

CITY OF ONTARIO
CITY COUNCIL AND HOUSING AUTHORITY
AGENDA
AUGUST 19, 2014

Paul S. Leon
Mayor

Alan D. Wapner
Mayor pro Tem

Jim W. Bowman
Council Member

Debra Dorst-Porada
Council Member

Paul Vincent Avila
Council Member



Al C. Boling
City Manager

John E. Brown
City Attorney

Mary E. Wirtes, MMC
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, Avila, 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 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 1049-121-17, 955 East Main Street; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Estate of Manuel P. Ramirez (Note: Estate is being administered by the County of San Bernardino Public Administrator's Office); Under negotiation: Price and terms of payment.
- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 0210-531-06 through 0210-531-16, 0210-204-10 through 0210-204-16, and 0210-204-20 through 0210-204-23; Those certain parcels generally bounded by Fourth Street, Via Alba, Ontario Center Parkway, and Haven Avenue; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Redus Piemonte, LLC; Under negotiation: Price and terms of payment.
- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 1049-521-17 and 1049-521-18; 119 and 125 East Phillips Street; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Jagels Development, Inc.; Under negotiation: Price and terms of payment.

- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION: *1 case*
- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *Frank Lindsay v. City of Ontario, United States District Court, Central District of California, Case No. EDCV 14-1022 DMG (AJWx)*
- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *City of Ontario vs. City of Los Angeles, Los Angeles World Airports, and Los Angeles Board of Airport Commissioners, RIC 1306498.*

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

PLEDGE OF ALLEGIANCE

Council Member Dorst-Porada

INVOCATION

Reverend Frank Hamilton, First Christian Church of Ontario

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 meetings of the City Council and Housing Authority of July 1 and July 15, 2014, and the Special Meeting of the City Council and Housing Authority on June 26, 2014, and approving same as on file in the Records Management Department.

2. BILLS/PAYROLL

Bills June 15, 2014 through July 12, 2014 and **Payroll** June 15, 2014 through July 12, 2014, when audited by the Finance Committee.

3. A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON 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 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.

4. A COOPERATIVE FUNDING AGREEMENT FOR THE SR-60 AT ARCHIBALD AVENUE INTERCHANGE PROJECT/SAN BERNARDINO ASSOCIATED GOVERNMENTS

That the City Council approve a Cooperative Funding Agreement (on file with the Records Management Department) with San Bernardino Associated Governments (SANBAG) for funding the State Route 60 (SR-60) at Archibald Avenue Interchange Project; and authorize the City Manager to execute said agreement and future amendments within the City Council approved budget.

5. A RESOLUTION ADOPTING THE ONE WATER ONE WATERSHED 2.0 PLAN

That the City Council adopt a resolution adopting the One Water One Watershed 2.0 Plan as a mandatory condition of receiving grant funding for the Cucamonga Creek Watershed Regional Water Quality Project (“Wetland Project”).

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE ONE WATER ONE WATERSHED 2.0 PLAN.

6. A RESOLUTION APPROVING IMPROVEMENT AGREEMENTS, IMPROVEMENT SECURITIES AND FINAL TRACT MAP NOS. 18922-1, 18922-2, 18922-3 AND 18922-4 LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF HAVEN AVENUE AND EDISON AVENUE

That the City Council adopt a resolution approving improvement agreements, improvement securities and Final Tract Map Nos. 18922-1, 18922-2, 18922-3 and 18922-4 located at the northwest and southwest corners of Haven Avenue and Edison Avenue within The Avenue Specific Plan area.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENTS, IMPROVEMENT SECURITIES AND FINAL TRACT MAP NOS. 18922-1, 18922-2, 18922-3 AND 18922-4, LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF HAVEN AVENUE AND EDISON AVENUE.

7. ACCEPT A REGIONAL GRANT AWARD FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY / U.S. DEPARTMENT OF HOMELAND SECURITY (FEMA/DHS)

That the City Council accept a regional grant award from the Federal Emergency Management Agency / U.S. Department of Homeland Security (FEMA/DHS) in the amount of \$1,798,298 for the purchase of self-contained breathing apparatus (SCBA) equipment.

8. A PURCHASE OF TWO POWER MODULE MOBILE GENERATORS/JOHNSON POWER SYSTEMS

That the City Council approve and authorize the purchase and delivery of two Caterpillar XQ800 Power Module Mobile Generators from Johnson Power Systems of Riverside, California, in the amount of \$813,568 consistent with the terms and conditions of the cooperative procurement process resulting in National Joint Powers Alliance Contract (NJPA) Invitation for Bids No. 080613 and resulting Contract No. 080613-CAT.

9. EXTENSION OF A PURCHASE AGREEMENT FOR ROADWAY SIGN AND HARDWARE MATERIALS/SAFEWAY SIGNS COMPANY

That the City Council approve and authorize the City Manager to extend the procurement of roadway signs and hardware for one additional year under Purchase Order No. 36017 (Bid Invitation #377) with Safeway Signs Company of Adelanto, California, for an amended not to exceed amount of \$190,250.

10. A MAINTENANCE SERVICE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES AT ONTARIO WELL SITES/SC YAMAMOTO INC.

That the City Council approve and authorize the City Manager to execute a three-year Maintenance Service Agreement (on file with the Records Management Department) for Contract No. PM 1415-03 with SC Yamamoto Inc. of La Habra, California for an annual cost of \$83,350 plus a 15% contingency of \$12,503; and authorize the addition of future service areas and the option to extend the Agreement for up to two additional years consistent with City Council approved budgets.

11. A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT FOR BOOKING, JAIL AND TRANSPORT SERVICES/GEO CORRECTIONS AND DETENTION, LLC

That the City Council authorize the City Manager to enter into a three-year professional services agreement (on file with the Records Management Department), that may be renewed for two additional three-year terms, with GEO Corrections and Detention, LLC of Boca Raton, FL, for booking, jail and transport services.

12. A LEASE AMENDMENT FOR A FIVE-YEAR TERM EXTENSION FOR OFFICE AND HANGAR SPACE FOR THE POLICE DEPARTMENT'S AIR SUPPORT UNIT/CABLE DEVELOPMENT LLC

That the City Council authorize the City Manager to execute the Third Amendment to the Lease (on file with the Records Management Department) with Cable Development LLC of Upland, California, for a five-year term extension for office and hangar space for the Police Department's Air Support Unit.

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.

13. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN GENSTAR DEVELOPMENT CORPORATION INVESTMENTS 6, L.P., AND THE CITY OF ONTARIO TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT AND TO CONFORM WITH THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS; AND A RESOLUTION APPROVING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

That the City Council introduce and waive further reading of an ordinance approving an amendment (File No. PDA14-003) to the Development Agreement between Genstar Development Corporation Investments 6, L.P. a Delaware Limited Partnership, and the City of Ontario to update certain provisions of the existing Development Agreement and to conform with the Construction Agreement Amendment with NMC Builders, LLC of Ontario, California, to update certain provisions of the existing Development Agreement (File No. PDA06-002), and to provide for phasing of the construction of public infrastructure; and adopt a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report (SCH #2002061047).

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 ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (ADOPTED FOR FILE NO. PSP05-002) FOR FILE NO. PDA14-003 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 0218-332-12 AND 0218-252-16.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION INVESTMENTS 6, L.P., (ESPERANZA SPECIFIC PLAN) (FILE NO. PDA14-003) TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT (FILE NO. PDA06-002) TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS, AND TO PROVIDE FOR PHASING OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AS PROVIDED IN TRACT MAP NOS. 17931, 17932, 17933, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 0218-332-12 AND 0218-252-16).

14. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN GENSTAR DEVELOPMENT CORPORATION INVESTMENTS – RCCD, L.P., AND THE CITY OF ONTARIO TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT AND TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS; AND A RESOLUTION APPROVING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

That the City Council introduce and waive further reading of an ordinance approving an amendment (File No. PDA14-004) to the Development Agreement between Genstar Development Corporation Investments – RCCD, L.P. a Delaware Limited Partnership, and the City of Ontario to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders, LLC of Ontario, California, and update certain provisions of the existing Development Agreement (File No. PDA06-003); and adopt a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report (SCH #2002061047).

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, ADOPTING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (ADOPTED FOR FILE NO. PSP05-002) FOR FILE NO. PDA14-004 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-332-11 AND 0218-252-17.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION - RCCD L.P., (ESPERANZA SPECIFIC PLAN) (FILE NO. PDA14-004) TO AMEND DEVELOPMENT AGREEMENT, FILE NO. PDA06-003, TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS, TO INCLUDE THE ADDITIONAL DEVELOPMENT OF UP TO 217 RESIDENTIAL UNITS ON 27.23 ACRES OF LAND, AND TO PROVIDE FOR PHASING OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AS PROVIDED IN TRACT MAP NOS. 17935, 17936, 18876, AND 18778, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 0218-332-11 AND 0218-252-17).

15. A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO, THE ANKER FAMILY DECEDENT'S TRUST, AND NEW CINGULAR WIRELESS PCS, LLC, FOR THE CONTINUED USE OF A TELECOMMUNICATIONS FACILITY

That the City Council adopt a resolution approving a Mitigated Negative Declaration; and introduce and waive further reading of an ordinance approving a Development Agreement (File No. PDA14-005), which allows for the continued use of an existing telecommunications facility located at 13524 South Grove Avenue (APN: 1052-481-02) within the future right-of-way of Grove Avenue; and establishing standards for its future removal/relocation.

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, ADOPTING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING THE RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NOS. PDEV13-009, PCUP13-003 & PVAR13-004 AND PDA14-005.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA14-005, A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO, A CALIFORNIA MUNICIPAL CORPORATION, THE ANKER FAMILY DECEDENT'S TRUST, AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE FUTURE REMOVAL/RELOCATION OF TELECOMMUNICATION EQUIPMENT FROM THE CURRENT/FUTURE RIGHT-OF-WAY OF GROVE AVENUE IN CONJUNCTION WITH A DEVELOPMENT PLAN (FILE NO. PDEV13-009), CONDITIONAL USE PERMIT (FILE NO. PCUP13-003), AND VARIANCE (FILE NO. PVAR13-004) TO ALLOW THE CONTINUED USE OF A 65-FOOT TALL MONOPOLE TELECOMMUNICATIONS FACILITY AT 13524 SOUTH GROVE AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF - APN: 1052-481-02.

16. A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE MOBILITY ELEMENT OF THE POLICY PLAN, FIGURE M-2 FUNCTIONAL ROADWAY CLASSIFICATION, TO CHANGE THE ROADWAY CLASSIFICATION OF: 1) STATE STREET FROM BENSON AVENUE TO BON VIEW AVENUE, FROM A FOUR LANE COLLECTOR TO A TWO LANE COLLECTOR, AND 2) HAMNER (MILLIKEN) AVENUE FROM 750 FEET SOUTH OF EDISON AVENUE TO BELLEGRAVE AVENUE, FROM AN EIGHT LANE PRINCIPAL ARTERIAL TO A SIX LANE PRINCIPAL ARTERIAL

That the City Council introduce and waive further reading of a resolution approving an addendum to The Ontario Plan Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164, and adopt a resolution approving General Plan Amendment File No. PGPA14-003, revising the Mobility Element of the Policy Plan (General Plan), Figure M-2 Functional Roadway Classification.

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, ADOPTING AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008101140), ADOPTED FOR FILE NO. PGPA06-001, PREPARED FOR FILE NO. PGPA14-003 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA14-003, A GENERAL PLAN AMENDMENT TO REVISE THE MOBILITY ELEMENT OF THE POLICY PLAN, FIGURE M-2, FUNCTIONAL ROADWAY CLASSIFICATION FOR (1) STATE STREET FROM BENSON TO BON VIEW AVENUES FROM A FOUR LANE TO TWO LANE COLLECTOR AND (2) HAMNER (MILLIKEN) AVENUE FROM 750 FEET SOUTH OF EDISON AVENUE TO BELLEGRAVE AVENUE FROM AN EIGHT LANE TO A SIX LANE PRINCIPAL ARTERIAL AND MAKING FINDINGS IN SUPPORT THEREOF.

17. A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE DESIGNATION OF THE JAMES R. MACGREGOR HOUSE AS A LOCAL HISTORIC LANDMARK

That the City Council adopt a resolution approving File No. PHP14-005, designating the James R. MacGregor House, located at 410 West E Street (APN: 1048-342-07) as Local Historic Landmark No. 95.

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 APPROVING FILE NO. PHP14-005, THE DESIGNATION OF THE JAMES R. MACGREGOR HOUSE, LOCATED AT 410 WEST E STREET, AS LOCAL HISTORIC LANDMARK NO. 95 AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 1048-342-07).

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

18. DECLARATION OF MANDATORY WATER RESTRICTIONS

That the City Council declare a water shortage and implement Stage 1 of the City's Municipal Code Water Conservation Plan.

STAFF MATTERS

City Manager Boling

COUNCIL MATTERS

PLANNING COMMISSION NOMINATION

CITY COUNCIL RULES OF CONDUCT – CONSIDERATION OF SANCTIONS

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

ADJOURNMENT

CITY OF ONTARIO
CLOSED SESSION REPORT
City Council // Housing Authority // Other // (GC 54957.1)
August 19, 2014

ROLL CALL: Wapner __, Bowman __, Dorst-Porada __, Avila __ Mayor / Chairman Leon __.

STAFF: City Manager / Executive Director __, City Attorney __

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

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 1049-121-17, 955 East Main Street; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Estate of Manuel P. Ramirez (Note: Estate is being administered by the County of San Bernardino Public Administrator's Office); Under negotiation: Price and terms of payment.

No Reportable Action Continue Approved

/ / / / / /

Disposition: _____

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

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 0210-531-06 through 0210-531-16, 0210-204-10 through 0210-204-16, and 0210-204-20 through 0210-204-23; Those certain parcels generally bounded by Fourth Street, Via Alba, Ontario Center Parkway, and Haven Avenue; City/Authority Negotiator: Al C. Boling or his designee; Negotiating parties: Redus Piemonte, LLC; Under negotiation: Price and terms of payment.

No Reportable Action Continue Approved

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Disposition: _____

**CITY OF ONTARIO
CLOSED SESSION REPORT**
City Council // Housing Authority // Other // (GC 54957.1)
August 19, 2014
(Continued)

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

- GC 54956.8, CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: APN 1049-521-17 and 1049-521-18; 119 and 125 East Phillips Street; City/Authority
Negotiator: Al C. Boling or his designee; Negotiating parties: Jagels Development Inc.; Under
negotiation: Price and terms of payment.

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

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

- GC 54956.9 (d)(2), CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION:
1 case

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

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

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *Frank
Lindsay v. City of Ontario, United States District Court, Central District of California, Case No.
EDCV 14-1022 DMG (AJWx)*

No Reportable Action	Continue	Approved
/ /	/ /	/ /

Disposition: _____

**CITY OF ONTARIO
CLOSED SESSION REPORT**

City Council // Housing Authority // Other // (GC 54957.1)

August 19, 2014

(Continued)

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

- GC 54956.9 (d)(1), CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION: *City of Ontario vs. City of Los Angeles, Los Angeles World Airports, and Los Angeles Board of Airport Commissioners, RIC 1306498.*

No Reportable Action	Continue	Approved
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Disposition: _____

Reported by: _____
City Attorney / City Manager / Executive Director

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A RESOLUTION FOR PLACEMENT OF SPECIAL ASSESSMENTS ON 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 County tax rolls.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport Operate in a Businesslike Manner

FISCAL IMPACT: The levy of special assessments will result in recovery of \$417,748 in costs the City has expended for inspection or abatement as well as the collection of \$767,569 associated with civil penalties and/or fines for continued violations for a total of \$1,185,317 related to 1,025 parcels. When received, reimbursement of \$899,966 will be made to the General Fund and \$285,351 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 2553, Property Appearance (Title 5, Chapter 22 of the Ontario Municipal Code); Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings; and 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: Karen De Vrieze, Code Enforcement Director

Prepared by: Erin Bonett
Department: Code Enforcement

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014
Approved: _____
Continued to: _____
Denied: _____

3

This assessment cycle, the Code Enforcement Department has billed \$4,119,117 in costs for the abatement of violations, the issuance of fines associated with administrative citations, the issuance of annual 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 6,511 parcels. Of this amount, \$2,795,118 has already been collected as a result of direct invoicing. Attached are itemized accountings 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 2014 for its 2014-2015 tax rolls. The uncollected balance of \$138,682 reflects funds expended on matters that are not yet resolved. Most often such matters are under the jurisdiction of the local Superior Court. When these matters are brought into court, the City becomes dependent on the court to award the abatement costs and attorney fees.

All affected property owners were given notice of the imposition of the special assessment 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. 2553, 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 15th 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 16th 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 15th 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 6th and Grove area; and

WHEREAS, under Resolution 94-12, Resolution ORA-464, and the Cooperation and Reimbursement Agreement entered into on the 22nd 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 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit A**

Parcel Number	Address	Amount Due
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	216.00
0108-322-02	1853 N GLENN AV, Ontario, CA 91764	3,333.66
0108-412-19	1728 N DEL NORTE AV, Ontario, CA 91764	216.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	108.00
0108-441-09	1424 N GROVE AV, Ontario, CA 91764	7,519.50
0108-442-06	1368 E SIXTH ST, Ontario, CA 91764	72.00
0108-442-09	1386 E SIXTH ST, Ontario, CA 91764	1,801.97
0108-472-03	1811 N LEEDS AV, Ontario, CA 91764	216.00
0108-491-05	1681 E DEODAR ST, Ontario, CA 91764	484.95
0108-511-16	1466 E FIFTH ST, Ontario, CA 91764	110.00
0108-511-39	1456 E FIFTH ST, Unit:1, Ontario, CA 91764	108.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	216.00
0108-525-05	1482 E BONNIE BRAE ST, Ontario, CA 91764	216.00
0108-533-18	1629 E FIFTH ST, Ontario, CA 91764	2,033.21
0108-534-31	1734 E HAWTHORNE ST, Ontario, CA 91764	1,648.23
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	216.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	869.36
0108-543-12	1232 N BAKER AV, Ontario, CA 91764	6,696.39
0108-561-02	1750 E PRINCETON ST, Ontario, CA 91764	216.00
0108-563-08	1761 E YALE ST, Ontario, CA 91764	216.00
0108-571-07	1673 E SEVENTH ST, Ontario, CA 91764	108.00
0108-573-19	1750 N MADERA AV, Ontario, CA 91764	216.00
0108-601-20	1541 N LAKE AV, Ontario, CA 91764	1,205.48
0108-611-10	1412 E SEVENTH ST, Ontario, CA 91764	110.00
0108-612-16	1604 N EL DORADO AV, Ontario, CA 91764	1,091.91
0108-622-54	1836 N SAN DIEGO AV, Ontario, CA 91764	108.00
0108-631-13	1746 E OLIVE ST, Ontario, CA 91764	777.13
0108-631-72	1846 E TRINITY LP, Ontario, CA 91764	108.00
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	216.00
0110-041-10	205 N IMPERIAL AV, Ontario, CA 91761	5,973.26
0110-042-12	1422 E ELMA CT, Unit:A, Ontario, CA 91761	288.00
0110-042-13	1432 E ELMA CT, Ontario, CA 91764	1,111.84
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	864.00
0110-042-20	1422 E D ST, Unit:A, Ontario, CA 91761	432.00
0110-042-28	1468 E D ST, Unit:A, Ontario, CA 91761	864.00
0110-051-22	1229 E NOCTA ST, Ontario, CA 91761	216.00
0110-051-48	1210 E D ST, Ontario, CA 91761	432.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	110.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	110.00
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	110.00
0110-071-06	1377 E HOLT BL, Ontario, CA 91761	160.00
0110-071-07	1383 E HOLT BL, Ontario, CA 91761	110.00

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Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
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Parcel Number	Address	Amount Due
0110-072-23	135 N LASSEN PL, Ontario, CA 91761	72.00
0110-111-01	1614 E HOLT BL, Ontario, CA 91761	110.00
0110-111-11	1654 E HOLT BL, Ontario, CA 91761	110.00
0110-111-12	1660 E HOLT BL, Ontario, CA 91761	110.00
0110-121-05	1486 E HOLT BL, Ontario, CA 91761	110.00
0110-131-01	1224 E HOLT BL, Ontario, CA 91761	160.00
0110-131-09	1328 E HOLT BL, Ontario, CA 91761	160.00
0110-153-01	1231 E G ST, Ontario, CA 91764	8,335.59
0110-202-25	1045 N GLENN AV, Ontario, CA 91764	110.00
0110-202-32	1005 N GLENN AV, Ontario, CA 91764	1,293.64
0110-202-39	915 N GLENN AV, Ontario, CA 91764	108.00
0110-261-74	1741 E D ST, Ontario, CA 91764	144.00
0110-271-01	1355 E EL MORADO CT, Ontario, CA 91764	216.00
0110-281-11	623 N CALAVERAS AV, Ontario, CA 91764	216.00
0110-332-13	1811 E ROSEWOOD CT, Ontario, CA 91764	108.00
0110-334-02	1877 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-03	1871 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-04	1865 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-05	1859 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	324.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	216.00
0110-351-05	1758 E GRANADA CT, Ontario, CA 91764	108.00
0110-362-06	1853 E JAY ST, Ontario, CA 91764	108.00
0110-363-01	906 N SAN DIEGO AV, Ontario, CA 91764	216.00
0110-363-07	911 N VINEYARD AV, Ontario, CA 91764	864.00
0110-371-02	1793 E PLAZA SERENA ST, Ontario, CA 91764	108.00
0110-374-14	857 N VINEYARD AV, Ontario, CA 91764	648.00
0110-375-02	1790 E GRANADA CT, Ontario, CA 91764	72.00
0110-402-10	831 N LAKE AV, Ontario, CA 91764	72.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	216.00
0110-491-04	1355 N VINEYARD AV, Ontario, CA 91764	110.00
0110-512-09	760 N MADERA AV, Ontario, CA 91764	216.00
0110-513-04	708 N LASSEN AV, Ontario, CA 91764	216.00
0110-531-14	314 N MARIPOSA PRIVADO, Ontario, CA 91761	216.00
0113-394-44	1395 S VINEYARD AV, Ontario, CA 91761	1,596.47
0113-422-11	1755 S BAKER AV, Ontario, CA 91761	110.00
0113-431-01	1500 E MISSION BL, Ontario, CA 91761	160.00
0113-462-10	1485 E SPRUCE ST, Ontario, CA 91761	110.00
0113-524-25	2609 S TIARA AV, Ontario, CA 91761	108.00
0113-533-12	2532 S BALBOA AV, Ontario, CA 91761	108.00
0113-564-04	1916 E MERION DR, Ontario, CA 91761	920.15
0209-331-40	1944 E ALONDRA CT, Ontario, CA 91764	72.00
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	144.00

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit A**

Parcel Number	Address	Amount Due
0209-371-21	2027 E DEODAR ST, Ontario, CA 91764	108.00
0209-381-21	1561 N ISADORA WY, Ontario, CA 91764	36.00
0209-381-22	1555 N ISADORA WY, Ontario, CA 91764	324.00
0209-421-78	1850 N VINEYARD AV, Unit:F, Ontario, CA 91764	216.00
0209-422-53	1814 N VINEYARD AV, Unit:G, Ontario, CA 91764	108.00
0209-422-66	1818 N VINEYARD AV, Unit:A, Ontario, CA 91764	216.00
0209-422-69	1818 N VINEYARD AV, Unit:D, Ontario, CA 91764	108.00
0209-422-72	1818 N VINEYARD AV, Unit:G, Ontario, CA 91764	108.00
0210-041-41	1441 N ORANGE PL, Ontario, CA 91764	110.00
0210-182-09	3420 E FOURTH ST, Ontario, CA 91764	110.00
0210-212-56	0 E GUAISTI RD, Ontario, CA 91761	110.00
0210-212-57	300 N HAVEN AV, Ontario, CA 91761	110.00
0210-212-60	0 E GUAISTI RD, Ontario, CA 91761	110.00
0210-291-16	1712 E SIXTH ST, Ontario, CA 91764	72.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	216.00
0210-292-30	1681 E HAWTHORNE ST, Ontario, CA 91764	216.00
0210-301-46	2044 E HAWTHORNE CT, Ontario, CA 91764	1,321.27
0210-321-07	1378 N CARLOS PL, Ontario, CA 91764	216.00
0210-321-42	2012 E BONNIE BRAE CT, Ontario, CA 91764	216.00
0210-331-77	1305 N LA MANCHA WY, Ontario, CA 91764	843.50
0210-351-10	1902 E FIFTH ST, Ontario, CA 91764	216.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	216.00
0210-352-07	1912 E YALE ST, Unit:B, Ontario, CA 91764	108.00
0210-354-22	2042 E FIFTH ST, Unit:A, Ontario, CA 91764	216.00
0210-411-14	3251 E TRIUMPH LN, Unit:1, Ontario, CA 91764	432.00
0210-411-17	3221 E TRIUMPH LN, Unit:1, Ontario, CA 91764	864.00
0210-411-26	741 N CORVETTE DR, Unit:1, Ontario, CA 91764	432.00
0210-411-46	3124 E JAGUAR WY, Unit:A, Ontario, CA 91764	864.00
0210-421-06	3123 E JAGUAR WY, Ontario, CA 91764	432.00
0210-421-45	956 N TURNER AV, Building:5, Unit:28, Ontario, CA 91764	216.00
0210-421-84	940 N TURNER AV, Building:12, Unit:67, Ontario, CA 91764	216.00
0210-431-34	1018 N TURNER AV, Building:22, Unit:126, Ontario, CA 91764	108.00
0210-431-56	1028 N TURNER AV, Building:26, Unit:147, Ontario, CA 91764	216.00
0210-431-59	1028 N TURNER AV, Building:26, Unit:150, Ontario, CA 91764	216.00
0210-431-90	1050 N TURNER AVE, Building:31, Unit:180, Ontario, CA 91764	72.00
0210-432-34	1032 N TURNER AV, Building:38, Unit:217, Ontario, CA 91764	216.00
0210-433-31	1012 N TURNER AV, Building:42, Unit:246, Ontario, CA 91764	216.00
0210-531-06	900 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-07	960 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-08	970 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-09	980 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-10	0 E FOURTH ST, Ontario, CA 91764	110.00

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit A**

Parcel Number	Address	Amount Due
0210-531-11	3500 E FOURTH ST, Ontario, CA 91764	110.00
0210-531-12	3510 E FOURTH ST, Ontario, CA 91764	110.00
0210-531-13	3520 E CONCOURS ST, Ontario, CA 91764	110.00
0210-531-14	3505 E CONCOURS ST, Ontario, CA 91764	110.00
0211-275-37	2151 S TURNER AV, Ontario, CA 91761	110.00
0216-013-77	2319 S PINEHURST PL, Ontario, CA 91761	108.00
0216-172-12	8408 E CHINO AV, Ontario, CA 91761	864.00
0216-292-11	2914 S AUGUSTA AV, Ontario, CA 91761	108.00
0216-292-36	2920 S MEADOWBROOK PL, Ontario, CA 91761	110.00
0216-361-22	2407 S PARCO AV, Ontario, CA 91761	144.00
0216-361-51	1476 E FAIRFIELD CT, Ontario, CA 91761	72.00
0216-361-67	1483 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	108.00
0216-381-35	2620 S AMADOR PL, Ontario, CA 91761	1,363.75
0216-381-62	2701 S DEL NORTE AV, Ontario, CA 91761	110.00
0216-391-53	2631 S PARCO AV, Ontario, CA 91761	108.00
0216-421-45	1556 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	432.00
0216-421-48	1608 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	432.00
0216-421-49	1614 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	864.00
0216-441-26	2719 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-441-42	1338 E ST. ANDREWS ST, Ontario, CA 91761	216.00
0216-451-82	2725 S PARCO AV, Ontario, CA 91761	108.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	216.00
0216-471-29	1237 E COTTONWOOD ST, Ontario, CA 91761	216.00
0216-471-62	1342 E COTTONWOOD ST, Ontario, CA 91761	72.00
0218-111-59	2550 E RIVERSIDE DR, Ontario, CA 91761	28,188.00
0218-761-12	2981 E SCOUT CT, Ontario, CA 91761	2,007.06
0218-761-58	2892 E CHAPARRAL ST, Ontario, CA 91761	108.00
0218-761-68	3653 S BURNING TREE DR, Ontario, CA 91761	1,802.07
0218-791-02	3708 S WRANGLER PL, Ontario, CA 91761	216.00
0218-791-60	2820 E BIG RANGE RD, Ontario, CA 91761	216.00
0218-801-11	2732 E TUMBLEWEED ST, Ontario, CA 91761	216.00
0218-821-08	2940 E BRONCO DR, Ontario, CA 91761	340.05
0218-843-22	3531 S CLOVER WY, Ontario, CA 91761	2,002.74
0218-851-57	2826 E SILVER SADDLE ST, Ontario, CA 91761	216.00
0218-862-33	3110 S ROCKY LN, Ontario, CA 91761	216.00
0218-881-05	3242 S CLOVER WY, Ontario, CA 91761	495.55
0218-961-20	3262 S WESTMONT LN, Unit:4, Ontario, CA 91761	55.00
0238-014-10	4451 E ONTARIO MILLS PW, Building:3, Unit:A, Ontario, CA 91764	1,646.35
1008-261-04	1522 N GRANITE AV, Ontario, CA 91762	108.00
1008-261-27	1554 N BOULDER AV, Ontario, CA 91762	157.05
1008-291-09	1560 N HELEN CT, Ontario, CA 91762	108.00
1008-291-33	1535 N JASMINE CT, Ontario, CA 91762	753.38

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit A**

Parcel Number	Address	Amount Due
1008-413-03	1541 W LA DENEY DR, Ontario, CA 91762	216.00
1008-442-27	1327 W SIXTH ST, Ontario, CA 91762	216.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	216.00
1008-443-09	1454 N ELDERBERRY AV, Ontario, CA 91762	72.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	108.00
1008-462-33	964 W FIFTH ST, Ontario, CA 91762	216.00
1008-491-03	810 W BONNIE BRAE CT, Ontario, CA 91762	216.00
1008-512-02	812 W HARVARD PL, Ontario, CA 91762	216.00
1008-512-07	840 W HARVARD PL, Ontario, CA 91762	108.00
1008-521-06	1130 W FOURTH ST, Unit:2, Ontario, CA 91762	16,200.00
1008-521-23	1151 W PRINCETON ST, Unit:A, Ontario, CA 91762	216.00
1008-532-14	1063 W FIFTH ST, Ontario, CA 91762	216.00
1008-541-05	1206 W FOURTH ST, Unit:1, Ontario, CA 91762	11,232.00
1008-552-03	1318 W HARVARD PL, Ontario, CA 91762	72.00
1008-571-03	1537 W PRINCETON ST, Ontario, CA 91762	108.00
1008-712-09	1313 N ELDERBERRY AV, Ontario, CA 91762	108.00
1010-091-03	1448 W ROSEWOOD CT, Ontario, CA 91762	676.02
1010-091-09	1522 W ROSEWOOD CT, Ontario, CA 91762	450.68
1010-115-01	961 N ELDERBERRY AV, Ontario, CA 91762	404.20
1010-131-11	1240 W J ST, Ontario, CA 91762	288.00
1010-131-27	1204 W ROSEWOOD CT, Ontario, CA 91762	1,019.45
1010-131-32	1234 W ROSEWOOD CT, Ontario, CA 91762	288.00
1010-131-47	1209 W FOURTH ST, Ontario, CA 91762	432.00
1010-154-21	956 W I ST, Ontario, CA 91762	216.00
1010-171-17	844 W GRANADA CT, Ontario, CA 91762	216.00
1010-181-01	969 W H ST, Ontario, CA 91762	108.00
1010-182-08	1023 W EL MORADO CT, Ontario, CA 91762	648.00
1010-191-11	1004 W GRANADA CT, Unit:A, Ontario, CA 91762	648.00
1010-232-04	1422 W GRANADA CT, Ontario, CA 91762	216.00
1010-412-18	1408 W FLORA ST, Ontario, CA 91762	216.00
1010-421-16	1538 W FAWN ST, Ontario, CA 91762	960.56
1010-422-30	1435 W FAWN ST, Ontario, CA 91762	1,594.62
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	1,004.07
1010-451-07	616 N AZALEA AV, Ontario, CA 91762	91.15
1010-454-06	1154 W D ST, Ontario, CA 91762	216.00
1010-464-02	1008 W E ST, Ontario, CA 91762	216.00
1010-466-08	1003 W G ST, Ontario, CA 91762	324.00
1010-472-02	957 W F ST, Ontario, CA 91762	108.00
1010-481-01	863 W G ST, Ontario, CA 91762	176.05
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	216.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	864.00
1010-521-09	1141 W D ST, Ontario, CA 91762	864.00

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit A**

Parcel Number	Address	Amount Due
1010-521-17	210 N BEGONIA AV, Unit:A, Ontario, CA 91762	864.00
1010-533-18	1205 W HOLLOWELL ST, Ontario, CA 91762	1,178.96
1010-536-02	1259 W VESTA ST, Ontario, CA 91762	108.00
1010-552-23	1445 W STONERIDGE CT, Ontario, CA 91762	648.00
1010-561-28	1433 W D ST, Ontario, CA 91762	324.00
1011-361-08	1517 W MISSION BL, Ontario, CA 91762	157.05
1011-361-20	1405 W MISSION BL, Ontario, CA 91762	110.33
1011-371-22	1309 W MISSION BL, Unit:5, Ontario, CA 91762	108.00
1011-371-44	1309 W MISSION BL, Unit:139, Ontario, CA 91762	110.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	216.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	216.00
1011-374-11	1309 W MISSION BL, Unit:25, Ontario, CA 91762	108.00
1011-382-29	855 S MOUNTAIN AV, Ontario, CA 91762	216.00
1011-391-26	812 S COPPER PRIVADO, Ontario, CA 91762	144.00
1011-393-22	821 S BRIAR PRIVADO, Ontario, CA 91762	216.00
1011-393-23	825 S BRIAR PRIVADO, Ontario, CA 91762	110.00
1011-395-28	812 W MAITLAND PRIVADO, Ontario, CA 91762	216.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	216.00
1011-401-07	920 S CYPRESS AV, Ontario, CA 91762	640.05
1011-411-65	1060 S MOUNTAIN AV, Ontario, CA 91762	108.00
1011-413-07	920 S PALMETTO AV, Unit:6, Ontario, CA 91762	216.00
1011-414-10	1020 S PALMETTO AV, Ontario, CA 91762	108.00
1011-414-28	1032 W RALSTON ST, Ontario, CA 91762	108.00
1011-415-45	925 S MOUNTAIN AV, Ontario, CA 91762	108.00
1011-541-14	1127 W BAHIA CT, Unit:A, Ontario, CA 91762	324.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	648.00
1011-544-07	1138 W RALSTON ST, Ontario, CA 91762	324.00
1011-551-53	1232 S CYPRESS AV, Unit:E, Ontario, CA 91762	216.00
1011-551-69	1213 S PALMETTO AV, Unit:G, Ontario, CA 91762	216.00
1011-552-61	1212 S CYPRESS AV, Unit:F, Ontario, CA 91762	216.00
1011-552-72	1216 S CYPRESS AV, Unit:C, Ontario, CA 91762	216.00
1011-552-77	1230 S CYPRESS AV, Unit:A, Ontario, CA 91762	216.00
1011-572-02	1051 W SEASHELL CT, Ontario, CA 91762	110.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	216.00
1011-581-18	1224 S MAGNOLIA AV, Ontario, CA 91762	108.00
1014-164-11	816 W LOCUST ST, Ontario, CA 91762	216.00
1014-202-03	1135 W LOCUST ST, Ontario, CA 91762	180.00
1014-421-09	1843 S BENSON AV, Ontario, CA 91762	216.00
1014-422-04	1927 S HELEN AV, Ontario, CA 91762	252.00
1014-431-21	1405 W FRANCIS ST, Ontario, CA 91762	144.00
1014-441-17	1307 W FRANCIS ST, Ontario, CA 91762	216.00
1014-471-24	1115 W FRANCIS ST, Unit:F, Ontario, CA 91762	216.00

**City of Ontario
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Parcel Number	Address	Amount Due
1014-471-54	1103 W FRANCIS ST, Unit:E, Ontario, CA 91762	108.00
1014-471-60	1107 W FRANCIS ST, Unit:G, Ontario, CA 91762	180.00
1014-472-37	1051 W FRANCIS ST, Unit:F, Ontario, CA 91762	72.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	216.00
1014-472-68	1043 W FRANCIS ST, Unit:F, Ontario, CA 91762	216.00
1014-512-25	926 W PHILADELPHIA ST, Building:H, Unit:37, Ontario, CA 91762	144.00
1014-512-66	926 W PHILADELPHIA ST, Building:N, Unit:78, Ontario, CA 91762	216.00
1014-513-25	926 W PHILADELPHIA ST, Building:R, Unit:98, Ontario, CA 91762	216.00
1014-521-30	1152 W PHILADELPHIA ST, Ontario, CA 91762	72.00
1014-521-40	1172 W PHILADELPHIA ST, Ontario, CA 91762	216.00
1014-523-08	2142 S MOUNTAIN AV, Ontario, CA 91762	108.00
1014-531-26	2046 S MOUNTAIN AV, Ontario, CA 91762	108.00
1014-561-40	0 S OAKS AV, Ontario, CA 91762	110.00
1015-121-01	2257 S OAKS AV, Ontario, CA 91762	72.00
1015-131-62	1141 W PINewood LN, Ontario, CA 91762	216.00
1015-201-20	2321 S MAGNOLIA AV, Building:3, Unit:D, Ontario, CA 91762	216.00
1015-201-26	2321 S MAGNOLIA AV, Building:4, Unit:D, Ontario, CA 91762	72.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-142-10	1230 E HIGHLAND CT, Ontario, CA 91764	216.00
1047-143-01	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-151-03	1126 E SEVENTH ST, Ontario, CA 91764	216.00
1047-151-07	1152 E SEVENTH ST, Ontario, CA 91764	206.85
1047-151-13	1125 E SYCAMORE CT, Ontario, CA 91764	36.00
1047-152-17	1236 E SYCAMORE CT, Ontario, CA 91764	216.00
1047-171-12	1554 N ELEVENTH AV, Unit:A, Ontario, CA 91764	432.00
1047-171-14	1015 E DEODAR ST, Unit:A, Ontario, CA 91764	864.00
1047-201-10	1540 N HOPE AV, Ontario, CA 91764	216.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	2,439.32
1047-212-03	1539 N MIRAMONTE AV, Ontario, CA 91764	826.32
1047-213-15	1520 N PLEASANT AV, Ontario, CA 91764	216.00
1047-321-16	1316 N CHAFFEY CT, Ontario, CA 91762	988.30
1047-321-72	667 W HAWTHORNE ST, Ontario, CA 91762	108.00
1047-331-04	120 W BONNIE BRAE CT, Ontario, CA 91762	108.00
1047-361-08	1316 N COLLEGE WY, Ontario, CA 91764	216.00
1047-361-18	1322 N EUCLID AV, Ontario, CA 91764	108.00
1047-361-19	1334 N EUCLID AV, Ontario, CA 91764	108.00
1047-361-24	134 E HAWTHORNE ST, Ontario, CA 91764	108.00
1047-362-22	1355 N SULTANA AV, Ontario, CA 91764	2,766.87
1047-372-14	646 E BONNIE BRAE CT, Ontario, CA 91764	110.00
1047-382-69	541 E LA DENEY DR, Ontario, CA 91764	216.00
1047-391-16	1435 N MARCELLA CT, Ontario, CA 91764	216.00
1047-391-20	1415 N MARCELLA CT, Ontario, CA 91764	108.00

