013
Mountain Ave	Holt Blvd to Philadelphia St	50	1/14/2013
Mountain Ave	Philadelphia St to SR-60 Freeway	40	3/21/2013
Ontario Blvd	Campus Ave to California St	40	1/17/2013
Ontario Mills Cr	Entire Length of Loop	30	1/9/2013
Ontario Mills Pkwy	Milliken Ave to Rochester Ave	40	1/9/2013
Ontario Mills Pkwy	Rochester Ave to Etiwanda Ave	45	1/8/2013
Ontario Ranch Rd	Archibald Ave to Haven Ave	50	4/21/2013
Ontario Ranch Rd	Haven Ave to Hamner Ave	55	4/21/2013
Philadelphia St	Benson Ave to Euclid Ave	45	12/9/2010
Philadelphia St	Euclid Ave to Grove Ave	40	12/9/2010
Philadelphia St	Grove Ave to Archibald Ave	50	12/14/2010
Philadelphia St	Archibald Ave to Mission Blvd	45	12/14/2010
Philadelphia St	Milliken Ave to Etiwanda Ave	45	12/14/2010
Phillips St	Benson Ave to Campus Ave	40	12/9/2010
Riverside Dr	Euclid Ave to Campus Ave	45	4/8/2008
Riverside Dr	Campus Ave to Milliken Ave	50	4/7/2008
Rockefeller Ave	Airport Ave to Jurupa St	35	12/14/2010
San Antonio Ave	I-10 Freeway to Phillips St	35	1/15/2013
San Antonio Ave	Phillips St to South City Limit	45	1/16/2013
Santa Ana St	Carnegie Ave to Rockefeller Ave	35	1/10/2013
Santa Ana St	Wineville Ave to Etiwanda Ave	35	1/8/2013
Schaefer Ave	Euclid Ave to Vineyard Ave	45	12/9/2010
Seventh St	West City Limit to Vineyard Ave	35	1/7/2013
Sixth St	Benson Ave to Grove Ave	35	1/2/2008
Sixth St	Euclid Ave to Grove Ave	35	1/8/2013
Sixth St	Grove Ave to East City Limit	45	1/8/2013
State St	Benson Ave to San Antonio Ave	45	1/15/2013
State St	San Antonio Ave to Campus Ave	35	1/17/2013
Sultana Ave	I-10 Freeway to Philadelphia St	35	12/8/2010
Turner Ave	Fourth St to Inland Empire Blvd	45	12/15/2010
Turner Ave	Arcadian Shore Dr to Ontario Ranch Rd	45	4/21/2017
Vine Ave	Fourth St to Philips St	30	1/15/2013



Vineyard Ave	Eighth St to Fourth St	50	1/7/2013
Vineyard Ave	Fourth St to Airport Dr	45	1/7/2013
Vineyard Ave	Mission Blvd to Philadelphia St	50	1/16/2013
Vineyard Ave	Philadelphia St to Riverside Dr	45	1/16/2013
Walnut St	Fern Ave to Vineyard Ave	45	12/9/2010

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-     was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-     duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: CONSTRUCTION CONTRACT FOR TRAFFIC SIGNAL IMPROVEMENTS AT CAMPUS AVENUE AND PHILDELPHIA STREET, AND AT BAKER AVENUE AND SIXTH STREET**

**RECOMMENDATION:** That the City Council approve the plans and specifications and award a construction contract (on file in the Records Management Department) to Elecnor Belco Electric, Inc. of Chino, California, for the installation of traffic signals at Campus Avenue and Philadelphia Street (HSIPL-5092(032)) and at Baker Avenue and Sixth Street (HSIPL-5092(033)) in the bid amount of \$629,708 plus a ten percent (10%) contingency of \$63,292 for a total authorized expenditure of \$693,000; and authorize the City Manager to execute said contract and related documents, and file a notice of completion at the conclusion of all construction activities.

**COUNCIL GOALS:** Focus Resources in Ontario's Commercial and Residential Neighborhoods Pursue City's Goals and Objectives by Working with Other Governmental Agencies Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** The FY 2016-17 Adopted Budget included appropriations of \$51,600 from Gas Tax and \$522,700 from Ground Access for a total appropriation of \$574,300. Those appropriations will be carried over to the current fiscal year in the First Quarter Budget Report to the City Council, if approved. The \$693,000 authorized expenditure for the contract requires an additional appropriation of \$118,700 from the OMC DIF fund. The City will be reimbursed 90% of the construction costs by the State of California from the Highway Safety Improvement Program (HSIP) Grant Fund for the construction of this project.

**BACKGROUND:** The scope of services for this project includes construction of new traffic signal systems at the intersections of Campus Avenue and Philadelphia Street, and Baker Avenue and Sixth Street. The project will improve overall pedestrian access and vehicular circulation, and provide a higher level of traffic control.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Mauricio N. Diaz, P.E.  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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In May 2017 the City solicited bids for the project. Six bids were received. The following is a summary of the bid results:

COMPANY	LOCATION	AMOUNT
DBX, Inc.	Temecula, CA	\$622,480 *DQ
<b>Elecnor Belco Electric, Inc.</b>	<b>Chino, CA</b>	<b>\$629,708</b>
Comet Electric, Inc.	Chatsworth, CA	\$637,984
Sierra Pacific Electrical	Riverside, CA	\$655,659
Alfaro Communications Construction, Inc.	Compton, CA	\$656,000
Asplundh Construction Corp.	Anaheim, CA	\$673,400

\*DQ: Disqualified

The apparent low bidder, DBX, Inc. was deemed to have submitted a non-responsive bid and was disqualified. The second low bidder, Elecnor Belco Electric, Inc. of Chino, California submitted the lowest-responsive bid and is recommended at the bid amount of \$629,708 plus a ten percent (10%) contingency of \$63,292 for a total authorized expenditure of \$693,000.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were reviewed and staff determined that the project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Section 15301 (Class 3, New Construction or Conversion of Small Structures) of the State CEQA Guidelines.

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: AUTHORIZE THE PURCHASE OF REPLACEMENT FLEET VEHICLES**

**RECOMMENDATION:** That the City Council takes the following actions:

- (A) Authorize the cooperative purchase and delivery two Chevy Colorado Trucks in the amount of \$64,258 for the Police Department and one Ford F150 Truck in the amount of \$35,368 for the Police Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.
- (B) Authorize the cooperative purchase and delivery of three Ford Escapes in the amount of \$79,118 for the Fire Department and one Chevy Colorado Truck in the amount of \$25,456 for the Code Enforcement Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.
- (C) Authorize the cooperative purchase and delivery of one Kenworth T880 CNG Vactor Truck in the amount of \$499,663 for the Utilities Department from Haaker Equipment Company located in La Verne, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 022014-FSC.
- (D) Award Bid No. 725 and authorize the purchase and delivery of one Medium Duty Stake Bed Truck in the amount of \$87,997 for the Solid Waste Department from Fairway Ford of Placentia, California.

**COUNCIL GOALS:** Maintain the Current High Level of Public Safety  
Operate in a Businesslike Manner

**FISCAL IMPACT:** The Fiscal Year 2016-17 Adopted Budget included appropriations in the amount of \$196,000 for the purchase of these vehicles. Those appropriations will be carried over to the current Fiscal

**STAFF MEMBER PRESENTING:** Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Manuel Rebolledo  
Department: Fleet Services

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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Year in the First Quarter Budget Report to the City Council, if approved. The total cost of the vehicles recommended for purchase is \$187,623. The Fiscal Year 2017-18 adopted budget includes appropriations in the amount of \$605,000 for the purchase of the replacement vehicles listed in Recommendations (B) and (C). The total cost of the vehicles recommended for purchase is \$604,237.

**BACKGROUND:** The Fiscal Year 2016-17 Third Budget Update included appropriations for the addition of police vehicles at the Ontario International Airport. The other vehicles recommended for replacement in this action have outlived their useful life and it is no longer cost effective to maintain them. They are scheduled for replacement pursuant to ongoing efforts to reduce expenses, maximize useful life expectancy and extend replacement cycles of fleet equipment while ensuring safe and reliable operation.

**(A) Three Vehicles for the Police Department**

Staff recommends the cooperative purchase and delivery two Chevy Colorado Trucks in the amount of \$64,258 for the Police Department and one Ford F150 Pick-Up Truck in the amount of \$35,368 for the Police Department from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.

**(B) Four Vehicles for the Fire Department and Code Enforcement Department**

Staff recommends the cooperative purchase and delivery of three Ford Escapes in the amount of \$79,118 for the Fire Department, and one Chevy Colorado Truck for the Code Enforcement Department in the amount of \$25,456 from National Auto Fleet Group of Watsonville, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 120716-NAF.

**(C) One Vehicle for the Utilities Department**

Staff recommends the purchase and delivery of one Kenworth T880 CNG Vactor Truck in the amount of \$499,663 for the Utilities Department from Haaker Equipment Company located in La Verne, California, consistent with the terms and conditions of the National Joint Powers Alliance (NJPA) Cooperative Contract 022014-FSC.

**(D) Bid No. 725: One Medium Duty Stake Bed Truck for the Solid Waste Department**

In March 2017, the City solicited bids for one Medium Duty Stake Bed Truck. The results were as follows:

<b>One Medium Duty Stake Bed Truck</b>		
<b><u>Supplier</u></b>	<b><u>Location</u></b>	<b><u>Bid Amount</u></b>
Fairway Ford	Placentia, California	\$87,997
TranswestTruck	Fontana, California	\$95,684
*Western Truck	Los Angeles, California	\$74,672

Staff recommends the purchase and delivery one Medium Duty Stake Bed Truck in the amount of \$87,997 and award Bid No. 725 to Fairway Ford, located in Placentia, California. \*Western Truck was deemed non-responsive as they did not adhere to the prescribed online procurement bid specification requirements.

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION APPROVING A FIVE-YEAR EXTENSION FOR THE DEVELOPMENT OF HOUSING ASSETS TRANSFERRED TO THE ONTARIO HOUSING AUTHORITY FROM THE CITY OF ONTARIO, SUCCESSOR AGENCY OF THE FORMER ONTARIO REDEVELOPMENT AGENCY**

**RECOMMENDATION:** That the Board of Directors of the Ontario Housing Authority (“Authority”) adopt the attached resolution approving five-year extension for the development of housing assets transferred to the Authority from the City of Ontario, acting as the Successor Agency to the Ontario Redevelopment Agency (“City”).

**COUNCIL GOALS:** Focus Resources in Ontario’s Commercial and Residential Neighborhoods

**FISCAL IMPACT:** None. Existing law provides that in the event that physical development of the property acquired with Low and Moderate Income Housing Funds for affordable housing purposes has not begun by the end of a specified time period, the property shall be sold and the monies from the sale, less reimbursement to the agency for the cost of the sale, shall be deposited in the Low and Moderate Income Housing Fund (now the Low and Moderate Income Housing Asset Fund established pursuant to HSC 34176(d)).

**BACKGROUND:** Pursuant to Health and Safety Code Section 34172, the Ontario Redevelopment Agency (“Redevelopment Agency”) was dissolved as of February 1, 2012. The City elected to serve as the Successor Agency to the Ontario Redevelopment Agency (“Successor Agency”), but elected not to retain the housing asset and functions previously performed by the Redevelopment Agency, and instead elected to transfer all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the Redevelopment Agency, to the Authority.

Prior to the dissolution of the Redevelopment Agency, the Redevelopment Agency directed the transfer of certain real properties, including housing sites to the City and the Authority, through a Cooperation Agreement entered into and by and between the Redevelopment Agency and the City, dated

**STAFF MEMBER PRESENTING:** Brent D. Schultz, Housing and Municipal Services Director

Prepared by: Julie Bjork  
Department: Housing/Municipal Services Agency

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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February 15, 2011. The transfer of these housing sites was approved by the California Department of Finance pursuant to Health and Safety Code 34176 on September 11, 2012.

Under California law, agencies must initiate development activities of real property acquired using monies from the Low and Moderate Income Housing Fund within five years from the date of acquisition. Development activities include the following activities: zoning changes for the development and agreements entered into for the disposition and development of the sites. The five-year time frame for development of housing sites transferred from former redevelopment agencies to successor agencies begins on the date that the Department of Finance approved the property as a housing asset pursuant to California Health and Safety Code Section 341761(e), which for Ontario was September 11, 2012.

However, pursuant to Assembly Bill 1X 26, enacted in June 2011, and Assembly Bill 1484, enacted in June 2012 (collectively, the "Dissolution Act"), assets transfers between the former Redevelopment Agency, the City and/or the Authority after January 1, 2011 were potentially invalid.

Pursuant to Health and Safety Code Section 34167.5, the State Controller's Office (SCO) conducted an audit to review all transfers of the Redevelopment Agency. The SCO finalized their findings in a report, dated September 30, 2014. The SCO's report provided that the 2011 transfer of the properties from the Redevelopment Agency to the City and/or Authority pursuant to the cooperation Agreement were unallowable transfers. The SCO Report directed the City to turn these properties over to the Successor Agency.

On April 7, 2015, the City, Authority, and Successor Agency adopted resolutions directing staff to transfer the properties back to the Successor Agency. On May 5, 2015, the Successor Agency adopted a resolution approving the transfer of the housing properties to the Authority. These transfers were then submitted back to the California Department of Finance for their approval. The expiration of the appeal period of these transfers to the Authority expired on June 19, 2015.

Due to these title issues, the Authority was unable to commence development activities on the housing sites until the expiration of the DOF appeal period. Despite the legal status of the properties being unclear until June 19, 2018, the start date for calculation of the five-year period for development remains the earlier date of September 11, 2012. It is for these reasons that staff is requesting a one-time only approval of the five-year requirement to initial development activities through to 2022.

If the five-year extension is not approved, the properties shall be sold and the monies from the sale, less reimbursement to the Authority for the cost of the sale, shall be deposited in the Low and Moderate Income Housing Asset Fund. The Authority shall have three years to encumber these funds towards eligible affordable housing expenses. If these funds are not encumbered then within the three-year period, the funds are returned to the State of California Department of Housing and Community Development.

Attached is the list of all properties transferred as housing assets to the Ontario Housing Authority that require a five-year extension (Exhibit A).



**EXHIBIT A**  
**LIST OF PROPERTIES REQUIRING A ONE-TIME ONLY FIVE-YEAR EXTENSION**

Site Address	Current Owner	APN	Department of Finance (DOF) Housing Asset Transfer (HAT) Approval Date	Transfer Date (Resolution: OOB-027)	Subsequent Transfer Date (Resolution: OOB-031)	DOF Expiration of Appeal (OOB-027) or DOF Approval of (OOB-031)	Development Deadline
<b>EUCLID IN-FILL</b>							
110 E. Maitland St.	Ontario Housing Authority	1049-511-03	09/11/12	05/28/15		06/19/15	09/10/17
1004 S. Euclid Ave.		1049-563-10	09/11/12	05/28/15		06/19/15	09/10/17
1325 S. Euclid Ave.		1049-531-02	09/11/12	05/28/15		06/19/15	09/10/17
1329 S. Euclid Ave.		1049-531-01	09/11/12	05/28/15	N/A	06/19/15	09/10/17
<b>ONTARIO TOWN SQUARE C-1</b>							
334 N. Euclid Ave.	Ontario Housing Authority	1048-511-12					
116 E. D St.	City of Ontario	1048-511-10					
127 E. C St.	Ontario Housing Authority	1048-511-13					
308 N. Euclid Ave.	Ontario Housing Authority	1048-511-11					
<b>TAX DEFAULTED PROPERTY (ACQUISITION)</b>							
1038 E. Fourth St.	Ontario Housing Authority	1048-131-52	09/11/12	05/28/15	N/A	06/19/15	09/10/17

RESOLUTION NO. OHA-

A RESOLUTION OF THE BOARD OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, EXTENDING THE PERIOD FOR DEVELOPMENT OR DISPOSITION OF HOUSING AUTHORITY PROPERTIES TRANSFERRED FROM THE FORMER ONTARIO REDEVELOPMENT AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(e).

WHEREAS, pursuant to Health and Safety Code ("HSC") Section 34176, the City of Ontario ("City"), as the entity that authorized the creation of the dissolved Ontario Redevelopment Agency ("Redevelopment Agency"), elected not to retain the housing assets and functions previously performed by the Redevelopment Agency, and instead elected to transfer all rights, powers, assets, liabilities, duties and obligations associated with the housing activities of the Redevelopment Agency, to the Ontario Housing Authority ("Authority"); and

WHEREAS, HSC Section 34176.1(e) requires all real properties acquired by the Redevelopment Agency prior to February 1, 2012 and transferred to the Authority to be developed pursuant to the requirements detailed in HSC Section 33334.16, with time periods commencing on the date the Department of Finance approved such properties as a housing asset; and

WHEREAS, HSC Section 33334.16 provides that within five years from the date a property is acquired with Low and Moderate Income Housing Funds, activities must be initiated consistent with the development of the property for affordable housing purposes, or the property must be sold and sales proceeds shall be deposited into the Low and Moderate Income Housing Fund (now the Low and Moderate Income Housing Asset Fund established pursuant to HSC 34176(d)); and

WHEREAS, HSC 33334.16 further states that the legislative body may extend the aforementioned property development or disposition deadline for one additional period not to exceed five years; and

WHEREAS, that certain real property that consists of those sites identified on Exhibit "A" attached to this Resolution and incorporated herein by reference (collectively, the "Property") purchased with Low and Moderate Income Funds were transferred to the Housing Authority; and

WHEREAS, under HSC 34176.1(e), the property development and disposition deadline imposed by HSC 33334.16 for the Property is September 11, 2012, which is five years from the date the Department of Finance approved the housing assets transferred from the Redevelopment Agency to the Authority; and

WHEREAS, the Authority desires to retain the Property for up to an additional five years, to develop or dispose of the property as required by HSC 33334.16 and 34176.1(e).

NOW, THEREFORE, THE BOARD OF THE ONTARIO HOUSING AUTHORITY RESOLVES AS FOLLOWS:

SECTION 1. Incorporation. The Recitals set forth above, and the facts further set forth in the agenda report accompanying this Resolution and incorporated herein by reference, are true and correct and incorporated herein by reference.

SECTION 2. Intent to Initiate Affordable Housing Activities. The Authority finds and determines it is the Authority's intention that the Property be developed for affordable housing purposes, or sold to fund other affordable housing activities as permitted by the HSC.

Section 3. Approval of Deadline Extension. The Authority finds and determines that the Authority may retain the Property for an additional period not to exceed five years, for the purpose of initiating affordable housing development activities.

The Secretary of the Ontario Housing Authority shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

---

PAUL S. LEON, CHAIRMAN

ATTEST:

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SHEILA MAUTZ, AUTHORITY SECRETARY

APPROVED AS TO FORM:

---

AUTHORITY COUNSEL

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, SHEILA MAUTZ, Secretary of the Ontario Housing Authority, DO HEREBY CERTIFY that the foregoing Resolution No. OHA-        was duly passed and adopted by the Board Members of the Ontario Housing Authority at their regular meeting held August 15, 2017, by the following roll call vote, to wit:

AYES:            BOARD MEMBERS:

NOES:            BOARD MEMBERS:

ABSENT:          BOARD MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, AUTHORITY SECRETARY

(SEAL)

The foregoing is the original of Resolution No. OHA        duly passed and adopted by the Ontario Housing Authority at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, AUTHORITY SECRETARY

(SEAL)

**EXHIBIT A**  
**LIST OF PROPERTIES REQUIRING A ONE-TIME ONLY FIVE-YEAR EXTENSION**

Site Address	Current Owner	APN	Department of Finance (DOF) Housing Asset Transfer (HAT) Approval Date	Transfer Date (Resolution : OOB-027)	Subsequent Transfer Date (Resolution: OOB-031)	DOF Expiration of Appeal (OOB-027) or DOF Approval of (OOB-031)	Development Deadline
<b>EUCLID IN-FILL</b>							
110 E. Maitland St.	Ontario Housing Authority	1049-511-03	09/11/12	05/28/15	N/A	06/19/15	09/10/17
1004 S. Euclid Ave.		1049-563-10	09/11/12	05/28/15		06/19/15	09/10/17
1325 S. Euclid Ave.		1049-531-02	09/11/12	05/28/15		06/19/15	09/10/17
1329 S. Euclid Ave.		1049-531-01	09/11/12	05/28/15		06/19/15	09/10/17
<b>ONTARIO TOWN SQUARE C-1</b>							
334 N. Euclid Ave.	Ontario Housing Authority	1048-511-12					
116 E. D St.	City of Ontario	1048-511-10					
127 E. C St.	Ontario Housing Authority	1048-511-13					
308 N. Euclid Ave.	Ontario Housing Authority	1048-511-11					
<b>TAX DEFAULTED PROPERTY (ACQUISITION)</b>							
1038 E. Fourth St.	Ontario Housing Authority	1048-131-52	09/11/12	05/28/15	N/A	06/19/15	09/10/17

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: PURCHASE OF TOTAL CONTAINMENT VESSEL (TCV) FROM NABCO SYSTEMS, LLC**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a sole source purchase contract with Nabco Systems, LLC of Canonsburg, Pennsylvania in the amount of \$378,911 (includes sales tax performance bond) for the purchase of a TCV.