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Parcel Number	Address	Amount Due
1047-393-11	1418 N HOPE AV, Ontario, CA 91764	216.00
1047-394-21	807 E LA DENEY CT, Ontario, CA 91764	362.05
1047-411-27	1348 N COUNCIL AV, Ontario, CA 91764	519.05
1047-424-08	1024 E SIXTH ST, Ontario, CA 91764	216.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	216.00
1047-424-32	1034 E SIXTH ST, Unit:702, Ontario, CA 91764	108.00
1047-424-41	1034 E SIXTH ST, Unit:901, Ontario, CA 91764	108.00
1047-424-58	1034 E SIXTH ST, Unit:1201, Ontario, CA 91764	108.00
1047-432-22	0 N CUCAMONGA AV, Ontario, CA 91764	110.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	864.00
1047-441-18	1346 N PARKSIDE AV, Ontario, CA 91764	1,359.55
1047-442-04	1346 N VIRGINIA AV, Ontario, CA 91764	864.00
1047-443-01	1402 N VIRGINIA AV, Ontario, CA 91764	110.00
1047-461-23	1129 N VIRGINIA AV, Ontario, CA 91764	216.00
1047-462-02	1116 N VIRGINIA AV, Ontario, CA 91764	216.00
1047-473-37	1051 E FOURTH ST, Unit:1A, Ontario, CA 91764	21,816.00
1047-481-13	1241 N COUNCIL AV, Ontario, CA 91764	324.00
1047-481-20	921 E YALE ST, Ontario, CA 91764	216.00
1047-503-41	857 E FOURTH ST, Ontario, CA 91764	456.61
1047-512-24	663 E FOURTH ST, Ontario, CA 91764	216.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	216.00
1047-521-17	541 E PRINCETON ST, Ontario, CA 91764	491.05
1047-521-51	665 E YALE ST, Ontario, CA 91764	72.00
1047-531-12	1243 N COLLEGE WY, Ontario, CA 91764	144.00
1047-541-06	120 E PRINCETON ST, Ontario, CA 91764	216.00
1047-571-41	643 W FIFTH ST, Ontario, CA 91762	1,067.55
1048-012-03	751 W J ST, Ontario, CA 91762	108.00
1048-022-09	609 W ROSEWOOD CT, Ontario, CA 91762	216.00
1048-031-18	949 N VINE AV, Unit:1, Ontario, CA 91762	3,240.00
1048-041-08	401 W J ST, Ontario, CA 91762	17,106.48
1048-041-56	406 W I ST, Unit:27, Ontario, CA 91762	36.00
1048-041-57	406 W I ST, Unit:29, Ontario, CA 91762	36.00
1048-041-58	406 W I ST, Unit:31, Ontario, CA 91762	36.00
1048-041-59	406 W I ST, Unit:26, Ontario, CA 91762	36.00
1048-041-60	406 W I ST, Unit:28, Ontario, CA 91762	36.00
1048-041-61	406 W I ST, Unit:30, Ontario, CA 91762	36.00
1048-041-62	406 W I ST, Unit:32, Ontario, CA 91762	36.00
1048-043-17	132 W I ST, Unit:A, Ontario, CA 91762	360.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	216.00
1048-043-21	918 N LAUREL AV, Ontario, CA 91762	216.00
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	216.00
1048-043-25	936 N LAUREL AV, Ontario, CA 91762	216.00

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Parcel Number	Address	Amount Due
1048-051-07	1043 N LAUREL AV, Ontario, CA 91762	1,042.56
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	1,296.00
1048-052-16	208 W J ST, Ontario, CA 91762	432.00
1048-061-31	111 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-062-24	1012 N EUCLID AV, Ontario, CA 91764	108.00
1048-072-05	212 E PLAZA SERENA ST, Ontario, CA 91764	72.00
1048-081-04	518 E J ST, Ontario, CA 91764	72.00
1048-081-28	665 E PLAZA SERENA ST, Ontario, CA 91764	432.00
1048-081-41	559 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-082-01	506 E PLAZA SERENA ST, Unit:1/2, Ontario, CA 91764	432.00
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-102-10	756 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-102-12	763 E J ST, Ontario, CA 91764	216.00
1048-111-14	763 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-111-18	743 E PLAZA SERENA ST, Ontario, CA 91764	108.00
1048-113-01	802 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-114-05	724 E PLAZA SERENA ST, Ontario, CA 91764	1,386.34
1048-123-11	1030 E ORCHARD LN, Ontario, CA 91764	216.00
1048-124-14	1016 E I ST, Ontario, CA 91764	216.00
1048-131-28	1023 N CUCAMONGA AV, Ontario, CA 91764	110.00
1048-132-11	968 E ROSEWOOD CT, Ontario, CA 91764	198.55
1048-161-05	728 N PARKSIDE AV, Ontario, CA 91764	3,406.95
1048-173-01	1105 E G ST, Ontario, CA 91764	216.00
1048-181-13	1006 E GRANADA CT, Ontario, CA 91764	216.00
1048-191-16	933 E G ST, Ontario, CA 91764	432.00
1048-191-61	738 N ALLYN AV, Ontario, CA 91764	975.65
1048-202-18	763 E EL MORADO CT, Ontario, CA 91764	108.00
1048-211-20	859 E GRANADA CT, Ontario, CA 91764	2,236.80
1048-211-31	807 E GRANADA CT, Ontario, CA 91764	216.00
1048-241-03	120 E H ST, Ontario, CA 91764	216.00
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	648.00
1048-252-31	229 E H ST, Ontario, CA 91764	72.00
1048-282-02	546 W EL MORADO CT, Ontario, CA 91762	108.00
1048-282-21	635 W H ST, Ontario, CA 91762	454.39
1048-291-21	503 W I ST, Ontario, CA 91762	864.00
1048-292-05	633 W GRANADA CT, Ontario, CA 91762	108.00
1048-292-19	513 W GRANADA CT, Ontario, CA 91762	110.00
1048-303-09	752 W EL MORADO CT, Ontario, CA 91762	216.00
1048-312-10	603 N SAN ANTONIO AV, Ontario, CA 91762	216.00
1048-312-19	740 W FLORA ST, Ontario, CA 91762	108.00
1048-321-33	604 W F ST, Ontario, CA 91762	108.00
1048-322-14	543 W F ST, Ontario, CA 91762	216.00

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Parcel Number	Address	Amount Due
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	432.00
1048-331-11	628 W D ST, Ontario, CA 91762	216.00
1048-332-22	560 W D ST, Ontario, CA 91762	216.00
1048-342-11	516 N VINE AV, Ontario, CA 91762	108.00
1048-343-10	412 W D ST, Ontario, CA 91762	108.00
1048-345-05	527 N PALM AV, Building:1, Unit:101, Ontario, CA 91762	320.05
1048-366-01	206 E G ST, Ontario, CA 91764	378.65
1048-366-09	215 E F ST, Ontario, CA 91764	1,080.00
1048-374-02	408 E E ST, Ontario, CA 91764	216.00
1048-375-08	423 E E ST, Ontario, CA 91764	609.05
1048-376-01	404 E G ST, Ontario, CA 91764	324.00
1048-391-07	535 E E ST, Ontario, CA 91764	864.00
1048-391-09	527 E E ST, Ontario, CA 91764	648.00
1048-393-02	516 E E ST, Ontario, CA 91764	108.00
1048-393-23	507 E D ST, Ontario, CA 91764	2,181.19
1048-402-26	703 E D ST, Ontario, CA 91764	648.00
1048-403-08	836 E E ST, Ontario, CA 91764	216.00
1048-403-14	833 E D ST, Ontario, CA 91764	216.00
1048-403-17	817 E D ST, Ontario, CA 91764	324.00
1048-411-04	622 N CAMPUS AV, Ontario, CA 91764	108.00
1048-412-06	726 E F ST, Ontario, CA 91764	72.00
1048-412-07	728 E F ST, Ontario, CA 91764	3,338.80
1048-413-03	812 E F ST, Ontario, CA 91764	72.00
1048-413-10	527 N ALLYN AV, Ontario, CA 91764	432.00
1048-421-35	607 N FLORENCE AV, Ontario, CA 91764	91.35
1048-421-54	513 N FLORENCE AV, Ontario, CA 91764	108.00
1048-431-46	435 N CUCAMONGA AV, Ontario, CA 91764	216.00
1048-432-28	621 N HOLMES AV, Ontario, CA 91764	108.00
1048-443-01	413 N CUCAMONGA AV, Ontario, CA 91764	648.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	648.00
1048-451-09	519 N GROVE AV, Ontario, CA 91764	1,272.05
1048-451-20	430 N PARKSIDE AV, Ontario, CA 91764	864.00
1048-461-04	1094 E D ST, Ontario, CA 91761	1,430.71
1048-462-03	1086 E ELMA ST, Ontario, CA 91761	432.00
1048-462-04	1102 E ELMA ST, Ontario, CA 91761	432.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	648.00
1048-462-15	1081 E NOCTA ST, Ontario, CA 91761	432.00
1048-462-16	1075 E NOCTA ST, Ontario, CA 91761	216.00
1048-463-51	1159 E NOCTA ST, Ontario, CA 91761	108.00
1048-471-20	1104 E NOCTA ST, Ontario, CA 91761	110.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	432.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	432.00

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Parcel Number	Address	Amount Due
1048-481-06	947 E HOLT BL, Ontario, CA 91761	110.00
1048-481-10	936 E NOCTA ST, Ontario, CA 91761	216.00
1048-491-33	1027 E ELMA ST, Ontario, CA 91761	108.00
1048-492-07	934 E ELMA ST, Ontario, CA 91761	108.00
1048-492-33	1047 E NOCTA ST, Ontario, CA 91761	432.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	216.00
1048-512-04	730 E WILLOW ST, Ontario, CA 91761	216.00
1048-512-17	745 E HOLT BL, Ontario, CA 91761	216.00
1048-521-05	528 E NOCTA ST, Ontario, CA 91764	2,529.61
1048-521-09	513 E SIERRA CT, Ontario, CA 91764	216.00
1048-522-01	120 N SULTANA AV, Building:1, Ontario, CA 91764	108.00
1048-525-12	127 N CAMPUS AV, Ontario, CA 91764	379.05
1048-525-16	661 E HOLT BL, Ontario, CA 91761	110.00
1048-525-19	639 E HOLT BL, Ontario, CA 91761	509.74
1048-525-21	116 N MIRAMONTE AV, Ontario, CA 91761	55.00
1048-532-07	528 E LYNN HAVEN CT, Ontario, CA 91761	152.00
1048-532-19	545 E NOCTA ST, Ontario, CA 91761	3,104.61
1048-533-08	307 N MIRAMONTE AV, Ontario, CA 91761	747.82
1048-534-14	229 N CAMPUS AV, Ontario, CA 91761	1,240.59
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	216.00
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	216.00
1048-571-05	405 W D ST, Unit:A, Ontario, CA 91762	288.00
1048-572-08	203 N FERN AV, Ontario, CA 91762	1,427.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	1,614.82
1048-576-08	318 W C ST, Unit:1, Ontario, CA 91762	432.00
1048-581-28	301 N VINE AV, Ontario, CA 91762	110.00
1048-581-67	535 W D ST, Unit:A, Ontario, CA 91762	216.00
1048-581-81	535 W D ST, Unit:O, Ontario, CA 91762	216.00
1048-592-24	119 N VINE AV, Ontario, CA 91762	108.00
1049-043-01	227 W MAIN ST, Building:1, Ontario, CA 91762	2,013.08
1049-067-09	417 E EMPORIA ST, Ontario, CA 91761	110.00
1049-071-05	234 E MAIN ST, Ontario, CA 91761	2,976.20
1049-092-01	610 E HOLT BL, Ontario, CA 91761	110.00
1049-095-06	0 E S.P.R.R., Ontario, CA 91761	110.00
1049-101-08	748 E HOLT BL, Ontario, CA 91761	216.00
1049-101-10	756 E HOLT BL, Ontario, CA 91761	216.00
1049-101-30	817 E EMPORIA ST, Ontario, CA 91761	216.00
1049-101-34	767 E EMPORIA ST, Ontario, CA 91761	216.00
1049-102-15	810 E EMPORIA ST, Ontario, CA 91761	2,174.16
1049-131-05	930 E HOLT BL, Building:1, Unit:A, Ontario, CA 91761	324.00
1049-131-06	936 E HOLT BL, Ontario, CA 91761	110.00
1049-131-18	948 E HOLT BL, Ontario, CA 91761	110.00

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Parcel Number	Address	Amount Due
1049-141-24	1194 E HOLT BL, Ontario, CA 91761	2,506.05
1049-151-19	1143 E MAIN ST, Ontario, CA 91761	216.00
1049-151-25	1107 E STATE ST, Ontario, CA 91761	72.00
1049-161-03	603 S CUCAMONGA AV, Ontario, CA 91761	110.00
1049-161-19	408 S GROVE AV, Ontario, CA 91761	216.00
1049-201-05	515 S CAMPUS AV, Ontario, CA 91761	432.00
1049-201-29	0 S CALDWELL AV, Ontario, CA 91761	110.00
1049-203-13	0 E ONTARIO BL, Ontario, CA 91761	160.00
1049-203-18	0 E ONTARIO BL, Ontario, CA 91761	160.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	432.00
1049-211-09	705 E CALIFORNIA ST, Ontario, CA 91761	1,572.30
1049-232-18	550 E PARK ST, Ontario, CA 91761	160.00
1049-232-22	557 E SUNKIST ST, Ontario, CA 91761	432.00
1049-232-30	523 E SUNKIST ST, Ontario, CA 91761	216.00
1049-233-03	636 E STATE ST, Ontario, CA 91761	657.32
1049-233-09	426 S CAMPUS AV, Ontario, CA 91761	1,246.05
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	216.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	648.00
1049-242-07	501 S EUCLID AV, Ontario, CA 91761	1,429.78
1049-242-14	520 S LEMON AV, Ontario, CA 91761	648.00
1049-242-16	119 E SUNKIST ST, Ontario, CA 91761	216.00
1049-246-01	302 E PARK ST, Ontario, CA 91761	432.00
1049-246-09	520 S CHERRY AV, Ontario, CA 91761	432.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	216.00
1049-247-11	409 E PARK ST, Ontario, CA 91761	216.00
1049-252-05	711 S EUCLID AV, Ontario, CA 91761	286.55
1049-253-01	204 E SUNKIST ST, Ontario, CA 91761	110.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	432.00
1049-253-06	662 S PLUM AV, Ontario, CA 91761	216.00
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	1,567.94
1049-261-03	421 W SUNKIST AV, Ontario, CA 91762	216.00
1049-261-05	413 W SUNKIST ST, Ontario, CA 91762	216.00
1049-262-01	427 W NEVADA ST, Ontario, CA 91762	216.00
1049-263-05	604 S PALM AV, Ontario, CA 91762	36.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	432.00
1049-266-03	215 W NEVADA ST, Ontario, CA 91762	216.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	432.00
1049-271-11	420 W PARK ST, Ontario, CA 91762	648.00
1049-272-07	506 S FERN AV, Ontario, CA 91762	324.00
1049-272-08	518 S FERN AV, Ontario, CA 91762	108.00
1049-275-08	216 W PARK ST, Ontario, CA 91762	432.00
1049-275-09	222 W PARK ST, Ontario, CA 91762	108.00

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Parcel Number	Address	Amount Due
1049-276-14	226 W SUNKIST ST, Ontario, CA 91762	216.00
1049-283-14	504 W PARK ST, Ontario, CA 91762	1,999.68
1049-283-18	524 W PARK ST, Unit:A, Ontario, CA 91762	324.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	180.00
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	956.05
1049-292-22	648 W CALIFORNIA ST, Ontario, CA 91762	108.00
1049-293-14	504 W NEVADA ST, Ontario, CA 91762	5,705.50
1049-293-23	558 W NEVADA ST, Ontario, CA 91762	324.00
1049-294-13	704 S VINE AV, Ontario, CA 91762	180.00
1049-303-23	738 W NEVADA ST, Ontario, CA 91762	432.00
1049-303-27	764 W NEVADA ST, Ontario, CA 91762	252.00
1049-303-29	765 W SUNKIST ST, Ontario, CA 91762	432.00
1049-313-07	735 W CARLTON ST, Ontario, CA 91762	1,996.40
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	216.00
1049-333-12	910 S EUCLID AV, Ontario, CA 91762	216.00
1049-333-26	226 W MAITLAND ST, Ontario, CA 91762	1,555.98
1049-341-05	130 E CALIFORNIA ST, Ontario, CA 91761	108.00
1049-342-03	314 E CALIFORNIA ST, Ontario, CA 91761	108.00
1049-343-08	334 E CARLTON ST, Ontario, CA 91761	4,261.29
1049-343-24	307 E MAITLAND ST, Ontario, CA 91761	432.00
1049-362-03	736 E CALIFORNIA ST, Ontario, CA 91761	110.00
1049-362-04	740 E CALIFORNIA ST, Ontario, CA 91761	160.00
1049-365-07	835 S CAMPUS AV, Ontario, CA 91761	216.00
1049-366-18	930 S TAYLOR AV, Unit:1, Ontario, CA 91761	648.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	216.00
1049-382-03	1124 E CALIFORNIA ST, Ontario, CA 91761	253.50
1049-441-06	1113 S BON VIEW AV, Ontario, CA 91761	432.00
1049-442-06	1113 S GREENWOOD AV, Ontario, CA 91761	216.00
1049-462-01	808 E WOODLAWN ST, Ontario, CA 91761	108.00
1049-494-01	1415 S SULTANA AV, Ontario, CA 91761	432.00
1049-495-01	1415 S PLEASANT AV, Ontario, CA 91761	108.00
1049-502-19	627 E RALSTON ST, Ontario, CA 91761	108.00
1049-502-26	637 E RALSTON ST, Unit:A, Ontario, CA 91761	113.55
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	216.00
1049-503-15	1114 S CAMPUS AV, Unit:A, Ontario, CA 91761	216.00
1049-511-11	228 E MAITLAND ST, Ontario, CA 91761	108.00
1049-511-14	1018 S PLUM AV, Ontario, CA 91761	216.00
1049-512-07	202 E RALSTON ST, Ontario, CA 91761	648.00
1049-512-11	228 E RALSTON ST, Ontario, CA 91761	108.00
1049-513-04	316 E MAITLAND ST, Ontario, CA 91761	216.00
1049-514-07	326 E RALSTON ST, Ontario, CA 91761	216.00
1049-514-33	409 E BELMONT ST, Unit:A, Ontario, CA 91761	432.00

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Parcel Number	Address	Amount Due
1049-521-09	218 E BELMONT ST, Ontario, CA 91761	72.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	432.00
1049-522-01	304 E BELMONT ST, Ontario, CA 91761	72.00
1049-531-30	1334 S SULTANA AV, Ontario, CA 91761	648.00
1049-531-44	237 E ACACIA ST, Ontario, CA 91761	216.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	108.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	432.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	432.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	432.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	864.00
1049-551-08	415 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-09	411 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-10	407 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	108.00
1049-551-12	403 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-13	409 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-14	413 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-15	417 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	108.00
1049-551-18	405 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-28	322 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-572-13	1120 S OAKLAND AV, Ontario, CA 91762	432.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	432.00
1049-574-12	505 W RALSTON ST, Ontario, CA 91762	1,850.39
1049-582-12	1112 S SAN ANTONIO AV, Ontario, CA 91762	288.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	1,889.26
1049-583-22	744 W PHILLIPS ST, Ontario, CA 91762	288.00
1049-583-23	752 W PHILLIPS ST, Ontario, CA 91762	288.00
1049-583-33	732 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-591-06	1221 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-591-29	622 W PHILLIPS ST, Ontario, CA 91762	421.20
1049-611-17	730 W MISTY CT, Ontario, CA 91762	144.00
1049-612-03	1318 S BEVERLY AV, Ontario, CA 91762	216.00
1050-013-27	716 W SONOMA CT, Ontario, CA 91762	180.00
1050-013-37	704 W MONTEZUMA CT, Ontario, CA 91762	216.00
1050-031-38	1521 S SAN ANTONIO AV, Ontario, CA 91762	871.22
1050-051-02	1430 S EUCLID AV, Ontario, CA 91762	1,051.87
1050-071-16	170 E DE ANZA CI, Ontario, CA 91761	216.00
1050-071-25	236 E DE ANZA CI, Ontario, CA 91761	1,096.90
1050-081-05	202 E BUDD ST, Ontario, CA 91761	216.00
1050-081-06	214 E BUDD ST, Ontario, CA 91761	432.00
1050-091-21	1425 S SULTANA AV, Ontario, CA 91761	216.00

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Parcel Number	Address	Amount Due
1050-101-08	641 E ELM ST, Ontario, CA 91761	201.70
1050-101-23	630 E DE ANZA CI, Ontario, CA 91761	1,027.15
1050-232-25	1650 S CAMPUS AV, Unit:86, Ontario, CA 91761	216.00
1050-234-01	1650 S CAMPUS AV, Unit:1, Ontario, CA 91761	216.00
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	108.00
1050-234-36	1650 S CAMPUS AV, Unit:36, Ontario, CA 91761	216.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	216.00
1050-241-08	1723 S SULTANA AV, Ontario, CA 91761	216.00
1050-241-43	1746 S PLEASANT AV, Ontario, CA 91761	1,570.86
1050-242-12	1701 S PLEASANT AVE, Ontario CA 91761	101.55
1050-243-15	1651 S MONTEREY AV, Ontario, CA 91761	108.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	216.00
1050-251-12	314 E MAPLE ST, Ontario, CA 91761	108.00
1050-251-36	121 E FRANCIS ST, Ontario, CA 91761	216.00
1050-272-01	1658 S EUCLID AV, Ontario, CA 91762	110.00
1050-272-20	1652 S EUCLID AV, Ontario, CA 91762	110.00
1050-291-18	416 W FRANCIS ST, Ontario, CA 91762	252.00
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	216.00
1050-311-13	716 W BUCCANEER CT, Ontario, CA 91762	216.00
1050-312-14	616 W CADENZA CT, Ontario, CA 91762	108.00
1050-341-25	1918 S HOLLY AV, Ontario, CA 91762	72.00
1050-341-42	654 W GREVILLEA ST, Ontario, CA 91762	1,556.61
1050-352-05	1949 S OAKLAND AV, Ontario, CA 91762	108.00
1050-352-20	1926 S BONITA AV, Ontario, CA 91762	216.00
1050-381-04	1910 S EUCLID AV, Ontario, CA 91762	110.00
1050-401-09	210 E FRANCIS ST, Ontario, CA 91761	216.00
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	2,388.44
1050-461-03	1813 S BON VIEW AV, Ontario, CA 91761	160.00
1050-531-20	828 E SPRUCE ST, Ontario, CA 91761	108.00
1050-531-66	858 E SPRUCE ST, Ontario, CA 91761	216.00
1050-542-24	2021 S CAMPUS AV, Unit:C, Ontario, CA 91761	216.00
1050-542-25	2021 S CAMPUS AV, Unit:D, Ontario, CA 91761	72.00
1050-542-42	2029 S CAMPUS AV, Unit:G, Ontario, CA 91761	216.00
1050-542-46	2023 S CAMPUS AV, Unit:D, Ontario, CA 91761	108.00
1050-542-73	714 E BOXWOOD CT, Ontario, CA 91761	216.00
1050-542-84	731 E BOXWOOD CT, Ontario, CA 91761	108.00
1050-562-08	2115 S SULTANA AV, Ontario, CA 91761	108.00
1050-562-28	2132 S MONTEREY AV, Ontario, CA 91761	216.00
1050-571-23	2152 S CHERRY AV, Ontario, CA 91761	110.00
1050-581-08	2019 S EUCLID AV, Ontario, CA 91761	108.00
1050-583-14	2042 S SULTANA AV, Ontario, CA 91761	108.00
1050-591-01	2055 S FERN AV, Ontario, CA 91762	1,853.53

**City of Ontario
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Parcel Number	Address	Amount Due
1050-601-07	124 W PHILADELPHIA ST, Ontario, CA 91762	72.00
1050-601-22	2121 S FERN AV, Ontario, CA 91762	144.00
1050-601-23	2109 S FERN AV, Ontario, CA 91762	216.00
1050-611-06	2131 S SAN ANTONIO AV, Ontario, CA 91762	108.00
1050-614-02	2112 S FERN AV, Ontario, CA 91762	262.05
1050-621-56	2053 S OAKLAND AV, Ontario, CA 91762	607.59
1050-623-14	429 W LARODA CT, Ontario, CA 91762	216.00
1050-631-60	2037 S REDWOOD AV, Ontario, CA 91762	216.00
1050-632-37	2053 S CYPRESS AV, Ontario, CA 91762	108.00
1050-651-16	1459 S EUCLID AV, Unit:36, Ontario, CA 91761	216.00
1051-011-67	2215 S CYPRESS AV, Ontario, CA 91762	36.00
1051-011-76	625 W PHILADELPHIA ST, Ontario, CA 91762	108.00
1051-051-55	2261 S FERN AV, Unit:B, Ontario, CA 91762	216.00
1051-091-35	624 E SANDERLING ST, Ontario, CA 91761	216.00
1051-091-66	2231 S MALCOLM AV, Ontario, CA 91761	216.00
1051-101-11	544 E SKYLARK DR, Ontario, CA 91761	216.00
1051-111-21	2314 S TAYLOR PL, Ontario, CA 91761	110.00
1051-111-49	2320 S CALDWELL AV, Ontario, CA 91761	108.00
1051-121-29	2241 S TAYLOR PL, Ontario, CA 91761	120.05
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	216.00
1051-141-17	2219 S GREENWOOD PL, Unit:D, Ontario, CA 91761	108.00
1051-171-18	2426 S MARIGOLD PL, Ontario, CA 91761	3,191.40
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	108.00
1051-181-08	2448 S CUCAMONGA AV, Ontario, CA 91761	216.00
1051-181-70	2424 S GOLDCREST PL, Ontario, CA 91761	1,396.80
1051-191-23	2432 S CALDWELL PL, Ontario, CA 91761	216.00
1051-191-61	2420 S HOPE PL, Ontario, CA 91761	1,846.05
1051-201-47	648 E OAK HILL ST, Ontario, CA 91761	216.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	216.00
1051-221-16	125 W GEYER CT, Ontario, CA 91762	160.00
1051-271-42	320 W WALNUT ST, Unit:48, Ontario, CA 91762	72.00
1051-271-65	320 W WALNUT ST, Unit:40, Ontario, CA 91762	108.00
1051-281-28	202 E CHERRY HILL CT, Ontario, CA 91761	216.00
1051-291-07	2545 S MONTEREY AV, Ontario, CA 91761	216.00
1051-291-45	2543 S MIRAMONTE AV, Ontario, CA 91761	108.00
1051-301-74	2527 S TAYLOR PL, Ontario, CA 91761	216.00
1051-321-52	1151 E WALNUT ST, Ontario, CA 91761	4,600.81
1051-351-14	2732 S CUCAMONGA AV, Ontario, CA 91761	108.00
1051-351-84	2602 S CUCAMONGA AV, Ontario, CA 91761	478.05
1051-361-25	2739 S GOLDCREST AV, Ontario, CA 91761	72.00
1051-421-37	2620 S LEMON PL, Ontario, CA 91761	216.00
1051-522-15	424 E MERION ST, Ontario, CA 91761	72.00

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Parcel Number	Address	Amount Due
1051-541-08	2856 S BON VIEW AV, Ontario, CA 91761	216.00
1051-541-41	705 E DEERFIELD ST, Ontario, CA 91761	216.00
1051-541-83	2847 S TAYLOR AV, Ontario, CA 91761	216.00
1051-581-16	2918 S HOLMES PL, Ontario, CA 91761	216.00
1051-601-56	605 E DUNES CT, Ontario, CA 91761	108.00
1051-612-06	241 E COTTONWOOD ST, Ontario, CA 91761	216.00
1051-612-21	313 E DORAL ST, Ontario, CA 91761	108.00
1051-612-37	2923 S PLUM LN, Ontario, CA 91761	216.00
1051-612-59	2951 S CHERRY WY, Ontario, CA 91761	216.00
1051-612-60	354 E COTTONWOOD ST, Ontario, CA 91761	108.00
1052-111-05	7659 E RIVERSIDE DR, Ontario, CA 91761	108.00
1052-551-01	7416 E SCHAEFER AV, Ontario, CA 91761	216.00
1054-051-02	7698 E EUCALYPTUS AV, Ontario, CA 91710	216.00
1083-021-01	2601 S COLONIAL AV, Ontario, CA 91761	216.00
1083-031-15	2714 S COLONIAL AV, Ontario, CA 91761	216.00
1083-031-87	2528 E LAUREL VALLEY LN, Ontario, CA 91761	216.00
1083-041-42	2828 S SEA ISLAND TR, Ontario, CA 91761	108.00
1083-051-14	2608 E DUNES ST, Ontario, CA 91761	216.00
1083-101-06	2509 S SEAGULL AV, Ontario, CA 91761	216.00
1083-111-65	2502 S WOODLARK Dr, Ontario, CA 91761	3,878.29
1083-131-32	3137 E BUFFALO RD, Ontario, CA 91761	216.00
1083-161-12	3305 E ANTLER RD, Ontario, CA 91761	866.91
1083-161-35	2509 S PINECONE WY, Ontario, CA 91761	2,892.45
1083-171-15	3250 E SUMMER ISLAND CT, Ontario, CA 91761	108.00
1083-171-25	2532 S TAHOE DR, Ontario, CA 91761	216.00
1083-172-14	3412 E EVERGREEN DR, Ontario, CA 91761	108.00
1083-172-27	3418 E SUGAR MAPLE CT, Ontario, CA 91761	216.00
1083-191-48	2743 S CYPRESS POINT PL, Ontario, CA 91761	2,365.91
1083-241-21	2911 E ST. ANDREWS ST, Ontario, CA 91761	216.00
1083-251-13	2951 S PEACH TREE PL, Ontario, CA 91761	216.00
1083-263-02	3121 E MILANO ST, Unit:E, Ontario, CA 91761	108.00
1083-271-59	3206 E PARKGLEN WY, Ontario, CA 91761	108.00
1083-271-60	3208 E PARKGLEN WY, Ontario, CA 91761	110.00
1083-272-49	3124 E MILANO ST, Unit:D, Ontario, CA 91761	216.00
1083-291-41	3416 E CEDARGLEN RD, Ontario, CA 91761	110.00
1083-301-40	3354 E CEDARGLEN CT, Ontario, CA 91761	216.00
1083-302-23	2903 S ST. TROPEZ DR, Ontario, CA 91761	144.00
1083-321-01	2249 S HAVEN AV, Ontario, CA 91761	110.00
1083-371-23	2618 S CRYSTAL SPRING PL, Ontario, CA 91761	108.00
1083-372-10	3619 E FOX GLEN LP, Ontario, CA 91761	108.00
1083-382-11	2733 S BEAR CREEK PL, Ontario, CA 91761	108.00
1083-391-10	2815 S OAK CREEK DR, Unit:A, Ontario, CA 91761	108.00

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Parcel Number	Address	Amount Due
1083-393-15	2813 S TUOLUMNE PL, Unit:F, Ontario, CA 91761	72.00
1083-393-21	3633 E OAK CREEK DR, Unit:D, Ontario, CA 91761	108.00
1083-393-35	3629 E OAK CREEK DR, Unit:D, Ontario, CA 91761	216.00
1083-393-60	3641 E OAK CREEK DR, Unit:A, Ontario, CA 91761	110.00
1083-402-15	3640 E OAK CREEK DR, Unit:C, Ontario, CA 91761	36.00
1083-421-64	2748 S CONDOR CREEK LN, Ontario, CA 91761	108.00
1083-442-28	3706 E LYTLE CREEK LP, Unit:C, Ontario, CA 91761	108.00
1083-442-51	3732 E OAK CREEK DR, Unit:F, Ontario, CA 91761	108.00
1083-442-54	3734 E OAK CREEK DR, Unit:A, Ontario, CA 91761	108.00
1083-442-55	3734 E OAK CREEK DR, Unit:B, Ontario, CA 91761	216.00
1083-442-62	3736 E OAK CREEK DR, Unit:E, Ontario, CA 91761	3,224.69
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	216.00
1083-451-13	3669 E COUNTRY OAKS LP, Unit:A, Ontario, CA 91761	220.00
1083-451-66	3733 E COUNTRY OAKS LP, Unit:B, Ontario, CA 91761	216.00
1083-451-72	3733 E COUNTRY OAKS LP, Unit:H, Ontario, CA 91761	216.00
1083-452-25	2907 S SNOW CREEK LN, Ontario, CA 91761	72.00
1083-452-30	3725 E STRAWBERRY CREEK WY, Ontario, CA 91761	108.00
1083-452-61	3719 E SAN LORENZO RIVER RD, Ontario, CA 91761	108.00
1083-462-01	3925 E YUBA RIVER DR, Ontario, CA 91761	216.00
1083-462-26	3944 E YUBA RIVER DR, Ontario, CA 91761	216.00
1083-481-12	3846 E YUBA RIVER DR, Ontario, CA 91761	108.00
1083-482-48	2871 S MCCLOUD RIVER LN, Ontario, CA 91761	216.00
Total		417,748.14

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Exhibit B**

Parcel Number	Address	Amount Due
0108-304-24	1364 E BONNIE BRAE ST, Ontario, CA 91764	120.00
0108-313-10	1647 N MARIN AV, Ontario, CA 91764	1,010.00
0108-314-01	1604 N BAKER AV, Ontario, CA 91764	9,250.00
0108-322-02	1853 N GLENN AV, Ontario, CA 91764	19,945.00
0108-363-12	1524 E HIGHLAND CT, Ontario, CA 91764	1,010.00
0108-401-02	1851 N DEL NORTE AV, Ontario, CA 91764	490.00
0108-411-14	1426 E RAYMOND ST, Ontario, CA 91764	120.00
0108-412-11	1723 N EL DORADO AV, Ontario, CA 91764	340.00
0108-412-15	1706 N DEL NORTE AV, Ontario, CA 91764	120.00
0108-412-23	1752 N DEL NORTE AV, Ontario, CA 91764	250.00
0108-413-01	1437 E SEVENTH ST, Ontario, CA 91764	100.00
0108-441-09	1424 N GROVE AV, Ontario, CA 91764	18,890.00
0108-442-03	1350 E SIXTH ST, Ontario, CA 91764	170.00
0108-442-10	1404 E SIXTH ST, Ontario, CA 91764	120.00
0108-443-01	1406 N AMADOR AV, Ontario, CA 91764	800.00
0108-461-05	1650 N GROVE AV, Building:2, Ontario, CA 91764	320.00
0108-491-04	1703 E DEODAR ST, Ontario, CA 91764	760.00
0108-491-11	1645 E DEODAR ST, Unit:A, Ontario, CA 91764	150.00
0108-491-17	1609 E DEODAR ST, Ontario, CA 91764	600.00
0108-493-37	1521 N MARIPOSA AV, Ontario, CA 91764	150.00
0108-532-04	1664 E FIFTH ST, Ontario, CA 91764	800.00
0108-533-18	1629 E FIFTH ST, Ontario, CA 91764	950.00
0108-534-31	1734 E HAWTHORNE ST, Ontario, CA 91764	420.00
0108-541-19	1646 E YALE ST, Ontario, CA 91764	560.00
0108-541-21	1658 E YALE ST, Ontario, CA 91764	120.00
0108-541-22	1664 E YALE ST, Ontario, CA 91764	640.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	490.00
0108-543-12	1232 N BAKER AV, Ontario, CA 91764	340.00
0108-582-20	1633 N LAKE AV, Ontario, CA 91764	760.00
0108-591-20	1830 N MARIN AV, Ontario, CA 91764	120.00
0108-601-07	1504 E CAROLINE ST, Ontario, CA 91764	85.00
0108-601-14	1522 N LAKE AV, Ontario, CA 91764	520.00
0108-601-20	1541 N LAKE AV, Ontario, CA 91764	40.00
0108-601-37	1506 N GLENN AV, Ontario, CA 91764	340.00
0108-611-10	1412 E SEVENTH ST, Ontario, CA 91764	19,000.00
0108-611-19	1364 E SYCAMORE ST, Ontario, CA 91764	440.00
0108-631-12	1822 E OLIVE ST, Ontario, CA 91764	120.00
0110-042-13	1432 E ELMA CT, Ontario, CA 91764	170.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	500.00
0110-071-06	1377 E HOLT BL, Ontario, CA 91761	500.00
0110-131-01	1224 E HOLT BL, Ontario, CA 91761	500.00
0110-131-09	1328 E HOLT BL, Ontario, CA 91761	500.00

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Parcel Number	Address	Amount Due
0110-153-01	1231 E G ST, Ontario, CA 91764	20,000.00
0110-153-13	810 N AMADOR AV, Ontario, CA 91764	120.00
0110-153-14	816 N AMADOR AV, Ontario, CA 91764	760.00
0110-163-13	1022 N CALAVERAS AV, Ontario, CA 91764	120.00
0110-201-09	1003 N EL DORADO AV, Ontario, CA 91764	760.00
0110-202-22	1311 E FRESNO ST, Ontario, CA 91764	120.00
0110-202-32	1005 N GLENN AV, Ontario, CA 91764	1,010.00
0110-203-12	1018 N GLENN AV, Ontario, CA 91764	760.00
0110-212-08	812 N DEL NORTE AV, Ontario, CA 91764	170.00
0110-213-29	807 N CALAVERAS AV, Ontario, CA 91764	950.00
0110-293-13	641 N GLENN CT, Ontario, CA 91764	120.00
0110-356-07	1788 E PLAZA SERENA ST, Ontario, CA 91764	1,010.00
0110-375-09	1828 E GRANADA CT, Ontario, CA 91764	700.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	170.00
0110-411-34	646 N MADERA AV, Ontario, CA 91764	170.00
0110-425-04	1519 E I ST, Ontario, CA 91764	120.00
0110-482-02	1756 E FIFTH ST, Ontario, CA 91764	120.00
0110-491-04	1355 N VINEYARD AV, Ontario, CA 91764	2,900.00
0110-512-13	824 N MADERA AV, Ontario, CA 91764	760.00
0110-513-08	738 N LASSEN AV, Ontario, CA 91764	120.00
0113-431-01	1500 E MISSION BL, Ontario, CA 91761	500.00
0113-523-28	2614 S TIARA AV, Ontario, CA 91761	340.00
0113-524-24	2613 S TIARA AV, Ontario, CA 91761	18,000.00
0113-545-01	2020 E ST. ANDREWS DR, Ontario, CA 91761	760.00
0113-572-17	1744 E TAM O'SHANTER ST, Ontario, CA 91761	540.00
0113-641-05	2133 S GREEN PRIVADO, Ontario, CA 91761	170.00
0209-331-25	1952 E DEODAR ST, Ontario, CA 91764	760.00
0209-331-51	1902 E CAROLINE CT, Ontario, CA 91764	3,889.55
0209-351-20	1712 N BARRANCA AV, Ontario, CA 91764	120.00
0209-381-22	1555 N ISADORA WY, Ontario, CA 91764	760.00
0210-292-06	1652 E LA DENEY DR, Ontario, CA 91764	120.00
0210-292-18	1724 E LA DENEY DR, Ontario, CA 91764	340.00
0210-311-02	2235 E FOURTH ST, Ontario, CA 91764	460.00
0210-321-47	2042 E BONNIE BRAE CT, Ontario, CA 91764	120.00
0210-331-56	1306 N DEL RIO WY, Ontario, CA 91764	120.00
0210-331-77	1305 N LA MANCHA WY, Ontario, CA 91764	20,170.00
0210-341-04	1428 N ISADORA WY, Ontario, CA 91764	990.00
0210-551-09	3401 E CENTRELAKE DR, Building:1, Unit:450, Ontario, CA 91761	540.00
0211-222-28	302 S MILLIKEN AV, Building:B, Unit:1, Ontario, CA 91761	760.00
0211-262-07	0 S BUSINESS PW, Ontario, CA 91761	760.00
0216-282-04	2904 S AUGUSTA AV, Ontario, CA 91761	760.00
0216-286-15	2832 S BAKER AV, Ontario, CA 91761	120.00

**City of Ontario
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Parcel Number	Address	Amount Due
0216-292-36	2920 S MEADOWBROOK PL, Ontario, CA 91761	20,100.00
0216-341-05	2540 S AMADOR PL, Ontario, CA 91761	20,000.00
0216-341-54	1225 E OAK HILL DR, Ontario, CA 91761	190.00
0216-361-59	1477 E OAK HILL CT, Ontario, CA 91761	340.00
0216-381-18	2602 S CALAVERAS PL, Ontario, CA 91761	120.00
0216-381-62	2701 S DEL NORTE AV, Ontario, CA 91761	19,550.00
0216-401-22	1720 E OAK HILL CT, Ontario, CA 91761	500.00
0216-401-63	2500 S VINEYARD AV, Ontario, CA 91761	540.00
0216-431-61	1609 E CHERRY HILL ST, Ontario, CA 91761	640.00
0216-491-47	1439 E RIVERSIDE DR, Ontario, CA 91761	120.00
0218-741-26	3418 S ARCADIAN SHORES AV, Ontario, CA 91761	3,000.00
0218-751-30	2901 E BIG RANGE RD, Ontario, CA 91761	340.00
0218-761-11	2973 E SCOUT CT, Ontario, CA 91761	220.00
0218-761-12	2981 E SCOUT CT, Ontario, CA 91761	19,140.00
0218-761-64	3613 S BURNING TREE DR, Ontario, CA 91761	760.00
0218-821-08	2940 E BRONCO DR, Ontario, CA 91761	1,000.00
0218-821-15	3304 S NORTH SHORE DR, Ontario, CA 91761	340.00
0218-831-53	2949 E GREENBRIAR DR, Ontario, CA 91761	220.00
0218-843-02	3009 E BLACK HORSE DR, Ontario, CA 91761	170.00
0218-843-30	3116 E CHAPARRAL ST, Ontario, CA 91761	120.00
0218-881-05	3242 S CLOVER LN, Ontario, CA 91761	19,780.00
0218-911-01	2943 E THOROUGHBRED ST, Ontario, CA 91761	230.00
0238-014-11	745 N FRANKLIN AV Building:1, Unit:101, Ontario, CA 91764	950.00
1008-261-28	1560 N BOULDER AV, Ontario, CA 91762	700.00
1008-261-34	1527 N BOULDER AV, Ontario, CA 91762	340.00
1008-281-46	1556 N FUCHSIA AV, Ontario, CA 91762	950.00
1008-412-11	1526 W LA DENEY DR, Ontario, CA 91762	120.00
1008-413-01	1551 W LA DENEY DR, Ontario, CA 91762	950.00
1008-422-01	1359 N HELEN AV, Ontario, CA 91762	170.00
1008-422-04	1335 N HELEN AV, Ontario, CA 91762	200.00
1008-461-18	960 W BONNIE BRAE CT, Ontario, CA 91762	120.00
1008-471-35	923 W SIXTH ST, Ontario, CA 91762	1,130.00
1008-472-04	946 W HAWTHORNE ST, Ontario, CA 91762	740.00
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	120.00
1008-482-11	910 W HAWTHORNE ST, Ontario, CA 91762	760.00
1008-491-31	809 W HAWTHORNE ST, Ontario, CA 91762	19,150.00
1008-503-13	956 W PRINCETON ST, Ontario, CA 91762	120.00
1008-512-06	834 W HARVARD PL, Ontario, CA 91762	120.00
1008-531-23	1105 W YALE ST, Ontario, CA 91762	19,945.00
1008-531-26	1116 W YALE ST, Ontario, CA 91762	170.00
1008-533-05	1020 W PRINCETON ST, Ontario, CA 91762	760.00
1008-571-07	1513 W PRINCETON ST, Ontario, CA 91762	240.00

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Parcel Number	Address	Amount Due
1008-571-14	1427 W PRINCETON ST, Ontario, CA 91762	120.00
1010-093-09	1521 W J ST, Ontario, CA 91762	320.00
1010-095-18	915 N JASMINE AV, Ontario, CA 91762	800.00
1010-105-07	1021 N ELDERBERRY AV, Ontario, CA 91762	420.00
1010-161-15	830 W ROSEWOOD CT, Ontario, CA 91762	120.00
1010-162-18	836 W J ST, Ontario, CA 91762	170.00
1010-201-11	1119 W I ST, Unit:A, Ontario, CA 91762	120.00
1010-232-13	852 N JASMINE AV, Ontario, CA 91762	760.00
1010-233-13	1521 W GRANADA CT, Ontario, CA 91762	740.00
1010-413-07	1513 W FLORA ST, Ontario, CA 91762	120.00
1010-413-08	1507 W FLORA ST, Ontario, CA 91762	760.00
1010-421-16	1538 W FAWN ST, Ontario, CA 91762	640.00
1010-422-30	1435 W FAWN ST, Ontario, CA 91762	450.00
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	1,010.00
1010-445-26	431 N CAMELLIA AV, Ontario, CA 91762	150.00
1010-446-02	1210 W D ST, Ontario, CA 91762	170.00
1010-446-03	1216 W D ST, Ontario, CA 91762	120.00
1010-446-04	1222 W D ST, Ontario, CA 91762	120.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	1,010.00
1010-455-12	1105 W E ST, Ontario, CA 91762	120.00
1010-471-18	940 W F ST, Ontario, CA 91762	640.00
1010-493-01	804 W VESTA ST, Ontario, CA 91762	150.00
1010-501-65	158 N ALPINE CT, Ontario, CA 91762	120.00
1010-521-30	151 N MOUNTAIN AV, Ontario, CA 91762	120.00
1010-531-09	1305 W D ST, Ontario, CA 91762	170.00
1010-531-14	1326 W HOLLOWELL ST, Ontario, CA 91762	120.00
1010-531-17	1350 W HOLLOWELL ST, Ontario, CA 91762	120.00
1010-533-17	1211 W HOLLOWELL ST, Ontario, CA 91762	660.00
1010-533-18	1205 W HOLLOWELL ST, Ontario, CA 91762	40.00
1010-552-04	1424 W HOLT BL, Ontario, CA 91762	170.00
1010-562-30	1409 W HOLLOWELL ST, Ontario, CA 91762	240.00
1011-112-05	1409 W BROOKS ST, Building:1, Ontario, CA 91762	760.00
1011-141-38	915 W BROOKS ST, Building:1, Unit:106, Ontario, CA 91762	640.00
1011-371-02	855 S OAKS AV, Ontario, CA 91762	320.00
1011-371-52	1309 W MISSION BL, Unit:147, Ontario, CA 91762	20,000.00
1011-572-21	1240 S PALMETTO AV, Ontario, CA 91762	340.00
1011-572-24	1258 S PALMETTO AV, Ontario, CA 91762	340.00
1014-141-10	1452 S PALMETTO AV, Ontario, CA 91762	120.00
1014-141-25	1515 S PINE AV, Ontario, CA 91762	70.00
1014-181-18	1740 S BRIAR AV, Ontario, CA 91762	640.00
1014-182-09	858 W ASHLAND ST, Ontario, CA 91762	620.00
1014-191-46	1734 S PALMETTO AV, Ontario, CA 91762	150.00

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Parcel Number	Address	Amount Due
1014-231-26	1605 S BENSON AV, Ontario, CA 91762	490.00
1014-421-13	1805 S BENSON AV, Ontario, CA 91762	1,010.00
1014-451-04	1930 S MAGNOLIA AV, Ontario, CA 91762	200.00
1014-472-42	1049 W FRANCIS ST, Unit:E, Ontario, CA 91762	500.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	1,000.00
1047-212-03	1539 N MIRAMONTE AV, Ontario, CA 91764	170.00
1047-251-22	211 W CAROLINE CT, Ontario, CA 91762	150.00
1047-281-46	1506 N AMBER CT, Ontario, CA 91762	120.00
1047-294-08	706 W SIXTH ST, Ontario, CA 91762	500.00
1047-302-05	741 W LA DENEY DR, Ontario, CA 91762	120.00
1047-311-13	667 W LA DENEY DR, Ontario, CA 91762	20,000.00
1047-321-16	1316 N CHAFFEY CT, Ontario, CA 91762	640.00
1047-321-35	1394 N CHAFFEY CT, Ontario, CA 91762	600.00
1047-321-64	626 W BONNIE BRAE CT, Ontario, CA 91762	760.00
1047-331-06	132 W BONNIE BRAE CT, Ontario, CA 91762	490.00
1047-362-01	304 E BONNIE BRAE CT, Ontario, CA 91764	140.00
1047-362-22	1355 N SULTANA AV, Ontario, CA 91764	19,000.00
1047-372-14	646 E BONNIE BRAE CT, Ontario, CA 91764	110.00
1047-372-23	643 E FIFTH ST, Ontario, CA 91762	120.00
1047-372-35	541 E FIFTH ST, Ontario, CA 91764	20.00
1047-394-21	807 E LA DENEY CT, Ontario, CA 91764	20,000.00
1047-414-05	1335 N ALLYN AV, Ontario, CA 91764	960.00
1047-433-08	1426 N VIRGINIA AV, Ontario, CA 91764	420.00
1047-493-04	852 E FIFTH ST, Ontario, CA 91764	220.00
1047-501-08	744 E PRINCETON ST, Ontario, CA 91764	120.00
1047-502-05	728 E HARVARD PL, Ontario, CA 91764	150.00
1047-502-16	749 E FOURTH ST, Ontario, CA 91764	950.00
1047-521-28	502 E FIFTH ST, Ontario, CA 91764	170.00
1047-521-67	535 E YALE ST, Ontario, CA 91764	760.00
1047-571-37	667 W FIFTH ST, Ontario, CA 91762	120.00
1047-571-41	643 W FIFTH ST, Ontario, CA 91762	640.00
1047-571-42	637 W FIFTH ST, Ontario, CA 91762	120.00
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	950.00
1048-022-32	652 W J ST, Ontario, CA 91762	760.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	950.00
1048-032-33	614 W I ST, Ontario, CA 91762	120.00
1048-041-10	325 W J ST, Ontario, CA 91762	120.00
1048-042-13	226 W I ST, Ontario, CA 91762	695.00
1048-051-12	1017 N LAUREL AV, Ontario, CA 91762	995.00
1048-061-11	219 E ROSEWOOD CT, Ontario, CA 91764	120.00
1048-102-08	748 E ROSEWOOD CT, Ontario, CA 91764	840.00
1048-111-08	740 E J ST, Ontario, CA 91764	340.00

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Parcel Number	Address	Amount Due
1048-114-05	724 E PLAZA SERENA ST, Ontario, CA 91764	880.00
1048-122-06	1011 E ORCHARD LN, Ontario, CA 91764	340.00
1048-124-46	846 N ALLYN AV, Ontario, CA 91764	120.00
1048-131-13	1012 E FOURTH ST, Ontario, CA 91764	1,010.00
1048-131-29	1013 N CUCAMONGA AV, Ontario, CA 91764	120.00
1048-131-37	1021 E ROSEWOOD CT, Ontario, CA 91764	20,000.00
1048-191-31	746 N FLORENCE CT, Ontario, CA 91764	490.00
1048-204-05	828 E EL MORADO CT, Ontario, CA 91764	170.00
1048-221-05	530 E I ST, Ontario, CA 91764	340.00
1048-222-36	607 E H ST, Ontario, CA 91764	120.00
1048-241-24	303 E EL MORADO CT, Ontario, CA 91764	120.00
1048-252-40	123 E H ST, Ontario, CA 91764	760.00
1048-282-21	635 W H ST, Ontario, CA 91762	700.00
1048-292-19	513 W GRANADA CT, Ontario, CA 91762	1,270.00
1048-305-05	726 N CYPRESS AV, Ontario, CA 91762	640.00
1048-343-14	414 N VINE AV, Ontario, CA 91762	95.00
1048-345-05	527 N PALM AV, Building:1, Unit:101, Ontario, CA 91762	760.00
1048-346-06	303 W G ST, Ontario, CA 91762	490.00
1048-362-03	124 E F ST, Ontario, CA 91764	340.00
1048-366-01	206 E G ST, Ontario, CA 91764	120.00
1048-372-02	308 E F ST, Ontario, CA 91764	520.00
1048-375-08	423 E E ST, Ontario, CA 91764	13,500.00
1048-392-14	647 E E ST, Unit:103, Ontario, CA 91764	170.00
1048-393-23	507 E D ST, Ontario, CA 91764	20,000.00
1048-394-32	422 N MONTEREY AV, Ontario, CA 91764	150.00
1048-401-02	757 E E ST, Ontario, CA 91764	340.00
1048-411-27	725 E F ST, Ontario, CA 91764	120.00
1048-412-05	720 E F ST, Ontario, CA 91764	490.00
1048-413-05	822 E F ST, Ontario, CA 91764	660.00
1048-421-62	423 N FLORENCE AV, Ontario, CA 91764	170.00
1048-451-09	519 N GROVE AV, Ontario, CA 91764	500.00
1048-471-23	1101 E HOLT BL, Ontario, CA 91761	170.00
1048-491-37	1007 E ELMA ST, Ontario, CA 91761	490.00
1048-491-47	925 E ELMA ST, Ontario, CA 91761	170.00
1048-525-01	634 E NOCTA ST, Ontario, CA 91761	760.00
1048-571-04	411 W D ST, Ontario, CA 91762	100.00
1049-012-07	204 S SAN ANTONIO AV, Ontario, CA 91762	170.00
1049-022-16	210 S VINE AV, Ontario, CA 91762	220.00
1049-022-30	612 W EMPORIA ST, Ontario, CA 91762	1,010.00
1049-141-24	1194 E HOLT BL, Ontario, CA 91761	500.00
1049-201-29	0 S CALDWELL AV, Ontario, CA 91761	120.00
1049-203-13	0 E ONTARIO BL, Ontario, CA 91761	500.00

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Parcel Number	Address	Amount Due
1049-203-18	0 E ONTARIO BL, Ontario, CA 91761	500.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	170.00
1049-233-03	636 E STATE ST, Ontario, CA 91761	950.00
1049-233-04	684 E STATE ST, Building:1, Ontario, CA 91761	150.00
1049-233-09	426 S CAMPUS AV, Ontario, CA 91761	420.00
1049-242-07	501 S EUCLID AV, Ontario, CA 91761	20,000.00
1049-246-01	302 E PARK ST, Ontario, CA 91761	340.00
1049-247-11	409 E PARK ST, Ontario, CA 91761	340.00
1049-277-03	0 W STATE ST, Ontario, CA 91762	340.00
1049-278-02	527 S LAUREL AV, Ontario, CA 91762	170.00
1049-281-04	610 W PARK ST, Building:1, Ontario, CA 91762	760.00
1049-282-01	533 S SAN ANTONIO AV, Ontario, CA 91762	420.00
1049-283-14	504 W PARK ST, Ontario, CA 91762	420.00
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	1,000.00
1049-302-04	757 W PARK ST, Ontario, CA 91762	120.00
1049-303-19	720 W NEVADA ST, Ontario, CA 91762	1,010.00
1049-343-08	334 E CARLTON ST, Ontario, CA 91761	320.00
1049-353-09	521 E MAITLAND ST, Ontario, CA 91761	1,010.00
1049-353-12	919 1/2 S SULTANA AV, Ontario, CA 91761	760.00
1049-362-04	740 E CALIFORNIA ST, Ontario, CA 91761	500.00
1049-374-06	907 S GREENWOOD AV, Ontario, CA 91761	170.00
1049-461-15	825 E WOODLAWN ST, Unit:A, Ontario, CA 91761	275.00
1049-522-04	320 E BELMONT ST, Ontario, CA 91761	120.00
1049-531-31	1340 S SULTANA AV, Ontario, CA 91761	640.00
1049-562-13	319 W RALSTON ST, Ontario, CA 91762	120.00
1049-572-15	618 W BELMONT ST, Ontario, CA 91762	340.00
1049-574-25	562 W BELMONT ST, Ontario, CA 91762	120.00
1049-591-14	641 W BELMONT ST, Ontario, CA 91762	120.00
1049-601-23	1312 S VINE PL, Ontario, CA 91762	740.00
1049-611-17	730 W MISTY CT, Ontario, CA 91762	340.00
1049-611-34	1303 S CYPRESS AV, Ontario, CA 91762	120.00
1050-022-17	629 W EUCALYPTUS CT, Ontario, CA 91762	170.00
1050-041-40	509 W SONOMA CT, Ontario, CA 91762	200.00
1050-081-14	207 E BUDD ST, Ontario, CA 91761	120.00
1050-092-24	1426 S MONTEREY AV, Ontario, CA 91761	120.00
1050-092-41	1550 S MONTEREY AV, Ontario, CA 91761	150.00
1050-093-17	1445 S MONTEREY AV, Ontario, CA 91761	70.00
1050-201-02	1612 S CUCAMONGA AV, Building:4, Ontario, CA 91761	220.00
1050-231-29	609 E MAPLE ST, Ontario, CA 91761	860.00
1050-261-01	1608 S SULTANA AV, Ontario, CA 91761	93.95
1050-262-16	236 E LOCUST ST, Ontario, CA 91761	1,010.00
1050-262-21	404 E LOCUST ST, Ontario, CA 91761	1,010.00

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Parcel Number	Address	Amount Due
1050-284-01	1714 S EUCLID AV, Building:1, Ontario, CA 91762	120.00
1050-341-42	654 W GREVILLEA ST, Ontario, CA 91762	20,000.00
1050-361-26	2004 S VINE AV, Ontario, CA 91762	340.00
1050-361-48	1805 S BONITA AV, Ontario, CA 91762	120.00
1050-371-01	1845 S FERN AV, Ontario, CA 91762	120.00
1050-411-14	1933 S MONTEREY AV, Ontario, CA 91761	940.00
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	19,000.00
1050-461-03	1813 S BON VIEW AV, Ontario, CA 91761	500.00
1050-531-59	2128 S PHOENIX PL, Ontario, CA 91761	420.00
1050-551-07	639 E SPRUCE ST, Ontario, CA 91761	120.00
1050-576-06	2140 S SULTANA AV, Ontario, CA 91761	120.00
1050-582-16	324 E CEDAR ST, Ontario, CA 91761	840.00
1050-614-03	2118 S FERN AV, Ontario, CA 91762	170.00
1050-622-06	2027 S VINE AV, Ontario, CA 91762	760.00
1050-622-07	2021 S VINE AV, Ontario, CA 91762	940.00
1050-622-18	2064 S FERN AV, Ontario, CA 91762	120.00
1050-631-61	2031 S REDWOOD AV, Ontario, CA 91762	760.00
1051-011-74	701 W PHILADELPHIA ST, Ontario, CA 91762	170.00
1051-011-89	2236 S HOLLY AV, Ontario, CA 91762	120.00
1051-091-43	2248 S MALCOLM AV, Ontario, CA 91761	740.00
1051-111-21	2314 S TAYLOR PL, Ontario, CA 91761	16,150.00
1051-111-57	2320 S PHOENIX AV, Ontario, CA 91761	170.00
1051-171-12	2453 S MARIGOLD PL, Ontario, CA 91761	120.00
1051-181-30	2432 S GARFIELD PL, Ontario, CA 91761	760.00
1051-221-16	125 W GEYER CT, Ontario, CA 91762	500.00
1051-222-13	2442 S EUCLID AV, Ontario, CA 91762	20.00
1051-281-12	2461 S CONCORD PL, Ontario, CA 91761	340.00
1051-281-16	307 E BANYAN ST, Ontario, CA 91761	120.00
1051-291-23	2510 S PLEASANT AV, Ontario, CA 91761	220.00
1051-291-42	2509 S SULTANA AV, Ontario, CA 91761	740.00
1051-301-07	2526 S BON VIEW AV, Ontario, CA 91761	760.00
1051-311-06	1045 E BANYAN ST, Ontario, CA 91761	360.00
1051-321-51	2540 S GROVE AV, Ontario, CA 91761	740.00
1051-331-41	2649 S CUCAMONGA AV, Ontario, CA 91761	120.00
1051-341-86	2701 S CUCAMONGA AV, Ontario, CA 91761	760.00
1051-351-29	1015 E TAM O'SHANTER CT, Ontario, CA 91761	970.00
1051-351-54	1002 E ST. ANDREWS ST, Ontario, CA 91761	200.00
1051-401-26	2743 S MALCOLM AV, Ontario, CA 91761	120.00
1051-401-35	640 E ST. ANDREWS ST, Ontario, CA 91761	440.00
1051-441-11	120 W BLUE JAY WY, Ontario, CA 91762	1,000.00
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	400.00
1083-021-03	2613 S COLONIAL AV, Ontario, CA 91761	120.00

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Parcel Number	Address	Amount Due
1083-021-21	2637 S SEA ISLAND PL, Ontario, CA 91761	120.00
1083-021-67	2626 S COLONIAL AV, Ontario, CA 91761	340.00
1083-031-38	2646 E BROOKSIDE ST, Ontario, CA 91761	20,000.00
1083-161-12	3305 E ANTLER RD, Ontario, CA 91761	19,750.00
1083-161-35	2509 S PINECONE WY, Ontario, CA 91761	19,500.00
1083-181-02	2722 E WALNUT ST, Ontario, CA 91761	760.00
1083-181-55	2830 E WALNUT ST, Ontario, CA 91761	760.00
1083-191-48	2743 S CYPRESS POINT PL, Ontario, CA 91761	20,000.00
1083-191-62	2656 S CYPRESS POINT PL, Ontario, CA 91761	120.00
1083-212-06	2940 S CYPRESS POINT DR, Ontario, CA 91761	220.00
1083-291-41	3416 E CEDARGLEN RD, Ontario, CA 91761	1,000.00
1083-301-82	2906 S LAUREL TREE DR, Ontario, CA 91761	150.00
1083-371-05	2662 S ALDER CREEK DR, Ontario, CA 91761	1,000.00
1083-381-26	3553 E SHADOW CREEK WY, Ontario, CA 91761	760.00
1083-393-03	3642 E LYTTLE CREEK LP, Unit:B, Ontario, CA 91761	20,000.00
1083-393-60	3641 E OAK CREEK DR, Unit:A, Ontario, CA 91761	750.00
1083-421-02	3664 E CARIBOU CREEK CT, Ontario, CA 91761	11,000.00
1083-421-59	2751 S MOOSE CREEK LN, Ontario, CA 91761	20,000.00
1083-441-43	2760 S CONDOR CREEK LN, Ontario, CA 91761	340.00
1083-442-62	3736 E OAK CREEK DR, Unit:E, Ontario, CA 91761	21,010.00
1083-462-01	3925 E YUBA RIVER DR, Ontario, CA 91761	120.00
1083-471-07	3840 E SALMON RIVER LN, Ontario, CA 91761	120.00
1083-482-45	2883 S MCCLOUD RIVER LN, Ontario, CA 91761	340.00
	Total	767,568.50

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Parcel Number	Address	Amount Due
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	216.00
0108-304-24	1364 E BONNIE BRAE ST, Ontario, CA 91764	120.00
0108-313-10	1647 N MARIN AV, Ontario, CA 91764	1,010.00
0108-314-01	1604 N BAKER AV, Ontario, CA 91764	9,250.00
0108-322-02	1853 N GLENN AV, Ontario, CA 91764	23,278.66
0108-363-12	1524 E HIGHLAND CT, Ontario, CA 91764	1,010.00
0108-401-02	1851 N DEL NORTE AV, Ontario, CA 91764	490.00
0108-411-14	1426 E RAYMOND ST, Ontario, CA 91764	120.00
0108-412-11	1723 N EL DORADO AV, Ontario, CA 91764	340.00
0108-412-15	1706 N DEL NORTE AV, Ontario, CA 91764	120.00
0108-412-19	1728 N DEL NORTE AV, Ontario, CA 91764	216.00
0108-412-23	1752 N DEL NORTE AV, Ontario, CA 91764	250.00
0108-413-01	1437 E SEVENTH ST, Ontario, CA 91764	100.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	108.00
0108-441-09	1424 N GROVE AV, Ontario, CA 91764	26,409.50
0108-442-03	1350 E SIXTH ST, Ontario, CA 91764	170.00
0108-442-06	1368 E SIXTH ST, Ontario, CA 91764	72.00
0108-442-09	1386 E SIXTH ST, Ontario, CA 91764	1,801.97
0108-442-10	1404 E SIXTH ST, Ontario, CA 91764	120.00
0108-443-01	1406 N AMADOR AV, Ontario, CA 91764	800.00
0108-461-05	1650 N GROVE AV, Building:2, Ontario, CA 91764	320.00
0108-472-03	1811 N LEEDS AV, Ontario, CA 91764	216.00
0108-491-04	1703 E DEODAR ST, Ontario, CA 91764	760.00
0108-491-05	1681 E DEODAR ST, Ontario, CA 91764	484.95
0108-491-11	1645 E DEODAR ST, Unit:A, Ontario, CA 91764	150.00
0108-491-17	1609 E DEODAR ST, Ontario, CA 91764	600.00
0108-493-37	1521 N MARIPOSA AV, Ontario, CA 91764	150.00
0108-511-16	1466 E FIFTH ST, Ontario, CA 91764	110.00
0108-511-39	1456 E FIFTH ST, Unit:1, Ontario, CA 91764	108.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	216.00
0108-525-05	1482 E BONNIE BRAE ST, Ontario, CA 91764	216.00
0108-532-04	1664 E FIFTH ST, Ontario, CA 91764	800.00
0108-533-18	1629 E FIFTH ST, Ontario, CA 91764	2,983.21
0108-534-31	1734 E HAWTHORNE ST, Ontario, CA 91764	2,068.23
0108-541-19	1646 E YALE ST, Ontario, CA 91764	560.00
0108-541-21	1658 E YALE ST, Ontario, CA 91764	120.00
0108-541-22	1664 E YALE ST, Ontario, CA 91764	640.00
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	216.00
0108-543-08	1206 N BAKER AV, Ontario, CA 91764	1,359.36
0108-543-12	1232 N BAKER AV, Ontario, CA 91764	7,036.39
0108-561-02	1750 E PRINCETON ST, Ontario, CA 91764	216.00
0108-563-08	1761 E YALE ST, Ontario, CA 91764	216.00

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Parcel Number	Address	Amount Due
0108-571-07	1673 E SEVENTH ST, Ontario, CA 91764	108.00
0108-573-19	1750 N MADERA AV, Ontario, CA 91764	216.00
0108-582-20	1633 N LAKE AV, Ontario, CA 91764	760.00
0108-591-20	1830 N MARIN AV, Ontario, CA 91764	120.00
0108-601-07	1504 E CAROLINE ST, Ontario, CA 91764	85.00
0108-601-14	1522 N LAKE AV, Ontario, CA 91764	520.00
0108-601-20	1541 N LAKE AV, Ontario, CA 91764	1,245.48
0108-601-37	1506 N GLENN AV, Ontario, CA 91764	340.00
0108-611-10	1412 E SEVENTH ST, Ontario, CA 91764	19,110.00
0108-611-19	1364 E SYCAMORE ST, Ontario, CA 91764	440.00
0108-612-16	1604 N EL DORADO AV, Ontario, CA 91764	1,091.91
0108-622-54	1836 N SAN DIEGO AV, Ontario, CA 91764	108.00
0108-631-12	1822 E OLIVE ST, Ontario, CA 91764	120.00
0108-631-13	1746 E OLIVE ST, Ontario, CA 91764	777.13
0108-631-72	1846 E TRINITY LP, Ontario, CA 91764	108.00
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	216.00
0110-041-10	205 N IMPERIAL AV, Ontario, CA 91761	5,973.26
0110-042-12	1422 E ELMA CT, Unit:A, Ontario, CA 91761	288.00
0110-042-13	1432 E ELMA CT, Ontario, CA 91764	1,281.84
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	864.00
0110-042-20	1422 E D ST, Unit:A, Ontario, CA 91761	432.00
0110-042-28	1468 E D ST, Unit:A, Ontario, CA 91761	864.00
0110-051-22	1229 E NOCTA ST, Ontario, CA 91761	216.00
0110-051-48	1210 E D ST, Ontario, CA 91761	432.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	610.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	110.00
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	110.00
0110-071-06	1377 E HOLT BL, Ontario, CA 91761	660.00
0110-071-07	1383 E HOLT BL, Ontario, CA 91761	110.00
0110-072-23	135 N LASSEN PL, Ontario, CA 91761	72.00
0110-111-01	1614 E HOLT BL, Ontario, CA 91761	110.00
0110-111-11	1654 E HOLT BL, Ontario, CA 91761	110.00
0110-111-12	1660 E HOLT BL, Ontario, CA 91761	110.00
0110-121-05	1486 E HOLT BL, Ontario, CA 91761	110.00
0110-131-01	1224 E HOLT BL, Ontario, CA 91761	660.00
0110-131-09	1328 E HOLT BL, Ontario, CA 91761	660.00
0110-153-01	1231 E G ST, Ontario, CA 91764	28,335.59
0110-153-13	810 N AMADOR AV, Ontario, CA 91764	120.00
0110-153-14	816 N AMADOR AV, Ontario, CA 91764	760.00
0110-163-13	1022 N CALAVERAS AV, Ontario, CA 91764	120.00
0110-201-09	1003 N EL DORADO AV, Ontario, CA 91764	760.00
0110-202-22	1311 E FRESNO ST, Ontario, CA 91764	120.00

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Parcel Number	Address	Amount Due
0110-202-25	1045 N GLENN AV, Ontario, CA 91764	110.00
0110-202-32	1005 N GLENN AV, Ontario, CA 91764	2,303.64
0110-202-39	915 N GLENN AV, Ontario, CA 91764	108.00
0110-203-12	1018 N GLENN AV, Ontario, CA 91764	760.00
0110-212-08	812 N DEL NORTE AV, Ontario, CA 91764	170.00
0110-213-29	807 N CALAVERAS AV, Ontario, CA 91764	950.00
0110-261-74	1741 E D ST, Ontario, CA 91764	144.00
0110-271-01	1355 E EL MORADO CT, Ontario, CA 91764	216.00
0110-281-11	623 N CALAVERAS AV, Ontario, CA 91764	216.00
0110-293-13	641 N GLENN CT, Ontario, CA 91764	120.00
0110-332-13	1811 E ROSEWOOD CT, Ontario, CA 91764	108.00
0110-334-02	1877 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-03	1871 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-04	1865 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	432.00
0110-334-05	1859 E ROSEWOOD CT, Unit:A, Ontario, CA 91764	324.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	216.00
0110-351-05	1758 E GRANADA CT, Ontario, CA 91764	108.00
0110-356-07	1788 E PLAZA SERENA ST, Ontario, CA 91764	1,010.00
0110-362-06	1853 E JAY ST, Ontario, CA 91764	108.00
0110-363-01	906 N SAN DIEGO AV, Ontario, CA 91764	216.00
0110-363-07	911 N VINEYARD AV, Ontario, CA 91764	864.00
0110-371-02	1793 E PLAZA SERENA ST, Ontario, CA 91764	108.00
0110-374-14	857 N VINEYARD AV, Ontario, CA 91764	648.00
0110-375-02	1790 E GRANADA CT, Ontario, CA 91764	72.00
0110-375-09	1828 E GRANADA CT, Ontario, CA 91764	700.00
0110-402-10	831 N LAKE AV, Ontario, CA 91764	72.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	386.00
0110-411-34	646 N MADERA AV, Ontario, CA 91764	170.00
0110-425-04	1519 E I ST, Ontario, CA 91764	120.00
0110-482-02	1756 E FIFTH ST, Ontario, CA 91764	120.00
0110-491-04	1355 N VINEYARD AV, Ontario, CA 91764	3,010.00
0110-512-09	760 N MADERA AV, Ontario, CA 91764	216.00
0110-512-13	824 N MADERA AV, Ontario, CA 91764	760.00
0110-513-04	708 N LASSEN AV, Ontario, CA 91764	216.00
0110-513-08	738 N LASSEN AV, Ontario, CA 91764	120.00
0110-531-14	314 N MARIPOSA PRIVADO, Ontario, CA 91761	216.00
0113-394-44	1395 S VINEYARD AV, Ontario, CA 91761	1,596.47
0113-422-11	1755 S BAKER AV, Ontario, CA 91761	110.00
0113-431-01	1500 E MISSION BL, Ontario, CA 91761	660.00
0113-462-10	1485 E SPRUCE ST, Ontario, CA 91761	110.00
0113-523-28	2614 S TIARA AV, Ontario, CA 91761	340.00
0113-524-24	2613 S TIARA AV, Ontario, CA 91761	18,000.00

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Parcel Number	Address	Amount Due
0113-524-25	2609 S TIARA AV, Ontario, CA 91761	108.00
0113-533-12	2532 S BALBOA AV, Ontario, CA 91761	108.00
0113-545-01	2020 E ST. ANDREWS DR, Ontario, CA 91761	760.00
0113-564-04	1916 E MERION DR, Ontario, CA 91761	920.15
0113-572-17	1744 E TAM O'SHANTER ST, Ontario, CA 91761	540.00
0113-641-05	2133 S GREEN PRIVADO, Ontario, CA 91761	170.00
0209-331-25	1952 E DEODAR ST, Ontario, CA 91764	760.00
0209-331-40	1944 E ALONDRA CT, Ontario, CA 91764	72.00
0209-331-51	1902 E CAROLINE CT, Ontario, CA 91764	3,889.55
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	144.00
0209-351-20	1712 N BARRANCA AV, Ontario, CA 91764	120.00
0209-371-21	2027 E DEODAR ST, Ontario, CA 91764	108.00
0209-381-21	1561 N ISADORA WY, Ontario, CA 91764	36.00
0209-381-22	1555 N ISADORA WY, Ontario, CA 91764	1,084.00
0209-421-78	1850 N VINEYARD AV, Unit:F, Ontario, CA 91764	216.00
0209-422-53	1814 N VINEYARD AV, Unit:G, Ontario, CA 91764	108.00
0209-422-66	1818 N VINEYARD AV, Unit:A, Ontario, CA 91764	216.00
0209-422-69	1818 N VINEYARD AV, Unit:D, Ontario, CA 91764	108.00
0209-422-72	1818 N VINEYARD AV, Unit:G, Ontario, CA 91764	108.00
0210-041-41	1441 N ORANGE PL, Ontario, CA 91764	110.00
0210-182-09	3420 E FOURTH ST, Ontario, CA 91764	110.00
0210-212-56	0 E GUAISTI RD, Ontario, CA 91761	110.00
0210-212-57	300 N HAVEN AV, Ontario, CA 91761	110.00
0210-212-60	0 E GUAISTI RD, Ontario, CA 91761	110.00
0210-291-16	1712 E SIXTH ST, Ontario, CA 91764	72.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	216.00
0210-292-06	1652 E LA DENEY DR, Ontario, CA 91764	120.00
0210-292-18	1724 E LA DENEY DR, Ontario, CA 91764	340.00
0210-292-30	1681 E HAWTHORNE ST, Ontario, CA 91764	216.00
0210-301-46	2044 E HAWTHORNE CT, Ontario, CA 91764	1,321.27
0210-311-02	2235 E FOURTH ST, Ontario, CA 91764	460.00
0210-321-07	1378 N CARLOS PL, Ontario, CA 91764	216.00
0210-321-42	2012 E BONNIE BRAE CT, Ontario, CA 91764	216.00
0210-321-47	2042 E BONNIE BRAE CT, Ontario, CA 91764	120.00
0210-331-56	1306 N DEL RIO WY, Ontario, CA 91764	120.00
0210-331-77	1305 N LA MANCHA WY, Ontario, CA 91764	21,013.50
0210-341-04	1428 N ISADORA WY, Ontario, CA 91764	990.00
0210-351-10	1902 E FIFTH ST, Ontario, CA 91764	216.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	216.00
0210-352-07	1912 E YALE ST, Unit:B, Ontario, CA 91764	108.00
0210-354-22	2042 E FIFTH ST, Unit:A, Ontario, CA 91764	216.00
0210-411-14	3251 E TRIUMPH LN, Unit:1, Ontario, CA 91764	432.00

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Parcel Number	Address	Amount Due
0210-411-17	3221 E TRIUMPH LN, Unit:1, Ontario, CA 91764	864.00
0210-411-26	741 N CORVETTE DR, Unit:1, Ontario, CA 91764	432.00
0210-411-46	3124 E JAGUAR WY, Unit:A, Ontario, CA 91764	864.00
0210-421-06	3123 E JAGUAR WY, Ontario, CA 91764	432.00
0210-421-45	956 N TURNER AV, Building:5, Unit:28, Ontario, CA 91764	216.00
0210-421-84	940 N TURNER AV, Building:12, Unit:67, Ontario, CA 91764	216.00
0210-431-34	1018 N TURNER AV, Building:22, Unit:126, Ontario, CA 91764	108.00
0210-431-56	1028 N TURNER AV, Building:26, Unit:147, Ontario, CA 91764	216.00
0210-431-59	1028 N TURNER AV, Building:26, Unit:150, Ontario, CA 91764	216.00
0210-431-90	1050 N TURNER AVE, Building:31, Unit:180, Ontario, CA 91764	72.00
0210-432-34	1032 N TURNER AV, Building:38, Unit:217, Ontario, CA 91764	216.00
0210-433-31	1012 N TURNER AV, Building:42, Unit:246, Ontario, CA 91764	216.00
0210-531-06	900 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-07	960 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-08	970 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-09	980 N HAVEN AV, Ontario, CA 91764	110.00
0210-531-10	0 E FOURTH ST, Ontario, CA 91764	110.00
0210-531-11	3500 E FOURTH ST, Ontario, CA 91764	110.00
0210-531-12	3510 E FOURTH ST, Ontario, CA 91764	110.00
0210-531-13	3520 E CONCOURS ST, Ontario, CA 91764	110.00
0210-531-14	3505 E CONCOURS ST, Ontario, CA 91764	110.00
0210-551-09	3401 E CENTRELAKE DR, Building:1, Unit:450, Ontario, CA 91761	540.00
0211-222-28	302 S MILLIKEN AV, Building:B, Unit:1, Ontario, CA 91761	760.00
0211-262-07	0 S BUSINESS PW, Ontario, CA 91761	760.00
0211-275-37	2151 S TURNER AV, Ontario, CA 91761	110.00
0216-013-77	2319 S PINEHURST PL, Ontario, CA 91761	108.00
0216-172-12	8408 E CHINO AV, Ontario, CA 91761	864.00
0216-282-04	2904 S AUGUSTA AV, Ontario, CA 91761	760.00
0216-286-15	2832 S BAKER AV, Ontario, CA 91761	120.00
0216-292-11	2914 S AUGUSTA AV, Ontario, CA 91761	108.00
0216-292-36	2920 S MEADOWBROOK PL, Ontario, CA 91761	20,210.00
0216-341-05	2540 S AMADOR PL, Ontario, CA 91761	20,000.00
0216-341-54	1225 E OAK HILL DR, Ontario, CA 91761	190.00
0216-361-22	2407 S PARCO AV, Ontario, CA 91761	144.00
0216-361-51	1476 E FAIRFIELD CT, Ontario, CA 91761	72.00
0216-361-59	1477 E OAK HILL CT, Ontario, CA 91761	340.00
0216-361-67	1483 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	108.00
0216-381-18	2602 S CALAVERAS PL, Ontario, CA 91761	120.00
0216-381-35	2620 S AMADOR PL, Ontario, CA 91761	1,363.75
0216-381-62	2701 S DEL NORTE AV, Ontario, CA 91761	19,660.00
0216-391-53	2631 S PARCO AV, Ontario, CA 91761	108.00
0216-401-22	1720 E OAK HILL CT, Ontario, CA 91761	500.00