**COUNCIL GOALS:** Maintain the Current High Level of Public Safety  
Operate in a Businesslike Manner  
Pursue City's Goals and Objectives by Working with Other Governmental Agencies


**FISCAL IMPACT:** In November 2016, the City Council approved the acceptance of a grant award of \$390,000 provided through the Urban Area Security Initiative (UASI) grant program for the purchase of a TCV. This appropriation is subject to carry over in the FY2017-18 First Budget Update Report.

**BACKGROUND:** The purchase of a TCV will enhance the regional response capabilities in the west end of San Bernardino County as a mutual aid resource for surrounding and regional agencies including the Ontario International Airport.

The design of this Explosive Ordinance Disposal (EOD) "TCV" provides for the safe containment and transportation of explosive devices with associated chemical and biological agents. It will be capable of repeatedly containing the overpressure and fragmentation (within the vessel) associated with the detonation of high explosives and or improvised explosive devices.

On June 19, 2017, the City solicited bids; and only two were received. Bids were reviewed by Fire Department Bomb Squad Team members for accuracy and compliance with the provisions contained in the project specifications. The apparent low bidder, Mistral Security Inc., with a bid amount of \$299,595, identified four exceptions in their response and was removed from further consideration. The lowest qualified bidder was Nabco Systems, LLC with a bid amount of \$378,911. Staff recommends awarding contract to Nabco Systems, LLC of Canonsburg, Pennsylvania. Sole Source approval from

**STAFF MEMBER PRESENTING:** Rob Elwell, Fire Chief

Prepared by: Cathy Thomas  
Department: Fire  
City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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California Office of Emergency Services is pending and is a required designation from the State to complete the procurement process.

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: A PROFESSIONAL SERVICES AGREEMENT WITH GOODWIN CONSULTING GROUP FOR ANNUAL TAX ADMINISTRATION OF THE CITY'S COMMUNITY FACILITIES DISTRICTS**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a five-year professional services agreement (on file with the Records Management Department), with Goodwin Consulting Group of Sacramento, California, for annual tax administration of the City's Community Facilities Districts (CFDs).

**COUNCIL GOALS:** Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)  
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

**FISCAL IMPACT:** The cost to provide tax administration for each CFD ranges from \$2,700 to \$5,500 (subject to an inflation adjustment of 3% per year) depending on the type of CFD. Annual tax administration services are paid from special taxes levied on each taxable parcel, within the City's CFDs. Therefore, there will be no impact to the General Fund from the proposed agreement.

**BACKGROUND:** The Mello-Roos Community Facilities Act of 1982 provides local government, with the consent from a majority of the property owners, the authority to establish CFDs for the purpose of levying special taxes to fund governmental services and to finance various kinds of public infrastructure facilities. Tax administration service is a specialized field and Goodwin Consulting Group offers a comprehensive service from structuring the Rate of Method of Apportionment (RMA) during CFD formation to tax administration including assessing annual levy based on RMA, preparing tax reports mandated by State Controller's Office, and providing customer service to taxpayers' inquiries. In addition, they are one of the bond financing consultants approved by City Council on January 19, 2016 to assist with the City's CFD formation process and structuring the RMA of Special Tax for CFDs.

**STAFF MEMBER PRESENTING:** Grant D. Yee, Administrative Services/Finance Director

Prepared by: Amy Chang  
Department: Management Services

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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This agreement will help provide continued consistent administration of the City's annual CFD tax assessments, and disclosure of annual reports required under the CFD bond indentures.

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: PURCHASE OF WATER METERS AND REPAIR PARTS**

**RECOMMENDATION:** That the City Council approve and authorize the sole source purchase of new water meters and repair parts for a total not to exceed amount of \$2,400,000 from HD Supply Waterworks of Perris, California.

**COUNCIL GOALS:** Invest in the City's Infrastructure (Water, Sewers, Parks, Streets, Storm Drains and Public Facilities)

**FISCAL IMPACT:** The actual cost of meters to be purchased will be determined based on unit pricing for the various sizes of meters and actual meter repair, replacement and new installation needs. The Fiscal Year 2017-18 Water Operating and Capital Improvement Program budgets include \$2,400,000 for the purchase of new and replacement meters and repair parts. New developments pay for new meter installations while the cost of meter testing, repair and replacement is included in the rates the City bills for water service. There is no impact to the General Fund.

**BACKGROUND:** There are over 32,500 water meters citywide, which includes 4,500 meters that serve industrial and commercial businesses as well as landscape areas. Approximately 28,000 meters are used for residential. The accuracy of meters has a direct relationship to accounting and billing for water service. To maintain accuracy and functionality, meters need to be replaced approximately every ten years and they are repaired as needed.

In Fiscal Year 2017-18, approximately 3,250 meters will be installed to replace existing meters as part of the ten-year meter replacement program and up to 1,000 meters are planned to be installed for new development in the Old Model Colony and Ontario Ranch.

The Master Meter 3G Radio Read Meter was selected as the City standard specification for all new and replacement meter installations as a result of a public bid process and product evaluation that took place in 2001 when six different vendors and product lines were evaluated. To maintain consistency with our

**STAFF MEMBER PRESENTING:** Scott Burton, Utilities General Manager

Prepared by: Tom O'Neill  
Department: MU/Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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standardized meters that are already in place throughout the City, the purchase of these new meters can only be made directly through the manufacturer. Section 2-6.11 (b) (2) of the Ontario Municipal Code states that sole source purchases are authorized if there is only one procurement source. HD Supply Waterworks is the exclusive distributor in California for Master Meter 3G Radio Read Meters and staff has reviewed pricing and recommends this sole source award to HD Supply.

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: RESOLUTION APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS THROUGH THE STATE DEPARTMENT OF PARKS AND RECREATION**

**RECOMMENDATION:** That the City Council adopt a resolution approving the filing of an application for grant funds through the State Department of Parks and Recreation in the amount of \$494,900, for the Outdoor Environmental Education Facilities Grant under the California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) for the Outdoor Education Center Project at the Ontario Museum of History and Art.

**COUNCIL GOALS:** Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)  
Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.

**FISCAL IMPACT:** The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002 (Proposition 40) through the State Department of Parks and Recreation authorized the Outdoor Environmental Education Facilities Grant to award grants on a competitive basis with potential grant request amounts up to, but not more than \$500,000. The project recommended in the grant application is the Outdoor Education Center at the Ontario Museum of History and Art with a requested grant funds of \$494,900. Matching funds are not required, but the State of California Department of Parks and Recreation Office of Grants and Local Services will assign a higher priority to applicants that include a commitment for matching funds for non-construction costs.

**BACKGROUND:** The intent of the Outdoor Environmental Education Facilities Grant is to finance the development of a public outdoor structure and exhibit that facilitate focused learning in a natural outdoor setting with native vegetation. The Outdoor Education Center project is consistent with the grant program criteria and will create a new outdoor shaded structure with permanent tiered seating, interpretive signage and a permeable paver open space for additional seating. The new outdoor center

**STAFF MEMBER PRESENTING:** Mark Chase, Community and Public Services Director

Prepared by: John Worden  
Department: Ontario Museum of History & Art

City Manager  
Approval: \_\_\_\_\_



Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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will allow for outdoor programming and activities. The recommended resolution of the City Council is a mandatory requirement of the State Department of Parks and Recreation grant application process.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO,  
CALIFORNIA, APPROVING THE APPLICATION FOR OUTDOOR  
ENVIRONMENTAL EDUCATION FACILITIES GRANT FUNDS.

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Outdoor Environmental Education Facilities Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of application before submission of said application to the State; and

WHEREAS, successful applicants will enter into a contract with the State of California to complete the Grant Scope project;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Ontario hereby Approves the filing of an application for the Outdoor Education Center at the Ontario Museum of History and Art project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and

2. Certifies that if the project is awarded the Applicant has or will have the sufficient funds to operate and maintain the project, and

3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and

4. Delegates the authority to the City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to, applications, agreements, amendments, payment requests, which may be necessary for the completion of the Grant Scope; and

5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

\_\_\_\_\_  
PAUL S. LEON, MAYOR

ATTEST:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-    was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:         COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-    duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)



# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
CONSENT CALENDAR

**SUBJECT: ALTERNATIVES ANALYSIS FOR THE GOLD LINE EXTENSION FROM MONTCLAIR TO THE ONTARIO INTERNATIONAL AIRPORT**

**RECOMMENDATION:** That the City Council authorize the City Manager to negotiate and execute a professional services agreement for an alternatives analysis to bring the Gold Line Extension from the City of Montclair to the Ontario International Airport, and approve budget appropriations of \$1,500,000 to fund the alternatives analysis.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** If approved, budget appropriations of \$1,500,000 will be included in the FY 2017-18 First Quarter Budget Report to be presented to the City Council.

**BACKGROUND:** In December 2008, the "Strategic Planning Study Report for Metro Gold Line Foothill Extension to LA/Ontario International Airport" was completed by the Gold Line Construction Authority and recommended preferred routes as a result of the study. A preferred route identified in the report is the "2A Metrolink/Cucamonga Channel" route that runs along the Cucamonga Creek Channel. The City of Ontario recently adopted Resolution No. 2017-024 which declared support of proposed alignments of the Gold Line that preserved the City's historical assets and neighborhoods, which included but were not limited to the "2A Metrolink/Cucamonga Channel" route. The subject Gold Line Extension to Ontario International Airport Alternatives Analysis must therefore be consistent with Resolution No. 2017-024.

The Alternatives Analysis will be conducted to examine the full range of alternative routes, technologies, and configurations for the extending Gold Line service east from Montclair to the Ontario International Airport, and to recommend a Locally Preferred Alternative to be carried forward into engineering and construction. The services agreement shall include project milestones with progress payments corresponding to work performed and acceptance of deliverables on a mutually agreed upon timeline for completion. The total, not-to-exceed amount of the agreement shall not exceed \$1,500,000.

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Jay Bautista  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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The scope of work will include:

- reviewing and refining project alternatives,
- identifying alignment and station alternatives,
- identifying evaluation methodology,
- conceptual engineering support of the alternatives analysis,
- planning / technical data collection and analysis,
- ridership forecasting,
- financial planning,
- operations planning,
- operations and maintenance costing,
- traffic planning and analysis,
- environmental baseline analysis,
- evaluation of alternatives and selection of preferred alignment, and
- analyzing funding alternatives

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A PUBLIC HEARING TO DETERMINE WHETHER THE PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE ISSUANCE OF ADDITIONAL TAXICAB PERMITS**

**RECOMMENDATION:** That the City Council hold a public hearing to consider and make a determination whether the public convenience and necessity require the issuance of additional taxicab permits.

**COUNCIL GOALS:** Operate in a Businesslike Manner

**FISCAL IMPACT:** The City currently receives an annual owner's permit fee of \$2,500 (plus a \$1 SB1186 fee) from each taxicab company permitted. Adding an additional taxicab company would generate nominal additional General Fund revenues

**BACKGROUND:** Pursuant to Ontario Municipal Code Section 4-5.05, between June 1 and June 30 of each year, any person desiring to obtain a permit to operate taxicabs within the City may submit a letter to the City Clerk requesting that the City Council determine whether the public convenience and necessity require that additional permits be issued. On June 29, 2017, Express Transportation Systems, ("Express") submitted a letter to the City Clerk requesting such a determination.

In determining whether the public convenience or necessity require additional permits, the Ontario Municipal Code indicates that the City Council shall be guided by the following factors:

1. The transportation needs of residents and visitors of the City;
2. The number of taxicabs, limousines, and automobiles for hire already operational in the City;
3. Whether existing transportation services are adequate to meet the public need;
4. The probable effect of additional taxicabs on local traffic conditions;
5. The effect of increased competition on the revenues of existing permittees and on the wages, compensation, hours and conditions of service of existing licensed drivers; and
6. Other relevant factors

**STAFF MEMBER PRESENTING:** Al C. Boling, City Manager

Prepared by: David Sheasby  
Department: Citywide Administration

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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Express has previously sought permits in 2015 and 2016. Using the factors above, the Council determined that the public convenience and necessity did not require the issuance of additional permits in either of those years. In the twelve months since the Council's last determination, there have been minor changes to the relevant analytical data. However, this data is not radically different than the data considered by the Council at that time (or in 2015). Accordingly, staff recommends a City Council determination that the public convenience and necessity do not require the issuance of additional taxicab owner's permits at this time.

Considering the factors:

1. As of the latest tabulations, passenger traffic at ONT is up 6.3% from 2016 numbers. If this increase holds across the entire year, passenger traffic will increase from 4.2 MAP to 4.5 MAP. This total is still significantly less than the high of 7.2 MAP in 2007. The City's population is up an estimated 2.4% from 2016, to 174,283. As such, there has been some upward movement in these primary indicia for demand, but not an observed, drastic change.
2. The number of taxicabs, limousines, and automobiles for hire operational in the City remains the same as it was in 2016. Between the two existing taxicab company permittees, there are at least 60 taxicabs available at any time, with the ability to utilize up to 182.
3. Staff consulted with Ontario hotels and the Greater Ontario Convention and Visitors Bureau (GOCVB) on whether existing service is adequate to meet their needs. Neither the hotels nor the GOCVB have experienced a need for additional taxicabs at this time. Moreover, the City has not received any complaints or comments from other sources asking for additional service. Separately, staff considered compliance with the City's performance standards. In regard to compliance, the City's agreement with the existing permittees establishes performance standards for pickup of customers. Specifically, 88% of customers telephoning for pick up shall be picked up within 15 minutes, 95% within 30 minutes, and 100% within 45 minutes. In the 2016 reporting cycle, both permittees were in compliance with these standards. In 2017, both of the existing taxicab permittees met the City's 15 minute and 30 minute performance standards, but Yellow Cab fell short of the 100% requirement, at 99.41%. Yellow Cab reports that the instances of pickup wait times greater than 45 minutes were due to longer-than-normal hold times, passenger delays in boarding, and issues with finding pickup locations. Lastly, staff considered any complaints lodged against the existing permittees. In the 2016 reporting cycle, there were no complaints lodged. In the 2017 cycle, there were two complaints lodged against Bell Cab (out of 3,919 requests for pick up). Both complaints were lodged in regard to customer service provided by drivers.
4. As it was in 2016, additional taxicabs would potentially add to the congestion of local streets. Express proposes to add 75 taxicabs into service in Ontario. This would more than double the number of taxicabs (60) that are regularly available at this time.
5. Taxicab revenues, industry-wide, continue to decline. Due to the increased market presence of Uber, Lyft and other ridesharing services throughout the City and specific approval recently granted to operate at the airport, the taxicab industry is currently constricting. Accordingly, the effect of increased competition could have a significantly exacerbating negative effect on the revenues of existing permittees, as well as the compensation and conditions of service for existing drivers.
6. There are no identified changes to other relevant factors since 2016.

# **Express Transportation Systems Inc.**

**6782 Columbus Street Riverside CA 92504**

**dba: Yellow Cab , Checker Cab, Inland Empire Cab**

**Phone: (951) 222-2291 Fax: (951) 369-3049**

June 1, 2017

2017 JUN 29 PM 12:14

Sheila Mautz,  
City Clerk, City of Ontario  
City Hall  
303 East B Street  
Ontario, CA. 91764

Dear Ms. Mautz,

As a representative of Express Transportation Systems (ETS), DBA Checker Cab, and AA Inland Empire Cab, I am writing to request that the City of Ontario make a finding of Public Convenience and Necessity and determine that an issuance of an additional permit to operate a taxi cab service within the City of Ontario is in the best interest of its residents and business owners. Per Title 4 Chapter 5 Section 6 of the Ontario Municipal Code, a letter must be submitted to the City Clerk stating that we are requesting the City Council to determine that the public convenience and necessity requires that an additional permit be issued for a new franchisee. Please consider this correspondence to be our official request.

There are numerous factors that need to be considered in determining the public convenience and necessity for the residents and business to request an additional taxi cab company to be added to the current taxi cab franchise. First and foremost are the businesses and residents of the City who were surveyed and clearly say that they are unsatisfied with the service currently being provided. ETS has NO interest at this time in servicing ONT, and believes that allowing all 75 of its Checker Cab fleet that are currently servicing the surrounding Cities will only strengthen the City of Ontario.

The ride sharing companies have taking transportation to a new level and ETS has accepted the challenge and has evolved with its own Uberization app that is available for download to any phone. We plan to work with the businesses and residents of the City to provide a more cost-effective style of business, and a more effective way of providing it.

An increase in visibility and competition will create a more stable service for all even with the dramatic decrease in flight volume. Current Licensees have focused their attention on providing services to ONT and ETS would like to focus on servicing the Hotels, Restaurants, Bars, and the residents of the City.

ETS brings to the table a distinguished track record for its services in San Bernardino County and currently is working in Riverside County, Orange County, and Los Angeles County. ETS is a premier operator with its above average taxi cab drivers who are cross trained in non-emergency medical transportation which requires three (3) certifications including; CPR, Wheelchair Securement with ADA rules and regulations, and a passenger driving certificate.

With these factors, ETS believes it is a valuable asset to the City of Ontario and its residents, and that an important public convenience and necessity would be met in issuing a permit for the expanded provisions of taxi cab service. If you have any further questions or concerns regarding this request, please do not hesitate to contact me directly.

Sincerely,



Cesar Hernandez  
Express Transportation Systems  
Vice President of Operations  
6782 Columbus Street  
Riverside, CA, 92504  
Corporate Office: (951) 222-2291  
Cell: (714) 264-4431  
Email: [cesar@etsrider.com](mailto:cesar@etsrider.com)

*[Faint, illegible text, possibly a stamp or header]*

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A RESOLUTION TERMINATING COVENANTS RELATING TO A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER REDEVELOPMENT AGENCY AND PANATTONI DEVELOPMENT COMPANY, LLC, AFFECTING PROPERTY TO BE DEVELOPED BY ENTITIES RELATED TO LEWIS MANAGEMENT CORPORATION**

**RECOMMENDATION:** That the City Council takes the following actions:

- 1) Conduct a public hearing; and
- 2) Adopt a resolution making certain findings with regard to a Disposition and Development Agreement pertaining to the Piemonte Project in the Ontario Center and agreeing to terminate and remove covenants and obligations related to the Disposition and Development Agreement.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods

**FISCAL IMPACT:** None.

**BACKGROUND:** The former Redevelopment Agency and Panattoni Development Company, LLC ("Panattoni") entered into a Disposition and Development Agreement dated as of November 9, 2004, as amended ("DDA"), pertaining to development of certain property in The Ontario Center referred to as the Piemonte project. In the more than 11 years since the DDA has been in effect, only two projects required to be completed by the DDA have been completed. Of the undeveloped DDA property, all but two parcels are now owned by Wells Fargo bank following foreclosure. Entities related to Lewis Management Corporation ("Lewis") are under contract to buy a majority of the Wells Fargo-owned DDA property (specifically, Parcels 1 thru 11, inclusive, Parcels 14, 15, and 30, the westerly 2.4 acre portion of Parcel 20) and the easterly 3.01 acres of Parcel 23 which is owned by the Successor Agency to the Redevelopment Agency (collectively, the "Proposed Lewis Property"). The City is under contract to

**STAFF MEMBER PRESENTING:** John P. Andrews, Economic Development Director

Prepared by: Charity Hernandez  
Department: Economic Development

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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purchase 2.07 acres of Parcel 23 from Lewis. Please see a depiction of the Proposed Lewis Property attached as Exhibit "A".

In May 2016, the Successor Agency assigned to the City all of the Successor Agency's right, title and interest in and to the DDA and all related agreements pursuant to an Assignment and Assumption Agreement approved by the Successor Agency, City, Oversight Board, and Department of Finance. Consequently, the City is now the body tasked with implementing the DDA.

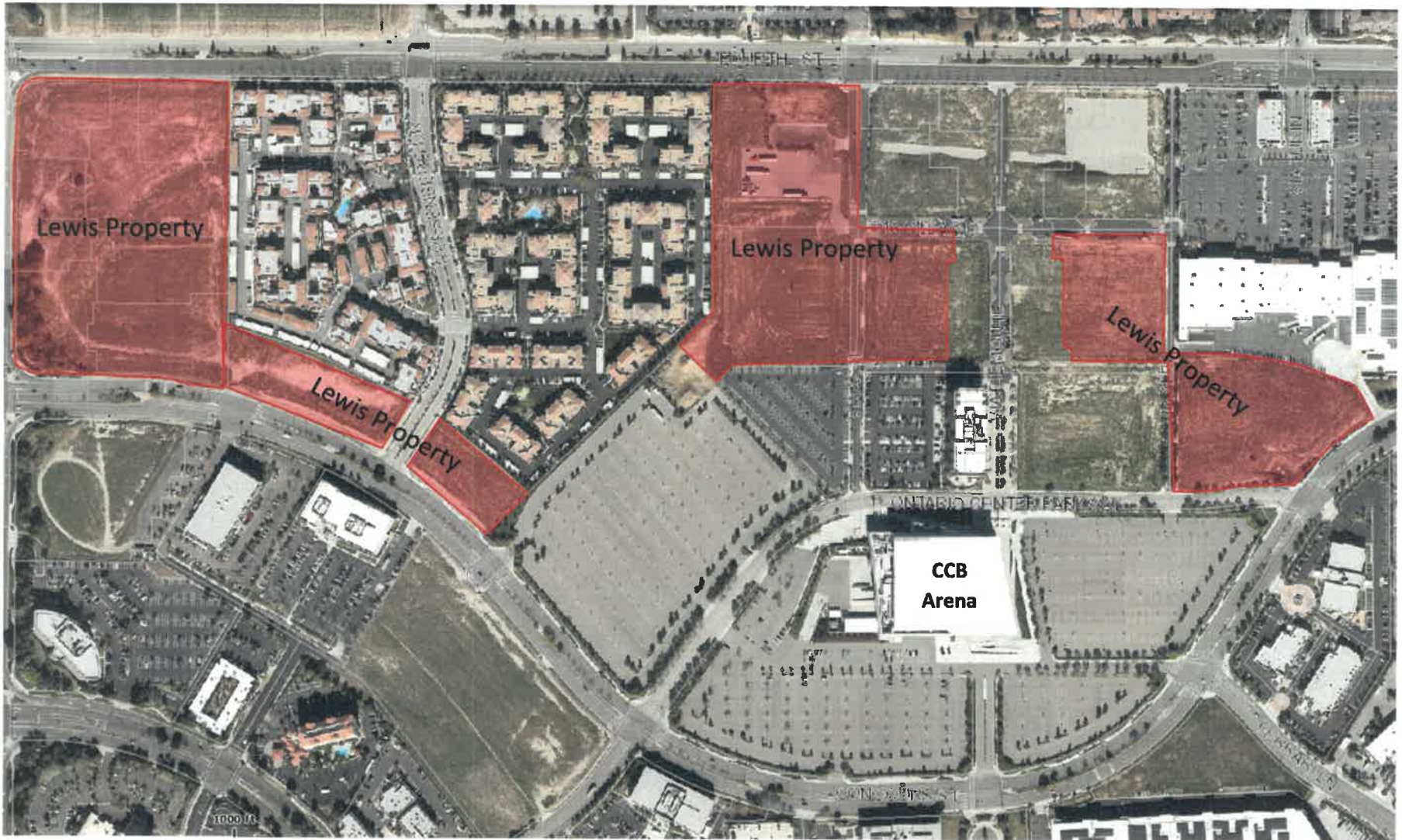
The projects still to be completed under the DDA on the Proposed Lewis Property by the Lewis entities are rental residential and retail/commercial projects. In order to induce the development of the Proposed Lewis Property which has been stalled, Lewis has requested and staff is recommending that all DDA covenants and obligations related to the Proposed Lewis Property be terminated in their entirety and removed as a burden or encumbrance from the Proposed Lewis Property. If the City agrees to terminate and remove these covenants and obligations, the DDA covenants and obligations as to the Proposed Lewis Property would be terminated and extinguished and the City would no longer be able to rely on the DDA or any of its related agreements to generate or maintain the desired development of the Proposed Lewis Property.

Lewis has created 4 single purpose entities to develop the Proposed Lewis Property. This requires the Successor Agency and City to enter into amendments to their respective purchase agreements with Lewis to permit the assignment of the purchase agreements to these single purpose entities. The resolution would authorize the City Manager to negotiate and sign these purchase agreement amendments. The resolution would also authorize the City Manager to negotiate (together with City special legal counsel) and sign the proposed Termination of Covenants and any and all other documents or agreements necessary or appropriate to release the DDA and its related covenants and obligations from the Proposed Lewis Property.

Staff recommends that City Council adopt the resolution making certain findings with regard to the Disposition and Development Agreement and agree to terminate and remove covenants and obligations related to the Disposition and Development Agreement.



EXHIBIT "A"



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, MAKING CERTAIN FINDINGS WITH REGARD TO A DISPOSITION AND DEVELOPMENT AGREEMENT PERTAINING TO THE PIEMONTE PROJECT IN THE ONTARIO CENTER (DDA) AND AGREEING TO TERMINATE AND REMOVE COVENANTS AND OBLIGATIONS RELATED TO THE DDA [LEWIS].

THE CITY OF ONTARIO HEREBY RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. WHEREAS, the City of Ontario ("City") formed the Ontario Redevelopment Agency ("Former Redevelopment Agency") pursuant to the Community Redevelopment Law (Health and Safety Code sections 33000 *et seq.*)("CRL"); and

SECTION 2. WHEREAS, the Redevelopment Agency Dissolution Law (Assembly Bill No. X1 26, as modified by the California Supreme Court pursuant to *California Redevelopment Association v. Matosantos et al.* (2011) 53 Cal.4th 231, as further amended by Assembly Bill No. 1484, as further amended by Assembly Bill No. 1585, as further amended by Senate Bill No. 341, as further amended by Assembly Bill No. 471, as further amended by Assembly Bill No. 1963, and as further amended by Assembly Bill No. 1793) makes certain changes to the CRL including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) to Division 24 of the Health and Safety Code. Pursuant to the Redevelopment Agency Dissolution Law, all California redevelopment agencies, including the Former Redevelopment Agency, were dissolved on February 1, 2012, and "successor agencies" were designated and vested with the responsibility of paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and expeditiously winding down the business and fiscal affairs of the former redevelopment agencies; and

SECTION 3. WHEREAS, pursuant to Health and Safety Code section 34173(d), the City elected to be the successor agency to the Former Redevelopment Agency ("Successor Agency"), confirmed by Resolution No. 2012-001 on January 10, 2012; and

SECTION 4. WHEREAS, pursuant to Health and Safety Code section 34179(a), the Oversight Board is the Successor Agency's oversight board; and

SECTION 5. WHEREAS, pursuant to Health and Safety Code section 34177(h), the Successor Agency is required to expeditiously wind down the affairs of the Former Redevelopment Agency pursuant to the provisions of the Redevelopment Agency Dissolution Law and in accordance with the direction of the Oversight Board; and

SECTION 6. WHEREAS, pursuant to Health and Safety Code section 34177(i), the Successor Agency is required to continue to oversee development of properties until the contracted work has been completed or the contractual obligations of the Former Redevelopment Agency can be transferred to other parties; and

SECTION 7. WHEREAS, the Former Redevelopment Agency and Panattoni Development Company, LLC (“Panattoni”) entered into that certain Disposition and Development Agreement dated as of November 9, 2004, as amended by that certain First Implementation Agreement dated as of October 10, 2006, as further amended, modified, or implemented (collectively, the “DDA”) pertaining to development of the property described in Section 104 of the DDA. The DDA is incorporated herein by this reference. DDA, as used herein shall mean, refer to, and include the DDA, as well as any riders, exhibits, addenda, implementation agreements, amendments and attachments thereto (which are hereby incorporated herein by this reference) or other documents expressly incorporated by reference in the DDA. Any capitalized term not otherwise defined herein shall have the meaning ascribed to it in the DDA; and

SECTION 8. WHEREAS, the property which is the subject of the DDA (“DDA Property”) is located within the area of the City known as The Ontario Center. Also within The Ontario Center is the City-built and City-owned Citizens Business Bank Arena, which provides quality facilities for diverse entertainment, business functions, social gatherings and educational opportunities; and

SECTION 9. WHEREAS, in the more than 12 years since the DDA has been in effect only two projects required to be completed by the DDA have been completed; namely, the First Retail Project and the First Office Project (as defined in the DDA). The remaining projects are still to be completed and are subject to further, ongoing implementation of the DDA; and

SECTION 10. WHEREAS, of the undeveloped DDA Property, all but two parcels are now owned by Wells Fargo bank following foreclosure of the DDA Property which secured a loan of the DDA developer. Following foreclosure, the Wells Fargo-owned DDA Property remains subject to the terms and conditions of the DDA and the development requirements and limitations contained in the DDA. The two undeveloped DDA parcels which are not owned by Wells Fargo are Parcel 22 of Parcel Map No. 17550, which is currently owned by Ontario Glacier E LLC, a Nevada limited liability company, and Parcel 23 of Parcel Map No. 17550, which is owned by the Successor Agency. The remaining DDA projects are still to be completed and are subject to further, ongoing implementation of the DDA; and

SECTION 11. WHEREAS, the projects still to be completed on the Wells Fargo-owned DDA Property as required by the DDA are the Second Residential Project and Remaining Improvements (as defined in the DDA); and

SECTION 12. WHEREAS, the Successor Agency and Lewis Piemonte Land, LLC, a Delaware limited liability company, have entered into a Real Estate Purchase and Sale Agreement and Joint Escrow Instructions, which provides that Parcel 23 would be sold by the Successor Agency to Lewis and the sales proceeds would be distributed to the taxing entities in accordance with the Redevelopment Agency Dissolution Law. Parcel 23 also remains undeveloped and subject to the terms and conditions of the DDA and the development requirements and limitations contained in the DDA. A Lewis-related entity is under contract to buy certain of the Wells Fargo-owned DDA property: specifically, Parcels 1 thru 11, inclusive, Parcels 14, 15, and 30, the westerly 2.4 acre portion of Parcel 20; and

SECTION 13. WHEREAS, A Lot Line Adjustment is being processed, which would, among other things, create two new legal parcels from Parcel 23 – a westerly 2.07 acre parcel and an easterly 3.02 acre parcel. Whereas, the City and Lewis Piemonte Land, LLC, a Delaware limited liability company, have entered in to a Real Estate Purchase and Sale Agreement and Joint Escrow Instructions, which provides that the City would acquire the westerly 2.07 acre portion of Parcel 23 from Lewis. A proposed Option Agreement between the City and Pendulum Property Partners LLC, a Nevada limited liability company, which provides Pendulum Property Partners LLC an option to acquire the westerly 2.07 acre portion has been drafted and is pending City Council review and approval. Parcels 1 thru 11, inclusive, Parcels 14, 15, and 30, the westerly 2.4 acre portion of Parcel 20, and the easterly 3.02 acre portion of Parcel 23 is referred to as the “Proposed Lewis Property.” The Proposed Lewis Property, as used herein, is intended to include all property in The Ontario Center currently being acquired by a Lewis entity from the Successor Agency or Wells Fargo and subject to the DDA; and

SECTION 14. WHEREAS, due to the importance of the overall development of The Ontario Center, the Successor Agency and City entered into that certain Assignment and Assumption Agreement dated as of May 17, 2016 whereby the Successor Agency assigned to the City all of the Successor Agency’s right, title and interest in and to the DDA and all related agreements to which Successor Agency is a party or to which Successor Agency is a beneficiary (express or implied) (including, without limitation, all documents entered into in furtherance of the DDA) and the City assumed all rights and obligations of Successor Agency thereunder (“City Assignment and Assumption Agreement”); and

SECTION 15. WHEREAS, the City Assignment and Assumption Agreement (a copy of which is on file with the City Records Management Department) was approved by the Oversight Board to the Successor Agency by Resolution No. OOB-035 and the California State Department of Finance approved Resolution No. OOB-035 by letter dated July 1, 2016 to the Successor Agency; and

SECTION 16. WHEREAS, Lewis has created four (4) single purposes entities to develop the Proposed Lewis Property; and

SECTION 17. WHEREAS, the City-Lewis Purchase and Sale Agreement and the Successor Agency-Lewis Purchase and Sale Agreement would need to be amended to provide for the assignment to the newly created Lewis single purpose entities; and

SECTION 18. WHEREAS, in order to induce the development of the Proposed Lewis Property, which has been stalled, Lewis has requested and staff is recommending that all DDA covenants and obligations related to the Proposed Lewis Property be terminated in their entirety and removed as a burden or encumbrance from the Proposed Lewis Property, except for non-discrimination covenants which shall remain in perpetuity. Some specific DDA covenants and obligations which would be terminated and extinguished if the City agreed to the request would be: (1) removing requirements to develop for-sale housing units and sharing any excess profits from the sales of the for-sale units with the City; (2) removing requirements to build and maintain affordable housing; (3) removing phasing requirements for the development of the Proposed Lewis Property; (4) removing provisions relating to the type and quality of development; (5)

SECTION 19. removing requirements that development occur within a set time schedule; (6) removing City approval rights over transferees and financing; and (7) removing maintenance obligations. A proposed draft Termination of Covenants has been prepared; and

SECTION 20. WHEREAS, pursuant to Health and Safety Code Section 33433, City staff has prepared a summary report ("33433 Report") setting forth, among other things, the cost of the DDA and has made said report available for public inspection in accordance with applicable law; and

SECTION 21. WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO AS FOLLOWS:

1. The City Council of the City of Ontario hereby finds and determines that the foregoing recitals are true and correct.
2. The City Council finds and determines that the consideration received by the Former Redevelopment Agency for the sale of the Proposed Lewis Property was not less than the fair market value at its highest and best use in accordance with the Redevelopment Plan, based on among reasons, the information contained in the 33433 Report.
3. The City Council finds and determines that the sale of the Proposed Lewis Property will assist in the elimination of blight.
4. The City Council finds and determines that the sale of the Proposed Lewis Property is consistent with the Implementation Plan adopted for the Project Area pursuant to Health and Safety Code Section 33490 as described in the 33433 Report.
5. Without the requirement of any further approval of the City Council, the City Manager or designee is authorized to do all of the following: (a) negotiate and execute the proposed draft Termination of Covenants, subject to approval by City special legal counsel; (b) take any action and negotiate and execute any and all other documents and agreements necessary or appropriate to release the DDA and its related covenants and obligations from the Proposed Lewis Property (except for non-discrimination covenants which shall remain in perpetuity), subject to approval by City special legal counsel; (c) take any action and negotiate and execute any and all other documents and agreements necessary or appropriate to amend the City-Lewis Purchase and Sale Agreement and the Successor Agency-Lewis Purchase and Sale Agreement to provide for the assignment to the newly created Lewis single purpose entities, subject to approval by City special legal counsel; and (d) take any action and negotiate and execute any and all other documents and agreements necessary or

appropriate to implement this Resolution, subject to approval by City special legal counsel.

6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City declares that the City would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.
7. This Resolution shall take effect immediately upon its adoption.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

---

BEST BEST & KRIEGER LLP  
CITY ATTORNEY

STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017- duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A PUBLIC HEARING TO CONSIDER A RESOLUTION OF NECESSITY FOR THE ACQUISITION OF PERMANENT PUBLIC UTILITY AND SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY IN THE AREA OF VINEYARD AVENUE AND FOURTH STREET**

**RECOMMENDATION:** That the City Council conduct a public hearing to:

- 1) Consider the adoption of a Resolution of Necessity, including providing all parties interested in the affected property and their attorneys, or their representatives, an opportunity to be heard on the issues relevant to the Resolution of Necessity;
- 2) Make the following findings as hereinafter described in this report:
  - a. The public interest and necessity require the proposed project;
  - b. The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
  - c. The real property to be acquired is necessary for the project;
  - d. The offers of just compensation have been made to the owners; and
- 3) Adopt the attached Resolution of Necessity For The Acquisition Of Permanent Public Utility Easement, Sidewalk Easements, and Temporary Construction Easement Interests In Portions Of Certain Real Property, By Eminent Domain, More Particularly Described as Assessor Parcel No.'s 0110-334-14, 0110-441-49, 0110-441-74, 0110-441-75, 0110-441-91, 0110-441-02 and 0110-441-03, Located in the City of Ontario, San Bernardino County, California, for Street Widening and Improvements to Vineyard Avenue.

**COUNCIL GOALS: Focus Resources in Ontario's Commercial and Residential Neighborhoods Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

**STAFF MEMBER PRESENTING:** Louis Abi-Younes, P.E., City Engineer

Prepared by: Khoi Do, P.E.  
Department: Engineering

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017

Approved: \_\_\_\_\_

Continued to: \_\_\_\_\_

Denied: \_\_\_\_\_

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**FISCAL IMPACT:** Sares Regis is constructing the project and is responsible for the costs associated with the acquisition of the Property. The improvements will eventually be transferred to the City after completion and acceptance of the Project.

**BACKGROUND:** The City Council is being asked to consider the adoption of a resolution of necessity for the interests in the parcels listed below (see attached Exhibit 1). These interests are required for the City of Ontario's ("City") street widening and improvements to Vineyard Avenue ("Project").

The City obtained appraisals of the affected properties from Riggs and Riggs, Inc. and offers of just compensation to the property owners were made, pursuant to California Government Code section 7267.2. Preliminary Title Reports were ordered from First American Title and property research was conducted via DataTree to determine the identity of the record owner. Following standard public records and due diligence searches for ownership information, a notice of this public hearing was mailed to the property owner.

The power of eminent domain is used by the City only as a last resort to obtain interests necessary for projects after 1) negotiations have stalled; or 2) the owner has requested that the City proceed directly to eminent domain for tax or other advantages; or 3) the eminent domain process is necessary to clear title to the property. In this case, offers of just compensation were made to the owners for the full Fair Market Value as determined by appraisals. City staff attempted to negotiate amicable settlements in good faith, and will continue to do so throughout the process. California's definition of Fair Market Value is one of the most inclusive definitions in the United States and requires the appraiser to consider the highest and best use of the property and to consider the highest price a willing buyer and seller would agree to. The City's appraisals must use this definition of Fair Market Value.

California eminent domain law provides that a public entity may not commence with eminent domain proceedings until its governing body has adopted a resolution of necessity, which may only be adopted after the governing body has given each party with an interest in the affected property, or their representatives, a reasonable opportunity to appear and be heard on the following matters:

- 1) The public interest and necessity require the proposed project;
- 2) The project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury;
- 3) The real property to be acquired is necessary for the project; and
- 4) The offers of just compensation have been made to the property owner.

Since an agreement has not been reached with the owners of the three parcels, acquisition by eminent domain is the City's last option. The initiation of the eminent domain process is accomplished by the City's adoption of a resolution of necessity for the affected property. Record owners must be afforded an opportunity to appear at the hearing and lodge objections. A notice of this hearing was sent by first class mail to each record owner, and stated the City's intent to consider the adoption of a resolution, the right of the property owner to appear and be heard on these issues, and notice that failure to file a written request to appear would result in a waiver of the right to appear and be heard. The City scheduled this hearing, at which all persons who filed a written request in compliance with applicable law may appear and be heard.