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Parcel Number	Address	Amount Due
0216-401-63	2500 S VINEYARD AV, Ontario, CA 91761	540.00
0216-421-45	1556 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	432.00
0216-421-48	1608 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	432.00
0216-421-49	1614 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	864.00
0216-431-61	1609 E CHERRY HILL ST, Ontario, CA 91761	640.00
0216-441-26	2719 S DEL NORTE AV, Ontario, CA 91761	36.00
0216-441-42	1338 E ST. ANDREWS ST, Ontario, CA 91761	216.00
0216-451-82	2725 S PARCO AV, Ontario, CA 91761	108.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	216.00
0216-471-29	1237 E COTTONWOOD ST, Ontario, CA 91761	216.00
0216-471-62	1342 E COTTONWOOD ST, Ontario, CA 91761	72.00
0216-491-47	1439 E RIVERSIDE DR, Ontario, CA 91761	120.00
0218-111-59	2550 E RIVERSIDE DR, Ontario, CA 91761	28,188.00
0218-741-26	3418 S ARCADIAN SHORES AV, Ontario, CA 91761	3,000.00
0218-751-30	2901 E BIG RANGE RD, Ontario, CA 91761	340.00
0218-761-11	2973 E SCOUT CT, Ontario, CA 91761	220.00
0218-761-12	2981 E SCOUT CT, Ontario, CA 91761	21,147.06
0218-761-58	2892 E CHAPARRAL ST, Ontario, CA 91761	108.00
0218-761-64	3613 S BURNING TREE DR, Ontario, CA 91761	760.00
0218-761-68	3653 S BURNING TREE DR, Ontario, CA 91761	1,802.07
0218-791-02	3708 S WRANGLER PL, Ontario, CA 91761	216.00
0218-791-60	2820 E BIG RANGE RD, Ontario, CA 91761	216.00
0218-801-11	2732 E TUMBLEWEED ST, Ontario, CA 91761	216.00
0218-821-08	2940 E BRONCO DR, Ontario, CA 91761	1,340.05
0218-821-15	3304 S NORTH SHORE DR, Ontario, CA 91761	340.00
0218-831-53	2949 E GREENBRIAR DR, Ontario, CA 91761	220.00
0218-843-02	3009 E BLACK HORSE DR, Ontario, CA 91761	170.00
0218-843-22	3531 S CLOVER WY, Ontario, CA 91761	2,002.74
0218-843-30	3116 E CHAPARRAL ST, Ontario, CA 91761	120.00
0218-851-57	2826 E SILVER SADDLE ST, Ontario, CA 91761	216.00
0218-862-33	3110 S ROCKY LN, Ontario, CA 91761	216.00
0218-881-05	3242 S CLOVER WY, Ontario, CA 91761	20,275.55
0218-911-01	2943 E THOROUGHBRED ST, Ontario, CA 91761	230.00
0218-961-20	3262 S WESTMONT LN, Unit:4, Ontario, CA 91761	55.00
0238-014-10	4451 E ONTARIO MILLS PW, Building:3, Unit:A, Ontario, CA 91764	1,646.35
0238-014-11	745 N FRANKLIN AV Building:1, Unit:101, Ontario, CA 91764	950.00
1008-261-04	1522 N GRANITE AV, Ontario, CA 91762	108.00
1008-261-27	1554 N BOULDER AV, Ontario, CA 91762	157.05
1008-261-28	1560 N BOULDER AV, Ontario, CA 91762	700.00
1008-261-34	1527 N BOULDER AV, Ontario, CA 91762	340.00
1008-281-46	1556 N FUCHSIA AV, Ontario, CA 91762	950.00
1008-291-09	1560 N HELEN CT, Ontario, CA 91762	108.00

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Parcel Number	Address	Amount Due
1008-291-33	1535 N JASMINE CT, Ontario, CA 91762	753.38
1008-412-11	1526 W LA DENEY DR, Ontario, CA 91762	120.00
1008-413-01	1551 W LA DENEY DR, Ontario, CA 91762	950.00
1008-413-03	1541 W LA DENEY DR, Ontario, CA 91762	216.00
1008-422-01	1359 N HELEN AV, Ontario, CA 91762	170.00
1008-422-04	1335 N HELEN AV, Ontario, CA 91762	200.00
1008-442-27	1327 W SIXTH ST, Ontario, CA 91762	216.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	216.00
1008-443-09	1454 N ELDERBERRY AV, Ontario, CA 91762	72.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	108.00
1008-461-18	960 W BONNIE BRAE CT, Ontario, CA 91762	120.00
1008-462-33	964 W FIFTH ST, Ontario, CA 91762	216.00
1008-471-35	923 W SIXTH ST, Ontario, CA 91762	1,130.00
1008-472-04	946 W HAWTHORNE ST, Ontario, CA 91762	740.00
1008-472-12	1027 W LA DENEY DR, Ontario, CA 91762	120.00
1008-482-11	910 W HAWTHORNE ST, Ontario, CA 91762	760.00
1008-491-03	810 W BONNIE BRAE CT, Ontario, CA 91762	216.00
1008-491-31	809 W HAWTHORNE ST, Ontario, CA 91762	19,150.00
1008-503-13	956 W PRINCETON ST, Ontario, CA 91762	120.00
1008-512-02	812 W HARVARD PL, Ontario, CA 91762	216.00
1008-512-06	834 W HARVARD PL, Ontario, CA 91762	120.00
1008-512-07	840 W HARVARD PL, Ontario, CA 91762	108.00
1008-521-06	1130 W FOURTH ST, Unit:2, Ontario, CA 91762	16,200.00
1008-521-23	1151 W PRINCETON ST, Unit:A, Ontario, CA 91762	216.00
1008-531-23	1105 W YALE ST, Ontario, CA 91762	19,945.00
1008-531-26	1116 W YALE ST, Ontario, CA 91762	170.00
1008-532-14	1063 W FIFTH ST, Ontario, CA 91762	216.00
1008-533-05	1020 W PRINCETON ST, Ontario, CA 91762	760.00
1008-541-05	1206 W FOURTH ST, Unit:1, Ontario, CA 91762	11,232.00
1008-552-03	1318 W HARVARD PL, Ontario, CA 91762	72.00
1008-571-03	1537 W PRINCETON ST, Ontario, CA 91762	108.00
1008-571-07	1513 W PRINCETON ST, Ontario, CA 91762	240.00
1008-571-14	1427 W PRINCETON ST, Ontario, CA 91762	120.00
1008-712-09	1313 N ELDERBERRY AV, Ontario, CA 91762	108.00
1010-091-03	1448 W ROSEWOOD CT, Ontario, CA 91762	676.02
1010-091-09	1522 W ROSEWOOD CT, Ontario, CA 91762	450.68
1010-093-09	1521 W J ST, Ontario, CA 91762	320.00
1010-095-18	915 N JASMINE AV, Ontario, CA 91762	800.00
1010-105-07	1021 N ELDERBERRY AV, Ontario, CA 91762	420.00
1010-115-01	961 N ELDERBERRY AV, Ontario, CA 91762	404.20
1010-131-11	1240 W J ST, Ontario, CA 91762	288.00
1010-131-27	1204 W ROSEWOOD CT, Ontario, CA 91762	1,019.45

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Parcel Number	Address	Amount Due
1010-131-32	1234 W ROSEWOOD CT, Ontario, CA 91762	288.00
1010-131-47	1209 W FOURTH ST, Ontario, CA 91762	432.00
1010-154-21	956 W I ST, Ontario, CA 91762	216.00
1010-161-15	830 W ROSEWOOD CT, Ontario, CA 91762	120.00
1010-162-18	836 W J ST, Ontario, CA 91762	170.00
1010-171-17	844 W GRANADA CT, Ontario, CA 91762	216.00
1010-181-01	969 W H ST, Ontario, CA 91762	108.00
1010-182-08	1023 W EL MORADO CT, Ontario, CA 91762	648.00
1010-191-11	1004 W GRANADA CT, Unit:A, Ontario, CA 91762	648.00
1010-201-11	1119 W I ST, Unit:A, Ontario, CA 91762	120.00
1010-232-04	1422 W GRANADA CT, Ontario, CA 91762	216.00
1010-232-13	852 N JASMINE AV, Ontario, CA 91762	760.00
1010-233-13	1521 W GRANADA CT, Ontario, CA 91762	740.00
1010-412-18	1408 W FLORA ST, Ontario, CA 91762	216.00
1010-413-07	1513 W FLORA ST, Ontario, CA 91762	120.00
1010-413-08	1507 W FLORA ST, Ontario, CA 91762	760.00
1010-421-16	1538 W FAWN ST, Ontario, CA 91762	1,600.56
1010-422-30	1435 W FAWN ST, Ontario, CA 91762	2,044.62
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	2,014.07
1010-445-26	431 N CAMELLIA AV, Ontario, CA 91762	150.00
1010-446-02	1210 W D ST, Ontario, CA 91762	170.00
1010-446-03	1216 W D ST, Ontario, CA 91762	120.00
1010-446-04	1222 W D ST, Ontario, CA 91762	120.00
1010-451-07	616 N AZALEA AV, Ontario, CA 91762	91.15
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	1,010.00
1010-454-06	1154 W D ST, Ontario, CA 91762	216.00
1010-455-12	1105 W E ST, Ontario, CA 91762	120.00
1010-464-02	1008 W E ST, Ontario, CA 91762	216.00
1010-466-08	1003 W G ST, Ontario, CA 91762	324.00
1010-471-18	940 W F ST, Ontario, CA 91762	640.00
1010-472-02	957 W F ST, Ontario, CA 91762	108.00
1010-481-01	863 W G ST, Ontario, CA 91762	176.05
1010-493-01	804 W VESTA ST, Ontario, CA 91762	150.00
1010-501-65	158 N ALPINE CT, Ontario, CA 91762	120.00
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	216.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	864.00
1010-521-09	1141 W D ST, Ontario, CA 91762	864.00
1010-521-17	210 N BEGONIA AV, Unit:A, Ontario, CA 91762	864.00
1010-521-30	151 N MOUNTAIN AV, Ontario, CA 91762	120.00
1010-531-09	1305 W D ST, Ontario, CA 91762	170.00
1010-531-14	1326 W HOLLOWELL ST, Ontario, CA 91762	120.00
1010-531-17	1350 W HOLLOWELL ST, Ontario, CA 91762	120.00

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Parcel Number	Address	Amount Due
1010-533-17	1211 W HOLLOWELL ST, Ontario, CA 91762	660.00
1010-533-18	1205 W HOLLOWELL ST, Ontario, CA 91762	1,218.96
1010-536-02	1259 W VESTA ST, Ontario, CA 91762	108.00
1010-552-04	1424 W HOLT BL, Ontario, CA 91762	170.00
1010-552-23	1445 W STONERIDGE CT, Ontario, CA 91762	648.00
1010-561-28	1433 W D ST, Ontario, CA 91762	324.00
1010-562-30	1409 W HOLLOWELL ST, Ontario, CA 91762	240.00
1011-112-05	1409 W BROOKS ST, Building:1, Ontario, CA 91762	760.00
1011-141-38	915 W BROOKS ST, Building:1, Unit:106, Ontario, CA 91762	640.00
1011-361-08	1517 W MISSION BL, Ontario, CA 91762	157.05
1011-361-20	1405 W MISSION BL, Ontario, CA 91762	110.33
1011-371-02	855 S OAKS AV, Ontario, CA 91762	320.00
1011-371-22	1309 W MISSION BL, Unit:5, Ontario, CA 91762	108.00
1011-371-44	1309 W MISSION BL, Unit:139, Ontario, CA 91762	110.00
1011-371-52	1309 W MISSION BL, Unit:147, Ontario, CA 91762	20,000.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	216.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	216.00
1011-374-11	1309 W MISSION BL, Unit:25, Ontario, CA 91762	108.00
1011-382-29	855 S MOUNTAIN AV, Ontario, CA 91762	216.00
1011-391-26	812 S COPPER PRIVADO, Ontario, CA 91762	144.00
1011-393-22	821 S BRIAR PRIVADO, Ontario, CA 91762	216.00
1011-393-23	825 S BRIAR PRIVADO, Ontario, CA 91762	110.00
1011-395-28	812 W MAITLAND PRIVADO, Ontario, CA 91762	216.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	216.00
1011-401-07	920 S CYPRESS AV, Ontario, CA 91762	640.05
1011-411-65	1060 S MOUNTAIN AV, Ontario, CA 91762	108.00
1011-413-07	920 S PALMETTO AV, Unit:6, Ontario, CA 91762	216.00
1011-414-10	1020 S PALMETTO AV, Ontario, CA 91762	108.00
1011-414-28	1032 W RALSTON ST, Ontario, CA 91762	108.00
1011-415-45	925 S MOUNTAIN AV, Ontario, CA 91762	108.00
1011-541-14	1127 W BAHIA CT, Unit:A, Ontario, CA 91762	324.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	648.00
1011-544-07	1138 W RALSTON ST, Ontario, CA 91762	324.00
1011-551-53	1232 S CYPRESS AV, Unit:E, Ontario, CA 91762	216.00
1011-551-69	1213 S PALMETTO AV, Unit:G, Ontario, CA 91762	216.00
1011-552-61	1212 S CYPRESS AV, Unit:F, Ontario, CA 91762	216.00
1011-552-72	1216 S CYPRESS AV, Unit:C, Ontario, CA 91762	216.00
1011-552-77	1230 S CYPRESS AV, Unit:A, Ontario, CA 91762	216.00
1011-572-02	1051 W SEASHELL CT, Ontario, CA 91762	110.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	216.00
1011-572-21	1240 S PALMETTO AV, Ontario, CA 91762	340.00
1011-572-24	1258 S PALMETTO AV, Ontario, CA 91762	340.00

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Parcel Number	Address	Amount Due
1011-581-18	1224 S MAGNOLIA AV, Ontario, CA 91762	108.00
1014-141-10	1452 S PALMETTO AV, Ontario, CA 91762	120.00
1014-141-25	1515 S PINE AV, Ontario, CA 91762	70.00
1014-164-11	816 W LOCUST ST, Ontario, CA 91762	216.00
1014-181-18	1740 S BRIAR AV, Ontario, CA 91762	640.00
1014-182-09	858 W ASHLAND ST, Ontario, CA 91762	620.00
1014-191-46	1734 S PALMETTO AV, Ontario, CA 91762	150.00
1014-202-03	1135 W LOCUST ST, Ontario, CA 91762	180.00
1014-231-26	1605 S BENSON AV, Ontario, CA 91762	490.00
1014-421-09	1843 S BENSON AV, Ontario, CA 91762	216.00
1014-421-13	1805 S BENSON AV, Ontario, CA 91762	1,010.00
1014-422-04	1927 S HELEN AV, Ontario, CA 91762	252.00
1014-431-21	1405 W FRANCIS ST, Ontario, CA 91762	144.00
1014-441-17	1307 W FRANCIS ST, Ontario, CA 91762	216.00
1014-451-04	1930 S MAGNOLIA AV, Ontario, CA 91762	200.00
1014-471-24	1115 W FRANCIS ST, Unit:F, Ontario, CA 91762	216.00
1014-471-54	1103 W FRANCIS ST, Unit:E, Ontario, CA 91762	108.00
1014-471-60	1107 W FRANCIS ST, Unit:G, Ontario, CA 91762	180.00
1014-472-37	1051 W FRANCIS ST, Unit:F, Ontario, CA 91762	72.00
1014-472-42	1049 W FRANCIS ST, Unit:E, Ontario, CA 91762	500.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	216.00
1014-472-68	1043 W FRANCIS ST, Unit:F, Ontario, CA 91762	216.00
1014-512-25	926 W PHILADELPHIA ST, Building:H, Unit:37, Ontario, CA 91762	144.00
1014-512-66	926 W PHILADELPHIA ST, Building:N, Unit:78, Ontario, CA 91762	216.00
1014-513-25	926 W PHILADELPHIA ST, Building:R, Unit:98, Ontario, CA 91762	216.00
1014-521-30	1152 W PHILADELPHIA ST, Ontario, CA 91762	72.00
1014-521-40	1172 W PHILADELPHIA ST, Ontario, CA 91762	216.00
1014-523-08	2142 S MOUNTAIN AV, Ontario, CA 91762	108.00
1014-531-26	2046 S MOUNTAIN AV, Ontario, CA 91762	108.00
1014-561-40	0 S OAKS AV, Ontario, CA 91762	110.00
1015-121-01	2257 S OAKS AV, Ontario, CA 91762	72.00
1015-131-62	1141 W PINWOOD LN, Ontario, CA 91762	216.00
1015-201-20	2321 S MAGNOLIA AV, Building:3, Unit:D, Ontario, CA 91762	216.00
1015-201-26	2321 S MAGNOLIA AV, Building:4, Unit:D, Ontario, CA 91762	72.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-142-10	1230 E HIGHLAND CT, Ontario, CA 91764	216.00
1047-143-01	0 E EIGHTH ST, Ontario, CA 91764	110.00
1047-151-03	1126 E SEVENTH ST, Ontario, CA 91764	216.00
1047-151-07	1152 E SEVENTH ST, Ontario, CA 91764	206.85
1047-151-13	1125 E SYCAMORE CT, Ontario, CA 91764	36.00
1047-152-17	1236 E SYCAMORE CT, Ontario, CA 91764	216.00
1047-171-12	1554 N ELEVENTH AV, Unit:A, Ontario, CA 91764	432.00

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Parcel Number	Address	Amount Due
1047-171-14	1015 E DEODAR ST, Unit:A, Ontario, CA 91764	864.00
1047-201-10	1540 N HOPE AV, Ontario, CA 91764	216.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	3,439.32
1047-212-03	1539 N MIRAMONTE AV, Ontario, CA 91764	996.32
1047-213-15	1520 N PLEASANT AV, Ontario, CA 91764	216.00
1047-251-22	211 W CAROLINE CT, Ontario, CA 91762	150.00
1047-281-46	1506 N AMBER CT, Ontario, CA 91762	120.00
1047-294-08	706 W SIXTH ST, Ontario, CA 91762	500.00
1047-302-05	741 W LA DENEY DR, Ontario, CA 91762	120.00
1047-311-13	667 W LA DENEY DR, Ontario, CA 91762	20,000.00
1047-321-16	1316 N CHAFFEY CT, Ontario, CA 91762	1,628.30
1047-321-35	1394 N CHAFFEY CT, Ontario, CA 91762	600.00
1047-321-64	626 W BONNIE BRAE CT, Ontario, CA 91762	760.00
1047-321-72	667 W HAWTHORNE ST, Ontario, CA 91762	108.00
1047-331-04	120 W BONNIE BRAE CT, Ontario, CA 91762	108.00
1047-331-06	132 W BONNIE BRAE CT, Ontario, CA 91762	490.00
1047-361-08	1316 N COLLEGE WY, Ontario, CA 91764	216.00
1047-361-18	1322 N EUCLID AV, Ontario, CA 91764	108.00
1047-361-19	1334 N EUCLID AV, Ontario, CA 91764	108.00
1047-361-24	134 E HAWTHORNE ST, Ontario, CA 91764	108.00
1047-362-01	304 E BONNIE BRAE CT, Ontario, CA 91764	140.00
1047-362-22	1355 N SULTANA AV, Ontario, CA 91764	21,766.87
1047-372-14	646 E BONNIE BRAE CT, Ontario, CA 91761	220.00
1047-372-23	643 E FIFTH ST, Ontario, CA 91761	120.00
1047-372-35	541 E FIFTH ST, Ontario, CA 91764	20.00
1047-382-69	541 E LA DENEY DR, Ontario, CA 91764	216.00
1047-391-16	1435 N MARCELLA CT, Ontario, CA 91764	216.00
1047-391-20	1415 N MARCELLA CT, Ontario, CA 91764	108.00
1047-393-11	1418 N HOPE AV, Ontario, CA 91764	216.00
1047-394-21	807 E LA DENEY CT, Ontario, CA 91764	20,362.05
1047-411-27	1348 N COUNCIL AV, Ontario, CA 91764	519.05
1047-414-05	1335 N ALLYN AV, Ontario, CA 91764	960.00
1047-424-08	1024 E SIXTH ST, Ontario, CA 91764	216.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	216.00
1047-424-32	1034 E SIXTH ST, Unit:702, Ontario, CA 91764	108.00
1047-424-41	1034 E SIXTH ST, Unit:901, Ontario, CA 91764	108.00
1047-424-58	1034 E SIXTH ST, Unit:1201, Ontario, CA 91764	108.00
1047-432-22	0 N CUCAMONGA AV, Ontario, CA 91764	110.00
1047-433-08	1436 N VIRGINIA AV, Ontario, CA 91762	420.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	864.00
1047-441-18	1346 N PARKSIDE AV, Ontario, CA 91764	1,359.55
1047-442-04	1346 N VIRGINIA AV, Ontario, CA 91764	864.00

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Parcel Number	Address	Amount Due
1047-443-01	1402 N VIRGINIA AV, Ontario, CA 91764	110.00
1047-461-23	1129 N VIRGINIA AV, Ontario, CA 91764	216.00
1047-462-02	1116 N VIRGINIA AV, Ontario, CA 91764	216.00
1047-473-37	1051 E FOURTH ST, Unit:1A, Ontario, CA 91764	21,816.00
1047-481-13	1241 N COUNCIL AV, Ontario, CA 91764	324.00
1047-481-20	921 E YALE ST, Ontario, CA 91764	216.00
1047-493-04	852 E FIFTH ST, Ontario, CA 91764	220.00
1047-501-08	744 E PRINCETON ST, Ontario, CA 91764	120.00
1047-502-05	728 E HARVARD PL, Ontario, CA 91764	150.00
1047-502-16	749 E FOURTH ST, Ontario, CA 91764	950.00
1047-503-41	857 E FOURTH ST, Ontario, CA 91764	456.61
1047-512-24	663 E FOURTH ST, Ontario, CA 91764	216.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	216.00
1047-521-17	541 E PRINCETON ST, Ontario, CA 91764	491.05
1047-521-28	502 E FIFTH ST, Ontario, CA 91764	170.00
1047-521-51	665 E YALE ST, Ontario, CA 91764	72.00
1047-521-67	535 E YALE ST, Ontario, CA 91764	760.00
1047-531-12	1243 N COLLEGE WY, Ontario, CA 91764	144.00
1047-541-06	120 E PRINCETON ST, Ontario, CA 91764	216.00
1047-571-37	667 W FIFTH ST, Ontario, CA 91762	120.00
1047-571-41	643 W FIFTH ST, Ontario, CA 91762	1,707.55
1047-571-42	637 W FIFTH ST, Ontario, CA 91762	120.00
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	950.00
1048-012-03	751 W J ST, Ontario, CA 91762	108.00
1048-022-09	609 W ROSEWOOD CT, Ontario, CA 91762	216.00
1048-022-32	652 W J ST, Ontario, CA 91762	760.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	950.00
1048-031-18	949 N VINE AV, Unit:1, Ontario, CA 91762	3,240.00
1048-032-33	614 W I ST, Ontario, CA 91762	120.00
1048-041-08	401 W J ST, Ontario, CA 91762	17,106.48
1048-041-10	325 W J ST, Ontario, CA 91762	120.00
1048-041-56	406 W I ST, Unit:27, Ontario, CA 91762	36.00
1048-041-57	406 W I ST, Unit:29, Ontario, CA 91762	36.00
1048-041-58	406 W I ST, Unit:31, Ontario, CA 91762	36.00
1048-041-59	406 W I ST, Unit:26, Ontario, CA 91762	36.00
1048-041-60	406 W I ST, Unit:28, Ontario, CA 91762	36.00
1048-041-61	406 W I ST, Unit:30, Ontario, CA 91762	36.00
1048-041-62	406 W I ST, Unit:32, Ontario, CA 91762	36.00
1048-042-13	226 W I ST, Ontario, CA 91762	695.00
1048-043-17	132 W I ST, Unit:A, Ontario, CA 91762	360.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	216.00
1048-043-21	918 N LAUREL AV, Ontario, CA 91762	216.00

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Parcel Number	Address	Amount Due
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	216.00
1048-043-25	936 N LAUREL AV, Ontario, CA 91762	216.00
1048-051-07	1043 N LAUREL AV, Ontario, CA 91762	1,042.56
1048-051-12	1017 N LAUREL AV, Ontario, CA 91762	995.00
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	1,296.00
1048-052-16	208 W J ST, Ontario, CA 91762	432.00
1048-061-11	219 E ROSEWOOD CT, Ontario, CA 91764	120.00
1048-061-31	111 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-062-24	1012 N EUCLID AV, Ontario, CA 91764	108.00
1048-072-05	212 E PLAZA SERENA ST, Ontario, CA 91764	72.00
1048-081-04	518 E J ST, Ontario, CA 91764	72.00
1048-081-28	665 E PLAZA SERENA ST, Ontario, CA 91764	432.00
1048-081-41	559 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-082-01	506 E PLAZA SERENA ST, Unit:1/2, Ontario, CA 91764	432.00
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-102-08	748 E ROSEWOOD CT, Ontario, CA 91764	840.00
1048-102-10	756 E ROSEWOOD CT, Ontario, CA 91764	108.00
1048-102-12	763 E J ST, Ontario, CA 91764	216.00
1048-111-08	740 E J ST, Ontario, CA 91764	340.00
1048-111-14	763 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-111-18	743 E PLAZA SERENA ST, Ontario, CA 91764	108.00
1048-113-01	802 E PLAZA SERENA ST, Ontario, CA 91764	216.00
1048-114-05	724 E PLAZA SERENA ST, Ontario, CA 91764	2,266.34
1048-122-06	1011 E ORCHARD LN, Ontario, CA 91764	340.00
1048-123-11	1030 E ORCHARD LN, Ontario, CA 91764	216.00
1048-124-14	1016 E I ST, Ontario, CA 91764	216.00
1048-124-46	846 N ALLYN AV, Ontario, CA 91764	120.00
1048-131-13	1012 E FOURTH ST, Ontario, CA 91764	1,010.00
1048-131-28	1023 N CUCAMONGA AV, Ontario, CA 91764	110.00
1048-131-29	1013 N CUCAMONGA AV, Ontario, CA 91764	120.00
1048-131-37	1021 E ROSEWOOD CT, Ontario, CA 91764	20,000.00
1048-132-11	968 E ROSEWOOD CT, Ontario, CA 91764	198.55
1048-161-05	728 N PARKSIDE AV, Ontario, CA 91764	3,406.95
1048-173-01	1105 E G ST, Ontario, CA 91764	216.00
1048-181-13	1006 E GRANADA CT, Ontario, CA 91764	216.00
1048-191-16	933 E G ST, Ontario, CA 91764	432.00
1048-191-31	746 N FLORENCE CT, Ontario, CA 91764	490.00
1048-191-61	738 N ALLYN AV, Ontario, CA 91764	975.65
1048-202-18	763 E EL MORADO CT, Ontario, CA 91764	108.00
1048-204-05	828 E EL MORADO CT, Ontario, CA 91764	170.00
1048-211-20	859 E GRANADA CT, Ontario, CA 9164	2,236.80
1048-211-31	807 E GRANADA CT, Ontario, CA 91764	216.00

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Parcel Number	Address	Amount Due
1048-221-05	530 E I ST, Ontario, CA 91764	340.00
1048-222-36	607 E H ST, Ontario, CA 91764	120.00
1048-241-03	120 E H ST, Ontario, CA 91764	216.00
1048-241-24	303 E EL MORADO CT, Ontario, CA 91764	120.00
1048-252-05	132 E GRANADA CT, Ontario, CA 91764	648.00
1048-252-31	229 E H ST, Ontario, CA 91764	72.00
1048-252-40	123 E H ST, Ontario, CA 91764	760.00
1048-282-02	546 W EL MORADO CT, Ontario, CA 91762	108.00
1048-282-21	635 W H ST, Ontario, CA 91762	1,154.39
1048-291-21	503 W I ST, Ontario, CA 91762	864.00
1048-292-05	633 W GRANADA CT, Ontario, CA 91762	108.00
1048-292-19	513 W GRANADA CT, Ontario, CA 91762	1,380.00
1048-303-09	752 W EL MORADO CT, Ontario, CA 91762	216.00
1048-305-05	726 N CYPRESS AV, Ontario, CA 91762	640.00
1048-312-10	603 N SAN ANTONIO AV, Ontario, CA 91762	216.00
1048-312-19	740 W FLORA ST, Ontario, CA 91762	108.00
1048-321-33	604 W F ST, Ontario, CA 91762	108.00
1048-322-14	543 W F ST, Ontario, CA 91762	216.00
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	432.00
1048-331-11	628 W D ST, Ontario, CA 91762	216.00
1048-332-22	560 W D ST, Ontario, CA 91762	216.00
1048-342-11	516 N VINE AV, Ontario, CA 91762	108.00
1048-343-10	412 W D ST, Ontario, CA 91762	108.00
1048-343-14	414 N VINE AV, Ontario, CA 91762	95.00
1048-345-05	527 N PALM AV, Building:1, Unit:101, Ontario, CA 91762	1,080.05
1048-346-06	303 W G ST, Ontario, CA 91762	490.00
1048-362-03	124 E F ST, Ontario, CA 91764	340.00
1048-366-01	206 E G ST, Ontario, CA 91764	498.65
1048-366-09	215 E F ST, Ontario, CA 91764	1,080.00
1048-372-02	308 E F ST, Ontario, CA 91764	520.00
1048-374-02	408 E E ST, Ontario, CA 91764	216.00
1048-375-08	423 E E ST, Ontario, CA 91764	14,109.05
1048-376-01	404 E G ST, Ontario, CA 91764	324.00
1048-391-07	535 E E ST, Ontario, CA 91764	864.00
1048-391-09	527 E E ST, Ontario, CA 91764	648.00
1048-392-14	647 E E ST, Unit:103, Ontario, CA 91764	170.00
1048-393-02	516 E E ST, Ontario, CA 91764	108.00
1048-393-23	507 E D ST, Ontario, CA 91764	22,181.19
1048-394-32	422 N MONTEREY AV, Ontario, CA 91764	150.00
1048-401-02	757 E E ST, Ontario, CA 91764	340.00
1048-402-26	703 E D ST, Ontario, CA 91764	648.00
1048-403-08	836 E E ST, Ontario, CA 91764	216.00

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Parcel Number	Address	Amount Due
1048-403-14	833 E D ST, Ontario, CA 91764	216.00
1048-403-17	817 E D ST, Ontario, CA 91764	324.00
1048-411-04	622 N CAMPUS AV, Ontario, CA 91764	108.00
1048-411-27	725 E F ST, Ontario, CA 91764	120.00
1048-412-05	720 E F ST, Ontario, CA 91764	490.00
1048-412-06	726 E F ST, Ontario, CA 91764	72.00
1048-412-07	728 E F ST, Ontario, CA 91764	3,338.80
1048-413-03	812 E F ST, Ontario, CA 91764	72.00
1048-413-05	822 E F ST, Ontario, CA 91764	660.00
1048-413-10	527 N ALLYN AV, Ontario, CA 91764	432.00
1048-421-35	607 N FLORENCE AV, Ontario, CA 91764	91.35
1048-421-54	513 N FLORENCE AV, Ontario, CA 91764	108.00
1048-421-62	423 N FLORENCE AV, Ontario, CA 91764	170.00
1048-431-46	435 N CUCAMONGA AV, Ontario, CA 91764	216.00
1048-432-28	621 N HOLMES AV, Ontario, CA 91764	108.00
1048-443-01	413 N CUCAMONGA AV, Ontario, CA 91764	648.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	648.00
1048-451-09	519 N GROVE AV, Ontario, CA 91764	1,772.05
1048-451-20	430 N PARKSIDE AV, Ontario, CA 91764	864.00
1048-461-04	1094 E D ST, Ontario, CA 91761	1,430.71
1048-462-03	1086 E ELMA ST, Ontario, CA 91761	432.00
1048-462-04	1102 E ELMA ST, Ontario, CA 91761	432.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	648.00
1048-462-15	1081 E NOCTA ST, Ontario, CA 91761	432.00
1048-462-16	1075 E NOCTA ST, Ontario, CA 91761	216.00
1048-463-51	1159 E NOCTA ST, Ontario, CA 91761	108.00
1048-471-20	1104 E NOCTA ST, Ontario, CA 91761	110.00
1048-471-23	1101 E HOLT BL, Ontario, CA 91761	170.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	432.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	432.00
1048-481-06	947 E HOLT BL, Ontario, CA 91761	110.00
1048-481-10	936 E NOCTA ST, Ontario, CA 91761	216.00
1048-491-33	1027 E ELMA ST, Ontario, CA 91761	108.00
1048-491-37	1007 E ELMA ST, Ontario, CA 91761	490.00
1048-491-47	925 E ELMA ST, Ontario, CA 91761	170.00
1048-492-07	934 E ELMA ST, Ontario, CA 91761	108.00
1048-492-33	1047 E NOCTA ST, Ontario, CA 91761	432.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	216.00
1048-512-04	730 E WILLOW ST, Ontario, CA 91761	216.00
1048-512-17	745 E HOLT BL, Ontario, CA 91761	216.00
1048-521-05	528 E NOCTA ST, Ontario, CA 91764	2,529.61
1048-521-09	513 E SIERRA CT, Ontario, CA 91764	216.00

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Parcel Number	Address	Amount Due
1048-522-01	120 N SULTANA AV, Building:1, Ontario, CA 91764	108.00
1048-525-01	634 E NOCTA ST, Ontario, CA 91761	760.00
1048-525-12	127 N CAMPUS AV, Ontario, CA 91764	379.05
1048-525-16	661 E HOLT BL, Ontario, CA 91761	110.00
1048-525-19	639 E HOLT BL, Ontario, CA 91761	509.74
1048-525-21	116 N MIRAMONTE AV, Ontario, CA 91761	55.00
1048-532-07	528 E LYNN HAVEN CT, Ontario, CA 91761	152.00
1048-532-19	545 E NOCTA ST, Ontario, CA 91761	3,104.61
1048-533-08	307 N MIRAMONTE AV, Ontario, CA 91761	747.82
1048-534-14	229 N CAMPUS AV, Ontario, CA 91761	1,240.59
1048-534-18	643 E NOCTA ST, Ontario, CA 91761	216.00
1048-534-19	222 N MIRAMONTE AV, Ontario, CA 91761	216.00
1048-571-04	411 W D ST, Ontario, CA 91762	100.00
1048-571-05	405 W D ST, Unit:A, Ontario, CA 91762	288.00
1048-572-08	203 N FERN AV, Ontario, CA 91762	1,427.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	1,614.82
1048-576-08	318 W C ST, Unit:1, Ontario, CA 91762	432.00
1048-581-28	301 N VINE AV, Ontario, CA 91762	110.00
1048-581-67	535 W D ST, Unit:A, Ontario, CA 91762	216.00
1048-581-81	535 W D ST, Unit:O, Ontario, CA 91762	216.00
1048-592-24	119 N VINE AV, Ontario, CA 91762	108.00
1049-012-07	204 S SAN ANTONIO AV, Ontario, CA 91762	170.00
1049-022-16	210 S VINE AV, Ontario, CA 91762	220.00
1049-022-30	612 W EMPORIA ST, Ontario, CA 91762	1,010.00
1049-043-01	227 W MAIN ST, Building:1, Ontario, CA 91762	2,013.08
1049-067-09	417 E EMPORIA ST, Ontario, CA 91761	110.00
1049-071-05	234 E MAIN ST, Ontario, CA 91761	2,976.20
1049-092-01	610 E HOLT BL, Ontario, CA 91761	110.00
1049-095-06	0 E S.P.R.R., Ontario, CA 91761	110.00
1049-101-08	748 E HOLT BL, Ontario, CA 91761	216.00
1049-101-10	756 E HOLT BL, Ontario, CA 91761	216.00
1049-101-30	817 E EMPORIA ST, Ontario, CA 91761	216.00
1049-101-34	767 E EMPORIA ST, Ontario, CA 91761	216.00
1049-102-15	810 E EMPORIA ST, Ontario, CA 91761	2,174.16
1049-131-05	930 E HOLT BL, Building:1, Unit:A, Ontario, CA 91761	324.00
1049-131-06	936 E HOLT BL, Ontario, CA 91761	110.00
1049-131-18	948 E HOLT BL, Ontario, CA 91761	110.00
1049-141-24	1194 E HOLT BL, Ontario, CA 91761	3,006.05
1049-151-19	1143 E MAIN ST, Ontario, CA 91761	216.00
1049-151-25	1107 E STATE ST, Ontario, CA 91761	72.00
1049-161-03	603 S CUCAMONGA AV, Ontario, CA 91761	110.00
1049-161-19	408 S GROVE AV, Ontario, CA 91761	216.00

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Parcel Number	Address	Amount Due
1049-201-05	515 S CAMPUS AV, Ontario, CA 91761	432.00
1049-201-29	0 S CALDWELL AV, Ontario, CA 91761	230.00
1049-203-13	0 E ONTARIO BL, Ontario, CA 91761	660.00
1049-203-18	0 E ONTARIO BL, Ontario, CA 91761	660.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	432.00
1049-211-09	705 E CALIFORNIA ST, Ontario, CA 91761	1,572.30
1049-232-18	550 E PARK ST, Ontario, CA 91761	160.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	170.00
1049-232-22	557 E SUNKIST ST, Ontario, CA 91761	432.00
1049-232-30	523 E SUNKIST ST, Ontario, CA 91761	216.00
1049-233-03	636 E STATE ST, Ontario, CA 91761	1,607.32
1049-233-04	684 E STATE ST, Building:1, Ontario, CA 91761	150.00
1049-233-09	426 S CAMPUS AV, Ontario, CA 91761	1,666.05
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	216.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	648.00
1049-242-07	501 S EUCLID AV, Ontario, CA 91761	21,429.78
1049-242-14	520 S LEMON AV, Ontario, CA 91761	648.00
1049-242-16	119 E SUNKIST ST, Ontario, CA 91761	216.00
1049-246-01	302 E PARK ST, Ontario, CA 91761	772.00
1049-246-09	520 S CHERRY AV, Ontario, CA 91761	432.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	216.00
1049-247-11	409 E PARK ST, Ontario, CA 91761	556.00
1049-252-05	711 S EUCLID AV, Ontario, CA 91761	286.55
1049-253-01	204 E SUNKIST ST, Ontario, CA 91761	110.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	432.00
1049-253-06	662 S PLUM AV, Ontario, CA 91761	216.00
1049-261-02	425 W SUNKIST ST, Ontario, CA 91762	1,567.94
1049-261-03	421 W SUNKIST AV, Ontario, CA 91762	216.00
1049-261-05	413 W SUNKIST ST, Ontario, CA 91762	216.00
1049-262-01	427 W NEVADA ST, Ontario, CA 91762	216.00
1049-263-05	604 S PALM AV, Ontario, CA 91762	36.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	432.00
1049-266-03	215 W NEVADA ST, Ontario, CA 91762	216.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	432.00
1049-271-11	420 W PARK ST, Ontario, CA 91762	648.00
1049-272-07	506 S FERN AV, Ontario, CA 91762	324.00
1049-272-08	518 S FERN AV, Ontario, CA 91762	108.00
1049-275-08	216 W PARK ST, Ontario, CA 91762	432.00
1049-275-09	222 W PARK ST, Ontario, CA 91762	108.00
1049-276-14	226 W SUNKIST ST, Ontario, CA 91762	216.00
1049-277-03	0 W STATE ST, Ontario, CA 91762	340.00
1049-278-02	527 S LAUREL AV, Ontario, CA 91762	170.00