**DESCRIPTION OF PROPERTY TO BE ACQUIRED:**

The three properties affected by the proposed acquisition are located at: 1) 1880 East Fourth Street, Ontario, Assessor Parcel No. 0110-334-14, 2) the northeast and southeast corners of Vineyard Avenue and Harvard Privado and the northeast and northwest corners of East Fourth Street and Solano Privado, Ontario, Assessor Parcel No.'s 0110-441-49, 0110-441-74, 0110-441-75 and 0110-441-91, and 3) 1903 – 1921 East Fourth Street, Ontario, Assessor Parcel No.'s 0110-41-02 & 0110-41-03 (collectively, "Properties").

The following table provides greater detail on the Properties, and identifies the legal description exhibit number which are attached to the resolution:

<b>APN</b>	<b>Record Owner</b>	<b>Description of Property to be Acquired</b>	<b>Exhibit No.</b>
0110-334-14	Lew Ontario Property, LLC	The proposed acquisition consists of two permanent sidewalk easements and a temporary construction easement interest. The property is improved and located at the southwestern corner of East Fourth Street and Vineyard Avenue in the City of Ontario, County of San Bernardino, CA. The site address is 1880 East Fourth Street, Ontario.	2
0110-441-49, 0110-441-74, 0110-441-75 & 0110-441-91	Vineyard Townhome Association	The proposed acquisition consists of three permanent sidewalk easements and a temporary construction easement interest. The property is improved and located at northeast and southeast corners of Vineyard Avenue and Harvard Privado and northeast and northwest corners of East Fourth Street and Solano Privado, in the City of Ontario, County of San Bernardino, CA.	3
0110-441-02, & 0110-441-03	Vineyard Ontario Associates	The proposed acquisition consists of a permanent public utility and sidewalk easement and temporary construction easement interests. The property is improved and located at the northwestern corner of East Fourth Street and Vineyard Avenue in the City of Ontario, County of San Bernardino, CA. The site address is 1903 – 1921 East Fourth Street, Ontario.	4

**HEARINGS AND REQUIRED FINDINGS:**

The recommended action of the City Council pertains to the acquisition of permanent public utility easement, sidewalk easements, and temporary construction easement interest in the Properties.

California eminent domain law provides that a public entity may not commence an eminent domain proceeding until its governing body has adopted a Resolution of Necessity. A resolution may only be adopted after the governing body has given each party with an interest in the affected property or their representatives a reasonable opportunity to appear and be heard on the following matters:

1. The public interest and necessity require the proposed project.
2. The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The real property to be acquired is necessary for the project.
4. The offers of just compensation have been made to the property owners.

The notice of hearing was mailed on July 31, 2017 by first class mail to the property owners in accordance with Section 1245.235 of the California Code of Civil Procedure.

The above four required findings are addressed as follows:

**Finding 1: Public Interest and Necessity Require the Project**

The Environmental Impact Report for the Meredith International Center Specific Plan Amendment identified four improvements to ultimately be made at the 4th Street/Vineyard Avenue intersection, including: (a) adding a third northbound through lane, (b) adding a third southbound through lane, (c) adding a third westbound left turn lane and (d) adding a dedicated and “free” (un-signalized) northbound right turn lane.

The widening of Vineyard Avenue, as described herein, is necessary to accommodate (a) and (b) above, and fully comply with the California Environmental Quality Act (“CEQA”). Moreover, said improvements will collectively enhance the performance of the intersection by increasing capacity and decreasing delay for the motoring public, and in so doing, allow the intersection to continue operating at an acceptable service level as the City continues to build out in accordance with its General Plan.

**Finding 2: The Project is Planned or Located in a Manner Most Compatible with Greatest Public Good and Least Private Injury**

The various intersection improvements described above, including the Vineyard Avenue widening, are designed to minimize impacts and maximize the efficiency of the City’s transportation system, specifically the subject intersection and its immediate vicinity. The project provides a superior roadway level of service and improves traffic circulation through the area. This was the lowest cost alternative with the shortest construction time, thus significantly reducing the short term impacts and detours to the existing commercial businesses and residents in the area.

**Finding 3: The Real Property to be Acquired is Necessary for the Project**

The permanent public utility easement, sidewalk easements, and temporary construction easements are necessary for the City’s street widening and improvements to Vineyard Avenue

**Finding 4: The Offer of Just Compensation Has Been Made**

Appropriate sources, including preliminary title reports from First American Title and property research from DataTree were used to confirm and identify the parties with an interest in the property affected by the Project. Riggs & Riggs, Inc., conducted appraisals for the Properties and determined the fair market value of the Properties to be acquired and damages. As required by Section 7267.2 of the California Government Code, an offer was made to each record owner. The date of the offer, the amount of the offer, the assessor parcel number, and the party to whom the offer was made is provided in the table below.

<b><u>Assessor Parcel No.</u></b>	<b><u>Record Owner</u></b>	<b><u>Date of Offer</u></b>	<b><u>Offer Amount</u></b>
0110-334-14	Lew Ontario Property, LLC	June 26, 2017	\$21,429.00
0110-441-49, 0110-441-74, 0110-441-75 & 0110-441-91	Vineyard Townhome Association	June 26, 2017	\$4,617.00
0110-441-02, & 0110-441-03	Vineyard Ontario Associates	June 26, 2017	\$77,929.00

Although a negotiated settlement may still be possible for the real property cited above, it would be appropriate to commence the procedures to acquire the property through eminent domain, to ensure that the City has possession of the real property, which is necessary in order for the City to begin construction of the project.

**ENVIRONMENTAL ANALYSIS:**

Compliance with the California Environmental Quality Act (CEQA) has been satisfied by the Meredith International Centre Specific Plan Amendment Environmental Impact Report (SCH No. 2014051020), which was certified by the City Council on April 7, 2015.

# EXHIBIT 1

Vineyards Townhome Association

Vineyard Ontario Associates

Lew Ontario Property, LLC

## LEGEND

- Public Sidewalk Easement
- Public Utilities Easement
- Temporary Construction Easement



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, FOR THE ACQUISITION OF PERMANENT PUBLIC UTILITY AND SIDEWALK EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT INTERESTS IN PORTIONS OF REAL PROPERTY.

WHEREAS, the City of Ontario (“City”) proposes to acquire permanent public utility easement, sidewalk easement and temporary construction easement interests in portions of certain real property, located in San Bernardino County, California, more particularly described as Assessor Parcel No’s. 0110-334-14, 0110-441-49, 0110-441-74, 0110-441-75, 0110-441-91, 0110-441-02 and 0110-441-03, for street widening and improvements to Vineyard Avenue located in the City of Ontario, San Bernardino County, California, pursuant to the authority granted to it by section 37350.5 of the California Government Code; and

WHEREAS, pursuant to section 1245.235 of the California Code of Civil Procedure, the City scheduled a public hearing for August 15, 2017, at 6:30 p.m., at the Ontario City Hall, located at 303 East B Street, Ontario, California, 91764, and gave to each person whose property is to be acquired and whose name and address appeared on the last equalized county assessment roll, notice and a reasonable opportunity to appear at said hearing and be heard on the matters referred to in section 1240.030 of the California Code of Civil Procedure; and

WHEREAS, said hearing has been held by the City, and the affected property owners were afforded an opportunity to be heard on said matters; and

WHEREAS, the City may now adopt a Resolution of Necessity pursuant to section 1240.040 of the California Code of Civil Procedure.

NOW, THEREFORE, THE CITY DOES HEREBY RESOLVE AND DECLARE AS FOLLOWS:

SECTION 1. Compliance with California Code of Civil Procedure. There has been compliance by the City with the requirements of section 1245.235 of the California Code of Civil Procedure regarding notice and hearing.

SECTION 2. Public Use. The public use for the permanent public utility easements, sidewalk easements and temporary construction easements interests in the properties to be acquired is for The City of Ontario’s street widening and improvements to Vineyard in the City of Ontario, San Bernardino, California. Section 37350.5 of the California Government Code authorizes the City to acquire, by eminent domain, property necessary for such purposes.

SECTION 3. Description of Property. Attached and marked as Exhibits “1-4” are the legal definitions, legal description and plat map, respectively, of the interest to be acquired by the City, which describe the general location and extent of the property with sufficient detail for reasonable identification.

SECTION 4. Findings. The City hereby finds and determines each of the following:

- (a) The public interest and necessity require the proposed project;
- (b) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- (c) The properties defined, described and depicted in Exhibits "1-4" are necessary for the proposed project; and
- (d) The offers required by section 7267.2 of the California Government Code were made.

SECTION 5. Use Not Unreasonably Interfering with Existing Public Use. Some or all of the real property affected by the interest to be acquired is subject to easements and rights-of-way appropriated to existing public uses. The legal descriptions of these easements and rights-of-way are on file with the City and describe the general location and extent of the easements and rights-of-way with sufficient detail for reasonable identification. In the event the herein described use or uses will not unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, counsel for the City is authorized to acquire the herein described interest subject to such existing public use(s) pursuant to section 1240.510 of the California Code of Civil Procedure.

SECTION 6. More Necessary Public Use. Some or all of the real property affected by the interests to be acquired is subject to easements and rights-of-way appropriated to existing public uses. To the extent that the herein described use or uses will unreasonably interfere with or impair the continuance of the public use as it now exists or may reasonably be expected to exist in the future, the City finds and determines that the herein described use or uses are more necessary than said existing public use. Counsel for the City is authorized to acquire the herein described real property appropriated to such existing public uses pursuant to section 1240.610 of the California Code of Civil Procedure. Staff is further authorized to make such improvements to the affected real property that it determines are reasonably necessary to mitigate any adverse impact upon the existing public use.

SECTION 7. Further Activities. Counsel for the City is hereby authorized to acquire the hereinabove described real property in the name of and on behalf of the City by eminent domain, and counsel is authorized to institute and prosecute such legal proceedings as may be required in connection therewith. Legal counsel is further authorized to take such steps as may be authorized and required by law, and to make such security deposits as may be required by order of court, to permit the City to take possession of and use said real property at the earliest possible time. Counsel is further

authorized to correct any errors or to make or agree to non-material changes in the legal description of the real property that are deemed necessary for the conduct of the condemnation action, or other proceedings or transactions required to acquire the subject real property. Counsel is further authorized to reduce or modify the extent of the interests or property to be acquired so as to reduce the compensation payable in the action where such change would not substantially impair the construction and operation for the project for which the real property is being acquired.

SECTION 8. Effective Date. This Resolution shall take effect upon adoption.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

---

PAUL S. LEON, MAYOR

ATTEST:

---

SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY



STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO )  
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017- duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

## Exhibit 1

### Legal Definitions of Properties to be Acquired

The following is the definition of legal rights to be acquired by the City of Ontario:

**“Public Utility Easement”** refers to a non-exclusive permanent easement in favor of the City of Ontario, the definition of which includes its successors, and assigns, including the right to enter upon the property herein described at any time that it may see fit to plan, construct, maintain, repair, replace, and operate underground pipelines for any purpose, including the conveyance of non-reclaimable wastewater through and under the property, together with the right to excavate and fill ditches and trenches for the location and construction of said pipelines and mains and the further right to remove trees, bushes, undergrowth, crops and other obstructions interfering with the planning, construction, maintenance, repair, replacement and operation of said pipeline.

Except in emergencies, the City of Ontario shall notify the overlying property owner prior to performing any work within the easement including removing trees, bushes, undergrowth, crops or other obstructions. If the City of Ontario determines that an emergency requiring immediate corrective action exists, the City of Ontario may proceed immediately with the corrective action and notify the overlying property owner as soon as reasonably possible. The City of Ontario shall replace any improvements removed, by the City of Ontario, for maintenance of the non-reclaimable wastewater line, which have been installed with the City of Ontario’s approval.

The owner, its lessees, assigns and successors will not allow any change in surface or subsurface conditions including but not limited to placing fences, trees, walls, buildings, structures earth fills, excavations, construction of loading surcharge on or over the City of Ontario’s facilities or hinder the City of Ontario’s access to said facilities without approval of the City of Ontario. The City of Ontario will not unreasonably withhold or delay approval of changes in surface conditions if those changes will not interfere with the access, planning, construction, maintenance, repair, replacement, operating integrity or structural integrity of said pipeline.

The non-exclusive easement rights shall also include the right of the City of Ontario over, upon, under, and across the property together with the right to access, maintain, improve, alter, relocate, inspect, construct, reconstruct, install, replace, and remove public improvements and facilities, including those in the public right of way, and public utilities, including water and sewer lines, as determined necessary by the City of Ontario, together with all necessary rights incidental thereto.

No other easements shall be granted on, under or over the easement without the prior written consent of the City of Ontario, its successors and assigns.

The existing ground elevations upon completion of construction shall not be further increased or decreased without the prior written consent of the City of Ontario.

**“Sidewalk Easement”** refers to a non-exclusive permanent and perpetual easement and right of way in favor of the City of Ontario refers to a non-exclusive permanent and perpetual easement and right of way in favor of the City of Ontario, its successors and assigns, together with the right to construct, reconstruct, repair, extend, and maintain public sidewalks.

Property Owner shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over, or under any portion of the easement, or plant trees or any other vegetation on any portion of the easement except with the prior written consent of the City of Ontario, its successors and assigns.

The City of Ontario shall have the right to trim, cut or clear away any trees, brush, or other vegetation from time to time as determined in its sole discretion, without payment of additional compensation.

No other easements shall be granted on, under or over the easement without the prior written consent of the City of Ontario, its successors and assigns.

The ground elevations of the easement upon completion of construction shall not be further increased or decreased without the prior written consent of the City of Ontario.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

**“Temporary Construction Easement”** or **“TCE”** grants to the City of Ontario, its contractors and assigns, a temporary easement to construct public sidewalk and utility facilities, under, along and across the easement area, together with all necessary and convenient means of ingress and egress to and from said easement or strip or parcel of land, for the purpose of constructing in any manner the public sidewalk and utility facilities together with any and all of the purposes hereinbefore mentioned.

**Permitted Activities by Property Owners:**

Prior to termination of this easement, property owners shall not erect or construct, or permit to be erected or constructed, any building, structure or improvement on, over or under any portion of the easement, nor shall property owners plant any tree or trees or plant any other vegetation or flora on any portion of the easement except at the written consent of the City of Ontario, its successors and assigns.

**Non-Permitted Activities by Property Owners:**

No other easement or easements shall be granted on, under, or over this easement without obtaining the prior written consent of City of Ontario, its successors and assigns.

**Permitted Activities by Condemning City:**

The City of Ontario shall be entitled to trim, cut, or clear away any trees, brush, or other vegetation or flora from time to time as plaintiff determines in its sole discretion without payment of any additional compensation to property owners.

The TCE shall commence on the date the contractor is issued the Notice to Proceed letter and will terminate upon recording of the Notice of Completion of the City of Ontario street widening and improvements to Vineyard Avenue Project by the City of Ontario. The use of the TCE area is anticipated to be required for a period of 6 months within the described timeline unless the term of the TCE is extended by written agreement of the parties.

Property Owner shall not cause, directly, indirectly or negligently, any interference with or harm to the rights conveyed hereunder.

# EXHIBIT NO. 2

(SHEET 1 OF 6)

## EXHIBIT "A"

### TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

APN:0110-334-14

That certain parcel of land situated in the City of Ontario, County of San Bernardino, State of California, being that portion of Lot 63 of Tract No. 5014 as shown on the map recorded in Book 68, Pages 75 through 78, inclusive, of Maps in the Office of the County Recorder of said San Bernardino County, described as follows:

**BEGINNING** at the southeast corner of the land shown on the map recorded in Book 20, Page 36 of Records of Survey in the Office of said San Bernardino County Recorder, said point being also on the westerly line of Vineyard Avenue, 44.00 foot half width as shown on said Record of Survey;

Thence along the southerly line of said land, North 89°53'39" West 21.00 feet;

Thence North 00°21'29" West 131.86 feet;

Thence North 51°55'27" West 9.98 feet;

Thence North 89°53'39" West 28.02 feet to the beginning of a tangent curve concave northeasterly and having a radius of 10.00 feet;

Thence along said curve northwesterly and northerly 15.69 feet through a central angle of 89°53'39";

Thence North 00°00'00" East 2.02 feet to the northerly line of said land;

Thence along the northerly and easterly lines of said land the following courses: South 89°53'39" East 51.87 feet to the beginning of a tangent curve concave southwesterly and having a radius of 15.00 feet;

Thence along said curve easterly and southeasterly 23.44 feet through a central angle of 89°32'10";

Thence tangent from said curve South 00°21'29" East 135.12 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 3,655 square feet, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part thereof.

This description was prepared  
by me or under my direction.

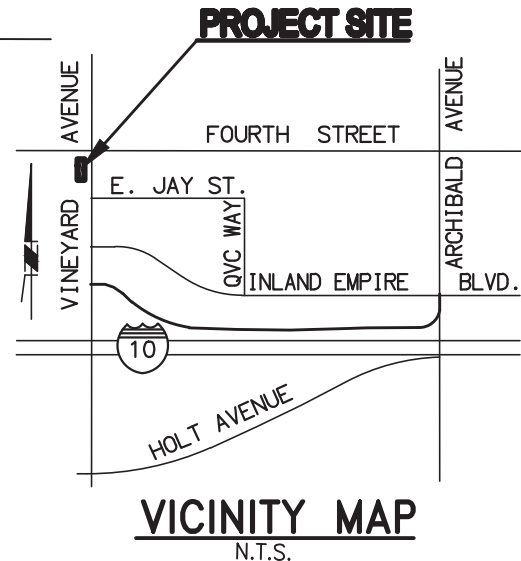
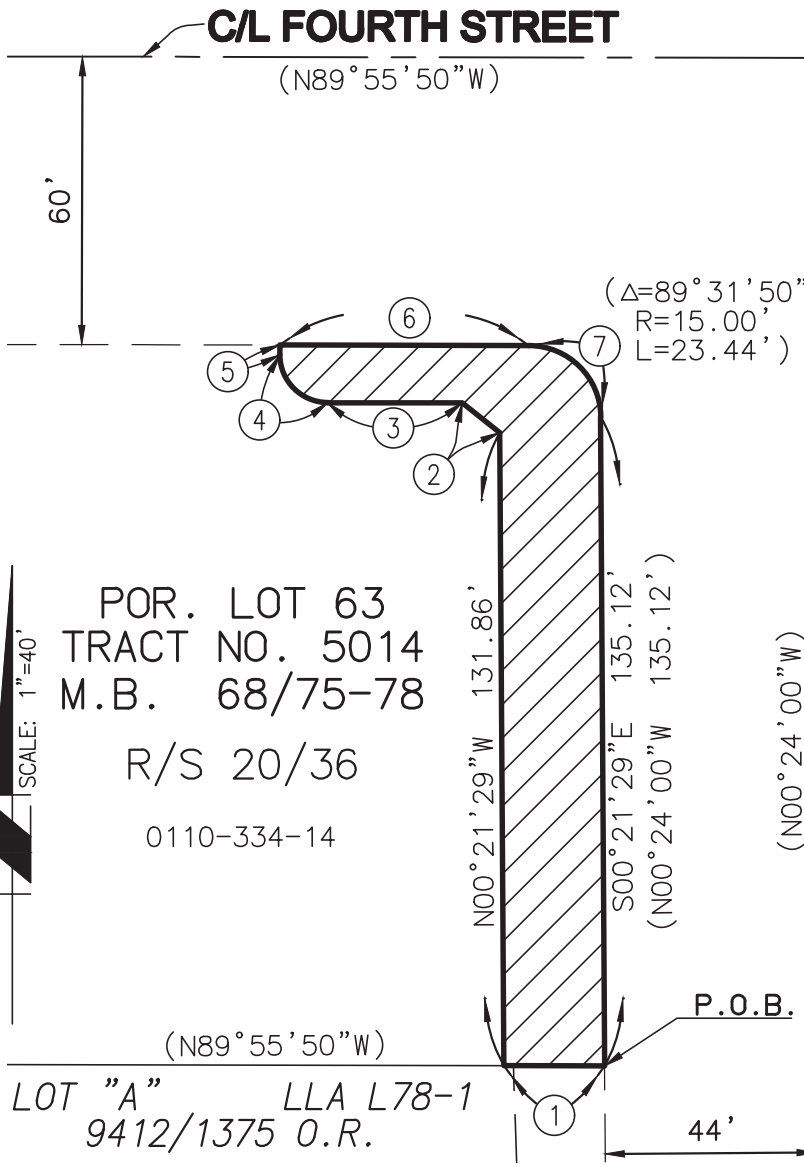
  
Thomas E. Verloop, PLS 5348,

03/08/2017

Date



## EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT



POR. LOT 63  
 TRACT NO. 5014  
 M.B. 68/75-78  
 R/S 20/36  
 0110-334-14

LOT "A" LLA L78-1  
 9412/1375 O.R.

DATA TABLE			
NO	BEARING/DELTA	RADIUS	LENGTH
1	N89°53'39"W	--	21.00'
2	N51°55'27"W	--	9.98'
3	N89°53'39"W	--	28.02'
4	89°53'39"	10.00'	15.69'
5	N00°00'00"E	--	2.02'
6	S89°53'39"E	--	51.87'
7	89°32'10"	15.00'	23.44'

### LEGEND

INDICATES TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF ONTARIO

(XXX) INDICATES RECORD DATA PER R.S. 20/36

ONTARIO, CALIFORNIA

**Michael Baker**  
**INTERNATIONAL**  
 SHEET 1 OF 1 130346

# **EXHIBIT NO. 2**

**(SHEET 3 OF 6)**

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION SIDEWALK EASEMENT**

APN: 01110-334-14

Those certain parcels of land situated in the City of Ontario, County of San Bernardino, State of California, being those portions of Lot 63 of Tract No. 5014 as shown on the map recorded in Book 68, Pages 75 through 78, inclusive, of Maps in the Office of the County Recorder of said San Bernardino County, described in Parcels as follows:

#### **PARCEL 1:**

**BEGINNING** at the southeast corner of the land shown on the map recorded in Book 20, Page 36 of Records of Survey in the Office of said San Bernardino County Recorder, said point being also on the westerly line of Vineyard Avenue, 44.00 foot half width as shown on said Record of Survey;

Thence along the easterly line of said land North 00°21'29" West 75.39 feet;

Thence leaving said easterly line South 89°38'31" West 4.67 feet;

Thence South 00°21'29" East 26.33 feet;

Thence North 89°38'31" East 4.64 feet to a point on a non-tangent curve, concave northwesterly and having a radius of 9.00 feet, a radial line of said curve from said point bears North 86°06'36" West;

Thence along said curve southwesterly 8.17 feet through a central angle of 52°00'11";

Thence non-tangent from said curve South 00°21'29" East 8.05 feet;

Thence South 00°32'42" East 34.16 feet to the southerly line of said land shown on the map recorded in Book 20, Page 36 of Records of Survey;

Thence along said southerly line South 89°53'39" East 3.89 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 299 square feet, more or less.

# EXHIBIT NO. 2

(SHEET 4 OF 6)

## PARCEL 2:

**COMMENCING** at the southeast corner of the land shown on the map recorded in Book 20, Page 36 of Records of Survey in the Office of said San Bernardino County Recorder, said point being also on the westerly line of Vineyard Avenue, 44.00 foot half width as shown on said Record of Survey;

Thence along the easterly line of said land North 00°21'29" West 76.93 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along the easterly line of said land North 00°21'29" West 57.46 feet to a point on a non-tangent curve, concave northwesterly and having a radius of 9.00 feet, a radial line of said curve from said point bears North 90°00'00" West;

Thence leaving said easterly line along said curve southwesterly 8.78 feet through a central angle of 55°53'43";

Thence South 00°21'29" East 42.49 feet to a point on a non-tangent curve, concave southwesterly and having a radius of 9.00 feet, a radial line of said curve from said point bears South 33°23'28" West;

Thence along said curve southeasterly 8.89 feet through a central angle of 56°36'32" to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 188 square feet, more or less.

**TOTAL AREA CONTAINS:** 487 square feet, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part thereof.

This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348,

07/24/2017  
Date

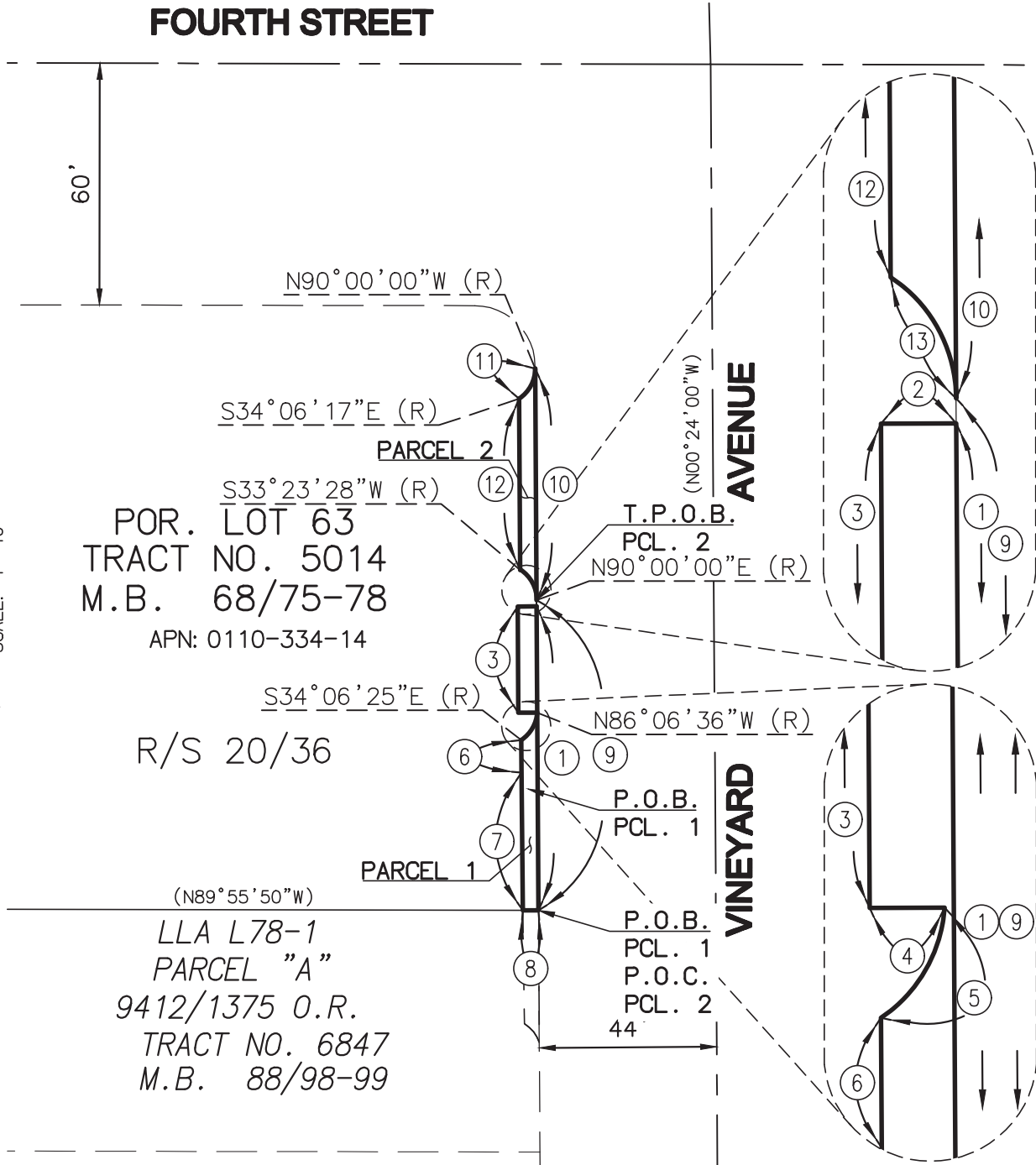




**EXHIBIT "B"**  
**PUBLIC EASEMENT DEDICATION**

NOTE: SEE SHEET 2 FOR DATA TABLE  
 AND VICINITY MAP

**FOURTH STREET**



SCALE: 1"=40'

**LEGEND**

 INDICATES PUBLIC SIDEWALK EASEMENT TO THE CITY OF ONTARIO

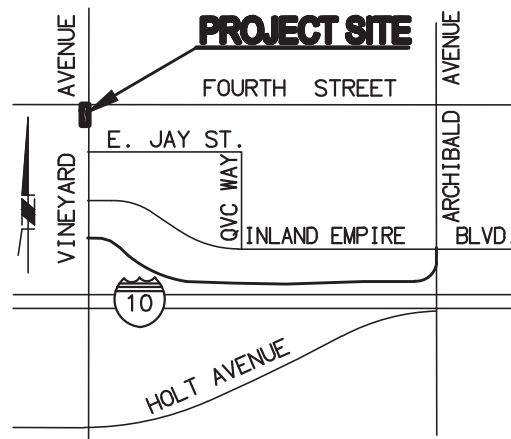
(XXX) INDICATES RECORD DATA PER TRACT NO. 6847, M.B. 88/98-99 AND RECORD OF SURVEY 20/36

**Michael Baker**

**INTERNATIONAL**

**EXHIBIT "B"**  
**PUBLIC EASEMENT DEDICATION**

DATA TABLE			
(NO)	BEARING/DELTA	RADIUS	LENGTH
1	N00° 21' 29" W	--	75.39'
2	S89° 38' 31" W	--	4.67'
3	S00° 21' 29" E	--	26.33'
4	N89° 38' 31" E	--	4.64'
5	52° 00' 11"	9.00'	8.17'
6	S00° 21' 29" E	--	8.05'
7	S00° 32' 42" E	--	34.16'
8	S89° 53' 39" E	--	3.89'
9	N00° 21' 29" W	--	76.93'
10	N00° 21' 29" W	--	57.46'
11	55° 53' 43"	9.00'	8.78'
12	S00° 21' 29" E	--	42.49'
13	56° 36' 32"	9.00'	8.89'



**VICINITY MAP**  
 N.T.S.

**Michael Baker**  
**INTERNATIONAL**

# EXHIBIT NO. 3

(SHEET 1 OF 7)

## EXHIBIT "A"

### TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

APN: 0110-441-91

That certain parcel of land situated in the City of Ontario, County of San Bernardino, State of California, being that portion of Parcel 1 of Parcel Map No. 15844 as shown per map recorded in Book 202, Pages 24 through 29, inclusive, of Parcel Maps in the Office of the County Recorder of said San Bernardino County, described as follows:

**BEGINNING** at the southwest corner of said Parcel 1, said point being also on the easterly line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 15844;

Thence along the southerly line of said Parcel 1 South 89°52'35" East 9.00 feet;

Thence North 01°19'45" West 8.18 feet;

Thence South 88°40'15" West 6.00 feet;

Thence North 01°19'45" West 39.15 feet;

Thence North 88°40'15" East 4.00 feet;

Thence North 01°19'45" West 17.00 feet;

Thence South 88°40'15" West 4.00 feet;

Thence North 01°19'45" West 25.02 feet;

Thence North 88°40'15" East 14.00 feet;

Thence North 01°19'45" West 23.00 feet;

Thence South 88°40'15" West 12.00 feet;

Thence North 01°19'45" West 33.58 feet;

Thence North 88°40'15" East 10.00 feet;

Thence North 01°19'45" West 23.24 feet;

Thence South 88°40'15" West 15.00 feet to the westerly line of said Parcel 1;

# EXHIBIT NO. 3

(SHEET 2 OF 7)

Thence along said westerly line and the easterly line of said Vineyard Avenue South 01°19'45" East 168.95 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1,292 square feet, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part thereof.

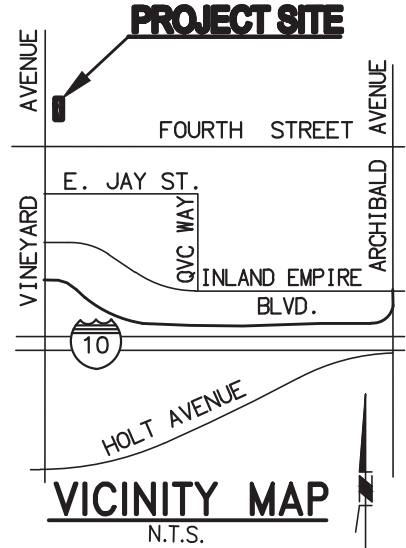
This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348,

03/08/2017  
Date



## EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT



### LEGEND

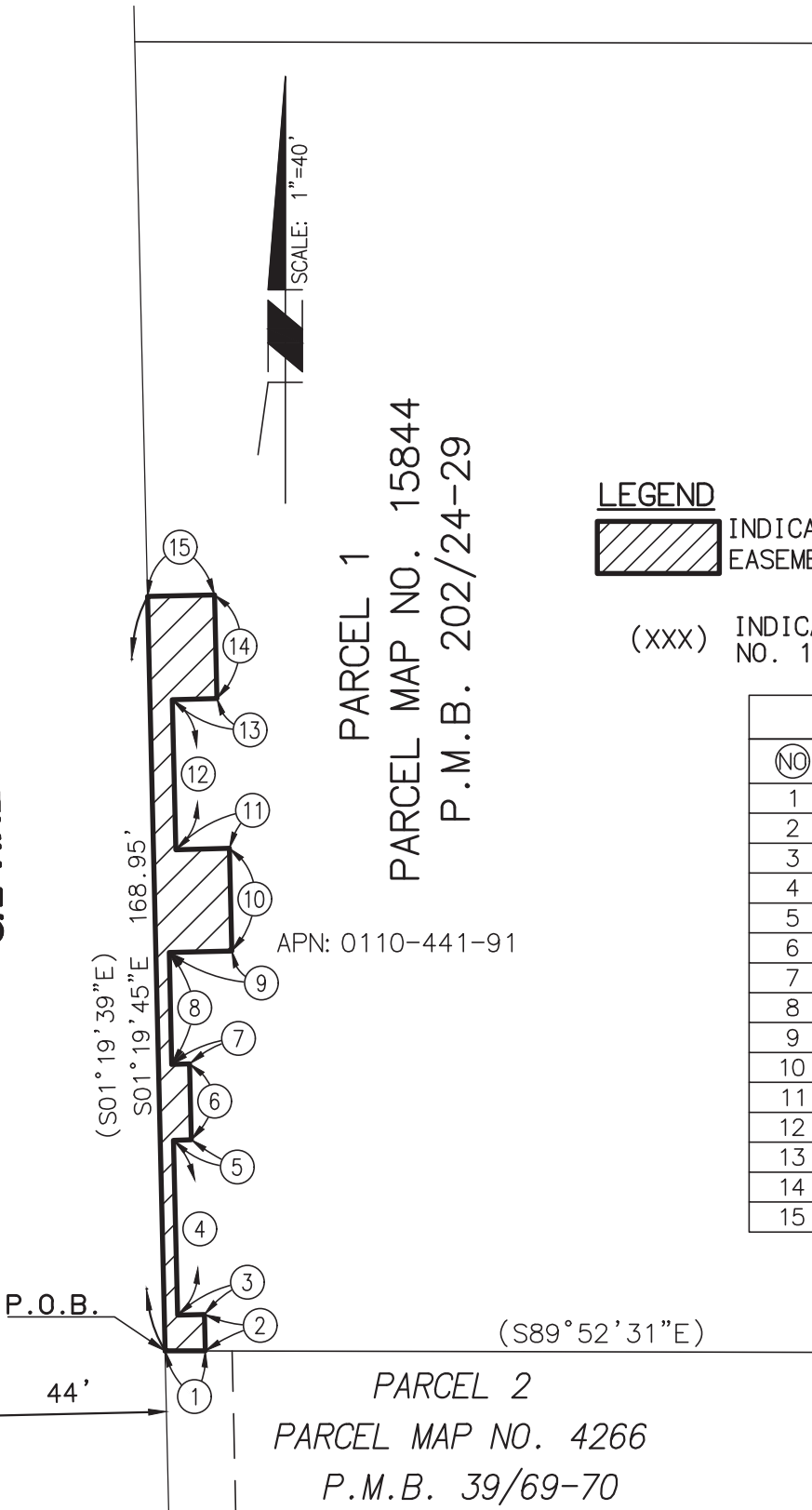


INDICATES TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF ONTARIO

(xxx) INDICATES RECORD DATA PER P.M. NO. 15844, P.M.B. 202/24-29

LINE TABLE		
(NO)	BEARING	LENGTH
1	S89°52'35"E	9.00'
2	N01°19'45"W	8.18'
3	S88°40'15"W	6.00'
4	N01°19'45"W	39.15'
5	N88°40'15"E	4.00'
6	N01°19'45"W	17.00'
7	S88°40'15"W	4.00'
8	N01°19'45"W	25.02'
9	N88°40'15"E	14.00'
10	N01°19'45"W	23.00'
11	S88°40'15"W	12.00'
12	N01°19'45"W	33.58'
13	N88°40'15"E	10.00'
14	N01°19'45"W	23.24'
15	S88°40'15"W	15.00'

**C/L VINEYARD AVENUE**



**Michael Baker**

**INTERNATIONAL**

SHEET 1 OF 1 130346

# EXHIBIT NO. 3

(SHEET 4 OF 7)

## EXHIBIT "A"

### PUBLIC EASEMENT DEDICATION LEGAL DESCRIPTION

APN: 0110-441-91

Those certain parcels of land situated in the City of Ontario, County of San Bernardino, State of California, being those portions of Parcel 1 of Parcel Map No. 15844 as shown per map recorded in Book 202, Pages 24 through 29, inclusive, of Parcel Maps in the Office of the County Recorder of said San Bernardino County, described in Parcels as follows:

#### PARCEL 1:

**BEGINNING** at the southwest corner of said Parcel 1, said point being also on the easterly line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 15844;

Thence along said westerly line of said Parcel 2 and the easterly line of said Vineyard Avenue North 01°19'45" West 3.48 feet to a point hereinafter referred to as **Point "A"**;

Thence leaving said westerly line South 47°28'23" East 5.15 feet to the southerly line of said Parcel 1;

Thence along said southerly line North 89°52'35" West 3.72 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 6 square feet, more or less.

#### PARCEL 2:

**COMMENCING** at **Point "A"** described above;

Thence along said westerly line of said Parcel 1 and the easterly line of said Vineyard Avenue North 01°19'45" West 91.37 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line North 01°19'45" West 9.77 feet to a point hereinafter referred to as **Point "B"**;

Thence leaving said westerly line North 89°50'08" East 10.52 feet;

Thence South 00°09'52" East 6.00 feet;

Thence South 89°50'08" West 3.00 feet to the beginning of a tangent curve, concave southeasterly and having a radius of 9.00 feet;

# EXHIBIT NO. 3

(SHEET 5 OF 7)

Thence along said curve southwesterly 8.56 feet through a central angle of 54°28'43" to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 71 square feet, more or less.

## PARCEL 3:

**COMMENCING** at Point "B" described above;

Thence along said westerly line of said Parcel 1 and the easterly line of said Vineyard Avenue North 01°19'45" West 49.55 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line North 01°19'45" West 7.82 feet to a point on a non-tangent curve concave northeasterly and having a radius of 9.00 feet, a radial line of said curve from said point bears North 37°21'50" East;

Thence along said curve southeasterly 5.82 feet through a central angle of 37°02'59";

Thence tangent from said curve South 89°41'09" East 3.00 feet;

Thence South 00°18'51" West 6.00 feet;

Thence North 89°41'09" West 8.20 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 53 square feet, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part thereof.