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Parcel Number	Address	Amount Due
1049-281-04	610 W PARK ST, Building:1, Ontario, CA 91762	760.00
1049-282-01	533 S SAN ANTONIO AV, Ontario, CA 91762	420.00
1049-283-14	504 W PARK ST, Ontario, CA 91762	2,419.68
1049-283-18	524 W PARK ST, Unit:A, Ontario, CA 91762	324.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	180.00
1049-291-07	633 W SUNKIST ST, Ontario, CA 91762	1,956.05
1049-292-22	648 W CALIFORNIA ST, Ontario, CA 91762	108.00
1049-293-14	504 W NEVADA ST, Ontario, CA 91762	5,705.50
1049-293-23	558 W NEVADA ST, Ontario, CA 91762	324.00
1049-294-13	704 S VINE AV, Ontario, CA 91762	180.00
1049-302-04	757 W PARK ST, Ontario, CA 91762	120.00
1049-303-19	720 W NEVADA ST, Ontario, CA 91762	1,010.00
1049-303-23	738 W NEVADA ST, Ontario, CA 91762	432.00
1049-303-27	764 W NEVADA ST, Ontario, CA 91762	252.00
1049-303-29	765 W SUNKIST ST, Ontario, CA 91762	432.00
1049-313-07	735 W CARLTON ST, Ontario, CA 91762	1,996.40
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	216.00
1049-333-12	910 S EUCLID AV, Ontario, CA 91762	216.00
1049-333-26	226 W MAITLAND ST, Ontario, CA 91762	1,555.98
1049-341-05	130 E CALIFORNIA ST, Ontario, CA 91761	108.00
1049-342-03	314 E CALIFORNIA ST, Ontario, CA 91761	108.00
1049-343-08	334 E CARLTON ST, Ontario, CA 91761	4,581.29
1049-343-24	307 E MAITLAND ST, Ontario, CA 91761	432.00
1049-353-09	521 E MAITLAND ST, Ontario, CA 91761	1,010.00
1049-353-12	919 1/2 S SULTANA AV, Ontario, CA 91761	760.00
1049-362-03	736 E CALIFORNIA ST, Ontario, CA 91761	110.00
1049-362-04	740 E CALIFORNIA ST, Ontario, CA 91761	660.00
1049-365-07	835 S CAMPUS AV, Ontario, CA 91761	216.00
1049-366-18	930 S TAYLOR AV, Unit:1, Ontario, CA 91761	648.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	216.00
1049-374-06	907 S GREENWOOD AV, Ontario, CA 91761	170.00
1049-382-03	1124 E CALIFORNIA ST, Ontario, CA 91761	253.50
1049-441-06	1113 S BON VIEW AV, Ontario, CA 91761	432.00
1049-442-06	1113 S GREENWOOD AV, Ontario, CA 91761	216.00
1049-461-15	825 E WOODLAWN ST, Unit:A, Ontario, CA 91761	275.00
1049-462-01	808 E WOODLAWN ST, Ontario, CA 91761	108.00
1049-494-01	1415 S SULTANA AV, Ontario, CA 91761	432.00
1049-495-01	1415 S PLEASANT AV, Ontario, CA 91761	108.00
1049-502-19	627 E RALSTON ST, Ontario, CA 91761	108.00
1049-502-26	637 E RALSTON ST, Unit:A, Ontario, CA 91761	113.55
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	216.00
1049-503-15	1114 S CAMPUS AV, Unit:A, Ontario, CA 91761	216.00

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Parcel Number	Address	Amount Due
1049-511-11	228 E MAITLAND ST, Ontario, CA 91761	108.00
1049-511-14	1018 S PLUM AV, Ontario, CA 91761	216.00
1049-512-07	202 E RALSTON ST, Ontario, CA 91761	648.00
1049-512-11	228 E RALSTON ST, Ontario, CA 91761	108.00
1049-513-04	316 E MAITLAND ST, Ontario, CA 91761	216.00
1049-514-07	326 E RALSTON ST, Ontario, CA 91761	216.00
1049-514-33	409 E BELMONT ST, Unit:A, Ontario, CA 91761	432.00
1049-521-09	218 E BELMONT ST, Ontario, CA 91761	72.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	432.00
1049-522-01	304 E BELMONT ST, Ontario, CA 91761	72.00
1049-522-04	320 E BELMONT ST, Ontario, CA 91761	120.00
1049-531-30	1334 S SULTANA AV, Ontario, CA 91761	648.00
1049-531-31	1340 S SULTANA AV, Ontario, CA 91761	640.00
1049-531-44	237 E ACACIA ST, Ontario, CA 91761	216.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	108.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	432.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	432.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	432.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	864.00
1049-551-08	415 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-09	411 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-10	407 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	108.00
1049-551-12	403 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-13	409 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-14	413 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-15	417 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	108.00
1049-551-18	405 W BELMONT ST, Ontario, CA 91762	216.00
1049-551-28	322 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-562-13	319 W RALSTON ST, Ontario, CA 91762	120.00
1049-572-13	1120 S OAKLAND AV, Ontario, CA 91762	432.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	432.00
1049-572-15	618 W BELMONT ST, Ontario, CA 91762	340.00
1049-574-12	505 W RALSTON ST, Ontario, CA 91762	1,850.39
1049-574-25	562 W BELMONT ST, Ontario, CA 91762	120.00
1049-582-12	1112 S SAN ANTONIO AV, Ontario, CA 91762	288.00
1049-582-18	740 W BELMONT ST, Ontario, CA 91762	1,889.26
1049-583-22	744 W PHILLIPS ST, Ontario, CA 91762	288.00
1049-583-23	752 W PHILLIPS ST, Ontario, CA 91762	288.00
1049-583-33	732 W PHILLIPS ST, Ontario, CA 91762	108.00
1049-591-06	1221 S SAN ANTONIO AV, Ontario, CA 91762	72.00

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Parcel Number	Address	Amount Due
1049-591-14	641 W BELMONT ST, Ontario, CA 91762	120.00
1049-591-29	622 W PHILLIPS ST, Ontario, CA 91762	421.20
1049-601-23	1312 S VINE PL, Ontario, CA 91762	740.00
1049-611-17	730 W MISTY CT, Ontario, CA 91762	484.00
1049-611-34	1303 S CYPRESS AV, Ontario, CA 91762	120.00
1049-612-03	1318 S BEVERLY AV, Ontario, CA 91762	216.00
1050-013-27	716 W SONOMA CT, Ontario, CA 91762	180.00
1050-013-37	704 W MONTEZUMA CT, Ontario, CA 91762	216.00
1050-022-17	629 W EUCALYPTUS CT, Ontario, CA 91762	170.00
1050-031-38	1521 S SAN ANTONIO AV, Ontario, CA 91762	871.22
1050-041-40	509 W SONOMA CT, Ontario, CA 91762	200.00
1050-051-02	1430 S EUCLID AV, Ontario, CA 91762	1,051.87
1050-071-16	170 E DE ANZA CI, Ontario, CA 91761	216.00
1050-071-25	236 E DE ANZA CI, Ontario, CA 91761	1,096.90
1050-081-05	202 E BUDD ST, Ontario, CA 91761	216.00
1050-081-06	214 E BUDD ST, Ontario, CA 91761	432.00
1050-081-14	207 E BUDD ST, Ontario, CA 91761	120.00
1050-091-21	1425 S SULTANA AV, Ontario, CA 91761	216.00
1050-092-24	1426 S MONTEREY AV, Ontario, CA 91761	120.00
1050-092-41	1550 S MONTEREY AV, Ontario, CA 91761	150.00
1050-093-17	1445 S MONTEREY AV, Ontario, CA 91761	70.00
1050-101-08	641 E ELMA ST, Ontario, CA 91761	201.70
1050-101-23	630 E DE ANZA CI, Ontario, CA 91761	1,027.15
1050-201-02	1612 S CUCAMONGA AV, Building:4, Ontario, CA 91761	220.00
1050-231-29	609 E MAPLE ST, Ontario, CA 91761	860.00
1050-232-25	1650 S CAMPUS AV, Unit:86, Ontario, CA 91761	216.00
1050-234-01	1650 S CAMPUS AV, Unit:1, Ontario, CA 91761	216.00
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	108.00
1050-234-36	1650 S CAMPUS AV, Unit:36, Ontario, CA 91761	216.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	216.00
1050-241-08	1723 S SULTANA AV, Ontario, CA 91761	216.00
1050-241-43	1746 S PLEASANT AV, Ontario, CA 91761	1,570.86
1050-242-12	1701 S PLEASANT AVE, Ontario CA 91761	101.55
1050-243-15	1651 S MONTEREY AV, Ontario, CA 91761	108.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	216.00
1050-251-12	314 E MAPLE ST, Ontario, CA 91761	108.00
1050-251-36	121 E FRANCIS ST, Ontario, CA 91761	216.00
1050-261-01	1608 S SULTANA AV, Ontario, CA 91761	93.95
1050-262-16	236 E LOCUST ST, Ontario, CA 91761	1,010.00
1050-262-21	404 E LOCUST ST, Ontario, CA 91761	1,010.00
1050-272-01	1658 S EUCLID AV, Ontario, CA 91762	110.00
1050-272-20	1652 S EUCLID AV, Ontario, CA 91762	110.00

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Parcel Number	Address	Amount Due
1050-284-01	1714 S EUCLID AV, Building:1, Ontario, CA 91762	120.00
1050-291-18	416 W FRANCIS ST, Ontario, CA 91762	252.00
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	216.00
1050-311-13	716 W BUCCANEER CT, Ontario, CA 91762	216.00
1050-312-14	616 W CADENZA CT, Ontario, CA 91762	108.00
1050-341-25	1918 S HOLLY AV, Ontario, CA 91762	72.00
1050-341-42	654 W GREVILLEA ST, Ontario, CA 91762	21,556.61
1050-352-05	1949 S OAKLAND AV, Ontario, CA 91762	108.00
1050-352-20	1926 S BONITA AV, Ontario, CA 91762	216.00
1050-361-26	2004 S VINE AV, Ontario, CA 91762	340.00
1050-361-48	1805 S BONITA AV, Ontario, CA 91762	120.00
1050-371-01	1845 S FERN AV, Ontario, CA 91762	120.00
1050-381-04	1910 S EUCLID AV, Ontario, CA 91762	110.00
1050-401-09	210 E FRANCIS ST, Ontario, CA 91761	216.00
1050-411-14	1933 S MONTEREY AV, Ontario, CA 91761	940.00
1050-411-32	1920 S MONTEREY AV, Ontario, CA 91761	21,388.44
1050-461-03	1813 S BON VIEW AV, Ontario, CA 91761	660.00
1050-531-20	828 E SPRUCE ST, Ontario, CA 91761	108.00
1050-531-59	2128 S PHOENIX PL, Ontario, CA 91761	420.00
1050-531-66	858 E SPRUCE ST, Ontario, CA 91761	216.00
1050-542-24	2021 S CAMPUS AV, Unit:C, Ontario, CA 91761	216.00
1050-542-25	2021 S CAMPUS AV, Unit:D, Ontario, CA 91761	72.00
1050-542-42	2029 S CAMPUS AV, Unit:G, Ontario, CA 91761	216.00
1050-542-46	2023 S CAMPUS AV, Unit:D, Ontario, CA 91761	108.00
1050-542-73	714 E BOXWOOD CT, Ontario, CA 91761	216.00
1050-542-84	731 E BOXWOOD CT, Ontario, CA 91761	108.00
1050-551-07	639 E SPRUCE ST, Ontario, CA 91761	120.00
1050-562-08	2115 S SULTANA AV, Ontario, CA 91761	108.00
1050-562-28	2132 S MONTEREY AV, Ontario, CA 91761	216.00
1050-571-23	2152 S CHERRY AV, Ontario, CA 91761	110.00
1050-576-06	2140 S SULTANA AV, Ontario, CA 91761	120.00
1050-581-08	2019 S EUCLID AV, Ontario, CA 91761	108.00
1050-582-16	324 E CEDAR ST, Ontario, CA 91761	840.00
1050-583-14	2042 S SULTANA AV, Ontario, CA 91761	108.00
1050-591-01	2055 S FERN AV, Ontario, CA 91762	1,853.53
1050-601-07	124 W PHILADELPHIA ST, Ontario, CA 91762	72.00
1050-601-22	2121 S FERN AV, Ontario, CA 91762	144.00
1050-601-23	2109 S FERN AV, Ontario, CA 91762	216.00
1050-611-06	2131 S SAN ANTONIO AV, Ontario, CA 91762	108.00
1050-614-02	2112 S FERN AV, Ontario, CA 91762	262.05
1050-614-03	2118 S FERN AV, Ontario, CA 91762	170.00
1050-621-56	2053 S OAKLAND AV, Ontario, CA 91762	607.59

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit C**

Parcel Number	Address	Amount Due
1050-622-06	2027 S VINE AV, Ontario, CA 91762	760.00
1050-622-07	2021 S VINE AV, Ontario, CA 91762	940.00
1050-622-18	2064 S FERN AV, Ontario, CA 91762	120.00
1050-623-14	429 W LARODA CT, Ontario, CA 91762	216.00
1050-631-60	2037 S REDWOOD AV, Ontario, CA 91762	216.00
1050-631-61	2031 S REDWOOD AV, Ontario, CA 91762	760.00
1050-632-37	2053 S CYPRESS AV, Ontario, CA 91762	108.00
1050-651-16	1459 S EUCLID AV, Unit:36, Ontario, CA 91761	216.00
1051-011-67	2215 S CYPRESS AV, Ontario, CA 91762	36.00
1051-011-74	701 W PHILADELPHIA ST, Ontario, CA 91762	170.00
1051-011-76	625 W PHILADELPHIA ST, Ontario, CA 91762	108.00
1051-011-89	2236 S HOLLY AV, Ontario, CA 91762	120.00
1051-051-55	2261 S FERN AV, Unit:B, Ontario, CA 91762	216.00
1051-091-35	624 E SANDERLING ST, Ontario, CA 91761	216.00
1051-091-43	2248 S MALCOLM AV, Ontario, CA 91761	740.00
1051-091-66	2231 S MALCOLM AV, Ontario, CA 91761	216.00
1051-101-11	544 E SKYLARK DR, Ontario, CA 91761	216.00
1051-111-21	2314 S TAYLOR PL, Ontario, CA 91761	16,260.00
1051-111-49	2320 S CALDWELL AV, Ontario, CA 91761	108.00
1051-111-57	2320 S PHOENIX AV, Ontario, CA 91761	170.00
1051-121-29	2241 S TAYLOR PL, Ontario, CA 91761	120.05
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	216.00
1051-141-17	2219 S GREENWOOD PL, Unit:D, Ontario, CA 91761	108.00
1051-171-12	2453 S MARIGOLD PL, Ontario, CA 91761	120.00
1051-171-18	2426 S MARIGOLD PL, Ontario, CA 91761	3,191.40
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	108.00
1051-181-08	2448 S CUCAMONGA AV, Ontario, CA 91761	216.00
1051-181-30	2432 S GARFIELD PL, Ontario, CA 91761	760.00
1051-181-70	2424 S GOLDCREST PL, Ontario, CA 91761	1,396.80
1051-191-23	2432 S CALDWELL PL, Ontario, CA 91761	216.00
1051-191-61	2420 S HOPE PL, Ontario, CA 91761	1,846.05
1051-201-47	648 E OAK HILL ST, Ontario, CA 91761	216.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	216.00
1051-221-16	125 W GEYER CT, Ontario, CA 91762	660.00
1051-222-13	2442 S EUCLID AV, Ontario, CA 91762	20.00
1051-271-42	320 W WALNUT ST, Unit:48, Ontario, CA 91762	72.00
1051-271-65	320 W WALNUT ST, Unit:40, Ontario, CA 91762	108.00
1051-281-12	2461 S CONCORD PL, Ontario, CA 91761	340.00
1051-281-16	307 E BANYAN ST, Ontario, CA 91761	120.00
1051-281-28	202 E CHERRY HILL CT, Ontario, CA 91761	216.00
1051-291-07	2545 S MONTEREY AV, Ontario, CA 91761	216.00
1051-291-23	2510 S PLEASANT AV, Ontario, CA 91761	220.00

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit C**

Parcel Number	Address	Amount Due
1051-291-42	2509 S SULTANA AV, Ontario, CA 91761	740.00
1051-291-45	2543 S MIRAMONTE AV, Ontario, CA 91761	108.00
1051-301-07	2526 S BON VIEW AV, Ontario, CA 91761	760.00
1051-301-74	2527 S TAYLOR PL, Ontario, CA 91761	216.00
1051-311-06	1045 E BANYAN ST, Ontario, CA 91761	360.00
1051-321-51	2540 S GROVE AV, Ontario, CA 91761	740.00
1051-321-52	1151 E WALNUT ST, Ontario, CA 91761	4,600.81
1051-331-41	2649 S CUCAMONGA AV, Ontario, CA 91761	120.00
1051-341-86	2701 S CUCAMONGA AV, Ontario, CA 91761	760.00
1051-351-14	2732 S CUCAMONGA AV, Ontario, CA 91761	108.00
1051-351-29	1015 E TAM O'SHANTER CT, Ontario, CA 91761	970.00
1051-351-54	1002 E ST. ANDREWS ST, Ontario, CA 91761	200.00
1051-351-84	2602 S CUCAMONGA AV, Ontario, CA 91761	478.05
1051-361-25	2739 S GOLDCREST AV, Ontario, CA 91761	72.00
1051-401-26	2743 S MALCOLM AV, Ontario, CA 91761	120.00
1051-401-35	640 E ST. ANDREWS ST, Ontario, CA 91761	440.00
1051-421-37	2620 S LEMON PL, Ontario, CA 91761	216.00
1051-441-11	120 W BLUE JAY WY, Ontario, CA 91762	1,000.00
1051-522-15	424 E MERION ST, Ontario, CA 91761	72.00
1051-541-08	2856 S BON VIEW AV, Ontario, CA 91761	216.00
1051-541-41	705 E DEERFIELD ST, Ontario, CA 91761	216.00
1051-541-83	2847 S TAYLOR AV, Ontario, CA 91761	216.00
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	400.00
1051-581-16	2918 S HOLMES PL, Ontario, CA 91761	216.00
1051-601-56	605 E DUNES CT, Ontario, CA 91761	108.00
1051-612-06	241 E COTTONWOOD ST, Ontario, CA 91761	216.00
1051-612-21	313 E DORAL ST, Ontario, CA 91761	108.00
1051-612-37	2923 S PLUM LN, Ontario, CA 91761	216.00
1051-612-59	2951 S CHERRY WY, Ontario, CA 91761	216.00
1051-612-60	354 E COTTONWOOD ST, Ontario, CA 91761	108.00
1052-111-05	7659 E RIVERSIDE DR, Ontario, CA 91761	108.00
1052-551-01	7416 E SCHAEFER AV, Ontario, CA 91761	216.00
1054-051-02	7698 E EUCALYPTUS AV, Ontario, CA 91710	216.00
1083-021-01	2601 S COLONIAL AV, Ontario, CA 91761	216.00
1083-021-03	2613 S COLONIAL AV, Ontario, CA 91761	120.00
1083-021-21	2637 S SEA ISLAND PL, Ontario, CA 91761	120.00
1083-021-67	2626 S COLONIAL AV, Ontario, CA 91761	340.00
1083-031-15	2714 S COLONIAL AV, Ontario, CA 91761	216.00
1083-031-38	2646 E BROOKSIDE ST, Ontario, CA 91761	20,000.00
1083-031-87	2528 E LAUREL VALLEY LN, Ontario, CA 91761	216.00
1083-041-42	2828 S SEA ISLAND TR, Ontario, CA 91761	108.00
1083-051-14	2608 E DUNES ST, Ontario, CA 91761	216.00

**City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit C**

Parcel Number	Address	Amount Due
1083-101-06	2509 S SEAGULL AV, Ontario, CA 91761	216.00
1083-111-65	2502 S WOODLARK Dr, Ontario, CA 91761	3,878.29
1083-131-32	3137 E BUFFALO RD, Ontario, CA 91761	216.00
1083-161-12	3305 E ANTLER RD, Ontario, CA 91761	20,616.91
1083-161-35	2509 S PINECONE WY, Ontario, CA 91761	22,392.45
1083-171-15	3250 E SUMMER ISLAND CT, Ontario, CA 91761	108.00
1083-171-25	2532 S TAHOE DR, Ontario, CA 91761	216.00
1083-172-14	3412 E EVERGREEN DR, Ontario, CA 91761	108.00
1083-172-27	3418 E SUGAR MAPLE CT, Ontario, CA 91761	216.00
1083-181-02	2722 E WALNUT ST, Ontario, CA 91761	760.00
1083-181-55	2830 E WALNUT ST, Ontario, CA 91761	760.00
1083-191-48	2743 S CYPRESS POINT PL, Ontario, CA 91761	22,365.91
1083-191-62	2656 S CYPRESS POINT PL, Ontario, CA 91761	120.00
1083-212-06	2940 S CYPRESS POINT DR, Ontario, CA 91761	220.00
1083-241-21	2911 E ST. ANDREWS ST, Ontario, CA 91761	216.00
1083-251-13	2951 S PEACH TREE PL, Ontario, CA 91761	216.00
1083-263-02	3121 E MILANO ST, Unit:E, Ontario, CA 91761	108.00
1083-271-59	3206 E PARKGLEN WY, Ontario, CA 91761	108.00
1083-271-60	3208 E PARKGLEN WY, Ontario, CA 91761	110.00
1083-272-49	3124 E MILANO ST, Unit:D, Ontario, CA 91761	216.00
1083-291-41	3416 E CEDARGLEN RD, Ontario, CA 91761	1,110.00
1083-301-40	3354 E CEDARGLEN CT, Ontario, CA 91761	216.00
1083-301-82	2906 S LAUREL TREE DR, Ontario, CA 91761	150.00
1083-302-23	2903 S ST. TROPEZ DR, Ontario, CA 91761	144.00
1083-321-01	2249 S HAVEN AV, Ontario, CA 91761	110.00
1083-371-05	2662 S ALDER CREEK DR, Ontario, CA 91761	1,000.00
1083-371-23	2618 S CRYSTAL SPRING PL, Ontario, CA 91761	108.00
1083-372-10	3619 E FOX GLEN LP, Ontario, CA 91761	108.00
1083-381-26	3553 E SHADOW CREEK WY, Ontario, CA 91761	760.00
1083-382-11	2733 S BEAR CREEK PL, Ontario, CA 91761	108.00
1083-391-10	2815 S OAK CREEK DR, Unit:A, Ontario, CA 91761	108.00
1083-393-03	3642 E LYTLE CREEK LP, Unit:B, Ontario, CA 91761	20,000.00
1083-393-15	2813 S TUOLUMNE PL, Unit:F, Ontario, CA 91761	72.00
1083-393-21	3633 E OAK CREEK DR, Unit:D, Ontario, CA 91761	108.00
1083-393-35	3629 E OAK CREEK DR, Unit:D, Ontario, CA 91761	216.00
1083-393-60	3641 E OAK CREEK DR, Unit:A, Ontario, CA 91761	860.00
1083-402-15	3640 E OAK CREEK DR, Unit:C, Ontario, CA 91761	36.00
1083-421-02	3664 E CARIBOU CREEK CT, Ontario, CA 91761	11,000.00
1083-421-59	2751 S MOOSE CREEK LN, Ontario, CA 91761	20,000.00
1083-421-64	2748 S CONDOR CREEK LN, Ontario, CA 91761	108.00
1083-441-43	2760 S CONDOR CREEK LN, Ontario, CA 91761	340.00
1083-442-28	3706 E LYTLE CREEK LP, Unit:C, Ontario, CA 91761	108.00

City of Ontario
Code Enforcement Department
2014/2015 Tax Roll Year Special Assessments
Exhibit C

Parcel Number	Address	Amount Due
1083-442-51	3732 E OAK CREEK DR, Unit:F, Ontario, CA 91761	108.00
1083-442-54	3734 E OAK CREEK DR, Unit:A, Ontario, CA 91761	108.00
1083-442-55	3734 E OAK CREEK DR, Unit:B, Ontario, CA 91761	216.00
1083-442-62	3736 E OAK CREEK DR, Unit:E, Ontario, CA 91761	24,234.69
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	216.00
1083-451-13	3669 E COUNTRY OAKS LP, Unit:A, Ontario, CA 91761	220.00
1083-451-66	3733 E COUNTRY OAKS LP, Unit:B, Ontario, CA 91761	216.00
1083-451-72	3733 E COUNTRY OAKS LP, Unit:H, Ontario, CA 91761	216.00
1083-452-25	2907 S SNOW CREEK LN, Ontario, CA 91761	72.00
1083-452-30	3725 E STRAWBERRY CREEK WY, Ontario, CA 91761	108.00
1083-452-61	3719 E SAN LORENZO RIVER RD, Ontario, CA 91761	108.00
1083-462-01	3925 E YUBA RIVER DR, Ontario, CA 91761	336.00
1083-462-26	3944 E YUBA RIVER DR, Ontario, CA 91761	216.00
1083-471-07	3840 E SALMON RIVER LN, Ontario, CA 91761	120.00
1083-481-12	3846 E YUBA RIVER DR, Ontario, CA 91761	108.00
1083-482-45	2883 S MCCLOUD RIVER LN, Ontario, CA 91761	340.00
1083-482-48	2871 S MCCLOUD RIVER LN, Ontario, CA 91761	216.00
Total		1,185,316.64

CITY OF ONTARIO

Agenda Report

August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A COOPERATIVE FUNDING AGREEMENT FOR THE SR-60 AT ARCHIBALD AVENUE INTERCHANGE PROJECT

RECOMMENDATION: That the City Council approve a Cooperative Funding Agreement (on file with the Records Management Department) with San Bernardino Associated Governments (SANBAG) for funding the State Route 60 (SR-60) at Archibald Avenue Interchange Project; and authorize the City Manager to execute said agreement and future amendments within the City Council approved budget.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
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)
Ensure the Development of a Well Planned, Balanced and Self-Sustaining Community in the New Model Colony

FISCAL IMPACT: The SR-60 at Archibald Avenue Interchange Project will be completed in three phases: Phase 1 (Design), Phase 2 (Right-of-Way) and Phase 3 (Construction). The FY 2014-15 Budget includes appropriations for the design phase of the project only. Additional funds will be requested in FY 2016-17 for right-of-way and in FY 2018-19 for Construction, consistent with the project schedule shown in the Cooperative Funding Agreement. Per the Agreement with SANBAG, the City's share is 66.1% of the actual expenses and is split in accordance with the City's adopted Development Impact Fee (DIF) Program and SANBAG's approved Measure I Nexus Study. The Design phase is estimated at \$1,680,000 with the City's share of \$1,110,480 from New Model Colony (NMC) DIF.

The total estimated project cost is \$14,563,000 with the City's total share of \$9,693,943 from NMC DIF.

BACKGROUND: The project will widen the existing Archibald Avenue bridge undercrossing at SR-60 to accommodate additional left turn pockets and will widen the existing freeway on and off ramps. Archibald Avenue between Riverside Drive and Edison Avenue is identified as a necessary backbone street to accommodate vehicular trips generated by the first phases of NMC development.

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. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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NMC Builders have already begun construction to widen Archibald Avenue from two to four lanes. Traffic generated in the next few years will create impacts at the SR-60 at Archibald Avenue interchange that will need to be mitigated by this project before future NMC development can proceed.

CITY OF ONTARIO

Agenda Report

August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A RESOLUTION ADOPTING THE ONE WATER ONE WATERSHED 2.0 PLAN

RECOMMENDATION: That the City Council adopt a resolution adopting the One Water One Watershed 2.0 Plan as a mandatory condition of receiving grant funding for the Cucamonga Creek Watershed Regional Water Quality Project (“Wetland Project”).

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Pursue City’s Goals and Objectives by Working with Other Governmental Agencies
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

FISCAL IMPACT: None.

BACKGROUND: On November 16, 2010, the City Council approved a Resolution adopting the One Water One Watershed (OWOW) plan and authorized the City Manager to execute the grant agreement and program documents with the Santa Ana Watershed Project Authority (SAWPA) as required for the \$1 million Proposition 84 grant for the Wetland Project.

On February 4, 2014, SAWPA adopted an update to the OWOW plan, referred to as the OWOW 2.0 plan. SAWPA has required the City to adopt the OWOW 2.0 plan to remain eligible for the Proposition 84 grant as well as other future Department of Water Resources groundwater supply and water quality related grants.

The Wetlands Project is an element of the New Model Colony (NMC) backbone infrastructure system. The project is a 50 acre amenity located in the Prado Basin that will provide a regional water quality solution for development within the NMC area.

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

Prepared by: Khoi Do
Department: Engineering

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING THE ONE WATER ONE WATERSHED 2.0 PLAN.

WHEREAS, the Santa Ana Watershed Project Authority (SAWPA) submitted a portfolio of projects within the Santa Ana River region to the Department of Water Resources for Proposition 84 grant funding; and

WHEREAS, SAWPA's portfolio included a recommendation that the City of Ontario receive a grant of \$1 million from the Proposition 84 grant for the design and construction of the Cucamonga Creek Watershed Regional Water Quality Project ("Wetland Project"); and

WHEREAS, the "One Water One Watershed" (OWOW) plan was the Integrated Regional Water Management Plan for the Santa Ana River Watershed at the time the City originally received Proposition 84 grant funding for the Wetland Project ; and

WHEREAS, the City of Ontario, as a requirement of the Proposition 84 grant funding, adopted the OWOW plan via resolution on November 16, 2010; and

WHEREAS, SAWPA has adopted an updated OWOW plan, referred to as the OWOW 2.0 plan; and

WHEREAS, SAWPA has required that the City of Ontario adopt the OWOW 2.0 plan to continue to be eligible to receive the Proposition 84 grant funding; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Ontario, California, adopts the OWOW 2.0 plan.

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

PASSED, APPROVED, AND ADOPTED this 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER, LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A RESOLUTION APPROVING IMPROVEMENT AGREEMENTS, IMPROVEMENT SECURITIES AND FINAL TRACT MAP NOS. 18922-1, 18922-2, 18922-3 AND 18922-4 LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF HAVEN AVENUE AND EDISON AVENUE

RECOMMENDATION: That the City Council adopt a resolution approving improvement agreements, improvement securities and Final Tract Map Nos. 18922-1, 18922-2, 18922-3 and 18922-4 located at the northwest and southwest corners of Haven Avenue and Edison Avenue within The Avenue Specific Plan area.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
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)
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

FISCAL IMPACT: None. All public infrastructure improvements required for this subdivision will be constructed by the developer at its sole cost.

BACKGROUND: Final Tract Map No. 18922-1, consisting of twenty numbered lots and eleven lettered lots on 67.90 acres; Final Tract Map No. 18922-2, consisting of nine numbered lots and seven lettered lots on 50.28 acres; Final Tract Map No. 18922-3, consisting of five numbered lots and two lettered lots on 22.47 acres; and Final Tract Map No. 18922-4, consisting of three numbered lots and four lettered lots on 38.07 acres as shown on Exhibit A, have been submitted by the developer Brookcal Ontario, LLC, a Delaware Limited Liability Company (Mr. Richard T. Whitney, President).

Tentative Tract Map Nos. 18922-1, 18922-2, 18922-3 and 18922-4 were approved by the Planning Commission on April 8, 2014 and is consistent with The Avenue Specific Plan. Improvements will include AC pavement, curb, gutter, sidewalk, fire hydrants, sewer, water and recycled water mains, storm drain, street lights and traffic signals. The developer has entered into an

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

Prepared by: Naiim Khoury
Department: Engineering

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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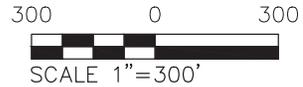
improvement agreement with the City for each Final Tract Map and has posted adequate security to ensure construction of the required public improvements.

These maps meet all conditions of the Subdivision Map Act and the Ontario Municipal Code and have been reviewed and approved by the City Engineer.

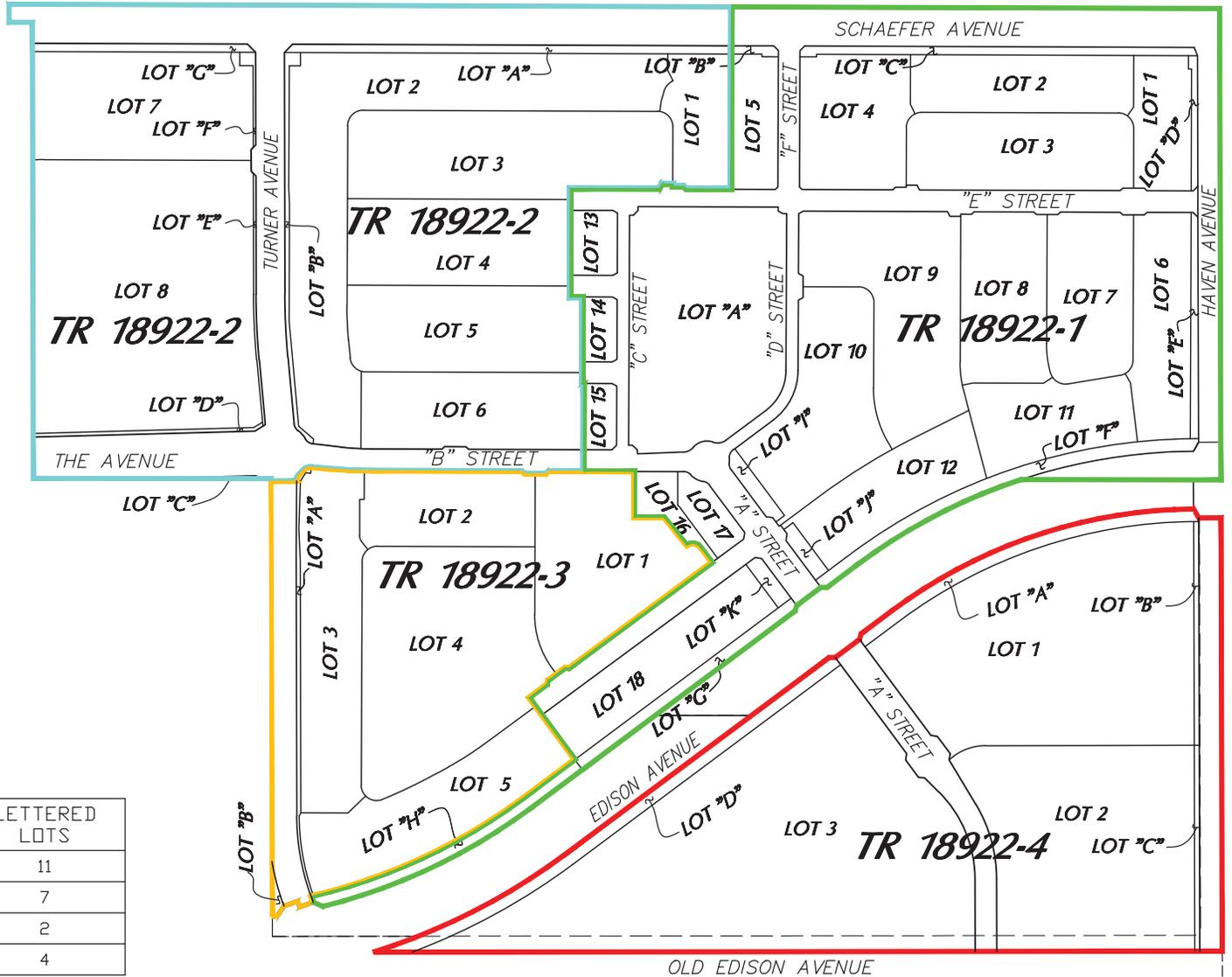
EXHIBIT A
TRACT 18922
LOTING EXHIBIT

LEGEND

- TRACT 18922-1 —
- TRACT 18922-2 —
- TRACT 18922-3 —
- TRACT 18922-4 —



TRACT	NUMBERED LOTS	LETTERED LOTS
18922-1	20*	11
18922-2	9**	7
18922-3	5	2
18922-4	3	4



* LOT 19 IS FURTHER SUBDIVIDED BY TRACT 18922-2 AND LOT 20 IS FURTHER SUBDIVIDED BY TRACT 18922-4
 ** LOT 9 IS FURTHER SUBDIVIDED BY TRACT 18922-3

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING IMPROVEMENT AGREEMENTS, IMPROVEMENT SECURITIES AND FINAL TRACT MAP NOS. 18922-1, 18922-2, 18922-3 AND 18922-4, LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF HAVEN AVENUE AND EDISON AVENUE.

WHEREAS, Tentative Tract Map Nos. 18922-1, 18922-2, 18922-3, and 18922-4, submitted for approval by the developer, Brookcal Ontario, LLC, a Delaware Limited Liability (Mr. Richard T. Whitney, President) were approved by the Planning Commission of the City of Ontario on April 8, 2014; and

WHEREAS, Tentative Tract Map No. 18922-1 consists of twenty (20) numbered lots and eleven (11) lettered lots, Tentative Tract Map No. 18922-2 consists of nine (9) numbered lots and seven (7) lettered lots, Tentative Tract Map No. 18922-3 consists of five (5) numbered lots and two (2) lettered lots, and Tentative Tract Map No. 18922-4 consists of three (3) numbered lots and four (4) lettered lots, all being a subdivision of all of the northeast quarter and a portion of the northwest quarter of Section 14, Township 2 South, Range 78 West, in the Office of the Recorder of San Bernardino County; and

WHEREAS, to meet the requirements established as prerequisite to final approval of Final Tract Map Nos. 18922-1, 18922-2, 18922-3 and 18922-4, said developer has offered an improvement agreement for each Final Tract Map, together with good and sufficient security, in conformance with the City Attorney's approved format, for approval and execution by the City; and

WHEREAS, said developer has prepared Covenants, Conditions and Restrictions (CC&R's), approved by the City Attorney's Office, to ensure the right to mutual ingress and egress and continued maintenance of common facilities by commonly affected property owners.

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

1. That said improvement agreements be, and the same are, approved and the City Manager is authorized to execute same on behalf of said City, and the City Clerk is authorized to attest thereto; and
2. That said improvement securities are accepted as good and sufficient, subject to approval as to form and content thereof by the City Attorney; and
3. That Final Tract Map Nos. 18922-1, 18922-2, 18922-3, and 18922-4 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 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: ACCEPT A REGIONAL GRANT AWARD FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY / U.S. DEPARTMENT OF HOMELAND SECURITY (FEMA/DHS)

RECOMMENDATION: That the City Council accept a regional grant award from the Federal Emergency Management Agency / U.S. Department of Homeland Security (FEMA/DHS) in the amount of \$1,798,298 for the purchase of self-contained breathing apparatus (SCBA) equipment.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Maintain the Current High Level of Public Safety
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: The FEMA/DHS regional approved project costs total \$1,798,298. The Federal share is 90% or \$1,618,469 of the approved amount and requires a 10% cost share match of \$179,829. City of Ontario's cost share match amounts to \$81,616. Grant revenue and expenditure appropriations will be included in the next quarterly budget report to City Council. If the City obtains favorable bid results in the procurement of the SCBA equipment, any remaining grant funds are recommended to be spent on similar fire operations and safety equipment pursuant to the granting agency's program guidance. The ongoing maintenance and replacement for City of Ontario equipment will be incorporated into the Department's existing in-house SCBA maintenance program.