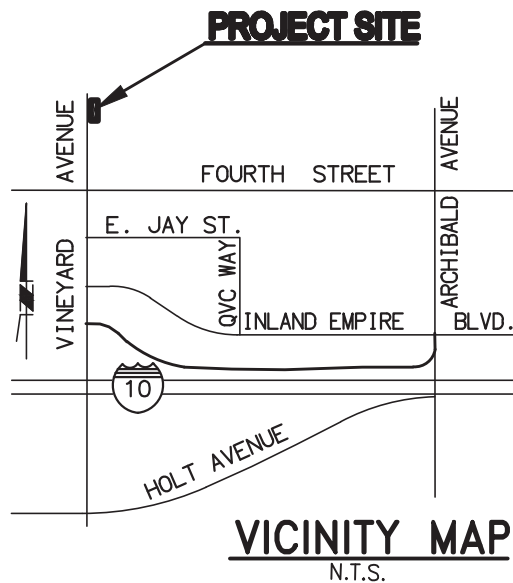
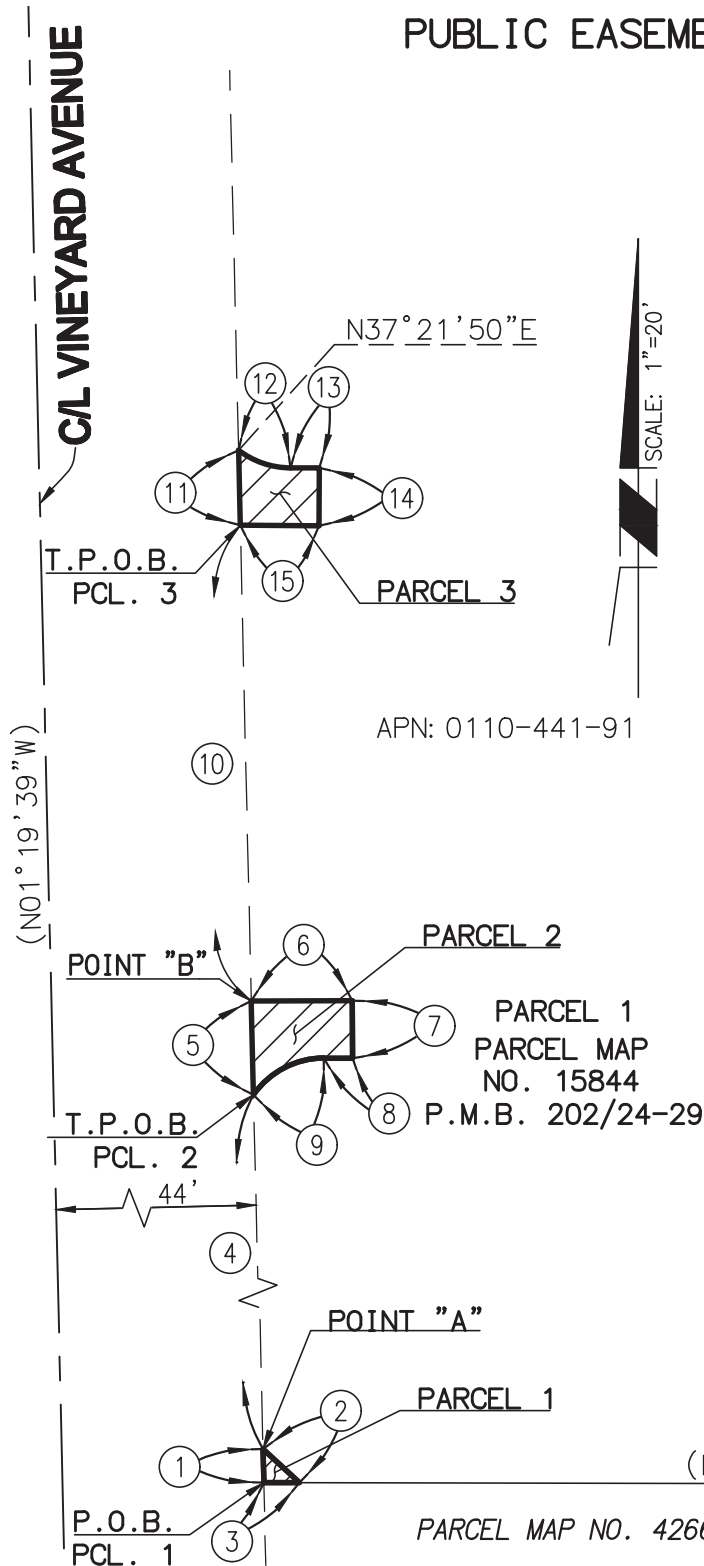
This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348,

07/24/2017  
Date



## EXHIBIT "B" PUBLIC EASEMENT DEDICATION



DATA TABLE

(NO)	BEARING/Delta	RADIUS	LENGTH
1	N01°19'45"W	--	3.48'
2	S47°28'23"E	--	5.15'
3	N89°52'35"W	--	3.72'
4	N01°19'45"W	--	91.37'
5	N01°19'45"W	--	9.77'
6	N89°50'08"E	--	10.52'
7	S00°09'52"E	--	6.00'
8	S89°50'08"W	--	3.00'
9	54°28'43"	9.00'	8.56'
10	N01°19'45"W	--	49.55'
11	N01°19'45"W	--	7.82'
12	37°02'59"	9.00'	5.82'
13	S89°41'09"E	--	3.00'
14	S00°18'51"W	--	6.00'
15	N89°41'09"W	--	8.20'

**LEGEND**



INDICATES PUBLIC SIDEWALK EASEMENT TO THE CITY OF ONTARIO

(XXX) INDICATES RECORD DATA PER PARCEL MAP NO. 15844, P.M.B. 202/24-29



**Michael Baker**  
**INTERNATIONAL**  
SHEET 1 OF 1 130346



**EXHIBIT "B"**  
**SIDEWALK EASEMENT**  
**MEREDITH INTERNATIONAL CENTRE**

DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH
1	N01° 19' 45"W	--	3.48'
2	S47° 28' 23"E	--	5.15'
3	N89° 52' 35"W	--	3.72'
4	N01° 19' 45"W	--	91.37'
5	N01° 19' 45"W	--	9.77'
6	N89° 50' 08"E	--	10.52'
7	S00° 09' 52"E	--	6.00'
8	S89° 50' 08"W	--	3.00'
9	54° 28' 43"	9.00'	8.56'
10	N01° 19' 45"W	--	49.55'
11	N01° 19' 45"W	--	7.82'
12	37° 02' 59"	9.00'	5.82'
13	S89° 41' 09"E	--	3.00'
14	S00° 18' 51"W	--	6.00'
15	N89° 41' 09"W	--	8.20'

**Michael Baker**

**INTERNATIONAL**

SHEET 2 OF 2 130346

# EXHIBIT NO. 4

(SHEET 1 OF 8)

## EXHIBIT "A"

### TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

#### PARCEL A:

APN: 0110-441-02

A portion of that certain parcel of land situated in the City of Ontario, County of San Bernardino, State of California, being that portion of Parcel 1 of Parcel Map No. 4266 as shown per map recorded in Book 39, Pages 69 through 70, inclusive, of Parcel Maps in the Office of the County Recorder of said San Bernardino County, described as follows:

**BEGINNING** at the northwest corner of said Parcel 1, said point being also on the easterly line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 4266;

Thence along the northerly line of said Parcel 1 South 89°52'35" East 21.01 feet;

Thence leaving said northerly line South 01°19'45" East 13.72 feet;

Thence South 88°40'15" West 12.00 feet;

Thence South 01°19'45" East 64.14 feet;

Thence North 88°40'15" East 1.50 feet;

Thence South 01°19'45" East 68.75 feet;

Thence South 46°19'45" East 19.84 feet;

Thence South 89°52'35" East 12.23 feet;

Thence South 00°07'25" West 8.50 feet to the southerly line of said Parcel 1;

Thence along the southerly and westerly lines of said Parcel 1 the following courses: North 89°52'35" West 17.05 feet to the beginning of a tangent curve concave northeasterly and having a radius of 20.00 feet;

Thence along said curve westerly and northwesterly 30.91 feet through a central angle of 88°32'50";

Thence tangent from said curve North 01°19'45" West 149.56 feet to the **POINT OF BEGINNING**;

**CONTAINING:** 2062 square feet, more or less.

# EXHIBIT NO. 4

(SHEET 2 OF 8)

**PARCEL B:**

APN: 0110-441-03

A portion of that certain parcel of land situated in the City of Ontario, County of San Bernardino, State of California, being that portion of Parcel 2 of Parcel Map No. 4266 as shown per map recorded in Book 39, Pages 69 through 70, inclusive, of Parcel Maps in the Office of the County Recorder of said San Bernardino County, described as follows:

**BEGINNING** at the southwest corner of said Parcel 2, said point being also on the easterly line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 4266;

Thence along the southerly line of said Parcel 2 South 89°52'35" East 21.01 feet;

Thence leaving said southerly line North 01°19'45" West 1.28 feet;

Thence North 21°19'45" West 42.40 feet;

Thence North 01°19'45" West 70.15 feet

Thence North 88°40'15" East 3.50 feet;

Thence North 01°19'45" West 40.06 feet to the northerly line of said Parcel 2;

Thence along said northerly line North 89°52'35" West 10.00 feet to the northwest corner of said Parcel 2;

Thence along the westerly line of said Parcel 2 and the easterly line of said Vineyard Avenue South 01°19'45" East 151.05 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1427 square feet, more or less.

**EXHIBIT "C"** attached hereto and by this reference made a part thereof.

This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348

07/11/2017  
Date



## EXHIBIT "B" TEMPORARY CONSTRUCTION EASEMENT

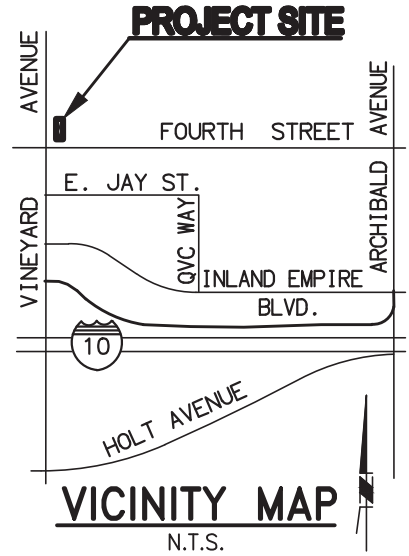
PARCEL 1  
PARCEL MAP NO. 15844  
P.M.B. 202/24-29  
(N89° 36' 00"W)

PARCEL 2  
PARCEL MAP NO. 4266  
P.M.B. 39/69-70  
0110-441-03

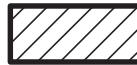
PARCEL "B"

PARCEL 1  
PARCEL MAP NO. 4266  
P.M.B. 39/69-70  
0110-441-02

PARCEL "A"



### LEGEND

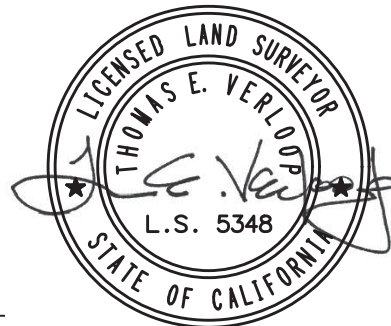


INDICATES TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF ONTARIO

(xxx) INDICATES RECORD DATA PER P.M. NO. 4266, P.M.B. 39/69-70

DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH
1	S89° 52' 35"E	--	21.01'
2	S01° 19' 45"E	--	13.72'
3	S88° 40' 15"W	--	12.00'
4	S01° 19' 45"E	--	64.14'
5	N88° 40' 15"E	--	1.50'
6	S46° 19' 45"E	--	19.84'
7	S89° 52' 35"E	--	12.23'
8	S00° 07' 25"W	--	8.50'
9	N89° 52' 35"W	--	17.05'
10	88° 32' 50"	20.00'	30.91'
11	N01° 19' 45"W	--	1.28'
12	N21° 19' 45"W	--	42.40'
13	N88° 40' 15"E	--	3.50'
14	N01° 19' 45"W	--	40.06'
15	N89° 52' 35"W	--	10.00'

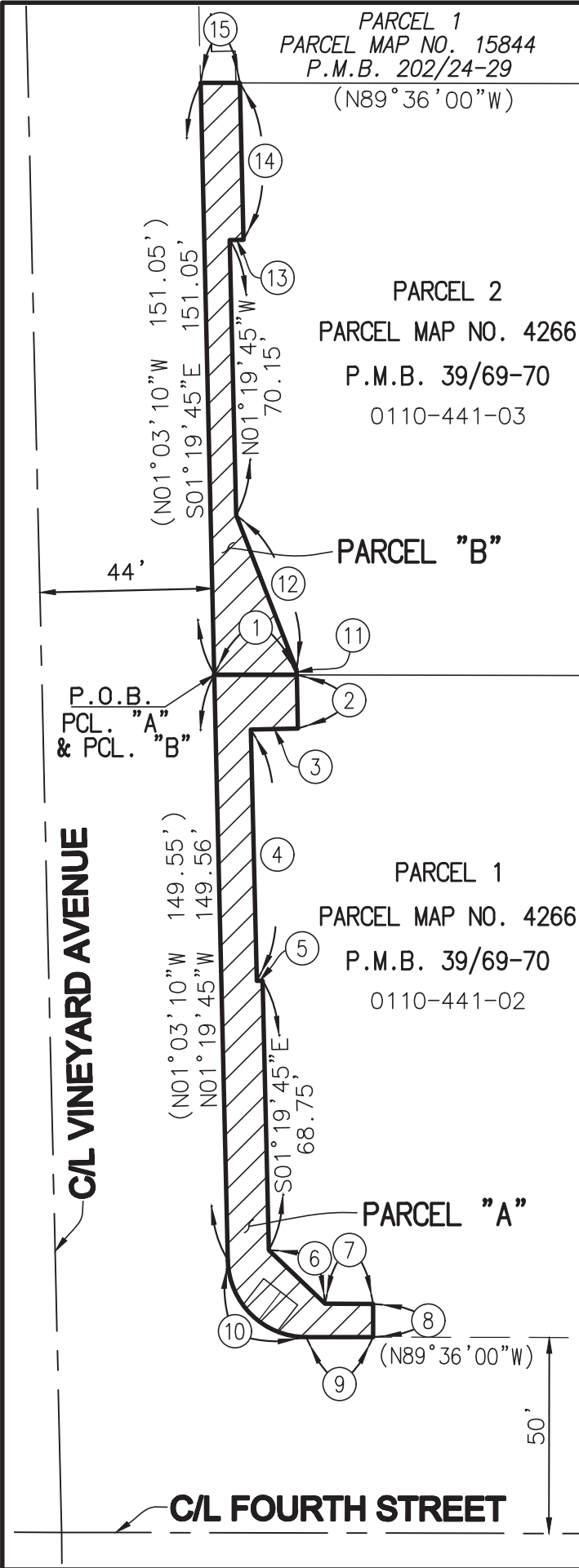


**Michael Baker**  
**INTERNATIONAL**

ONTARIO, CALIFORNIA

SHEET 1 OF 1 130346

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# EXHIBIT NO. 4

(SHEET 4 OF 8)

## EXHIBIT "A"

### LEGAL DESCRIPTION PUBLIC EASEMENT DEDICATION

APN: 0110-441-02 and 0110-441-03

Those certain parcels of land situated in the City of Ontario, County of San Bernardino, State of California, being those portions of Parcels 1 and 2 of Parcel Map No. 4266 as shown per map recorded in Book 39, Pages 69 through 70, inclusive, of Parcel Maps in the Office of the County Recorder of said San Bernardino County, described as follows:

#### PARCEL 1:

**BEGINNING** at the southwest corner of said Parcel 2, said point being also on the easterly right of way line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 4266;

Thence along said westerly line of said Parcel 2 and the easterly right of way line of Vineyard Avenue North 01°19'45" East 38.85 feet to a point hereinafter referred to as **Point "A"**;

Thence leaving said westerly line South 46°19'45" East 5.66 feet;

Thence South 01°19'45" East 37.93 feet;

Thence South 43°40'15" West 5.66 feet to the westerly line of said Parcel 1 and said easterly right of way line of Vineyard Avenue;

Thence along said westerly line of said Parcel 1 and said easterly right of way line of Vineyard Avenue North 01°19'45" West 7.08 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 168 square feet, more or less.

#### PARCEL 2:

**BEGINNING** at **Point "A"** described above;

Thence along said westerly line of said Parcel 2 and said easterly right of way line of Vineyard Avenue North 01°19'45" East 34.23 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line of Parcel 2 and said easterly right of way line of Vineyard Avenue North 01°19'45" East 27.00 feet to a point hereinafter referred to as **Point "B"**;

Thence leaving said westerly line North 88°40'15" East 5.00 feet;

# EXHIBIT NO. 4

(SHEET 5 OF 8)

Thence South 01°19'45" East 27.00 feet;

Thence South 88°40'15" West 5.00 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 135 square feet, more or less.

## PARCEL 3:

**BEGINNING** at Point "B" described above;

Thence along said westerly line of Parcel 2 and said easterly right of way line of Vineyard Avenue North 01°19'45" East 11.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing along said westerly line of Parcel 2 and said easterly right of way line of Vineyard Avenue North 01°19'45" East 39.97 feet to the northwest corner of said Parcel 2;

Thence along the northerly line of said Parcel 2 South 89°52'35" East 3.72 feet;

Thence leaving said northerly line South 47°28'23" East 0.41 feet;

Thence South 01°18'28" East 35.59 feet;

Thence South 43°40'15" West 5.66 feet to the **TRUE POINT OF BEGINNING**.

**CONTAINING:** 152 square feet, more or less.

## PARCEL 4:

**COMMENCING** at the northwest corner of said Parcel 1, said point being also on the easterly line of Vineyard Avenue, 44.00 foot half width as shown on said Parcel Map No. 4266;

Thence along the westerly line of said Parcel 1 South 01°19'45" East 19.85 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said westerly line north 88°40'15" East 1.34 feet;

Thence South 07°07'42" East 137.76 feet;

Thence South 82°43'56" East 100.70 feet to the southerly line of said Parcel 1;

# EXHIBIT NO. 4

(SHEET 6 OF 8)

Thence along the southerly and westerly lines of said Parcel 1 the following courses:  
North 89°52'35" West 95.37 feet to the beginning of a tangent curve concave  
northeasterly and having a radius of 20.00 feet;

Thence along said curve westerly and northwesterly 30.91 feet through a central angle  
of 88°32'50";

Thence North 01°19'45" West 129.70 feet to the **TRUE POINT OF BEGINNING.**

**CONTAINING:** 1,869 square feet or 0.043 acres, more or less.

**EXHIBIT "B"** attached hereto and by this reference made a part thereof.

This description was prepared  
by me or under my direction.

  
Thomas E. Verloop, PLS 5348,

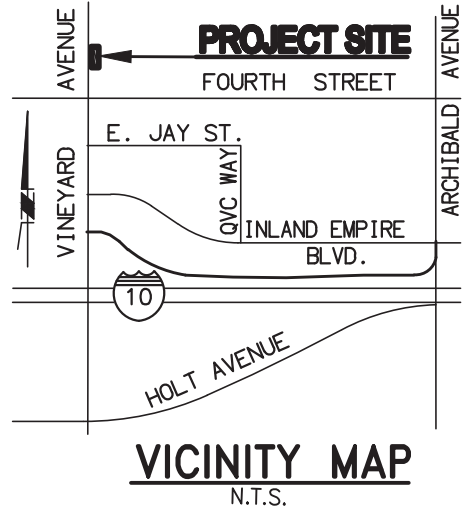
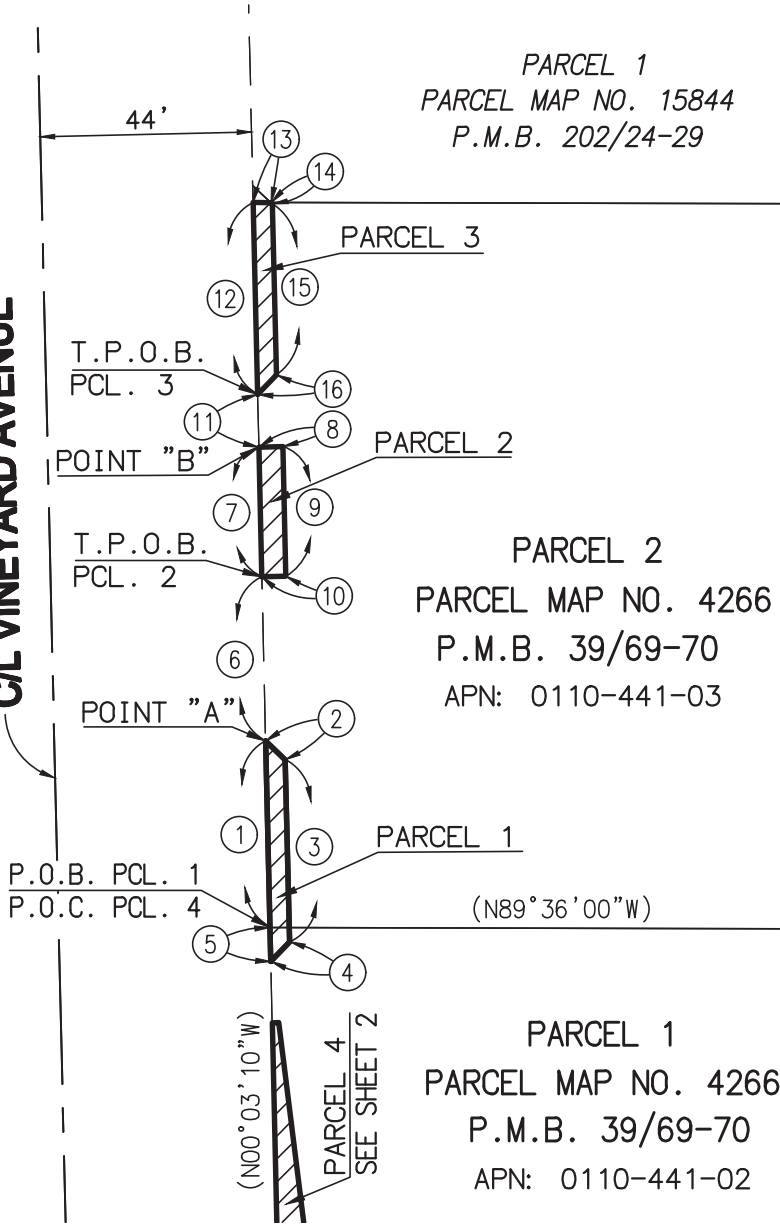
07/19/2017  
Date



## EXHIBIT "B" PUBLIC EASEMENT DEDICATION



**C/L VINEYARD AVENUE**



DATA TABLE		
NO	BEARING/DELTA	LENGTH
1	N01°19'45"W	38.85'
2	S46°19'45"E	5.66'
3	S01°19'45"E	37.93'
4	S43°40'15"W	5.66'
5	N01°19'45"W	7.08'
6	N01°19'45"W	34.23'
7	N01°19'45"W	27.00'
8	N88°40'15"E	5.00'
9	S01°19'45"E	27.00'
10	S88°40'15"W	5.00'
11	N01°19'45"W	11.00'
12	N01°19'45"W	39.97'
13	S89°52'35"E	3.72'
14	S47°28'23"E	0.41'
15	S01°18'28"E	35.59'
16	S43°40'15"W	5.66'



**LEGEND**



INDICATES PUBLIC EASEMENT DEDICATION TO THE CITY OF ONTARIO FOR SIDEWALK AND PUBLIC UTILITY PURPOSES

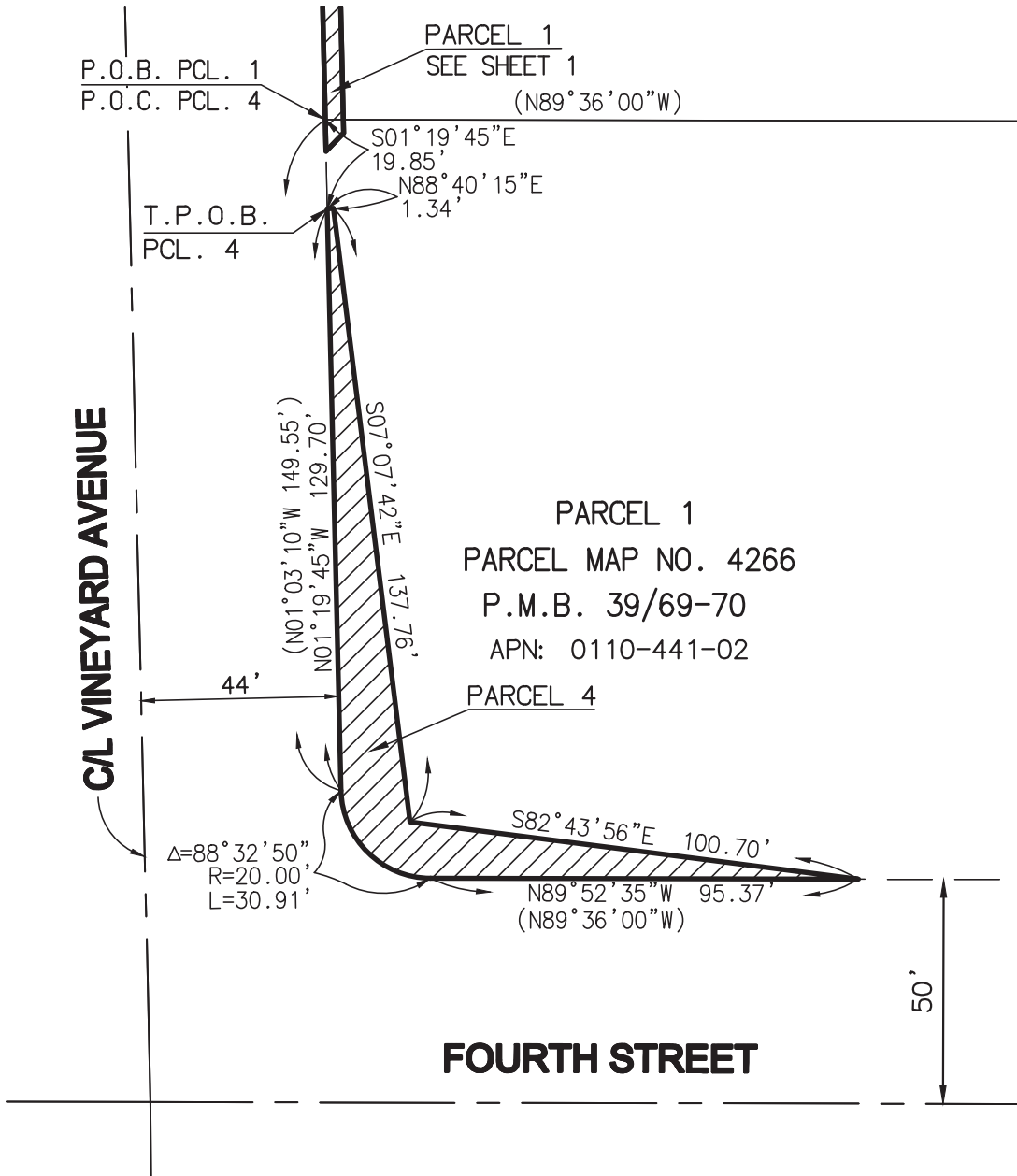
(XXX) INDICATES RECORD DATA PER PARCEL MAP NO. 4266, P.M.B. 39/69-70

**Michael Baker**  
**INTERNATIONAL**  
SHEET 1 OF 2 130346



**EXHIBIT "B"**  
**PUBLIC EASEMENT DEDICATION**

SEE SHEET 1



**LEGEND**



INDICATES PUBLIC EASEMENT DEDICATION TO THE CITY OF ONTARIO FOR STREET, SIDEWALK AND PUBLIC UTILITY PURPOSES

(XXX) INDICATES RECORD DATA PER PARCEL MAP NO. 4266, P.M.B. 39/69-70

**Michael Baker**  
**INTERNATIONAL**  
 SHEET 2 OF 2 130346

# CITY OF ONTARIO

Agenda Report  
August 15, 2017

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A PUBLIC HEARING TO CONSIDER ADOPTION OF A RESOLUTION TO UPDATE AND MODIFY DEVELOPMENT IMPACT FEES**

**RECOMMENDATION:** That the City Council adopt the resolution to update and modify the City's Development Impact Fees (DIF).

**COUNCIL GOALS:** Invest in Growth and Evolution of the City's Economy  
Focus Resources in Ontario's Commercial and Residential Neighborhoods  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)  
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

**FISCAL IMPACT:** The proposed update of the Development Impact Fees (DIF) continues to reflect the City Council's direction that new development pay its fair share of the costs for infrastructure, and that costs of new development in the Ontario Ranch should not impact current residents. The proposed update of the DIF is a periodic update of the DIF Program to reflect modifications to specific DIF projects based on changes in projected infrastructure needs and/or actual costs. The proposed update to the DIF Program also includes a notable modification to the DIF to support the City's OntarioNet system of fiber optic communications.

**BACKGROUND:** On July 1, 2003, the City Council adopted Ordinance Nos. 2779 and 2780 to approve Development Impact Fees for the City. The DIF have been updated periodically since 2005. Since its inception, the DIF Program has had separate DIF amounts for what has historically been termed the "New Model Colony" and the "Old Model Colony" areas. The last comprehensive update of the DIF Program was approved by City Council in December 2012. The 2012 comprehensive update included adjustments to the land use database pursuant to the adoption in 2010 of The Ontario Plan, which included significant land use changes in terms of both types of land use and densities of development, and which necessitated material revisions to the City's infrastructure (Streets, Storm Drains, Water and Sewer) Master Plans and DIF Program. Since the adoption the comprehensive DIF

**STAFF MEMBER PRESENTING:** Grant Yee, Administrative Services/Finance Director

Prepared by: Bob Chandler  
Department: Management Services

City Manager  
Approval: 

Submitted to Council/O.H.A. 08/15/2017  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

19

Program update in 2012, there have been minimal changes in the scopes or the estimated costs of DIF Program projects. The most recent update to the DIF Program was adopted in February 2015. The primary modification in that update was to modify the costs for land acquisition. No major changes to the land use databases, infrastructure master plans, or land acquisition costs are reflected in this DIF Program update.

As proposed, this DIF Program update includes the following modifications to the DIF Program:

- As the New Model Colony is now known as the “Ontario Ranch”, the designations for the separate DIF Program areas have been changed to “General City” for the area formerly known as the Old Model Colony, and to Ontario Ranch for what used to be described as the New Model Colony.

Several changes were made to the Circulation System (Streets) DIF projects for the General City to reflect modifications in the SANBAG Mitigation Nexus Study. Overall, these changes have resulted in a net reduction of the DIF in the Streets category for the General City area.

- Several changes were made to Streets DIF Projects for the Ontario Ranch area, primarily related to changes in actual and projected costs for bridges and utility pole relocations. Overall, these changes resulted in an increase in the DIF in the Streets category for the Ontario Ranch area.
- Similarly, changes were made to DIF projects in the Water and Sewer categories based on modifications to project scopes and costs based on the actual data from completed projects. Also, although the project cost amounts were not adjusted, the funding sources for two Sewer Projects were modified resulting in increases in the contributions from the Ontario Ranch area. These changes resulted in net increases in the DIF in the Water and Sewer categories for the Ontario Ranch area.
- Modifications were also made to the project scopes and cost estimates for several DIF Projects in the Storm Drain category for the Ontario Ranch area. These modifications resulted in an overall reduction of the DIF amounts in the Storm Drain category for the Ontario Ranch area.

#### Modifications to the Fiber Optic DIF in the Ontario Ranch Area:

Since initial annexation of the Ontario Ranch area, the City has been very proactive in taking actions to ensure that the Ontario Ranch area would have a comprehensive and state of the art Fiber communications system. The City’s DIF Program originally included the estimated costs for the full installation of a comprehensive Fiber communications system that included both conduit and fiber and all related equipment to provide services to all residential and non-residential development in the Ontario Ranch area. The estimated costs in the initial Fiber DIF Program were based on a per unit estimate intended to cover all system costs. After several years and many changes in the technology and service provider landscape, it was thought that it would not be economically feasible for the City to be a first-line provider of communications services. Accordingly, the City adjusted future Fiber communication system capabilities to requiring the installation of conduit in the major streets and within individual residential tracts, but reduced the requirements for the installation of the fiber within the Ontario Ranch area. This resulted in the City reducing the DIF to its current amount of \$663 per residential unit. The current DIF amount for the Fiber category does not include the costs of the installation of fiber within the developer-installed conduit, nor the amount for the fiber equipment needed within each residential and non-residential building.

In addition to the above referenced modifications included in the proposed DIF Program update, substantial adjustments are proposed to the DIF for the Fiber Optic Communications System in the Ontario Ranch area. The proposed changes to the Fiber DIF include:

- A reduction in the estimates for the installation of fiber conduit within the major streets, based on actual costs;
- A deletion of the costs for the pilot project;
- An addition of a DIF project to install fiber within the major streets network;
- An addition of a DIF project to install in-tract fiber within the conduit installed by the developer;
- An addition of a project for the installation of fiber equipment for each residential unit; and
- An addition of a project for the installation of fiber equipment in non-residential units based on usage.

The proposed additional projects in the Fiber DIF category will serve to reestablish the Fiber network to that of a comprehensive Fiber communications system for the Ontario Ranch area as originally intended by the City. As a result, the Fiber DIF fee for residential units is proposed to increase to \$1,943 per residential unit. However, in order to moderate the impacts of this increase on planned or existing residential projects, and in recognition of our cooperative discussions with the NMC Builders group, it is proposed that the Fiber DIF fee be discounted by \$500 per residential unit for the next three years.

No modifications are proposed to the DIF amounts for the other DIF categories of Law Enforcement, Fire, Solid Waste, General Facilities, Library, Public Meeting Facilities, Aquatic Centers, Parklands Acquisition and Facilities, and Habitat Mitigation.

In support of the revised DIF amounts, Revenue & Cost Specialists, LLC prepared comprehensive updates to the Development Impact Fee calculation report and the Master Facilities plan. The completed Development Impact Fee Report, composed of the "Development Impact Fee Calculation and Nexus Report for the City of Ontario, California, April 2017" and the "Master Facilities Plan for the City of Ontario, California, April 2017" is on file with the Records Management Department. The Report includes a detailed description of the changes reflected in the update, individual detailed DIF project descriptions and the schedules used in the calculation of the updated DIF amounts.

Exhibit A of the resolution specifies the updated DIF amounts for the General City and Ontario Ranch areas. The following table is a summary of the current and proposed DIF amounts for the General City and Ontario Ranch.

Category	Current* General City	Proposed* General City	Percent Change	Current Ontario Ranch	Proposed** Ontario Ranch	Percent Change
Residential, Detached	\$27,873	\$27,763	-0.39%	\$35,734	\$37,408	4.68%
Residential, Attached	\$20,688	\$20,615	-0.35%	\$23,354	\$25,136	7.63%
Residential, High Density	\$15,365	\$15,326	-0.25%	\$17,022	\$18,579	9.15%
Mobile Homes	\$19,941	\$19,915	-0.13%	N/A	NA	NA
Commercial Lodging	\$4,010	\$3,904	-2.64%	\$7,443	\$8,221	10.45%
Retail/Service Uses	\$7,491	\$6,895	-7.96%	\$15,143	\$16,683	10.17%
Office Uses	\$5,887	\$5,560	-5.55%	\$10,823	\$12,073	11.55%
Business Park Uses	\$6,143	\$5,821	-5.24%	\$10,431	\$11,367	8.97%
Industrial Uses	\$3,281	\$3,111	-5.18%	\$6,490	\$6,978	7.52%
Institutional Uses	\$6,104	\$5,744	-5.90%	\$10,215	\$11,515	12.73%

\*Maximum Fee amounts are shown for comparison; General City Development Impact Fees may be reduced by specified percentages, depending on development category and type of development to encourage affordable housing, multi-story development and construction of structured parking facilities.

\*\*The amounts above do not reflect the Local Adjacent Fiber fee discount of \$500 to be applied on each residential unit for the three years following the effective date of this update.

No changes are proposed to the DIF Program implementation policies or land use categories definitions as part of this DIF Program update.

Staff has notified the Building Industry Association (BIA) and NMC Builders of the proposed update to the DIF and provided both entities with a copy of the proposed fees and back-up materials. Staff has also met with representatives of NMC Builders and the BIA to provide information regarding the proposed modifications to the DIF Program. As a result of these discussions, some modifications have been made the proposed DIF including the proposed discount to the Fiber DIF for a three-year period. Several members of the NMC Builders group have expressed support for the revisions in the proposed DIF update. The letters of support have been included with this agenda report and are incorporated in the record of this public hearing.

It is recommended that the proposed Resolution become effective upon adoption. However, under State law, fee increases cannot become effective any sooner than 60 days after adoption by the legislative body. Accordingly, since some of the fees included in the proposed update represent increases, it is further proposed that the updated fee amounts become effective on October 16, 2017, in order to comply with State law.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO,  
CALIFORNIA, UPDATING AND MODIFYING DEVELOPMENT IMPACT  
FEES.

WHEREAS, on July 1, 2003, the City Council of the City of Ontario (the "City Council") adopted Ordinance Nos. 2779 and 2780 to implement new and modified Development Impact Fees in recognition of the need to finance adequate infrastructure and other public improvements and facilities made necessary by new development in the City of Ontario ("City"); and

WHEREAS, the City Council previously adopted Resolution No. 2003-039 to establish policies for the implementation of the new and modified Development Impact Fees; Resolution No. 2003-070 to establish additional definitions and policies for the application of Development Impact Fees; and Resolution Nos. 2005-005, 2005-099, 2007-023, 2007-150, 2011-011, 2012-092, and 2015-008 to update and modify Development Impact Fee amounts; and

WHEREAS, City staff and Revenue and Costs Specialists LLC, have reviewed the Development Impact Fee program and the infrastructure Master Plans and produced an update to the DIF program documents, titled "Development Impact Fee Calculation and Nexus Report For the City of Ontario," dated April 2017, which includes recommendations and support for updated Development Impact Fee amounts; and

WHEREAS, the Development Impact Fee Calculation and Nexus Report, referenced above, complies with Government Code Section 66001 by establishing the basis for the imposition of fees, and the fee amounts for new development. In particular, the Development Impact Fee Calculation and Nexus Report:

1. Identifies the purpose of each development fee;
2. Identifies the use to which the fee will be put;
3. Shows a reasonable relationship between the fee's use and the type of development project upon which the fee is imposed;
4. Shows a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed; and
5. Shows a reasonable relationship between the amount of the fee and the costs of the public facility or portion of the public facility that is attributed to the development upon which the fee is imposed; and

WHEREAS, in accordance with Government Code Section 66000, et seq., a copy of the above referenced Development Impact Fee Calculation and Nexus Report has been made available for inspection by the public at Ontario City Hall for 10 days prior to the adoption of this Resolution; and

WHEREAS, after the review of the proposed revisions of the Development Impacts Fees with representatives of the New Model Colony Builders LLC, it has been

determined that the proposed increase in the Local Adjacent Fiber Optic Communications System shall be reduced for a period of three years to reduce the impacts of the proposed increase in the Development Impact Fee for current planned and proposed projects.

WHEREAS, the previously-adopted Ordinance No. 2779 stated that “The Fee Schedule may be amended from time to time by resolution of the City Council, in compliance with the Mitigation Fee Act, Government Code Section 66000, et seq.”

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ONTARIO:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Development Impact Fee Amounts contained in “Exhibit A” of the previous Resolution No. 2015-008 are hereby updated and modified in accordance with “Exhibit A” of this resolution. The provisions of this Resolution are supplemental to the provisions of previous Resolution Nos. 2003-039, 2003-070, 2005-005, 2005-099, 2007-023, 2007-150, 2011-11, 2012-092 and 2015-008. The “Exhibit A” of previous Resolution No. 2015-008 shall be repealed and replaced by “Exhibit A” of this Resolution.

SECTION 3. This Resolution, including the updated fee amounts contained in “Exhibit A” attached hereto and incorporated herein, shall be effective for all building permits, and grading permits, when applicable, on October 16, 2017.

SECTION 4. The Local Adjacent Fiber Optic Communications System Development Impact Fee for the Ontario Ranch area shall be discounted to an amount of \$860 for Detached Residential Dwelling units, Attached Residential Dwelling units, and High Density Residential units during the three-year period of October 16, 2017 through October 16, 2020 only. Upon expiration of the three-year period on October 17, 2020, the discounted fee amount shall no longer be applicable and the Local Adjacent Fiber Optic Communications System Development Impact fees shall be as contained in Exhibit A of this resolution or subsequent resolution that has repealed and replaced this Resolution. The Regional Fiber Optic Communications System Development Impact Fee shall not be impacted by this discount.

SECTION 5. The remaining provisions of Resolution No. 2003-039 and previous resolutions, including previous Exhibits B and C, shall not be affected and shall remain in effect to the extent not inconsistent herewith.

PASSED, APPROVED, AND ADOPTED this 15<sup>th</sup> day of August 2017.