BACKGROUND: The Fire Departments of Upland, Montclair, Rancho Cucamonga and Ontario pride themselves on providing industry-leading emergency response and, after careful consideration and prioritization, have identified a need specifically related to improving their existing self-contained breathing apparatus. This will be accomplished with the purchase of National Fire Protection Administration (NFPA) 1981 (2013 ed.)-compliant SCBA, masks, and cylinders.

In 2013, the NFPA adopted new recommendations in their 1981 standard regarding SCBA. The new recommendations state that all SCBA be tested and certified for use in chemical, biological,

STAFF MEMBER PRESENTING: Floyd E. Clark, Fire Chief

Prepared by: Cathy Thomas
Department: Fire

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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radiological, and nuclear (CBRN) emergencies. The 2013 edition of NFPA 1981 rendered our current SCBA equipment obsolete.

In December 2013, Ontario Fire Department applied for funds offered through the FY2013 FEMA/DHS Assistance to Firefighters Grant (AFG) program to purchase SCBA equipment for the above participating West End Fire Agencies. Notice of a successful award and grant guidelines were received on August 1, 2014.

By accepting this award, recipients agree that they will use the funds provided through the FY 2013 AFG in accordance with the Articles of Agreement and the program guidelines provided in the FY 2013 AFG program guidance. The participating agencies will maintain all units in a high state of readiness and commit to any training needs required to place the units into service.

Grant administration will be performed by the City of Ontario Fire Department. Below is a matrix of each participating agency award and required cost share match.

<u>Participating Agencies</u>	<u>Federal Share</u>	<u>City Match</u>
City of Montclair	\$133,070	\$14,785
City of Ontario	\$734,536	\$81,615
City of Rancho Cucamonga	\$454,975	\$50,553
City of Upland	\$295,888	\$32,876
Total	\$1,618,469	\$179,829

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A PURCHASE OF TWO POWER MODULE MOBILE GENERATORS

RECOMMENDATION: That the City Council approve and authorize the purchase and delivery of two Caterpillar XQ800 Power Module Mobile Generators from Johnson Power Systems of Riverside, California, in the amount of \$813,568 consistent with the terms and conditions of the cooperative procurement process resulting in National Joint Powers Alliance Contract (NJPA) Invitation for Bids No. 080613 and resulting Contract No. 080613-CAT.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
Pursue City's Goals and Objectives by Working with Other Governmental Agencies

FISCAL IMPACT: The Fiscal Year 2014-15 Capital Improvement budget includes appropriations from the Water Capital Fund for the purchase of the generators. The total cost is \$813,568. There is no impact to the General Fund.

BACKGROUND: The Water Master Plan recommends equipping a sufficient number of wells with backup power to ensure daily water demands are met in the event of a power outage. A sudden loss of power caused by an emergency, such as an earthquake, would limit the City's ability to pump water from its wells. Four of the City's twenty-three operating wells currently have stationary backup generators. The use of mobile generators for equipping additional wells provides the City with operational flexibility in responding to power outages.

Ontario Municipal Code Section 2-6.11(b)(3) allows for the purchase of supplies and equipment through cooperative purchasing when another governmental agency generally follows the provisions of Government Code Section 54201 through 54204. The cooperative purchase and delivery of this equipment is recommended from Johnson Power Systems, through the NJPA Contract Invitation for Bids No. 080613. The NJPA is a public agency serving as a national municipal contracting agency, which facilitates a competitive bidding and contracting process on behalf of the needs of itself and its current and potential member agencies nationally.

STAFF MEMBER PRESENTING: Scott Burton, Utilities General Manager

Prepared by: Katie Gienger
Department: MU/Engineering

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: EXTENSION OF A PURCHASE AGREEMENT FOR ROADWAY SIGN AND HARDWARE MATERIALS

RECOMMENDATION: That the City Council approve and authorize the City Manager to extend the procurement of roadway signs and hardware for one additional year under Purchase Order No. 36017 (Bid Invitation #377) with Safeway Signs Company of Adelanto, California, for an amended not to exceed amount of \$190,250.

**COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

FISCAL IMPACT: The Fiscal Year 2014-15 Adopted Budget includes General Fund appropriations of \$125,000 for the routine annual purchase of roadway signs and hardware. Expenditures will be based on fixed unit prices and the actual need for materials purchased to meet annual installation, and replacement requirements. The revised total purchase agreement amount will be \$190,250.

BACKGROUND: In September 2013, the City solicited bids for roadway signs and hardware and subsequently issued a purchase order to Safeway Signs Company. The bid prices were valid for a term of one year with a provision to extend for an additional year at the City's discretion. During Fiscal Year 2013-14 Safeway Sign Company met all contractual requirements in successfully providing roadway sign and hardware materials in a timely manner; and staff recommends continuation of the procurement terms to meet the City's sign materials needs for this fiscal year.

STAFF MEMBER PRESENTING: Mark Chase, Community and Public Services

Prepared by: Dale Adcock
Department: Parks and Maintenance

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014
Approved: _____
Continued to: _____
Denied: _____

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CITY OF ONTARIO

Agenda Report
August 19, 2014

**SECTION:
CONSENT CALENDAR**

SUBJECT: A MAINTENANCE SERVICE AGREEMENT FOR LANDSCAPE MAINTENANCE SERVICES AT ONTARIO WELL SITES

RECOMMENDATION: That the City Council approve and authorize the City Manager to execute a three-year Maintenance Service Agreement (on file with the Records Management Department) for Contract No. PM 1415-03 with SC Yamamoto Inc. of La Habra, California for an annual cost of \$83,350 plus a 15% contingency of \$12,503; and authorize the addition of future service areas and the option to extend the Agreement for up to two additional years consistent with City Council approved budgets.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The annual cost of the proposed Maintenance Service Agreement is \$83,350 plus \$12,503 for urgency services for a total contract amount of \$95,853 for each of the first three years. If approved, Utilities Water Fund appropriations are included in the Fiscal Year 2014-2015 adopted budget.

At the City's discretion, two additional one-year extensions may be exercised with no price increases for the fourth and fifth years. Future contracting actions will be commensurate with City Council authorized work programs and budgets. Contracting for the multi-year period will allow the City to limit the potential for yearly increase to the bid amounts, avoid the costs of re-bidding the contract annually, provide service continuity, and project future costs.

BACKGROUND: In June 2014, the City solicited proposals for landscape maintenance services for Ontario well sites. Five proposals were received that met bid criteria and standards necessary to perform this work. For comparative purposes, the proposed annual base cost ranged from \$83,350 to \$121,620.

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

Prepared by: Roberto Perez
Department: Parks and Maintenance

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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Vendor

Brickman
Mariposa Landscape
Master Landscape
Merchants Landscape
SC Yamamoto, Inc

Location

Upland, CA
Irwindale, CA
Westminster, CA
Rancho Cucamonga, CA
La Habra, CA

S.C. Yamamoto, Inc. located in La Habra, California, submitted a proposal that met all the required specifications with a base cost, three-year total of \$250,050. Based on their proposal, credentials, pricing and favorable references, staff recommends award of a Maintenance Services Agreement to S.C. Yamamoto, Inc.

CITY OF ONTARIO

Agenda Report

August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A THREE-YEAR PROFESSIONAL SERVICES AGREEMENT FOR BOOKING, JAIL AND TRANSPORT SERVICES

RECOMMENDATION: That the City Council authorize the City Manager to enter into a three-year professional services agreement (on file with the Records Management Department), that may be renewed for two additional three-year terms, with GEO Corrections and Detention, LLC of Boca Raton, FL, for booking, jail and transport services.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Maintain the Current High Level of Public Safety
Operate in a Businesslike Manner

FISCAL IMPACT: The cost for the first year of the proposed contract is \$474,559 (a 5% decrease in the previous fiscal year budgeted amount), \$488,796 in Fiscal Year 2015-16, and \$503,460 in Fiscal Year 2016-17. Additionally, the City will only be billed for actual services provided, in an amount not to exceed the total annual contract value. Costs for the first year are included in the Police Department's annual operating budget. Continuation of the proposed agreement is contingent upon approval of the respective future fiscal year budgets by the City Council. An amount not to exceed 3% will be added to each additional year if chosen to renew the agreement.

BACKGROUND: Booking, jail and transport services are used to reduce the amount of time spent by officers transporting prisoners to the West Valley Detention Center. First implemented in 2006 as a result of a comprehensive Police Department staffing study, the outsourcing of these services has reduced thousands of hours per year that officers would have spent providing these services.

GEO Corrections and Detention, LLC (GEO), formerly Correctional Systems, Inc. (CSI), has provided these services to the City of Ontario since 2006. GEO has demonstrated the ability to provide quality and responsive services to meet the needs of the Police Department. These services have been provided professionally and consistently within budget.

STAFF MEMBER PRESENTING: Eric Hopley, Chief of Police

Prepared by: Scott Melendrez
Department: Police

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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GEO meets the standards of the California Board of Corrections and is accredited with the American Correctional Association. Recent survey of local agencies has confirmed that GEO continues to set the standard for properly trained and qualified staff, and their services are consistently rated higher than their local competition.

Their on-site and administrative management has been flexible and responsive to the needs of the Police Department. Beginning in July 2014, GEO further agreed to assist front counter personnel with the fingerprinting and processing of non-prisoners in order to maximize their value, take full advantage of their training, and alleviate peak workload on department frontline customer service staff. The new agreement includes language regarding these additional services. It also cleans up and brings current the language, terminology and best practices for a temporary holding facility and the current standards in the industry.

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
CONSENT CALENDAR

SUBJECT: A LEASE AMENDMENT FOR A FIVE-YEAR TERM EXTENSION FOR OFFICE AND HANGAR SPACE FOR THE POLICE DEPARTMENT'S AIR SUPPORT UNIT

RECOMMENDATION: That the City Council authorize the City Manager to execute the Third Amendment to the Lease (on file with the Records Management Department) with Cable Development LLC of Upland, California, for a five-year term extension for office and hangar space for the Police Department's Air Support Unit.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Maintain the Current High Level of Public Safety
Operate in a Businesslike Manner

FISCAL IMPACT: The annual cost will be \$62,496 for the first two years, with annual CPI adjustments in subsequent years up to a maximum of 4% per year. Appropriations are included in the Air Support Unit's approved annual operating budget for the current fiscal year and will be added to future years' budgets if approved.

BACKGROUND: The Air Support Unit relocated from Ontario International Airport (ONT) to Cable Airport in 2003 in order to reduce costs and increase "flyable" days. The Cable Airport location continues to provide high security and improved flight weather as compared to Chino Airport and ONT, and the Police Department desires to continue Air Support Unit operations out of Cable Airport. The current lease term expires August 31, 2014.

The Lease Amendment provides for a five-year term extension, along with the addition of 1,800 square feet of adjacent office space. The additional space will provide office and meeting space in support of Police and general City business, including Economic Development's business recruitment and retention activities. The Amendment also provides for early termination should the Police Department determine that operations would be better served out of ONT after the City gains local control of the airport.

STAFF MEMBER PRESENTING: Eric Hopley, Chief of Police

Prepared by: Scott Melendrez
Department: Police

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014
Approved: _____
Continued to: _____
Denied: _____

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
PUBLIC HEARINGS

SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN GENSTAR DEVELOPMENT CORPORATION INVESTMENTS 6, L.P., AND THE CITY OF ONTARIO TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT AND TO CONFORM WITH THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS; AND A RESOLUTION APPROVING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

RECOMMENDATION: That the City Council introduce and waive further reading of an ordinance approving an amendment (File No. PDA14-003) to the Development Agreement between Genstar Development Corporation Investments 6, L.P. a Delaware Limited Partnership, and the City of Ontario to update certain provisions of the existing Development Agreement and to conform with the Construction Agreement Amendment with NMC Builders, LLC of Ontario, California, to update certain provisions of the existing Development Agreement (File No. PDA06-002), and to provide for phasing of the construction of public infrastructure; and adopt a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report (SCH #2002061047).

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
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 Development Agreement Amendment will update certain provisions of the existing Development Agreement to conform to the Construction Agreement Amendment with NMC Builders, LLC. In addition, the City will receive Public Service Funding fees plus development impact, compliance processing, licensing, and permitting fees. Original Model Colony revenue will not

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Rudy Zeledon
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

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Denied: _____

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be used to support the New Model Colony development. The Development Agreement and the related tract map conditions require the developer to construct public infrastructure.

BACKGROUND: The original Development Agreement (File No.PDA06-002) was approved by City Council on February 20, 2006, for Tentative Tract Map Nos. 17931, 17932, and 17933 within the Esperanza Specific Plan. Genstar Development Corporation Investments 6, L.P. and the City recognized that the financial commitment required for construction in the New Model Colony was substantial. To adequately forecast these costs and gain assurance that the project may proceed under the existing policies, rules and regulations, a Development Agreement was entered into providing for the development of up to 289 dwelling units. The Development Agreement, approved in February 2007, addressed issues of parkland, public facilities, public services funding, infrastructure and affordable housing.

The Amendment incorporates new and modified provisions to conform to the Construction Agreement Amendment, including:

- Continues the requirement for funding of Fire Station No. 9
- Continues the requirement for funding of the Regional Water and Storm Water Treatment Improvements
- Retention of Public Services Funding Fee amounts and Payment Terms
- Modification of School Financing Provisions
- Modifications of the amount of the CFD to finance City services

The Amendment also incorporates specific requirements for the phased construction and completion of required public infrastructure, including regional and local streets and traffic signals, water and sewer utilities, and regional and local storm drain improvements. The Applicant is in the process of selling the property and, therefore, language has been added to the Development Agreement to allow for the transfer of the property to a successor owner under the provisions of the Development Agreement.

The Development Agreement and the Amendment continue to require funding for all new City expenses created by the development of the project. These expenses include all additional City-provided services, infrastructure and affordable housing requirements.

The main points of the Development Agreement including the provisions of the Amendment are as follows:

- | | |
|-------------|---|
| Term: | Maintains the same term of ten years with a five year option. |
| Assignment: | Assignable with all terms and conditions applying to the assignee. New provisions are added in the Amendment to recognize and provide City approval of all partial assignments. |

Fees:

Development Impact Fees: To be paid at current amounts; varies by category (i.e. Streets and Bridges, Police, Fire, Open Space/Parks etc.). This is a separate fee from existing City licensing fees and permits and is due at building permit issuance for each unit.

Community Facilities

District (CFD): City will cooperate with Owner to form a CFD to reimburse costs of infrastructure construction and maintenance of public facilities.

Parks/Open Space:

Maintains The Ontario Plan (General Plan) requirement of five acres per 1,000 projected population through park dedication and/or the payment of in-lieu fees; and recognizes that Genstar Development Corporation Investments 6, L.P., will construct 2.13 acres of parks and open space and pay a pro-rate fee for the remainder of the park and open space requirements

Housing:

Maintains the provision of affordable housing as required by the General Plan through construction, rehabilitation, or by paying an in-lieu fee.

Schools:

Maintains the requirement to satisfy Mountain View Elementary School District and Chaffey High School District school facilities requirements.

Termination:

Maintains the City's ability to terminate the Agreement if substantial evidence is found of noncompliance.

In considering the application at their July 22, 2014 meeting, the Planning Commission found that the Development Agreement Amendment is consistent with State law, The Ontario Plan, the City's Development Agreement policies, and other Development Agreements previously approved for NMC development. As a result, the Commission unanimously (4-0) recommended approval of the Development Agreement Amendment to the City Council.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific Plan (SCH #2002061047). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

EXHIBIT "A"
 THE ESPERANZA SPECIFIC PLAN LAND USE MAP

Section 1. EXECUTIVE SUMMARY

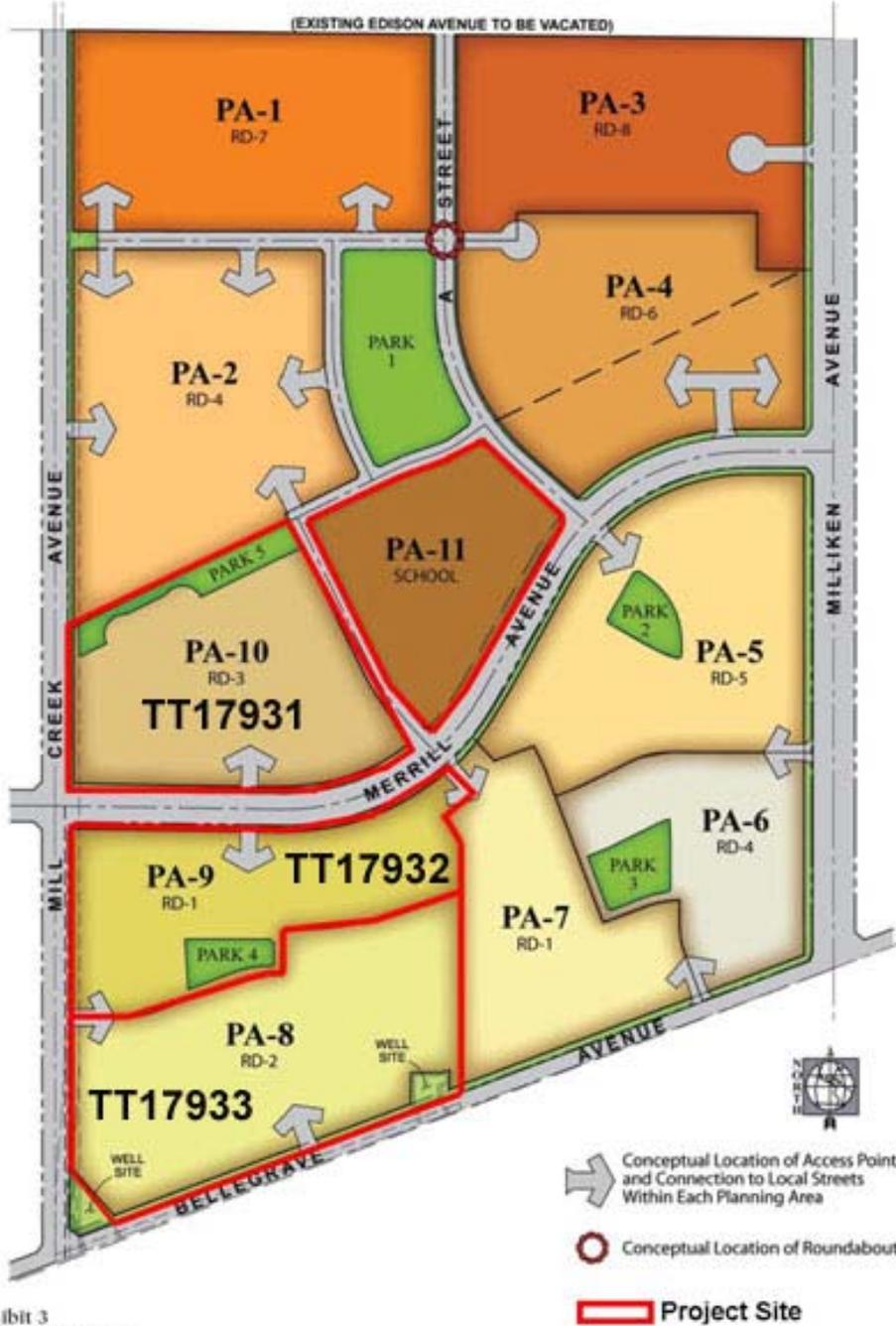


Exhibit 3
 Land Use Plan

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (ADOPTED FOR FILE NO. PSP05-002) FOR FILE NO. PDA14-003 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-332-12 AND 0218-252-16.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study and an Addendum to the Esperanza Specific Plan Environmental Impact Report (EIR) (File No. PSP05-002) for Planning File No. PDA14-003 (the “Addendum”), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively “CEQA”); and

WHEREAS, File No. PDA14-003 (the “Project”) analyzed under the Addendum consists of an amendment to Development Agreement (First Amendment) between the City of Ontario and Genstar Development Corporation Investments 6, L.P., (Esperanza Specific Plan) to amend Development Agreement File No. PDA06-002 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders. The Development Agreement applies to 73.8 acres of land generally located northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue, within Planning Areas 8, 9,10, and 11 of the Esperanza Specific Plan (TT17931,TT17932 and 17933); and

WHEREAS, on January 16, 2007, the City Council certified an EIR (SCH#2002061047) and a related Mitigation Monitoring and Reporting Program for File No. PSP05-002; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date. After considering all public testimony, the Planning Commission recommended approval of the Development Agreement Amendment to the City Council with a vote of 4 to 0 (Gage absent, Gregorek recusing); and

WHEREAS, pursuant to Public Resources Code Section 21166 and Sections 15162 and 15163 of the State CEQA Guidelines, the Addendum to the Esperanza Specific Plan EIR for File No. PSP05-002 was prepared by the City with regard to the Project. The Addendum incorporates, by reference, the analysis contained in the certified EIR and related Mitigation Monitoring and Reporting Program for File No. PSP05-002, and addresses only those issues specific to the Project. The Addendum concludes that the Project will not result in impacts beyond what was previously analyzed in the certified EIR, because the Project does not have new or substantially more severe significant environmental impacts, either directly or indirectly; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Addendum for the Project and intends to take actions on the Project in compliance with CEQA, and state and local guidelines implementing CEQA; and

WHEREAS, the Addendum for the Project and the certified EIR for File No. PSP05-002 are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein;

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

SECTION 1. THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Addendum/Initial Study and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Addendum represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project.

SECTION 2. THAT THE CITY COUNCIL does hereby find that based upon the entire record of proceedings before it and all information received and pursuant to State CEQA Guidelines Section 15162 and 15164, that there is no substantial evidence that the Project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in the Esperanza Specific Plan EIR for File No. PSP05-002 and that no changes or additions to the adopted Mitigated Negative Declaration analyses are necessary, nor is there a need for any additional mitigation measures, and that none of the conditions described in State CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the Project otherwise exist.

SECTION 3. The documents and materials that constitute the record of proceedings on which these findings have been based upon are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario

SECTION 4. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of August, 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014-_____ was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014-_____ duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION INVESTMENTS 6, L.P., (ESPERANZA SPECIFIC PLAN) (FILE NO. PDA14-003) TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT (FILE NO. PDA06-002) TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS, AND TO PROVIDE FOR PHASING OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AS PROVIDED IN TRACT MAP NOS. 17931, 17932, 17933, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 0218-332-12 and 0218-252-16).

WHEREAS, California Government Code Section 65864 now provides, in pertinent part, as follows:

“The Legislature finds and declares that:

(a) The lack of certainty in the approval process of development projects can result in a waste of resources, escalate the cost of housing and other developments to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the Applicant for a development project that upon approval of the project, the Applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.”

WHEREAS, California Government Code Section 65865 provides, in pertinent part, as follows:

“Any city ... may enter into a Development Agreement with any person having a legal or equitable interest in real property for the development of such property as provided in this article ...”

WHEREAS, California Government Code Section 65865.2. provides, in part, as follows:

“A Development Agreement shall specify the duration of the Agreement, the permitted uses of the property, the density of intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The Development Agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for discretionary actions shall not prevent development of the land for the uses and to the density of intensity of development set forth in this Agreement ...”

WHEREAS, on the 4th day of April 1995, the City Council of the City of Ontario adopted Resolution No. 95-22 establishing procedures and requirements whereby the City of Ontario may consider Development Agreements.

WHEREAS, on the 10th day of September 2002, the City Council of the City of Ontario adopted Resolution No. 2002-100 which revised the procedures and requirements whereby the City of Ontario may consider Development Agreements.

WHEREAS, on the 20th day of February 2006, the City Council of the City of Ontario, adopted Ordinance No. 2856, approving a Development Agreement between Armada Ontario Associates, and the City; and

WHEREAS, on June 24, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date and continued the Project to the July 22, 2014 hearing; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date. After considering all public testimony, the Planning Commission recommended approval of the Development Agreement Amendment to the City Council with a vote of 4 to 0 (Gage absent, Gregorek recusing); and

WHEREAS, attached to this resolution, marked Exhibit "A" and incorporated herein by this reference, is the proposed Amendment to the Development Agreement between Genstar Development Corporation Investments 6, L.P. and the City of Ontario, File No. PDA14-003. Hereinafter in this Resolution, the Development Agreement is referred to as the "Amendment"; and

WHEREAS, as the first action on the Project, on August 19, 2014, the City Council adopted an Addendum to Esperanza Specific Plan Environmental Impact Report (SCH #2004071001) adopted by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. Based upon substantial evidence presented to the Planning Commission during the above-referenced hearing on July 22, 2014, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The Amendment to the Development Agreement applies to 73.8 acres of residential and school land within Planning Areas 8, 9, 10, and of the Esperanza Specific Plan, generally located on northeast and southeast corners of Mill Creek Avenue and Eucalyptus Avenue and is presently vacant; and

b. The properties to the north of the Project site are within Planning Area 2 of Esperanza Specific Plan and planned for single family development and developed dairy/agriculture uses. The property to the south of the project site is within the City of Eastvale and developed with single family residential development. The property to the east is within Planning Area 4 of Esperanza Specific Plan is planned for single family residential development and a middle school and is vacant. The property to the west is zoned Specific Plan/Agriculture Preserve, and developed with dairy/agriculture uses; and

c. The Development Agreement and the Amendment to the Development Agreement establishes parameters for the development of Esperanza Specific Plan residential projects. The Development Agreement also grants Genstar Development Corporation Investments 6, L.P., the right to develop, the ability to quantify the fees; and establish the terms and conditions that apply to those projects. These terms and conditions are consistent with The Ontario Plan Policy Plan (General Plan), design guidelines and development standards for The Avenue Specific Plan; and

d. The Amendment to the Development Agreement focuses revisions to the Development to bring it into consistency with the Construction Agreement between the City and New Model Colony Builders (“NMC”), LLC; and

e. The Amendment to the Development Agreement will provide for the phasing of various improvements established by Esperanza Specific Plan; and

f. The Amendment to the Development Agreement has been prepared in conformance with the goals and policies of The Ontario Plan Policy Plan (General Plan); and

g. The Amendment to the Development Agreement does not conflict with the Land Use Policies of The Ontario Plan Policy Plan (General Plan) and will provide for development, within the district, in a manner consistent with the Policy Plan and with related development; and

h. The Amendment to the Development Agreement will promote the goals and objectives of the Land Use Element of the Policy Plan; and,

i. The Amendment to the Development Agreement will not be materially injurious or detrimental to the adjacent properties and will have a significant impact on the environment or the surrounding properties but the benefits of the project outweighs the potential environmental impacts and the mitigation of these impacts were addressed in The Avenue Specific Plan EIR certified by the City Council on December 19, 2006.

SECTION 2. Based upon the findings and conclusions set forth in Sections 1 above, the City Council hereby approves the Project.

SECTION 3. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

(SEAL)

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____, 2014, and adopted at the regular meeting held _____, 2014, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

Exhibit A – First Amendment to the Development Agreement
(See Attached)

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT
CORPORATION INVESTMENTS 6, L.P. (ESPERANZA WEST)**

This First Amendment (hereinafter "First Amendment") is entered into as of the _____ day of _____ 201_ by and between the City of Ontario, a California municipal corporation (hereinafter "CITY"), and Genstar Development Corporation Investments 6 L.P., a Delaware limited partnership (hereinafter "OWNER").

RECITALS

WHEREAS, the CITY and the previous Owner, Armada Ontario Development L.L.C. ("Armada Ontario") previously entered into that certain Armada Ontario – Esperanza Development Agreement (No. PDA 06-003) dated February 20, 2007 pursuant to Section 65864, et seq., of the Government Code, (hereinafter the "Original Development Agreement"); and

WHEREAS, the current OWNER, Genstar Development Corporation Investments 6 L.P. (Esperanza West) named above as OWNER, has acquired the Property from the previous Owner on December 14, 2010; and

WHEREAS, under the terms of the sale and transfer of the Property, to OWNER, OWNER has been assigned and has expressly and unconditionally assumed all the rights, duties and obligations of Armada Ontario under the Development Agreement, including, without limitation, all of the general rights, duties and obligations of OWNER under the Development Agreement; and

WHEREAS, OWNER has requested that the CITY approve the transfer and assignment of the "Original Development Agreement" from Armada Ontario; and

WHEREAS, the CITY and Armada Ontario also entered into that First Supplemental Memorandum to the Development Agreement By and Between the City of Ontario and Armada Ontario, to extend and clarify the provisions of the Development Agreement relating to timing of payments under Section 4.6 Public Services Funding Fees; and

WHEREAS, the provisions of the First Supplemental Memorandum allowed the temporary deferral of the required payment of the final installment of the Public Services Funding Fee; and

WHEREAS, Section 2.5 of the Development Agreement specifies that the Development Agreement may be amended in whole or in part only in the manner provided for in Government Code Section 65868.1 and the procedure for adopting and entering into an amendment to the Development Agreement shall be the same as the procedure for adopting and entering into the Development Agreement; and

WHEREAS, the CITY and NMC Builders, LLC, a California limited liability company ("NMC Builders"), entered into that certain Agreement for the Financing and Construction of Phase I and II Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony dated October 4, 2005, which is referred to both herein and in the Development Agreement as the "Construction Agreement;" and

WHEREAS, the CITY and NMC Builders have entered into the Amended and Restated Construction Agreement dated August 21, 2012 that supersedes and replaces the Construction Agreement (the "Construction Agreement Amendment"); and

WHEREAS, NMC Builders LLC is identified as the Developer under the Construction Agreement Amendment; and

WHEREAS, OWNER is a member of NMC Builders and is a "Member" as such term is defined in the Construction Agreement Amendment; and

WHEREAS, the CITY and OWNER agree that execution of this First Amendment shall constitute CITY's approval of the assignment of the Development Agreement to GENSTAR DEVELOPMENT CORPORATION Investments 6 L.P. (Esperanza West) and a Certification of Agreement Compliance under Section 6.4 of the Development Agreement shall be issued within 10 days following the Effective Date of this First Amendment; and

WHEREAS, the current OWNER expects to transfer the Property to a successor OWNER under the provisions of Section 2.4 of the Original Development Agreement prior to completion of the process required for the adoption of the Ordinance to approve this First Amendment and it is expected that OWNER and the successor OWNER will execute the necessary assignments and assumptions as required by the Original Development Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual agreements hereinafter contained, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Existing Definitions. The following terms when used in this First Amendment shall have the same meaning as defined in the Original Development Agreement: "CITY"; "Construction Agreement"; "Development"; "Development Approvals"; "Development Exaction"; "Development Impact Fee"; "Development Plan"; "General Plan"; "Land Use Regulations"; "OWNER"; "Project", "Property", "Specific Plan"; "Subsequent Development Approvals"; and "Subsequent Land Use Regulations".

1.2 Additional and Modified Definitions.

1.2.1 The following additional terms shall be defined as follows:

“Construction Agreement Amendment” means that certain Amended and Restated Agreement for the Financing and Construction of Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony, entered into between the CITY and NMC Builders dated August 21, 2012.

“Effective Date” means the date that the ordinance adopting this First Amendment becomes effective.

“Model Units” means a maximum of Twelve(12) units constructed by OWNER prior to the construction of any Production Units and not offered for sale and occupancy until after all of the of the building permits for Production Units are issued.

“OWNER” means Genstar Development Corporation Investments 6, L.P., a Delaware limited liability partnership as successor in interest to Armada Ontario L.L.C, a Delaware Limited Liability Corporation.

“Owner’s Fire Station No. 9 Capital Contribution” is added to mean OWNER’s share, calculated on a per-unit basis under the provisions of the Construction Agreement Amendment and the NMC Builders LLC’s agreements, for the costs of the completion of the design and construction of Fire Station No. 9, as estimated by CITY.

“Phase 1 Recycled Water System Improvements” means the extension of the recycled water system to serve the Property in Eucalyptus, Milliken and Edison Avenues as described in the attached Exhibit F.

“Phase 2 Recycled Water System Improvements” means the extension of master-planned recycled water system improvements in Riverside Drive and Haven Avenue as described in the attached Exhibit F.

“Production Units” means all units constructed for sale and occupancy by OWNER but excludes the maximum of Twelve (12) Model Units constructed by OWNER for promotion of sales.

“Storm Water Capacity Availability Equivalents” means a designated portion of the total Storm Water Capacity Availability made available through the completion of construction of each Phase of regional storm water treatment facilities by the NMC Builders. OWNER shall be required to provide evidence of sufficient Storm Water Capacity Availability Equivalents (or portions thereof) based upon the storm water generation factors and assumptions contained in the Construction Agreement Amendment.

“Water Availability Equivalent (WAE)” means a designated portion of the total Net MDD made available through the construction of each Phase described in the Water Phasing Plan of the Construction Agreement Amendment. The number of Water Availability Equivalents (or portions thereof) required shall be based upon water demand factors and assumptions listed in the Construction Agreement Amendment as “Water Availability Equivalents by Land Use” for each land use category.

1.2.2 The following definitions shall be revised as follows:

“Existing Development Approvals” is revised to mean all Development Approvals approved or issued prior to the Effective Date of this Amendment. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C-R” and all other Development Approvals that are a matter of public record on the Effective Date of this Amendment.

“Existing Land Use Regulations” is revised to mean all Land Use Regulations in effect on the Effective Date of this Amendment and all other Land Use Regulations that are in effect and a matter of public record on the Effective Date of this Amendment. Existing Land Use Regulations includes the Regulations incorporated herein as Exhibit “D-R,” and all other Land Use Regulations that are in effect and a matter of public record on the Effective Date of this Amendment.

“Improvement” or “Improvements” is revised to mean those public improvements required to support the development of the Project as described in the Tract Map conditions for Tract Nos.18380 (A Map), 17931,17932, and 17933 (B Maps) and as further described in Exhibit “F” (the “Infrastructure Improvements Exhibit”).

1.3 Exhibits. The following documents are attached to, and by this reference made a part of, this First Amendment:

Exhibit “C-R” –Revised Existing Development Approvals

Exhibit “D-R” – Revised Existing Land Use Regulations

Exhibit “F” — Infrastructure Improvements Exhibit

2. MODIFICATIONS TO DEVELOPMENT AGREEMENT TO CONFORM TO CONSTRUCTION AGREEMENT AMENDMENT

2.1 Continuing Requirement for the Funding of Fire Station No. 9 by NMC Builders for Issuance of Building Permits. The issuance of building permits for Production Units within the Property is contingent upon, among other things, the

provision of payments from NMC Builders for the completion of the construction of CITY's Fire Station No. 9. Except as provided in section 2.2 below, CITY shall not issue building permits for the construction of Production Units within the Property unless and until CITY receives payments from NMC Builders in the amount estimated by CITY to be necessary and sufficient for the completion of the design and construction of Fire Station No. 9.

2.2 Fire Station Funding Requirements for Any permits Issued Prior the Provision of Payments from NMC Builders for the Completion of Construction of CITY'S Fire Station No. 9. If OWNER requests that CITY issue building permits for any Model Units or Production Units prior to CITY's receipt of payments from NMC Builders in an amount deemed by CITY to be necessary and sufficient for the design and construction of Fire Station No. 9, then prior to and as a condition precedent to CITY's issuance of any such building permits for the construction of any Model Units or Product Units, OWNER shall deposit, or shall have deposited, with NMC Builders an amount equal to the OWNER's Fire Station No. 9 Capital Contribution allocable to such unit(s).

2.3 Continuing Requirement for the Funding of Regional Water and Storm Water Treatment Improvements. Prior to, and as a condition precedent to CITY's approval of the final Tract Map for Tract Nos. 17931, 17932 and 17933, CITY shall require OWNER to provide evidence of sufficient Water Availability Equivalents for all Model Units and Production Units to be constructed on the Property. Prior to, and as a condition precedent to CITY's issuance of grading permits for any grading of the Property or prior to, and as a condition precedent to CITY's approval of the final Tract Map for Tract Nos. 17931, 17932 or 17933, OWNER shall provide evidence of sufficient Storm Water Treatment Capacity Availability for the Project. CITY and OWNER agree that the evidence of Storm Water Treatment Capacity Availability for the Project shall be based on the net acreage of OWNER's Project as defined in the Construction Agreement Amendment and as of the Effective Date of this Amendment such net acreage has been determined to be 54.13 acres. If the CITY has not issued sufficient Storm Water Treatment Capacity Availability for OWNER's Project, because regional storm water treatment facilities are not completed by NMC Builders, then OWNER may provide and CITY, in its sole discretion, may accept evidence of sufficient Storm Water Treatment Capacity that is conditioned upon the future completion of the regional storm water treatment facilities.

2.4 Retention of Public Services Funding Fee Amounts and Payment Terms. CITY and OWNER acknowledge and agree that the modifications to amount and payment terms included in Section 3.7.4 of the Construction Agreement Amendment shall not apply to OWNER's Public Services Funding Fee Amounts and payment terms as OWNER entered into a Development Agreement with CITY prior to the effective date of the Construction Agreement Amendment. Additionally, CITY agrees that OWNER is in compliance with the requirements for payment of the first and second installments of the Public Services Funding Fees as specified in the Original Development Agreement. Finally, CITY and OWNER agree that OWNER shall continue to be required to pay the third and final installment as provided in the Original Development Agreement.

2.5 Modification of School Financing Provisions. The provisions of Section 5.2 School Financing. of the Original Development Agreement shall be superseded and replaced with the following:

“5.2 Schools. CITY and OWNER agree that OWNER, either through joint or individual agreements between OWNER and the applicable school district(s), shall satisfy its new school obligations. The new school obligations for the Mountain View School District in the New Model Colony area have been projected to include the acquisition or dedication of school sites for, and construction of, up to eight (8) schools. Of these eight (8) schools, six (6) are to be elementary (K-5) grade schools and two (2) are to be middle grade schools. The new school obligations for the Chaffey Joint Union High School District in the New Model Colony area have been projected to include the dedication of a school site for, and construction of, an additional high school. The new school obligations for the applicable school district shall be met by a combination of the following: (1) designating and dedicating school site(s) within the Property as set forth in the General Plan, and/or (2) paying school impact fees, (3) entering into a joint mitigation agreement or individual mitigation agreements, or (4) any combination of the foregoing. Written evidence of approval by the applicable school district that OWNER has met its school obligations may be required by the CITY as a condition to the issuance by the City of any entitlements for OWNER’s Project. In the event OWNER is unable to provide such written evidence from the applicable school district(s), CITY shall have the right to decline to honor any DIF Credit, Certificates of MDD Availability, Certificates of Storm Water Treatment Capacity Availability, or any combination thereof, presented by OWNER, without liability to the City. To the extent that a joint mitigation agreement is approved by the applicable school district(s), and OWNER is a participant in good standing in such mitigation agreement, OWNER shall be deemed to have mitigated its new school obligations under this Section 5.2.”

2.6 Modification of the Amounts of the CFD to Finance City Services. OWNER expects to transfer ownership to another entity and assign its rights and responsibilities under the Original Development Agreement and this First Amendment to the successor OWNER. CITY and OWNER agree that if the successor OWNER is also the OWNER of adjoining property within the Esperanza Specific Plan, then CITY and OWNER agree to pursue the necessary actions to dissolve the existing Community Facilities District (CFD) to finance CITY services and improvements through annual special taxes and pursue the formation of a single Community Facilities District to include the Property and the adjoining property within the Esperanza Specific Plan area. If the ownership is transferred and the successor OWNER is also the owner of the adjacent property within the Esperanza Specific Plan area and the existing Community Facilities District is dissolved, then prior to, and as a condition precedent to, the recordation of any final subdivision maps, the area covered by such map shall be included in a new Community Facilities District (CFD) to finance CITY services through annual special taxes. The amounts contained in Section 5.1 Financing Mechanism(s) in the Original Development Agreement shall also be modified as follows:

Single Family Detached Dwelling Unit to \$1,387.00

Multiple Family Dwelling Unit to \$1,202.00

Gated Apartment Community Dwelling Unit to \$1,008.00

Non-Residential buildings to \$.26 per square foot.

These modified amounts shall be subject to an automatic increase, not to exceed four (4%) percent per year, beginning on January 1, 2015. If ownership of the Property is not transferred, or if the successor OWNER does not submit a Petition to CITY to dissolve the existing Community Facilities District or CITY is unable to dissolve the existing Community Facilities District for any reason, then the currently Community Facilities District and the adopted Rate and Method for such District shall continue to utilize the current annual special taxes for CITY services.

2.7 Remaining Provisions of Section 5. FINANCING OF PUBLIC IMPROVEMENTS All other provisions of Section 5. FINANCING OF PUBLIC IMPROVEMENTS shall continue and shall be unaffected by this First Amendment.

3. MODIFICATIONS TO DEVELOPMENT AGREEMENT TO REQUIRE CONSTRUCTION OF SPECIFIED PUBLIC IMPROVEMENTS

3.1 Modifications to Conceptual Phasing Plan. Section 3.4 of the Original Development Agreement is hereby amended to read as follows:

“3.4 Conceptual Phasing Plan. Development of the Property is contingent, in part, on the phasing of area-wide infrastructure improvements over which the OWNER has limited control. Attached hereto as Exhibit “E” is a Conceptual Phasing Plan which is based on the OWNER’s best estimate of the timing of the completion of needed infrastructure improvements. The conceptual phasing plan is an estimate only and is subject to the same timing constraints and the exercise of OWNER’s business judgment as set forth in the Original Development Agreement.

3.4.1 Attached hereto as Exhibit “F” is a description of the infrastructure improvements needed for the development of the Property (the “Infrastructure Improvement Exhibit”).

3.4.2 OWNER agrees that development of the Property shall require the construction of a significant portion of permanent master planned water utility infrastructure, known as the “Francis Zone Water Loop.” OWNER shall be responsible for the construction of the necessary extension of permanent master planned water utility infrastructure to the Property to the extent that such water utility infrastructure has not been constructed by NMC Builders or others. CITY agrees that OWNER may initiate grading after recordation of the Final Tract Map; however, OWNER acknowledges and agrees that no Building Permits shall be issued by CITY for Production Units prior to the completion of the extension of permanent master planned potable and recycled water utility infrastructure to serve the Project.

3.4.3 OWNER agrees that development of the Property shall require the construction of a portion of Mill Creek, Bellegrave and Eucalyptus Avenues, all as shown on Exhibit F. OWNER shall be responsible for the construction of the master planned street and related improvements in Mill Creek, Eucalyptus and Bellegrave Avenues all as shown on Exhibit F. OWNER also agrees that OWNER shall be required to construct signalized intersection improvements at the intersections of Eucalyptus and Mill Creek Avenues, Mill Creek and Bellegrave Avenues and Eucalyptus Avenue and "B" Street, and OWNER shall be required to construct the intersection improvements at these intersections as shown on Exhibit F."

3.4.4 OWNER agrees that development of the Property shall require the construction of master planned sewer system improvements in Bellegrave and Merrill Avenues from Mill Creek Avenue to Archibald Avenue and OWNER shall be responsible for the construction of such master planned sewer system improvements as shown on Exhibit F. OWNER also agrees that OWNER shall be responsible for the construction of master planned sewer system improvements in Eucalyptus Avenue from Milliken Avenue to Mill Creek Avenue and in Mill Creek Avenue from Eucalyptus Avenue to Bellegrave Avenue as shown on Exhibit F.

3.4.5 OWNER agrees that development of the Property shall require the construction of master planned storm drain system improvements including the connection to the Countyline Channel and OWNER shall be responsible for the construction of such master planned storm drain system improvements as shown on Exhibit F. OWNER shall also be responsible for the construction of master planned storm drain system improvements in Eucalyptus and Mill Creek Avenues to Bellegrave Avenue as shown on Exhibit F.

3.4.6 OWNER agrees that development of the Property shall require the construction of two phases of permanent master planned recycled water utility infrastructure to serve the Property with recycled water from two identified sources. OWNER shall be responsible for the design and construction of the necessary extension of permanent master planned recycled water utility infrastructure to the Property from Archibald Avenue, (the "Phase 1 Recycled Water Improvements") as described in the attached Exhibit F prior to, and as a condition precedent to, the issuance of the first building permit for Production Units. OWNER acknowledges and agrees that no building permits for Production Units shall be issued by CITY for the Project prior to the completion of the Phase 1 Recycled Water Improvements on Archibald and Edison Avenues and on Eucalyptus and Milliken Avenues to serve the Project, as described in the attached Exhibit F. Additionally, OWNER shall be responsible for the design and construction of an additional extension of master planned recycled water infrastructure in Riverside and Haven Avenues (the "Phase 2 Recycled Water Improvements") to serve the Project as described in the attached Exhibit F. OWNER shall complete construction of the Phase 2 Recycled Water System Improvements no later than June 1, 2016 and prior to, and as a condition

precedent to, CITY's issuance of a building permit for the 145th Production Unit. OWNER acknowledges and agrees that if OWNER has not completed the design and construction of the Phase 2 Recycled Water System Improvements, prior to applying to CITY for the issuance of the 145th building permit for Production Units, then CITY shall withhold issuance of any further building permits for the Project until the design and construction of the Phase 2 Recycled Water System Improvements is completed. If NMC Builders LLC or others have completed the design and initiated construction of the required Phase 2 Recycled Water System Improvements prior to CITY's issuance of a building permit for the 145th production then OWNER shall not be required to construct such improvements and shall not be eligible to receive the special reimbursement described in Section 4.2.5.1.

3.2 Requirements for the Construction of Public Infrastructure and Improvements. The following provisions shall be added to Section 3.7 Public Works; Utilities of the Original Development Agreement:

"3.7.1 OWNER shall be responsible for the timely construction and completion of all public infrastructure required for the Project as shown on the attached Exhibit "F" and any and all tentative tract map conditions. Unless otherwise specified in the Subdivision Agreement/Tract Map conditions, all other required Improvements for each Tract Map, shall be completed and operational prior to, and as a condition precedent to, OWNER requesting and CITY's granting of the first building permit for any units for the Project, except the maximum number of Twelve_(12) Model Units.

3.7.1.1 Construction of Model Units prior to Construction of the Interim Units and Production Units. Subject to the prior submittal by OWNER and approval by CITY of a plan to provide sufficient public infrastructure for the construction of a maximum number of Twelve (12) Model Units and other temporary sales facilities, City may issue a maximum of Twelve (12) building permits for Model Units. The plan to be submitted by OWNER for CITY approval shall describe the utilities and other infrastructure necessary to provide sufficient fire protection including a connection to permanent, master planned water facilities including connections and other public health and safety requirements for the Model Units."

3.3 Modifications to Section 4.2 of the Original Development Agreement. Section 4.2.1, 4.2.2 and 4.2.3 of the Original Development Agreement shall be amended to read as follows:

"4.2.1 Amount of Development Impact Fee. Development Impact Fees shall be paid by OWNER, and any credit and/or reimbursement shall be provided to OWNER, in accordance with Section 3.1 of the Construction Agreement Amendment. Without limiting the nature of the foregoing, nothing contained in this Agreement shall affect the ability of other public agencies to impose and amend, from time to time, Development Impact Fees established or imposed by

such other public agencies, even though such Development Impact Fees may be collected by CITY.

4.2.2 Time of Payment. The Development Impact Fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of a building permit for each applicable residential or other unit, except for Development Impact Fees and Open Space and Habitat Acquisition Development Impact fees which shall be paid by OWNER to CITY prior to the issuance of a grading permit.”

4.2.3 Parkland and Quimby Act Fees Pursuant to the General Plan (OntarioPlan) Goal PR1, Policy PR1-5 (achievement of a park standard of 5 acres of parkland per 1,000 residents) OWNER shall provide improved parks, developed in accordance with the City’s park standards in an amount equal to two (2) acres per 1,000 of projected population without credit, reimbursement, offset or consideration from City. CITY and OWNER agree that lettered Lots of Tract Nos. 17931 and 17932 consisting of approximately 2.22 net acres shall satisfy OWNER’s additional park development requirement. Areas designated as Park areas shall be transferred to a homeowners’ association and the homeowners’ association shall be responsible for all maintenance of the developed park areas. OWNER shall also pay the full Development Impact Fee for the Parkland Acquisition and Development Fee category (Quimby Act fees) for the Project.

Additionally, Sections 4.2.4 and 4.2.5 of the Original Development Agreement shall be removed and replaced by the following:

“4.2.4 Construction of DIF Program Infrastructure (Construction Agreement). To the extent OWNER is required to construct and completes construction of public improvements that are included in CITY’s Development Impact Fee Program and the Construction Agreement Amendment, CITY agrees that CITY shall issue DIF Credit (as defined in the Construction Agreement Amendment) in accordance with the provisions of the Construction Agreement Amendment and any amendments thereto. Use of DIF Credit issued to OWNER as a member of NMC Builders LLC to offset OWNER’s DIF payment obligations shall also be subject to the provisions of the Construction Agreement Amendment and any amendments thereto.

4.2.5 Construction of DIF Program Infrastructure (Non-Construction Agreement). To the extent OWNER is required to construct and completes construction of public improvements that are included in CITY’s Development Impact Fee Program and such public improvements are not included in the Construction Agreement Amendment between CITY and NMC Builders LLC, CITY agrees that CITY shall issue DIF Credit and DIF Reimbursement in accordance with the provisions of a separate Fee Credit Agreement between CITY and OWNER. Limitation on the use of DIF Credit issued to OWNER to offset OWNER’s DIF payment obligations shall also be

subject to the provisions of a separate Fee Credit Agreement. OWNER may also be eligible to receive reimbursement from DIF collected by CITY and paid by other development that benefits from OWNER's construction of DIF Program Infrastructure. Any such DIF Reimbursement shall be subject to a Fee Credit Agreement between CITY and OWNER. CITY and OWNER agree that the Fee Credit Agreement between CITY and OWNER shall comply with CITY's adopted policies applicable to such agreements."

4.2.5.1 CITY Reimbursement for Phase 2 Recycled Water System Improvements. CITY agrees that the provisions of the DIF Credit and Reimbursement Agreement referenced above shall also include a requirement for a special reimbursement from CITY to OWNER upon completion and acceptance by CITY of the Phase 2 Recycled Water System Improvements if such improvements are constructed by OWNER. The amount of the reimbursement shall be forty-four percent (44%) of the eligible design and construction costs for the portion of the Phase 2 Recycled Water System Improvements located in Riverside Avenue between Haven Avenue and Archibald Avenue. At this time the estimated eligible costs for the design and construction of this portion of the Phase 2 Recycled Water System Improvements is one million, eight hundred thousand dollars (\$1,800,000). The actual amount of the special reimbursement shall be determined upon completion and acceptance of the improvements by CITY and shall be based upon the actual eligible costs for the design and construction of the improvements or the estimated costs in CITY's DIF Program for the improvements, whichever is less.

4. OTHER MODIFICATIONS.

4.1 Assignment and Assumption. CITY and OWNER acknowledge that Armada Ontario Development L.L.C. (Armada Ontario) has transferred the Property to OWNER and has transferred and assigned to OWNER, all rights, title and interest to the Property. OWNER hereby expressly and unconditionally assumes all the rights, duties and obligations of Armada Ontario as the predecessor in interest to OWNER under the Original Development Agreement, including, without limitation, all of the general rights, duties and obligations of Armada Ontario under the Original Development Agreement for the development of the Property. OWNER agrees to observe and fully perform all of Armada Ontario's and OWNER's obligations under the Original Development Agreement and this First Amendment and to be subject to all the terms and conditions thereof, it being the express intention that OWNER, upon execution of this First Amendment, shall become substituted for Armada Ontario as the "OWNER" under the Original Development Agreement, the First Supplemental Memorandum, and this First Amendment.

4.2 Release of Assignor. Pursuant to section 2.4.2 of the Original Development Agreement, Armada Ontario, as the previous OWNER shall be free from any and all liabilities accruing on or after the date of the transfer of title to the Property with respect to the Development Agreement. No breach or default under this First Amendment or the Development Agreement by the current OWNER shall be attributed to Armada Ontario, as the previous OWNER.

4.3 Assignment and Assumption by Successor Owner. CITY and OWNER acknowledge that OWNER expects to transfer the Property to a successor OWNER prior to the completion of the approval process for, and the execution of, this First Amendment. If current OWNER transfers the Property to a successor OWNER and CITY consents to such transfer under the provisions of Section 2.4 of the Original Development Agreement, prior to the completion of the approval process for this First Amendment then the successor OWNER shall expressly and unconditionally assume, in writing, all the rights, duties and obligations of the current OWNER, Genstar Development Corporation Investments 6 L.P., including, without limitation, all of the general rights, duties and obligations of Genstar Development Corporation Investments 6 L.P. under the Original Development Agreement and this First Amendment for the development of the Property. The successor OWNER shall observe and fully perform all of OWNER's obligations under the Original Development Agreement and this First Amendment and to be subject to all the terms and conditions thereof.

5. INTEGRATION.

5.1 Integration of Previous Understandings and Clarifications. This First Amendment reflects the complete understanding of the parties with respect to the subject matter hereof. To the extent this First Amendment conflicts with the Development Agreement, or First Supplemental Memorandum, or both, this First Amendment supersedes such previous document(s). In all other respects, the parties hereto re-affirm and ratify all other provisions of the Development Agreement and First Supplemental Memorandum. The Property covered by this First Amendment is as described in the legal description of the Property attached hereto as revised Exhibit B-R. This First Amendment shall be recorded against the Property.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date the ordinance adopting this First Amendment becomes effective ("Effective Date").

SIGNATURE PAGE
TO FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION
INVESTMENTS 6, L.P..

"OWNER"

GENSTAR DEVELOPMENT CORPORATION
Investments 6 L.P.,
a Delaware limited liability company

By: _____

Name:

Its:

Date: _____

"CITY"

CITY OF ONTARIO

By: _____

Al Boling, City Manager

Date: _____

ATTEST:

City Clerk, Ontario

APPROVED AS TO FORM:
BEST, BEST & KRIEGER LLP

City Attorney

Exhibit "C-R"
Revised Existing Development Approvals

On December 18, 2006, the Planning Commission:

- a) Issued Resolution No. PC06-170 recommending City Council adopt and certify The Esperanza Specific Plan Environmental Impact Report;
- b) Issued Resolution No. PC06-171 recommending City Council approval of The Esperanza Specific Plan (File No. PSP05-002).

On January 16, 2006, the City Council:

- a) Adopted Resolution No. 2007-008 certifying the Esperanza Specific Plan Environmental Impact Report (SCH No.2002061047).

On January 16, 2006, the City Council:

- a) Adopted Ordinance No. 2858 approving the Esperanza Specific Plan (File No.PSP05-002).

On January 23, 2007, the Planning Commission:

- a) Adopted Resolution No. PC07-001 recommending City Council approval of the Armada Ontario Associates Development Agreement (PDA06-002).

On February 20, 2007, the City Council:

- a) Adopted Ordinance No. 2856 approving the Armada Ontario Associates Development Agreement.

On July 22, 2014, the Planning Commission:

- a) Adopted Resolution No. PC14-057 recommending City Council approval of the Genstar Development Corporation Investments 6, L.P., and Development Agreement Amendment.

Exhibit "D-R"
Revised Existing Land Use Regulations

These documents are attached by reference only:

1. The Esperanza Specific Plan
2. The Esperanza Environmental Impact Report Resolution No. 2007-008
3. City of Ontario Municipal Code, Titles:
 - a. Six - Sanitation & Health
 - b. Seven - Public Works
 - c. Eight - Building Regulations
 - d. Nine - Development Code
 - e. Ten - Parks & Recreation

TENTATIVE TRACT MAP NO. 18380

IN THE CITY OF ONTARIO IN THE COUNTY OF SAN BERNARDINO
STATE OF CALIFORNIA
ESPERANZA WEST
OFF-TRACT INFRASTRUCTURE
EXHIBIT F

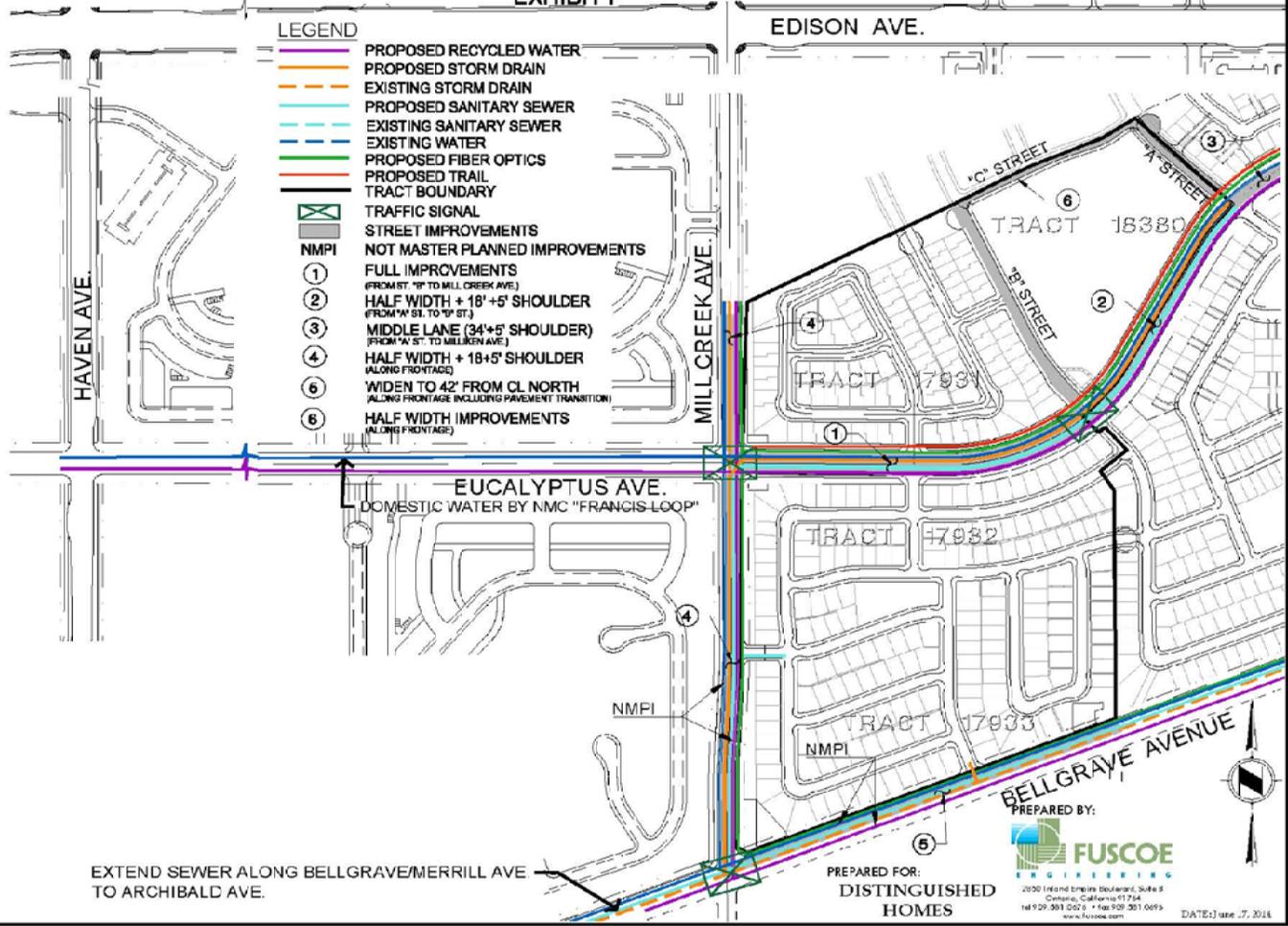
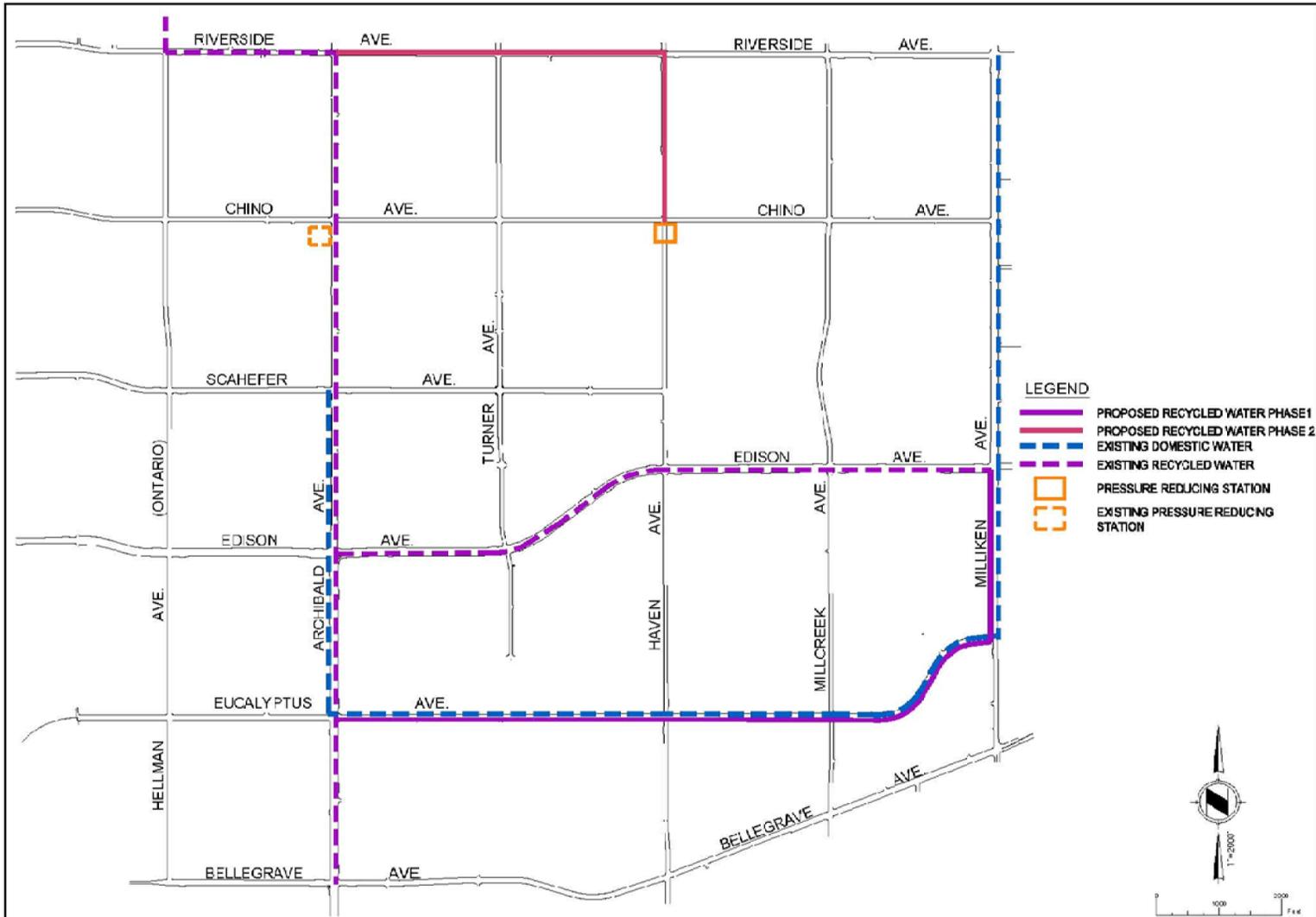


Exhibit "F"



PREPARED BY:



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Tel: 951-251-0570 • Fax: 951-251-0100
www.fuscoe.com

PREPARED FOR:

ONTARIO EDISON HOLDINGS
160 S. OLD SPRINGS ROAD, SUITE 250
ANAHEIM HILLS, CA 92808
PHONE: (714) 637-4405 FAX: (714) 637-4406

EXHIBIT "F"
ESPERANZA EAST WEST NEW MODEL CO. CIV
DOMESTIC AND RECYCLED WATER LOOP
TRACTS 17743 & 18330

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
PUBLIC HEARINGS

SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN GENSTAR DEVELOPMENT CORPORATION INVESTMENTS – RCCD, L.P., AND THE CITY OF ONTARIO TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT AND TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS; AND A RESOLUTION APPROVING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT

RECOMMENDATION: That the City Council introduce and waive further reading of an ordinance approving an amendment (File No. PDA14-004) to the Development Agreement between Genstar Development Corporation Investments – RCCD, L.P. a Delaware Limited Partnership, and the City of Ontario to update certain provisions of the existing Development Agreement to conform with the Construction Agreement Amendment with NMC Builders, LLC of Ontario, California, and update certain provisions of the existing Development Agreement (File No. PDA06-003); and adopt a resolution approving an addendum to the Esperanza Specific Plan Environmental Impact Report (SCH #2002061047).

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
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 Development Agreement Amendment will update certain provisions of the existing Development Agreement to conform to the Construction Agreement Amendment with NMC Builders, LLC. In addition, the City will receive Public Service Funding fees plus development impact, compliance processing, licensing, and permitting fees. Original Model Colony revenue will not

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Rudy Zeledon
Department: Planning

City Manager Approval: 

Submitted to Council/O.H.A. 08/19/2014
Approved: _____
Continued to: _____
Denied: _____

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be used to support the New Model Colony development. The Development Agreement and the related tract map conditions require the developer to construct public infrastructure.

BACKGROUND: The original Development Agreement (File No. PDA06-003) was approved by City Council on February 20, 2006, for Tentative Tract Map Nos. 17935 and 17936 within the Esperanza Specific Plan. Genstar Development Corporation Investments – RCCD, L.P., and the City recognized that the financial commitment required for construction in the New Model Colony was substantial. To adequately forecast these costs and gain assurance that the project may proceed under the existing policies, rules and regulations, a Development Agreement was entered into providing for the development of up to 154 dwelling units. The Development Agreement, approved in February 2007, addressed issues of parkland, public facilities, public services funding, infrastructure and affordable housing.

The Amendment incorporates new and modified provisions to conform to the Construction Agreement Amendment, including:

- Incorporation of Tentative Tract Maps 18876 and 18878 (217 residential units and 27.23 acres)
- Continues the requirement for funding of Fire Station No. 9
- Continues the requirement for funding of the Regional Water and Storm Water Treatment Improvements
- Modification of Public Services Funding Fees: Increase the fee from \$1,700/unit to \$1,820/unit due in two installments:
 - (1) \$910/unit with the issuance of the each building permit or within 30 days of City commencing construction of the Fire Station No. 9, whichever occurs first (less previous payment of \$157,675 received by City credited to first installment).
 - (2) \$910 upon issuance of each remaining building permits, the cost of which shall increase each January 1, beginning January 1, 2015.
- Single installment of payment of the Public Services Funding of fifty five cents per square feet of non-residential buildings.
- Modification of School Financing Provisions
- Modifications of the amount of the CFD to finance City services

The Amendment also incorporates specific requirements for the phased construction and completion of required public infrastructure, including regional and local streets and traffic signals, water and sewer utilities, and regional and local storm drain improvements. The Applicant is in the process of selling the property and therefore language has been added to the Development Agreement to allow for the transfer of the property to a successor owner under the provisions of the Development Agreement.

The Development Agreement and the Amendment continue to require funding for all new City expenses created by the development of the project. These expenses include all additional City-provided services, infrastructure and affordable housing requirements.

The main points of the Development Agreement including the provisions of the Amendment are as follows:

- Term: Maintains the same term of ten years with a five year option.
- Assignment: Assignable with all terms and conditions applying to the assignee. New provisions are added in the Amendment to recognize and provide City approval of all partial assignments.
- Fees:
Development Impact Fees: To be paid at current amounts; varies by category (i.e. Streets and Bridges, Police, Fire, Open Space/Parks etc.). This is a separate fee from existing City licensing fees and permits and is due at building permit issuance for each unit.
- Community Facilities
District (CFD): City will cooperate with Owner to form a CFD to reimburse costs of infrastructure construction and maintenance of public facilities.
- Parks/Open Space: Maintains The Ontario Plan (General Plan) requirement of five acres per 1,000 projected population through park dedication and/or the payment of in-lieu fees; and recognizes that Ontario Land will construct 2.13 acres of parks and open space and pay a pro-rate fee for the remainder of the park and open space requirements
- Housing: Maintains the provision of affordable housing as required by the General Plan through construction, rehabilitation, or by paying an in-lieu fee.
- Schools: Maintains the requirement to satisfy Mountain View Elementary School District and Chaffey High School District school facilities requirements.
- Termination: Maintains the City's ability to terminate the Agreement if substantial evidence is found of noncompliance.

In considering the application at their July 22, 2014 meeting, the Planning Commission found that the Development Agreement Amendment is consistent with State law, The Ontario Plan, the City's Development Agreement policies, and other Development Agreements previously approved for NMC development. As a result, the Commission unanimously (4-0) recommended approval of the Development Agreement Amendment to the City Council.

ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an Addendum to the Esperanza Specific Plan (SCH #2002061047). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ESPERANZA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (ADOPTED FOR FILE NO. PSP05-002) FOR FILE NO. PDA14-004 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF — APN: 0218-332-11 AND 0218-252-17.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study and an Addendum to the Esperanza Specific Plan Environmental Impact Report (EIR) File No. PSP05-002 for Planning File No. PDA14-004 (the “Addendum”), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively “CEQA”); and

WHEREAS, File No. PDA14-004 (the “Project”) analyzed under the Addendum consists of a Development Agreement Amendment (First Amendment) between the City of Ontario and Genstar Development Corporation – RCCD L.P., a Delaware limited partnership (Esperanza Specific Plan) (File No. PDA 14-004) to amend Development Agreement, File No. PDA 06-004 to update certain provisions of the existing Development Agreement to conform to the construction agreement with NMC Builders and include the additional development of up to 217 residential units on 27.23 acres of land. The Development Agreement applies to 91 acres of land generally located northwest and southwest corners of Milliken Avenue and Eucalyptus Avenue, within Planning Areas 4,5,6 and 7 of the Esperanza Specific Plan (TT17935, TT17936, 18876, and 18878); and

WHEREAS, on January 16, 2007, the City Council certified an EIR (SCH #2002061047) and a related Mitigation Monitoring and Reporting Program for File No. PSP05-002; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date. After considering all public testimony, the Planning Commission recommended approval of the Development Agreement Amendment to the City Council with a vote of 4 to 0 (Gage absent, Gregorek recusing); and

WHEREAS, pursuant to Public Resources Code Section 21166 and Sections 15162 and 15163 of the State CEQA Guidelines, the Addendum to the Esperanza Specific Plan EIR for File No. PSP05-002 was prepared by the City with regard to the Project (Planning File No. PDA14-004). The Addendum incorporates, by reference, the analysis contained in the certified EIR and related Mitigation Monitoring and Reporting Program for File No. PSP05-002, and addresses only those issues specific to the Project. The Addendum concludes that the Project will not result in impacts beyond

what was previously analyzed in the certified EIR, because the Project does not have new or substantially more severe significant environmental impacts, either directly or indirectly; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Addendum for the Project with Tentative Tract Map, and intends to take actions on the Project in compliance with CEQA, and state and local guidelines implementing CEQA; and

WHEREAS, the Addendum for the Project and the certified EIR for File No. PSP05-002 are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein;

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

SECTION 1. THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Addendum/Initial Study and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Addendum represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project.

SECTION 2. THAT THE CITY COUNCIL does hereby find that based upon the entire record of proceedings before it and all information received and pursuant to State CEQA Guidelines Section 15162 and 15164, that there is no substantial evidence that the Project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in the Esperanza Specific Plan EIR for File No. PSP05-002 and that no changes or additions to the adopted Mitigated Negative Declaration analyses are necessary, nor is there a need for any additional mitigation measures, and that none of the conditions described in State CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the Project otherwise exist.

SECTION 3. The documents and materials that constitute the record of proceedings on which these findings have been based upon are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario

SECTION 4. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of August, 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING AN AMENDMENT BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION – RCCD L.P., (ESPERANZA SPECIFIC PLAN) (FILE NO. PDA14-004) TO AMEND DEVELOPMENT AGREEMENT, FILE NO. PDA06-003, TO UPDATE CERTAIN PROVISIONS OF THE EXISTING DEVELOPMENT AGREEMENT TO CONFORM TO THE CONSTRUCTION AGREEMENT WITH NMC BUILDERS, TO INCLUDE THE ADDITIONAL DEVELOPMENT OF UP TO 217 RESIDENTIAL UNITS ON 27.23 ACRES OF LAND, AND TO PROVIDE FOR PHASING OF THE CONSTRUCTION OF PUBLIC INFRASTRUCTURE AS PROVIDED IN TRACT MAP NOS. 17935, 17936, 18876, AND 18778, AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 0218-332-11 and 0218-252-17).

WHEREAS, California Government Code Section 65864 now provides, in pertinent part, as follows:

“The Legislature finds and declares that:

(a) The lack of certainty in the approval process of development projects can result in a waste of resources, escalate the cost of housing and other developments to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

(b) Assurance to the Applicant for a development project that upon approval of the project, the Applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.”

WHEREAS, California Government Code Section 65865 provides, in pertinent part, as follows:

“Any city ... may enter into a Development Agreement with any person having a legal or equitable interest in real property for the development of such property as provided in this article ...”

WHEREAS, California Government Code Section 65865.2. provides, in part, as follows:

“A Development Agreement shall specify the duration of the Agreement, the permitted uses of the property, the density of intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The Development Agreement may include

conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for discretionary actions shall not prevent development of the land for the uses and to the density of intensity of development set forth in this Agreement ...”

WHEREAS, on the 4th day of April 1995, the City Council of the City of Ontario adopted Resolution No. 95-22 establishing procedures and requirements whereby the City of Ontario may consider Development Agreements.

WHEREAS, on the 10th day of September 2002, the City Council of the City of Ontario adopted Resolution No. 2002-100 which revised the procedures and requirements whereby the City of Ontario may consider Development Agreements.

WHEREAS, on the 20th day of February 2006, the City Council of the City of Ontario, adopted Ordinance No. 2856, approving a Development Agreement between Regent Ontario, LLC, and the City; and

WHEREAS, on June 24, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date and continued the Project to the July 22, 2014 hearing; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Amendment and concluded said hearing on that date. After considering all public testimony, the Planning Commission recommended approval of the Development Agreement Amendment to the City Council with a vote of 4 to 0 (Gage absent, Gregorek recusing); and

WHEREAS, attached to this Ordinance, marked Exhibit “A” and incorporated herein by this reference, is the proposed Amendment to the Development Agreement between Genstar Development Corporation – RCCD L.P., and the City of Ontario, File No. PDA14-004. Hereinafter in this Ordinance, the Development Agreement is referred to as the “Amendment”; and

WHEREAS, as the first action on the Project, on August 19, 2014, the City Council adopted an Addendum to Esperanza Specific Plan Environmental Impact Report (SCH #2004071001) adopted by the City Council on January 16, 2007. This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. Based upon substantial evidence presented to the City Council during the above-referenced hearing on August 19, 2014, including written and oral staff reports, together with public testimony, the Planning Commission hereby specifically finds as follows:

a. The Amendment to the Development Agreement applies to 91.07 acres of residential land within Planning Areas 4, 5, 6, and 7 of the Esperanza Specific Plan, generally located on northwest and southwest corners of Mill Creek Avenue and Eucalyptus Avenue and is presently vacant; and

b. The properties to the north of the Project site are within Planning Area 4 of Esperanza Specific Plan and planned for single family development and developed dairy/agriculture uses. The property to the south of the project site is within the City of Eastvale and developed with single family residential development. The property to the east is within the City Eastvale and developed with industrial uses. The property to west is located within Planning Area 4 of Esperanza Specific Plan and planned for single family development and currently vacant; and

c. The Development Agreement and the Amendment to the Development Agreement establishes parameters for the development of Esperanza Specific Plan residential projects. The Development Agreement also grants Genstar Development Corporation – RCCD L.P., a Delaware limited partnership the right to develop, the ability to quantify the fees; and establish the terms and conditions that apply to those projects. These terms and conditions are consistent with The Ontario Plan Policy plan (General Plan), design guidelines and development standards for The Avenue Specific Plan; and

d. The Amendment to the Development Agreement focuses revisions to the Development to bring it into consistency with the Construction Agreement between the City and New Model Colony Builders (“NMC”), LLC; and

e. The Amendment to the Development Agreement will provide for the phasing of various improvements established by Esperanza Specific Plan; and

f. The Amendment to the Development Agreement has been prepared in conformance with the goals and policies of The Ontario Plan Policy Plan (General Plan); and

g. The Amendment to the Development Agreement does not conflict with the Land Use Policies of The Ontario Plan Policy Plan (General Plan) and will provide for development, within the district, in a manner consistent with the Policy Plan and with related development; and

h. The Amendment to the Development Agreement will promote the goals and objectives of the Land Use Element of the Policy Plan; and

i. The Amendment to the Development Agreement will not be materially injurious or detrimental to the adjacent properties and will have a significant impact on the environment or the surrounding properties but the benefits of the project outweighs the potential environmental impacts and the mitigation of these impacts were addressed in The Avenue Specific Plan EIR certified by the City Council on December 19, 2006.

SECTION 2. Based upon the findings and conclusions set forth in Sections 1 above, the City Council hereby approves the Project.

SECTION 3. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

(SEAL)

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____, 2014, and adopted at the regular meeting held _____, 2014, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

Exhibit A – First Amendment to the Development Agreement
(See Attached)

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT
CORPORATION - RCCD , L.P. (ESPERANZA EAST)**

This First Amendment (hereinafter "First Amendment") is entered into as of the _____ day of _____ 201__ by and between the City of Ontario, a California municipal corporation (hereinafter "CITY"), and Genstar Development Corporation -RCCD L.P., a Delaware limited partnership (hereinafter "OWNER").

RECITALS

WHEREAS, the CITY and the previous Owner, Regent Ontario L.L.C. ("Regent Ontario") previously entered into that certain Regent Ontario (Esperanza) Development Agreement (No. PDA 06-003) dated February 20, 2007 pursuant to Section 65864, et seq., of the Government Code, (hereinafter the "Original Development Agreement"); and

WHEREAS, the current OWNER, Genstar Development Corporation – RCCD L.P. (Esperanza East) named above as OWNER, has acquired the Property from the previous Owner on December 10, 2010; and

WHEREAS, under the terms of the sale and transfer of the Property, to OWNER, OWNER has been assigned and has expressly and unconditionally assumed all the rights, duties and obligations of Regent Ontario under the Development Agreement, including, without limitation, all of the general rights, duties and obligations of OWNER under the Development Agreement; and

WHEREAS, OWNER has requested that the CITY approve the transfer and assignment of the "Original Development Agreement" from Regent Ontario; and

WHEREAS, Section 2.5 of the Development Agreement specifies that the Development Agreement may be amended in whole or in part only in the manner provided for in Government Code Section 65868.1 and the procedure for adopting and entering into an amendment to the Development Agreement shall be the same as the procedure for adopting and entering into the Development Agreement; and

WHEREAS, the CITY and NMC Builders, LLC, a California limited liability company ("NMC Builders"), entered into that certain Agreement for the Financing and Construction of Phase I and II Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony dated October 4, 2005, which is referred to both herein and in the Development Agreement as the "Construction Agreement;" and

WHEREAS, the CITY and NMC Builders have entered into the Amended and Restated Construction Agreement dated August 21, 2012 that supersedes and replaces the Construction Agreement (the "Construction Agreement Amendment"); and

WHEREAS, NMC Builders LLC is identified as the Developer under the Construction Agreement Amendment; and

WHEREAS, OWNER is a member of NMC Builders and is a "Member" as such term is defined in the Construction Agreement Amendment; and

WHEREAS, the CITY and OWNER agree that execution of this First Amendment shall constitute CITY's approval of the assignment of the Development Agreement to Genstar Development Corporation - RCCD L.P. (Esperanza East) and a Certification of Agreement Compliance under Section 6.4 of the Development Agreement shall be issued within 10 days following the Effective Date of this First Amendment; and

WHEREAS, the current OWNER expects to transfer the Property to a successor OWNER under the provisions of Section 2.4 of the Original Development Agreement prior to completion of the process required for the adoption of the Ordinance to approve this First Amendment and it is expected that OWNER and the successor OWNER will execute the necessary assignments and assumptions as required by the Original Development Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual agreements hereinafter contained, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Existing Definitions. The following terms when used in this First Amendment shall have the same meaning as defined in the Original Development Agreement: "CITY"; "Construction Agreement"; "Development"; "Development Approvals"; "Development Exaction"; "Development Impact Fee"; "Development Plan"; "General Plan"; "Land Use Regulations"; "OWNER"; "Project", "Property", "Specific Plan"; "Subsequent Development Approvals"; and "Subsequent Land Use Regulations".