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PAUL S. LEON, MAYOR

ATTEST:

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CITY CLERK

APPROVED AS TO LEGAL FORM:

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BEST BEST & KRIEGER LLP  
CITY ATTORNEY



STATE OF CALIFORNIA            )  
COUNTY OF SAN BERNARDINO    )  
CITY OF ONTARIO                )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2017-    was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 15, 2017 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:           COUNCIL MEMBERS:

ABSENT:         COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2017-   duly passed and adopted by the Ontario City Council at their regular meeting held August 15, 2017.

\_\_\_\_\_  
SHEILA MAUTZ, CITY CLERK

(SEAL)

**"EXHIBIT A"**

***City of Ontario Development Impact Fee Schedule***

**General City – Maximum Law Enforcement  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee Per Unit or S.F.
Detached Dwellings	\$373/Unit
Attached Dwellings	\$334/Unit
High Density Dwellings	\$334/Unit
Mobile Home Dwellings	\$179/Unit
Commercial Lodging Units	\$138/Unit
Retail/Services Uses	\$.517/S.F.
Office Uses	\$.690/S.F.
Business Park Uses	\$.221/S.F.
Industrial Uses	\$.013/S.F.
Institutional Uses	\$.094/S.F.

**General City – Maximum Fire Suppression Facilities,  
Vehicles and Equipment Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$262/Unit
Attached Dwellings	\$219/Unit
High Density Dwellings	\$219/Unit
Mobile Home Dwellings	\$230/Unit
Commercial Lodging Units	\$112/Unit
Retail/Services Uses	\$.230/S.F.
Office Uses	\$.936/Unit
Business Park Uses	\$.143/S.F.
Industrial Uses	\$.010/S.F.
Institutional Uses	\$.069/S.F.

**General City – Maximum Regional Streets, Signals and Bridges  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$1,358/Unit
Attached Dwellings	\$907/Unit
High Density Dwellings	\$561/Unit
Mobile Home Dwellings	\$707/Unit
Commercial Lodging Units	\$716/Unit
Retail/Services Uses	\$2.743/S.F.
Office Uses	\$1.568/S.F.
Business Park Uses	\$1.631/S.F.
Industrial Uses	\$.841/S.F.
Institutional Uses	\$1.792/S.F.

**General City – Maximum Local Adjacent Streets, Signals and Bridges  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$905/Unit
Attached Dwellings	\$604/Unit
High Density Dwellings	\$374/Unit
Mobile Home Dwellings	\$471/Unit
Commercial Lodging Units	\$478/Unit
Retail/Services Uses	\$1.829/S.F.
Office Uses	\$1.045/S.F.
Business Park Uses	\$1.088/S.F.
Industrial Uses	\$.560/S.F.
Institutional Uses	\$1.194/S.F.

**General City – Maximum Regional Storm Drainage Facilities  
Development Impact Fees by Land Use**

Proposed Land Use	Fee Per Unit or S.F.	Fee Per Acre (NOTE)
Detached Dwellings	\$170/Unit	-
Attached Dwellings	\$54/Unit	-
High Density Dwellings	\$25/Unit	-
Mobile Home Dwellings	\$72/Unit	-
Commercial Lodging Units	\$10/Unit	-
Retail/Services Uses	\$.053/S.F.	\$1,057/Acre
Office Uses	\$.020/S.F.	\$1,057/Acre
Business Park Uses	\$.054/S.F.	\$1,027/Acre
Industrial Uses	\$.050/S.F.	\$1,115/Acre
Institutional Uses	\$.051/S.F.	\$1,115/Acre

**NOTE: The fee will be based on the per acre amount when the square feet per acre is less than 19,972 for Retail/Service Uses; 53,766 for Office Uses; 18,882 for Business Park Uses; 22,348 for Industrial Uses; and 21,781 for Institutional Uses.**

**General City – Maximum Local Adjacent Storm Drainage Facilities  
Development Impact Fees by Land Use**

Proposed Land Use	Fee Per Unit or S.F.	Fee Per Acre (NOTE)
Detached Dwellings	\$3,221/Unit	-
Attached Dwellings	\$1,035/Unit	-
High Density Dwellings	\$481/Unit	-
Mobile Home Dwellings	\$1,372/Unit	-
Commercial Lodging Units	\$181/Unit	-
Retail/Services Uses	\$1.005/S.F.	\$20,073/Acre
Office Uses	\$.373/S.F.	\$20,073/Acre
Business Park Uses	\$1.034/S.F.	\$19,516/Acre
Industrial Uses	\$0.948/S.F.	\$21,188/Acre
Institutional Uses	\$0.973/S.F.	\$21,188/Acre

**NOTE: The fee will be based on the per acre amount when the square feet per acre is less than 19,972 for Retail/Service Uses; 53,766 for Office Uses; 18,882 for Business Park Uses; 22,348 for Industrial Uses; and 21,781 for Institutional Uses.**

**General City – Maximum Regional Water Distribution  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$4,137/Unit
Attached Dwellings	\$2,829/Unit
High Density Dwellings	\$1,908/Unit
Mobile Home Dwellings	\$2,829/Unit
Commercial Lodging Units	\$1,141/Unit
Retail/Services Uses	\$.210/S.F.
Office Uses	\$.442/S.F.
Business Park Uses	\$.822/S.F.
Industrial Uses	\$.306/S.F.
Institutional Uses	\$.768/S.F.

**General City – Maximum Local Adjacent Water Distribution  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$1,034/Unit
Attached Dwellings	\$707/Unit
High Density Dwellings	\$477/Unit
Mobile Home Dwellings	\$707/Unit
Commercial Lodging Units	\$285/Unit
Retail/Services Uses	\$.052/S.F.
Office Uses	\$.110/S.F.
Business Park Uses	\$.205/S.F.
Industrial Uses	\$.076/S.F.
Institutional Uses	\$.192/S.F.

**General City – Maximum Regional Sewer Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$423/Unit
Attached Dwellings	\$370/Unit
High Density Dwellings	\$318/Unit
Mobile Home Dwellings	\$371/Unit
Commercial Lodging Units	\$247/Unit
Retail/Services Uses	\$.020/S.F.
Office Uses	\$.090/S.F.
Business Park Uses	\$.104/S.F.
Industrial Uses	\$.057/S.F.
Institutional Uses	\$.120/S.F.

**General City - Maximum Local Adjacent Sewer Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$635/Unit
Attached Dwellings	\$556/Unit
High Density Dwellings	\$476/Unit
Mobile Home Dwellings	\$556/Unit
Commercial Lodging Units	\$370/Unit
Retail/Services Uses	\$.030/S.F.
Office Uses	\$.136/S.F.
Business Park Uses	\$.156/S.F.
Industrial Uses	\$.085/S.F.
Institutional Uses	\$0.179/S.F.

**General City - Maximum Solid Waste Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$630/Unit
Attached Dwellings	\$434/Unit
High Density Dwellings	\$217/Unit
Mobile Home Dwellings	\$434/Unit
Commercial Lodging Units	\$145/Unit
Retail/Services Uses	\$.107/S.F.
Office Uses	\$.072/S.F.
Commercial/Restaurants	\$.495/S.F.
Business Park Uses	\$.188/S.F.
Industrial Uses	\$.085/S.F.
Institutional Uses	\$.150/S.F.

**General City - Maximum General Facilities, Vehicles and Equipment  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee Per Unit or S.F.
Detached Dwellings	\$572/Unit
Attached Dwellings	\$119/Unit
High Density Dwellings	\$87/Unit
Mobile Home Dwellings	\$271/Unit
Commercial Lodging Units	\$81/Unit
Retail/Services Uses	\$.099/S.F.
Office Uses	\$.078/S.F.
Business Park Uses	\$.175/S.F.
Industrial Uses	\$.080/S.F.
Institutional Uses	\$.162/S.F.

**General City - Maximum Library Facilities and Collection  
Development Impact Fees by Land Use**

Proposed Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$1,092/Unit
Attached Dwellings	\$969/Unit
High Density Dwellings	\$766/Unit
Mobile Home Dwellings	\$911/Unit

**General City - Maximum Public Meeting Facilities  
Development Impact Fees by Land Use**

Proposed Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$1,180/Unit
Attached Dwellings	\$1,046/Unit
High Density Dwellings	\$828/Unit
Mobile Home Dwellings	\$985/Unit

**General City - Maximum Aquatics Facilities  
Development Impact Fees by Land Use**

Proposed Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$77/Unit
Attached Dwellings	\$69/Unit
High Density Dwellings	\$55/Unit
Mobile Home Dwellings	\$65/Unit

**General City - Maximum Park  
Development Impact Fees by Land Use**

Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$11,694/Unit
Attached Dwellings	\$10,363/Unit
High Density Dwellings	\$8,200/Unit
Mobile Home Dwellings	\$9,755/Unit

**Ontario Ranch - Law Enforcement  
Development Impact Fees by Land Use**

Land Use	Impact Fee Per Unit or S.F.
Detached Dwellings	\$373/Unit
Attached Dwellings	\$334/Unit
High Density Dwellings	\$334/Unit
Commercial Lodging Units	\$138/Unit
Retail/Services Uses	\$.517/S.F.
Office Uses	\$.690/S.F.
Business Park Uses	\$.221/S.F.
Industrial Uses	\$.013/S.F.
Institutional Uses	\$.094/S.F.

**Ontario Ranch - Fire Suppression Facilities, Vehicles and Equipment  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$559/Unit
Attached Dwellings	\$470/Unit
High Density Dwellings	\$470/Unit
Commercial Lodging Units	\$234/Unit
Retail/Services Uses	\$.492/S.F.
Office Uses	\$2.005/S.F.
Business Park Uses	\$.307/S.F.
Industrial Uses	\$.022/S.F.
Institutional Uses	\$.147/S.F.

**Ontario Ranch – Regional Streets, Signals and Bridges  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$1,888/Unit
Attached Dwellings	\$1,261/Unit
High Density Dwellings	\$780/Unit
Commercial Lodging Units	\$996/Unit
Retail/Services Uses	\$3.816/S.F.
Office Uses	\$2.181/S.F.
Business Park Uses	\$2.269/S.F.
Industrial Uses	\$1.169/S.F.
Institutional Uses	\$2.492/S.F.



**Ontario Ranch – Local Adjacent Streets, Signals and Bridges  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$2,833/Unit
Attached Dwellings	\$1,891/Unit
High Density Dwellings	\$1,170/Unit
Commercial Lodging Units	\$1,494/Unit
Retail/Services Uses	\$5.723/S.F.
Office Uses	\$3.271/S.F.
Business Park Uses	\$3.403/S.F.
Industrial Uses	\$1.754/S.F.
Institutional Uses	\$3.737/S.F.

**Ontario Ranch – Regional Storm Drainage  
Development Impact Fees by Land Use**

Proposed Land Use	Fee Per Unit or S.F.	Fee Per Acre (NOTE)
Detached Dwellings	\$1,319/Unit	-
Attached Dwellings	\$300/Unit	-
High Density Dwellings	\$244/Unit	-
Commercial Lodging Units	\$213/Unit	-
Retail/Services Uses	\$.537/S.F.	\$9,381/Acre
Office Uses	\$.282/S.F.	\$9,381/Acre
Business Park Uses	\$.454/S.F.	\$9,121/Acre
Industrial Uses	\$.359/S.F.	\$9,903/Acre
Institutional Uses	\$.455/S.F.	\$9,903/Acre

**NOTE: The fee will be based on the per acre amount when the square feet per acre is less than 17,470 for Retail/Service Uses; 33,297 for Office Uses; 20,090 for Business Park Uses; 27,603 for Industrial Uses; and 21,776 for Institutional Uses.**

**Ontario Ranch – Local Adjacent Storm Drainage  
Development Impact Fees by Land Use**

Proposed Land Use	Fee Per Unit or S.F.	Fee Per Acre (NOTE)
Detached Dwellings	\$3,958/Unit	-
Attached Dwellings	\$898/Unit	-
High Density Dwellings	\$733/Unit	-
Commercial Lodging Units	\$640/Unit	-
Retail/Services Uses	\$1.611/S.F.	\$28,144/Acre
Office Uses	\$.845/S.F.	\$28,144/Acre
Business Park Uses	\$1.362/S.F.	\$27,362/Acre
Industrial Uses	\$1.076/S.F.	\$29,707/Acre
Institutional Uses	\$1.364/S.F.	\$29,707/Acre

**NOTE: The fee will be based on the per acre amount when the square feet per acre is less than 17,470 for Retail/Service Uses; 33,297 for Office Uses; 20,090 for Business Park Uses; 27,603 for Industrial Uses; and 21,776 for Institutional Uses.**

**Ontario Ranch – Regional Water Distribution  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$5,430/Unit
Attached Dwellings	\$2,981/Unit
High Density Dwellings	\$1,582/Unit
Commercial Lodging Units	\$2,281/Unit
Retail/Services Uses	\$2.103/S.F.
Office Uses	\$1.134/S.F.
Business Park Uses	\$1.606/S.F.
Industrial Uses	\$1.321/S.F.
Institutional Uses	\$1.308/S.F.

**Ontario Ranch – Local Adjacent Water Distribution  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$2,327/Unit
Attached Dwellings	\$1,278/Unit
High Density Dwellings	\$678/Unit
Commercial Lodging Units	\$978/Unit
Retail/Services Uses	\$.901/S.F.
Office Uses	\$.486/S.F.
Business Park Uses	\$.689/S.F.
Industrial Uses	\$.566/S.F.
Institutional Uses	\$.560/S.F.

**Ontario Ranch – Regional Sewer Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$331/Unit
Attached Dwellings	\$251/Unit
High Density Dwellings	\$152/Unit
Commercial Lodging Units	\$193/Unit
Retail/Services Uses	\$.071/S.F.
Office Uses	\$.124/S.F.
Business Park Uses	\$.082/S.F.
Industrial Uses	\$.080/S.F.
Institutional Uses	\$.096/S.F.

**Ontario Ranch – Local Adjacent Sewer Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$496/Unit
Attached Dwellings	\$376/Unit
High Density Dwellings	\$227/Unit
Commercial Lodging Units	\$289/Unit
Retail/Services Uses	\$.106/S.F.
Office Uses	\$.186/S.F.
Business Park Uses	\$.124/S.F.
Industrial Uses	\$.120/S.F.
Institutional Uses	\$.144/S.F.

**Ontario Ranch - Solid Waste Collection  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$630/Unit
Attached Dwellings	\$434/Unit
High Density Dwellings	\$217/Unit
Commercial Lodging Units	\$145/Unit
Retail/Services Uses	\$.107/S.F.
Office Uses	\$.072/S.F.
Commercial/Restaurants	\$.495/S.F.
Business Park Uses	\$.188/S.F.
Industrial Uses	\$.085/S.F.
Institutional Uses	\$.150/S.F.

**Ontario Ranch - General Facilities, Vehicles and Equipment  
Development Impact Fees by Land Use**

Proposed Land Use	Impact Fee Per Unit or S.F.
Detached Dwellings	\$572/Unit
Attached Dwellings	\$119/Unit
High Density Dwellings	\$87/Unit
Commercial Lodging Units	\$81/Unit
Retail/Services Uses	\$.099/S.F.
Office Uses	\$.078/S.F.
Business Park Uses	\$.175/S.F.
Industrial Uses	\$.080/S.F.
Institutional Uses	\$.162/S.F.

**Ontario Ranch - Library Facilities and Collection  
Development Impact Fees by Land Use**

Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$1,092/Unit
Attached Dwellings	\$969/Unit
High Density Dwellings	\$766/Unit

**Ontario Ranch - Public Meeting Facilities  
Development Impact Fees by Land Use**

Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$1,180/Unit
Attached Dwellings	\$1,046/Unit
High Density Dwellings	\$828/Unit

**Ontario Ranch - Development Impact Fees Aquatics Facilities  
Development Impact Fees by Land Use**

Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$77/Unit
Attached Dwellings	\$69/Unit
High Density Dwellings	\$55/Unit

**Ontario Ranch – Park  
Development Impact Fees by Land Use**

Residential Land Use	Impact Fee Per Unit
Detached Dwellings	\$11,694/Unit
Attached Dwellings	\$10,363/Unit
High Density Dwellings	\$8,200/Unit

**Ontario Ranch Only – Species, Habitat Conservation and Open Space Mitigation  
Development Impact Fees, per Acre  
(TO BE PAID BY DEVELOPER AS A CONDITION OF ISSUANCE OF  
GRADING PERMIT)**

Proposed Land Use	Mitigation Impact Fee per Acre
Detached Dwellings	\$4,320/Acre
Attached Dwellings	\$4,320/Acre
High Density Dwellings	\$4,320/Acre
Commercial Lodging Units	\$4,320/Acre
Retail/Services Uses	\$4,320/Acre
Office Uses	\$4,320/Acre
Business Park Uses	\$4,320/Acre
Industrial Uses	\$4,320/Acre
Institutional Uses	\$4,320/Acre

**Ontario Ranch Only – Regional Fiber Optic Communication System  
Development Impact Fees**

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$583/Unit
Attached Dwellings	\$583/Unit
High Density Dwellings	\$583/Unit
Commercial Lodging Units	\$132/Unit
Retail/Services Uses	\$.106/S.F.
Office Uses	\$.177/S.F.
Business Park Uses	\$.082/S.F.
Industrial Uses	\$.053/S.F.
Institutional Uses	\$.182/S.F.

**Ontario Ranch Only – Local Adjacent Fiber Optic Communication System  
Development Impact Fees\***

Proposed Land Use	Impact Fee per Unit or S.F.
Detached Dwellings	\$1,360/Unit
Attached Dwellings	\$1,360/Unit
High Density Dwellings	\$1,360/Unit
Commercial Lodging Units	\$309/Unit
Retail/Services Uses	\$.247/S.F.
Office Uses	\$.412/S.F.
Business Park Uses	\$.190/S.F.
Industrial Uses	\$.124/S.F.
Institutional Uses	\$.426/S.F.

***\*See Resolution Section 4. for discount provisions for residential units for a three-year period expiring October 17, 2020.***

# RCCD, Inc.

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August 9, 2017

**Mr. Al Boling**  
**City Manager**  
City of Ontario  
303 E. B Street  
Ontario, CA 91764

**Regarding: City of Ontario Master Plan and Development Impact Fee Program 2017 Update**

Dear Al:

The purpose of this letter is to express our support for the City's updated Development Impact Fee (DIF) programs as proposed.

We have spent a significant amount of time evaluating the updated fees and have worked in cooperation with the City staff to gain an understanding of the components and justifications for the increased fees.

While any increase in fees negatively impacts our property values, we understand that a certain level of fees is necessary to support the improvements and related program costs that the City of Ontario is planning and that our future residents will enjoy. After evaluation, we have concluded that the fee increases are reasonable and we support the updated DIF fee schedule as proposed including the 3 year accommodation related to the fiber fee.

Please feel free to contact me at (714) 637-4405 x107 with any questions or concerns you may have.

Sincerely,



Richard Cisakowski  
President  
RCCD, Inc.  
A California Corporation

# Lewis Management Corp.

A Member of the Lewis Group of Companies  
1156 North Mountain Avenue • P.O. Box 670 • Upland, California 91785-0670  
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August 10, 2017

Mr. Al Boling, City Manager  
**City of Ontario**  
303 East B Street  
Ontario, CA 91764

RE: City of Ontario Master Plan and Development Impact Fee Program 2017 Update

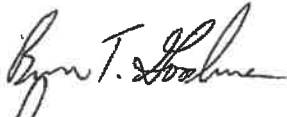
Dear Mr. Boling:

We here at Lewis would like to offer our sincere appreciation and thank you for the very collaborative work you, your staff, and entire team have done in presenting a proposed Development Impact Fee update. We believe this provides a win for all stakeholders in the City of Ontario. This collaboration included building industry officials, the building community, as well as public input. With this proposed new structure for DIFs and for fiber optics, on behalf of Lewis and our associated entities in Ontario we are fully supportive of the new fee schedule to be discussed at your next City Council meeting where we will attend and speak in support of the change if asked.

While no one likes increased fees, sometimes they are necessary to continue to provide the infrastructure and programs necessary to sustain an outstanding community. We believe this is the case here and applaud the initiative the City of Ontario has taken in providing world class fiber optics to the community.

Again, thanks to you, your staff and the elected officials of the City.

Sincerely,



Bryan T. Goodman  
Senior Vice President

BTG/jms