1.2 Additional and Modified Definitions.

1.2.1 The following additional terms shall be defined as follows:

"Construction Agreement Amendment" means that certain Amended and Restated Agreement for the Financing and Construction of Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony, entered into between the CITY and NMC Builders dated August 21, 2012.

“Effective Date” means the date that the ordinance adopting this First Amendment becomes effective.

“Model Units” means a maximum of sixteen (16) units constructed by OWNER prior to the construction of any Production Units and not offered for sale and occupancy until after all of the of the building permits for Production Units are issued.

“OWNER” means Genstar Development Corporation - RCCD L.P., a Delaware limited liability partnership as successor in interest to Regent Ontario L.L.C, a Delaware Limited Liability Corporation.

“Owner’s Fire Station No. 9 Capital Contribution” is added to mean OWNER’s share, calculated on a per-unit basis under the provisions of the Construction Agreement Amendment and the NMC Builders LLC’s agreements, for the costs of the completion of the design and construction of Fire Station No. 9, as estimated by CITY.

“Phase 1 Recycled Water System Improvements” means the extension of the recycled water system to serve the Property in Eucalyptus, Milliken and Edison Avenues as described in the attached Exhibit F.

“Phase 2 Recycled Water System Improvements” means the extension of master-planned recycled water system improvements in Riverside Drive and Haven Avenue as described in the attached Exhibit F.

“Production Units” means all units constructed for sale and occupancy by OWNER but excludes the maximum sixteen (16) Model Units constructed by OWNER for promotion of sales.

“Storm Water Capacity Availability Equivalents” means a designated portion of the total Storm Water Capacity Availability made available through the completion of construction of each Phase of regional storm water treatment facilities by the NMC Builders. OWNER shall be required to provide evidence of sufficient Storm Water Capacity Availability Equivalents (or portions thereof) based upon the storm water generation factors and assumptions contained in the Construction Agreement Amendment.

“Water Availability Equivalent (WAE)” means a designated portion of the total Net MDD made available through the construction of each Phase described in the Water Phasing Plan of the Construction Agreement Amendment. The number of Water Availability Equivalents (or portions thereof) required shall be based upon water demand factors and assumptions listed in the Construction Agreement Amendment as “Water Availability Equivalents by Land Use” for each land use category.

1.2.2 The following definitions shall be revised as follows:

“Existing Development Approvals” is revised to mean all Development Approvals approved or issued prior to the Effective Date of this Amendment. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C-R” and all other Development Approvals that are a matter of public record on the Effective Date of this Amendment.

“Existing Land Use Regulations” is revised to mean all Land Use Regulations in effect on the Effective Date of this Amendment and all other Land Use Regulations that are in effect and a matter of public record on the Effective Date of this Amendment. Existing Land Use Regulations includes the Regulations incorporated herein as Exhibit “D-R,” and all other Land Use Regulations that are in effect and a matter of public record on the Effective Date of this Amendment.

“Improvement” or “Improvements” is revised to mean those public improvements required to support the development of the Project as described in the Tract Map conditions for Tract Nos.17749 (A Map), 17935, 17936, and 18876 and 18878 (B Maps) and as further described in Exhibit “F” (the “Infrastructure Improvements Exhibit”).

1.3 Exhibits. The following documents are attached to, and by this reference made a part of, this First Amendment:

Exhibit “C-R” –Revised Existing Development Approvals

Exhibit “D-R” – Revised Existing Land Use Regulations

Exhibit “F” — Infrastructure Improvements Exhibit

2. MODIFICATIONS TO DEVELOPMENT AGREEMENT TO CONFORM TO CONSTRUCTION AGREEMENT AMENDMENT

2.1 Continuing Requirement for the Funding of Fire Station No. 9 by NMC Builders for Issuance of Building Permits. The issuance of building permits for Production Units within the Property is contingent upon, among other things, the provision of payments from NMC Builders for the completion of the construction of CITY’s Fire Station No. 9. Except as provided in section 2.2 below, CITY shall not issue building permits for the construction of Production Units within the Property unless and until CITY receives payments from NMC Builders in the amount estimated by CITY to be necessary and sufficient for the completion of the design and construction of Fire Station No. 9.

2.2 Fire Station Funding Requirements for Any permits Issued Prior to the Provision of Payments from NMC Builders for the Completion of Construction of CITY’S Fire Station No. 9. If OWNER requests that CITY issue building permits for any Model

Units or Production Units prior to CITY's receipt of payments from NMC Builders in an amount deemed by CITY to be necessary and sufficient for the design and construction of Fire Station No. 9, then prior to and as a condition precedent to CITY's issuance of any such building permits for the construction of any Model Units or Product Units, OWNER shall deposit, or shall have deposited, with NMC Builders an amount equal to the OWNER's Fire Station No. 9 Capital Contribution allocable to such unit(s).

2.3 Continuing Requirement for the Funding of Regional Water and Storm Water Treatment Improvements. Prior to, and as a condition precedent to CITY's approval of the final Tract Map for Tract Nos. 17749, 17935, 17936, 18876 and 18878, CITY shall require OWNER to provide evidence of sufficient Water Availability Equivalents for all Model Units and Production Units to be constructed on the Property. Prior to, and as a condition precedent to CITY's issuance of grading permits for any grading of the Property or prior to, and as a condition precedent to CITY's approval of the final Tract Map for Tract Nos. 17749, 17935, 17936, 18876 or 18878, OWNER shall provide evidence of sufficient Storm Water Treatment Capacity Availability for the Project. CITY and OWNER agree that the evidence of Storm Water Treatment Capacity Availability for the Project shall be based on the net acreage of OWNER's Project as defined in the Construction Agreement Amendment and as of the Effective Date of this Amendment such net acreage has been determined to be 54.45 acres. If the CITY has not issued sufficient Storm Water Treatment Capacity Availability for OWNER's Project, because regional storm water treatment facilities are not completed by NMC Builders, then OWNER may provide and CITY, in its sole discretion, may accept evidence of sufficient Storm Water Treatment Capacity that is conditioned upon the future completion of the regional storm water treatment facilities.

2.4 Modification of Public Services Funding Fees. As required by Section 4.6 of the Original Development Agreement and in order to ensure that the adequate provision of public services, including without limitation, police, fire, and other public safety services, is available to residents and occupants of OWNER's Project, OWNER shall provide a "Public Services Funding Fee." OWNER was required and has paid, the First Installment of the Public Service Funding Fees to CITY in the amount of one hundred fifty seven thousand six hundred seventy-five dollars (\$157,675). CITY and OWNER agree that OWNER is not in compliance with the provisions of Section 4.6 of the Original Development Agreement and under the provisions of Section 3.7.4 of the Construction Agreement Amendment the amount of the Public Services Funding Fees, the amount of the optional installment payments and the timing of the optional installment payments shall be subject to modification. The provisions of Section 4.6 of the Original Development Agreement shall be superseded and replaced with the following:

"4.6 Public Services Funding Fee. OWNER shall pay a Public Services Funding fee in the total amount of One Thousand Eight Hundred Twenty dollars (\$1,820.00) per residential dwelling unit. OWNER shall pay the Public Services Funding Fee in one (1) installment within one hundred eighty (180) calendar days after the Effective Date of this First Amendment, or, at OWNER's option, in two (2) installments as follows:

4.6.1 First Installment (Residential uses). The first installment of the Public Services Funding Fee shall be Nine Hundred Ten dollars (\$910.00) per residential dwelling unit. The first installment shall be paid prior to, and as a condition precedent to the issuance of each building permit unless, CITY commences construction of Fire Station No. 9 prior to the issuance of the first residential building permit for the Project (in which case the following payment structure shall apply). If CITY commences construction of Fire Station No. 9 prior to the issuance of the first residential building permit for the Project, the first installment shall be based upon the "Maximum Development Density" of OWNER's Project, or the number of units described on "B Maps" if approved, as defined in Section 3.7.2.3 of the Construction Agreement Amendment. The first installment shall then be due and payable no later than 30 days following CITY's commencement of construction of Fire Station No. 9. Commencement of the construction shall be defined as the issuance of a grading permit or building permits, whichever, occurs first.

If the first installment amount is not paid for all residential dwelling units within the Project (based on the Maximum Development Density of the OWNER's Project, or the number of units described on "B Maps" if approved) by January 1, 2015, the amount of the first installment shall be increased. Such increase shall be based on the percentage increase (but no decrease) in the Consumer Price Index (Los Angeles--Riverside-Orange County), 1950-2001 (1982-84=100) over the preceding year(s). Additionally, the amount shall be further increased automatically by the percentage increase in the Consumer Price Index (Los Angeles-Anaheim-Riverside) on each January 1 thereafter.

4.6.2 Second Installment (Residential Uses). The second installment of the Public Services Funding Fee shall be Nine Ten Hundred dollars (\$910.00) per residential unit. The second installment shall be paid by OWNER at the time of the issuance of each building permit for the Project. The amount of the second installment shall increase automatically by the percentage increase (but no decrease) in the Consumer Price Index (Los Angeles-Riverside- Orange-County), 1950-2001 (1982-84=100) over the preceding year on January 1st of each year, beginning on January 1, 2015. OWNER may exercise the option to pay the second installment amount for all residential units, a portion of the residential units, or for the remainder of the residential units within the Project on or before each December 31st, before the second installment amount is automatically increased.

4.6.3 Single Installment (Non-residential Uses). A single installment payment of the Public Services Funding Fee shall be required in the amount of Fifty Five Cents (\$.55) per square foot of non-residential buildings. The single installment for non-residential uses shall be due and payable prior to the issuance of each building permit for each non-residential building. The amount of the Single Installment for non-residential uses shall automatically increase by percentage increase (but no decrease) in the Consumer Price Index (Los Angeles—Riverside-Orange-County), 1950-2001 (1982-84=100) over each preceding year

on January 1st of each year, beginning on January 1, 2015. OWNER may exercise the option to pay any single installment amounts for the remainder of the non-residential square footage within the Project on or before December 31st, before the Single Installment amount is automatically increased.”

2.4.1 Public Services Funding Fees – Credit for Fee Amounts Previously Received by City. CITY and OWNER agree that CITY shall reduce the total amount of First Installment amount of the Public Services Funding Fees by four hundred twenty-five dollars per dwelling unit to recognize the portion of the First Installment amount previously paid to CITY by OWNER. Such reduction may be taken from the amount of the total fee amount due within one hundred eighty (180) calendar days after the Effective Date of this First Amendment, or, at OWNER’s option, from the amount of the First Installment due and payable at issuance of building permit but not later than 30 days following CITY’s commencement of construction of Fire Station No. 9. The escalation provisions of Section 4.6.1 shall continue to apply to full First Installment amount and the credit amount for previous payments shall remain at four hundred twenty-five dollars (\$425.00) and shall not be escalated.

2.5 Modification of School Financing Provisions. The provisions of Section 5.2 School Financing. of the Original Development Agreement shall be superseded and replaced with the following:

5.2 Schools. CITY and OWNER agree that OWNER, either through joint or individual agreements between OWNER and the applicable school district(s), shall satisfy its new school obligations. The new school obligations for the Mountain View School District in the New Model Colony area have been projected to include the acquisition or dedication of school sites for, and construction of, up to eight (8) schools. Of these eight (8) schools, six (6) are to be elementary (K-5) grade schools and two (2) are to be middle grade schools. The new school obligations for the Chaffey Joint Union High School District in the New Model Colony area have been projected to include the dedication of a school site for, and construction of, an additional high school. The new school obligations for the applicable school district shall be met by a combination of the following: (1) designating and dedicating school site(s) within the Property as set forth in the General Plan, and/or (2) paying school impact fees, (3) entering into a joint mitigation agreement or individual mitigation agreements, or (4) any combination of the foregoing. Written evidence of approval by the applicable school district that OWNER has met its school obligations may be required by the CITY as a condition to the issuance by the City of any entitlements for OWNER’s Project. In the event OWNER is unable to provide such written evidence from the applicable school district(s), CITY shall have the right to decline to honor any DIF Credit, Certificates of MDD Availability, Certificates of Storm Water Treatment Capacity Availability, or any combination thereof, presented by OWNER, without liability to the City. To the extent that a joint mitigation agreement is approved by the applicable school district(s), and OWNER is a participant in good standing in such mitigation agreement, OWNER shall be deemed to have mitigated its new school obligations under this Section 5.2.”

2.6 Modification of the Amounts of the CFD to Finance City Services. Prior to, and as a condition precedent to, the recordation of any final subdivision map, the area covered by such map shall be included in a Community Facilities District (CFD) to finance City services through annual special taxes. The amounts contained in Section 5.1 Financing Mechanism(s) in the Original Development Agreement shall be modified as follows:

Single Family Detached Dwelling Unit to \$1,387.00

Multiple Family Dwelling Unit to \$1,202.00

Gated Apartment Community Dwelling Unit to \$1,008.00

Non-Residential buildings to \$.26 per square foot.

These modified amounts shall be subject to an automatic increase, not to exceed four (4%) percent per year, beginning on January 1, 2015.

2.7 Remaining Provisions of Section 5. FINANCING OF PUBLIC IMPROVEMENTS All other provisions of Section 5. FINANCING OF PUBLIC IMPROVEMENTS shall continue and shall be unaffected by this First Amendment.

3. MODIFICATIONS TO DEVELOPMENT AGREEMENT TO REQUIRE CONSTRUCTION OF SPECIFIED PUBLIC IMPROVEMENTS

3.1 Modifications to Conceptual Phasing Plan. Section 3.4 of the Original Development Agreement is hereby amended to read as follows:

“3.4 Conceptual Phasing Plan. Development of the Property is contingent, in part, on the phasing of area-wide infrastructure improvements over which the OWNER has limited control. Attached hereto as Exhibit “E” is a Conceptual Phasing Plan which is based on the OWNER’s best estimate of the timing of the completion of needed infrastructure improvements. The conceptual phasing plan is an estimate only and is subject to the same timing constraints and the exercise of OWNER’s business judgment as set forth in the Original Development Agreement.

3.4.1 Attached hereto as Exhibit “F” is a description of the infrastructure improvements needed for the development of the Property (the “Infrastructure Improvement Exhibit”).

3.4.2 OWNER agrees that development of the Property shall require the construction of a significant portion of permanent master planned water utility infrastructure, known as the “Francis Zone Water Loop.” OWNER shall be responsible for the construction of the necessary extension of permanent master planned water utility infrastructure to the Property to the extent that such water utility infrastructure has not been constructed by NMC Builders or others. CITY

agrees that OWNER may initiate grading after recordation of the Final Tract Map; however, OWNER acknowledges and agrees that no Building Permits shall be issued by CITY for Production Units prior to the completion of the extension of permanent master planned potable and recycled water utility infrastructure to serve the Project.

3.4.3 OWNER agrees that development of the Property shall require the construction of a portion of Milliken, Mill Creek, Bellegrave and Eucalyptus Avenues, all as shown on Exhibit F. OWNER shall also be responsible for the construction of the master planned street and related improvements in Milliken, Mill Creek, Bellegrave and Eucalyptus Avenues. OWNER also agrees that OWNER shall be required to construct signalized intersection improvements at the intersections of Bellegrave and Milliken Avenues, Milliken and Eucalyptus Avenues and Eucalyptus Avenue and "A" Street as shown on Exhibit F."

3.4.4 OWNER agrees that development of the Property shall require the construction of master planned sewer system improvements in Bellegrave and Merrill Avenues from Mill Creek Avenue to Archibald Avenue and OWNER shall be responsible for the construction of such master planned sewer system improvements as shown on Exhibit F. OWNER also agrees that OWNER shall be responsible for the construction of master planned sewer system improvements in Eucalyptus Avenue from Milliken Avenue to Mill Creek Avenue and in Mill Creek Avenue from Eucalyptus Avenue to Bellegrave Avenue as shown on Exhibit F.

3.4.5 OWNER agrees that development of the Property shall require the construction of master planned storm drain system improvements in Milliken Avenue from north of Eucalyptus Avenue to Bellegrave Avenue, and including the connection to the Countyline Channel and OWNER shall be responsible for the construction of such master planned storm drain system improvements as shown on Exhibit F. OWNER shall also be responsible for the construction of master planned storm drain system improvements in Mill Creek Avenue from to Eucalyptus Avenue to Bellegrave Avenue and in Eucalyptus Avenue along the Property frontage to Bellegrave Avenue and the Countyline Channel all as shown on Exhibit F.

3.4.6 OWNER agrees that development of the Property shall require the construction of two phases of permanent master planned recycled water utility infrastructure to serve the Property with recycled water from two identified sources. OWNER shall be responsible for the design and construction of the necessary extension of permanent master planned recycled water utility infrastructure to the Property from Archibald Avenue, (the "Phase 1 Recycled Water Improvements") as described in the attached Exhibit F prior to, and as a condition precedent to, the issuance of the first building permit for Production Units. OWNER acknowledges and agrees that no building permits for Production Units shall be issued by CITY for the Project prior to the completion of the Phase 1 Recycled Water Improvements on Archibald and Edison Avenues and on

Eucalyptus and Milliken Avenues to serve the Project, as described in the attached Exhibit F. Additionally, OWNER shall be responsible for the design and construction of an additional extension of master planned recycled water infrastructure in Riverside and Haven Avenues (the "Phase 2 Recycled Water Improvements") to serve the Project as described in the attached Exhibit F. OWNER shall complete construction of the Phase 2 Recycled Water System Improvements no later than June 1, 2016 and prior to, and as a condition precedent to, CITY's issuance of a building permit for the 186th Production Unit. OWNER acknowledges and agrees that if OWNER has not completed the design and construction of the Phase 2 Recycled Water System Improvements, prior to applying to CITY for the issuance of the 186th building permit for Production Units, then CITY shall withhold issuance of any further building permits for the Project until the design and construction of the Phase 2 Recycled Water System Improvements is completed. If NMC Builders LLC or others have completed the design and initiated construction of the required Phase 2 Recycled Water System Improvements prior to CITY's issuance of a building permit for the 186th production then OWNER shall not be required to construct such improvements and shall not be eligible to receive the special reimbursement described in Section 4.2.5.1.

3.2 Requirements for the Construction of Public Infrastructure and Improvements. The following provisions shall be added to Section 3.7 Public Works; Utilities of the Original Development Agreement:

"3.7.1 OWNER shall be responsible for the timely construction and completion of all public infrastructure required for the Project as shown on the attached Exhibit "F" and any and all tentative tract map conditions. Unless otherwise specified in the Subdivision Agreement/Tract Map conditions, all other required Improvements for each Tract Map, shall be completed and operational prior to, and as a condition precedent to, OWNER requesting and CITY's granting of the first building permit for any units for the Project, except the maximum number of sixteen(16) Model Units.

3.7.1.1 Construction of Model Units prior to Construction of the Interim Units and Production Units. Subject to the prior submittal by OWNER and approval by CITY of a plan to provide sufficient public infrastructure for the construction of a maximum number of sixteen (16) Model Units and other temporary sales facilities, CITY may issue a maximum of sixteen (16) building permits for Model Units. The plan to be submitted by OWNER for CITY approval shall describe the utilities and other infrastructure necessary to provide sufficient fire protection including a connection to permanent, master planned water facilities including connections and other public health and safety requirements for the Model Units."

3.3 Modifications to Section 4.2 of the Original Development Agreement. Section 4.2.1, 4.2.2 and 4.2.3 of the Original Development Agreement shall be amended to read as follows:

“4.2.1 Amount of Development Impact Fee. Development Impact Fees shall be paid by OWNER, and any credit and/or reimbursement shall be provided to OWNER, in accordance with Section 3.1 of the Construction Agreement Amendment. Without limiting the nature of the foregoing, nothing contained in this Agreement shall affect the ability of other public agencies to impose and amend, from time to time, Development Impact Fees established or imposed by such other public agencies, even though such Development Impact Fees may be collected by CITY.

4.2.2 Time of Payment. The Development Impact Fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of a building permit for each applicable residential or other unit, except for Development Impact Fees and Open Space and Habitat Acquisition Development Impact fees which shall be paid by OWNER to CITY prior to the issuance of a grading permit.”

4.2.3 Parkland and Quimby Act Fees Pursuant to the General Plan (OntarioPlan) Goal PR1, Policy PR1-5 (achievement of a park standard of 5 acres of parkland per 1,000 residents) OWNER shall provide improved parks, developed in accordance with the City’s park standards in an amount equal to two (2) acres per 1,000 of projected population without credit, reimbursement, offset or consideration from CITY. CITY and OWNER agree that the lettered Lots within Tract Nos. 17935 18876 and 18878 consisting of approximately 2.86 net acres shall satisfy OWNER's additional park development requirement. Areas designated as Park areas shall be transferred to a homeowners’ association and the homeowners’ association shall be responsible for all maintenance of the developed park areas. OWNER shall also pay the full Development Impact Fee for the Parkland Acquisition and Development Fee category (Quimby Act fees) for the Project.

Additionally, Sections 4.2.4 and 4.2.5 of the Original Development Agreement shall be removed and replaced by the following:

“4.2.4 Construction of DIF Program Infrastructure (Construction Agreement). To the extent OWNER is required to construct and completes construction of public improvements that are included in CITY’s Development Impact Fee Program and the Construction Agreement Amendment, CITY agrees that CITY shall issue DIF Credit (as defined in the Construction Agreement Amendment) in accordance with the provisions of the Construction Agreement Amendment and any amendments thereto. Use of DIF Credit issued to OWNER as a member of NMC Builders LLC to offset OWNER’s DIF payment obligations shall also be subject to the provisions of the Construction Agreement Amendment and any amendments thereto.

4.2.5 Construction of DIF Program Infrastructure (Non-Construction Agreement). To the extent OWNER is required to construct and completes construction of public improvements that are included in CITY’s

Development Impact Fee Program and such public improvements are not included in the Construction Agreement Amendment between CITY and NMC Builders LLC, CITY agrees that CITY shall issue DIF Credit and DIF Reimbursement in accordance with the provisions of a separate Fee Credit Agreement between CITY and OWNER. Limitation on the use of DIF Credit issued to OWNER to offset OWNER's DIF payment obligations shall also be subject to the provisions of a separate Fee Credit Agreement. OWNER may also be eligible to receive reimbursement from DIF collected by CITY and paid by other development that benefits from OWNER's construction of DIF Program Infrastructure. Any such DIF Reimbursement shall be subject to a Fee Credit Agreement between CITY and OWNER. CITY and OWNER agree that the Fee Credit Agreement between CITY and OWNER shall comply with CITY's adopted policies applicable to such agreements.

4.2.5.1 CITY Reimbursement for Phase 2 Recycled Water System Improvements. CITY agrees that the provisions of the DIF Credit and Reimbursement Agreement referenced above shall also include a requirement for a special reimbursement from CITY to OWNER upon completion and acceptance by CITY of the Phase 2 Recycled Water System Improvements if such improvements are constructed by OWNER. The amount of the reimbursement shall be forty-four percent (44%) of the eligible design and construction costs for the portion of the Phase 2 Recycled Water System Improvements located in Riverside Avenue between Haven Avenue and Archibald Avenue. At this time the estimated eligible costs for the design and construction of this portion of the Phase 2 Recycled Water System Improvements is one million, eight hundred thousand dollars (\$1,800,000). The actual amount of the special reimbursement shall be determined upon completion and acceptance of the improvements by CITY and shall be based upon the actual eligible costs for the design and construction of the improvements or the estimated costs in CITY's DIF Program for the improvements, whichever is less."

4. OTHER MODIFICATIONS.

4.1 Assignment and Assumption. CITY and OWNER acknowledge that Regent Ontario L.L.C. (Regent Ontario) has transferred the Property to OWNER and has transferred and assigned to OWNER, all rights, title and interest to the Property. OWNER hereby expressly and unconditionally assumes all the rights, duties and obligations of Regent Ontario as the predecessor in interest to OWNER under the Original Development Agreement, including, without limitation, all of the general rights, duties and obligations of Regent Ontario under the Original Development Agreement for the development of the Property. OWNER agrees to observe and fully perform all of Regent Ontario's and OWNER's obligations under the Original Development Agreement and this First Amendment and to be subject to all the terms and conditions thereof, it being the express intention that OWNER, upon execution of this First Amendment, shall

become substituted for Regent Ontario as the "OWNER" under the Original Development Agreement and this First Amendment.

4.2 Release of Assignor. Pursuant to section 2.4.2 of the Original Development Agreement, Regent Ontario, as the previous OWNER shall be free from any and all liabilities accruing on or after the date of the transfer of title to the Property with respect to the Development Agreement. No breach or default under this First Amendment or the Development Agreement by the current OWNER shall be attributed to Regent Ontario, as the previous OWNER.

4.3 Assignment and Assumption by Successor Owner. CITY and OWNER acknowledge that OWNER expects to transfer the Property to a successor OWNER prior to the completion of the approval process for, and the execution of, this First Amendment. If current OWNER transfers the Property to a successor OWNER and CITY consents to such transfer under the provisions of Section 2.4 of the Original Development Agreement, prior to the completion of the approval process for this First Amendment then the successor OWNER shall expressly and unconditionally assume all the rights, duties and obligations of the current OWNER, Genstar Development Corporation-RCCD L.P., including, without limitation, all of the general rights, duties and obligations of Genstar Development Corporation-RCCD L.P. under the Original Development Agreement and this First Amendment for the development of the Property. The successor OWNER shall observe and fully perform all of OWNER's obligations under the Original Development Agreement and this First Amendment and to be subject to all the terms and conditions thereof.

5. INTEGRATION.

5.1 Integration of Previous Understandings and Clarifications. This First Amendment reflects the complete understanding of the parties with respect to the subject matter hereof. To the extent this First Amendment conflicts with the Original Development Agreement, this First Amendment supersedes the Original Development Agreement. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Original Development Agreement. The Property covered by this First Amendment is as described in the legal description of the Property attached hereto as revised Exhibit B-R. This First Amendment shall be recorded against the Property.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment as of the date the ordinance adopting this First Amendment becomes effective ("Effective Date").

SIGNATURE PAGE
TO FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN
THE CITY OF ONTARIO AND GENSTAR DEVELOPMENT CORPORATION - RCCD,
L.P.

"OWNER"

Genstar Development Corporation- RCCD L.P.,
a Delaware limited liability company

By: _____

Name:

Its:

Date: _____

"CITY"

CITY OF ONTARIO

By: _____

Al Boling, City Manager

Date: _____

ATTEST:

City Clerk, Ontario

APPROVED AS TO FORM:
BEST, BEST & KRIEGER LLP

City Attorney

Exhibit "C-R"
Revised Existing Development Approvals

On December 18, 2006, the Planning Commission:

- a) Issued Resolution No. PC06-170 recommending City Council adopt and certify The Esperanza Specific Plan Environmental Impact Report;
- b) Issued Resolution No. PC06-171 recommending City Council approval of The Esperanza Specific Plan (File No. PSP05-002).

On January 16, 2006, the City Council:

- a) Adopted Resolution No. 2007-008 certifying the Esperanza Specific Plan Environmental Impact Report (SCH No.2002061047).

On January 16, 2006, the City Council:

- a) Adopted Ordinance No. 2858 approving the Esperanza Specific Plan (File No.PSP05-002).

On January 23, 2007, the Planning Commission:

- a) Adopted Resolution No. PC07-001 recommending City Council approval of the Regent Ontario, LLC, Development Agreement (PDA06-003).

On February 20, 2007, the City Council:

- a) Adopted Ordinance No. 2856 approving the Armada Ontario Associates Development Agreement.

On July 22, 2014, the Planning Commission:

- a) Adopted Resolution No. PC14-059 recommending City Council approval of the Genstar Development Corporation - RCCD., a Delaware limited partnership and Development Agreement Amendment.

Exhibit "D-R"
Revised Existing Land Use Regulations

These documents are attached by reference only:

1. The Esperanza Specific Plan
2. The Esperanza Environmental Impact Report Resolution No. 2007-008
3. City of Ontario Municipal Code, Titles:
 - a. Six - Sanitation & Health
 - b. Seven - Public Works
 - c. Eight - Building Regulations
 - d. Nine - Development Code
 - e. Ten - Parks & Recreation

TENTATIVE TRACT MAP NO. 18380

IN THE CITY OF ONTARIO IN THE COUNTY OF SAN BERNARDINO

STATE OF CALIFORNIA

ESPERANZA WEST

OFF-TRACT INFRASTRUCTURE

EXHIBIT F

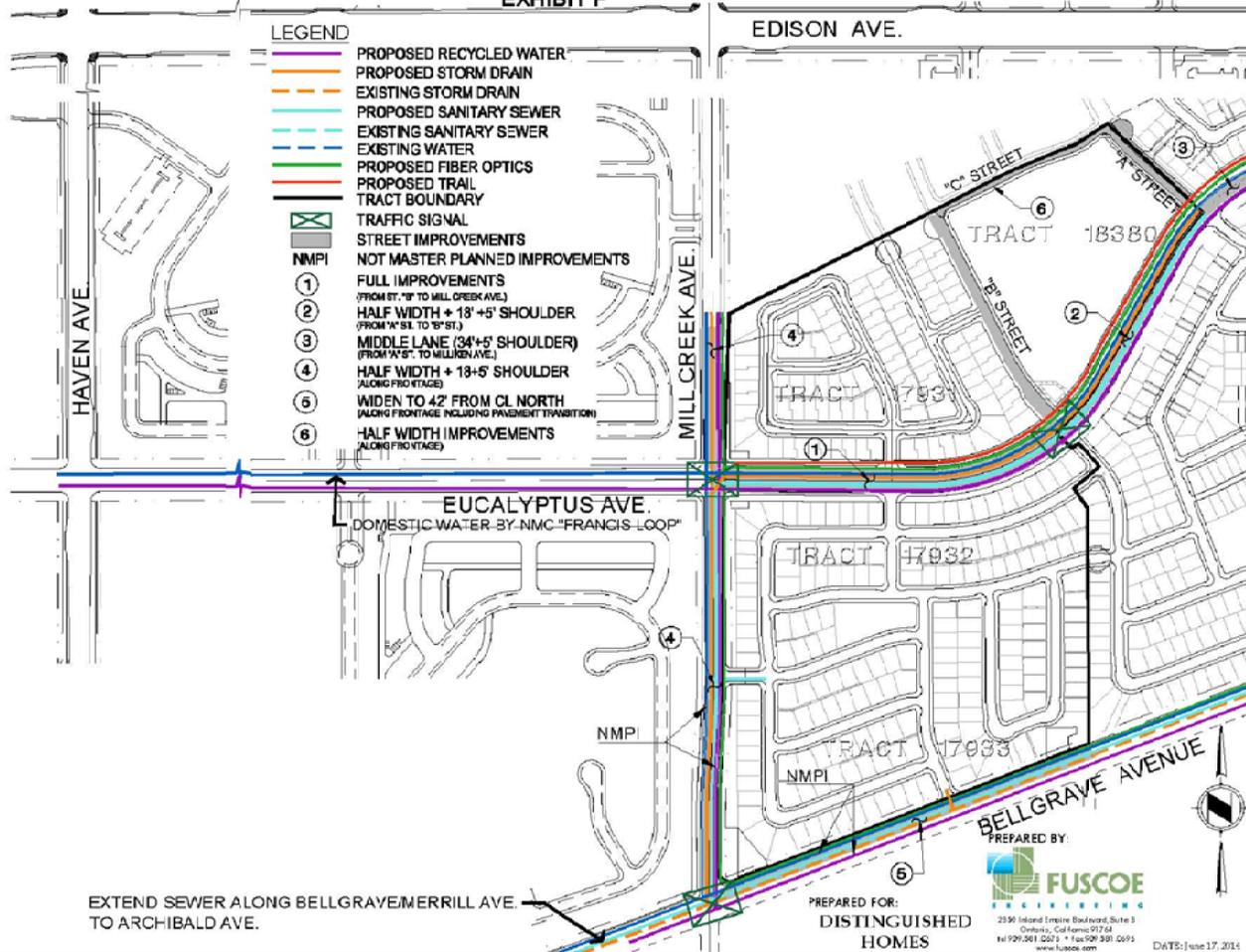


Exhibit "F"



Exhibit "F" Continued

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
PUBLIC HEARINGS

SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO, THE ANKER FAMILY DECEDENT'S TRUST, AND NEW CINGULAR WIRELESS PCS, LLC, FOR THE CONTINUED USE OF A TELECOMMUNICATIONS FACILITY

RECOMMENDATION: That the City Council adopt a resolution approving a Mitigated Negative Declaration; and introduce and waive further reading of an ordinance approving a Development Agreement (File No. PDA14-005), which allows for the continued use of an existing telecommunications facility located at 13524 South Grove Avenue (APN: 1052-481-02) within the future right-of-way of Grove Avenue; and establishing standards for its future removal/relocation.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

FISCAL IMPACT: There are no direct fiscal impacts to the City of Ontario as a result of the Development Agreement terms and conditions. All costs are to be borne by New Cingular Wireless PCS, LLC.

BACKGROUND: In 2004, AT&T was given permission to place antennas on an existing Southern California Edison (SCE) tower at the south end of the site. In 2010, the antennas were removed from the SCE tower and relocated onto a temporary facility to allow for SCE upgrades on their towers. Upon completion of the tower upgrades, another carrier located on the tower previously occupied by AT&T antennas at the height required by AT&T. Additionally, the other nearby SCE towers are outside of the area covered by the AT&T facility. As a result, AT&T has requested to continue use of the existing

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Clarice Burden
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

15

temporary monopole facility. The existing monopole is located within the future right-of-way and neighborhood edge of Grove Avenue.

The proposed Development Agreement would allow the existing telecommunications facility to remain within the future right-of-way and neighborhood edge of Grove Avenue until such time as the street needs to be widened. Upon notification by the City of plans to widen Grove Avenue (one year notice), AT&T is required to remove or relocate the telecommunications facility at their expense.

On July 22, 2014, the Planning Commission reviewed the proposed Development Agreement and unanimously (5-0) voted to recommend that the City Council adopt a resolution approving a Mitigated Negative Declaration and adoption of an ordinance approving the proposed Development Agreement. Furthermore, the Planning Commission approved a Development Plan (File No. PDEV13-009), Conditional Use Permit (File No. PCUP13-003), and Variance (File No. PVAR13-004), to allow the continued use of a 65-foot tall monopole within the future right-of-way and neighborhood edge of Grove Avenue. Final approval of the applications is contingent upon City Council approval of the Mitigated Negative Declaration and Development Agreement.

ENVIRONMENTAL REVIEW: The application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (CEQA) and an initial study has been prepared to determine possible environmental impacts. On the basis of the initial study, which indicated that all potential environmental impacts from the project were less than significant or could be mitigated to a level of insignificance, a Mitigated Negative Declaration was prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines. Furthermore, to ensure that the mitigation measures are implemented, a Mitigation Monitoring and Reporting Program has been prepared for the project pursuant to CEQA Guidelines Section 15097, which specifies responsible agencies/departments, monitoring frequency, timing and method of verification, and possible sanctions for non-compliance with mitigation measures. The environmental documentation for this project is available for review at the Planning Department public counter.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING THE RELATED MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NOS. PDEV13-009, PCUP13-003 & PVAR13-004 AND PDA14-005.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for Planning File No. PDA14-005 (the "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively "CEQA"); and

WHEREAS, Planning File Nos. PDEV13-009, PCUP13-003 & PVAR13-004 and PDA14-005 (The Project) analyzed under the Initial Study/Mitigated Negative Declaration consists of a Development Plan (File No. PDEV13-009) to continue the use of a previously approved temporary 65-foot tall non-stealth monopole telecommunications facility, a Conditional Use Permit (File No. PCUP13-003) to operate the facility, and a Variance (File No. PVAR13-004) to allow the telecommunications facility to exceed the maximum 35-foot height limitation, within a 1,010 square foot lease area on 9.5 acres of land located at 13524 South Grove Avenue, within the SP(AG) zone, contingent upon City Council approval of a Development Agreement (File No. PDA14-005) for the future removal/relocation of the telecommunications facility (the "Project"); and

WHEREAS, on July 22, 2014, the Planning Commission unanimously (5-0, Gage absent) voted to adopt a resolution (Resolution No. PC14-060) recommending the City Council adoption of a Mitigated Negative Declaration analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines; and

WHEREAS, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environment effects to a less-than-significant level; and

WHEREAS, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation, and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision-maker of the City of Ontario as lead agency for the Project (the "Mitigation Monitoring and Reporting Program"); and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and are available for inspection by any interested person at that location, and are, by this reference, incorporated into this Resolution as if fully set forth herein.

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

SECTION 1. THAT THE CITY COUNCIL does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Initial Study/Mitigated Negative Declaration prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project. The City Council designates the Planning Department, located at 303 East B Street, Ontario, CA 91764, as the custodian of documents and records of proceedings on which this decision is based.

SECTION 2. THAT THE CITY COUNCIL does hereby find that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will have a significant effect on the environment and does hereby adopt the Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program prepared for the Project (Planning File No Nos. PDEV13-009, PCUP13-003, PVAR13-004, and PDA14-005). The Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are: (1) on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and (2) available for inspection by any interested person.

SECTION 3. The documents and materials that constitute the record of proceedings on which these findings have been based upon are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 4. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDA14-005, A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ONTARIO, A CALIFORNIA MUNICIPAL CORPORATION, THE ANKER FAMILY DECEDENT'S TRUST, AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE FUTURE REMOVAL/RELOCATION OF TELECOMMUNICATION EQUIPMENT FROM THE CURRENT/FUTURE RIGHT-OF-WAY OF GROVE AVENUE IN CONJUNCTION WITH A DEVELOPMENT PLAN (FILE NO. PDEV13-009), CONDITIONAL USE PERMIT (FILE NO. PCUP13-003), AND VARIANCE (FILE NO. PVAR13-004) TO ALLOW THE CONTINUED USE OF A 65-FOOT TALL MONOPOLE TELECOMMUNICATIONS FACILITY AT 13524 SOUTH GROVE AVENUE, AND MAKING FINDINGS IN SUPPORT THEREOF – APN: 1052-481-02.

WHEREAS, California Government Code Section 65864 provides, in pertinent part, as follows:

“The Legislature finds and declares that:

a. The lack of certainty in the approval process of development projects can result in a waste of resources, escalate the cost of housing and other developments to the consumer, and discourage investment in and commitment to comprehensive planning which would make maximum efficient utilization of resources at the least economic cost to the public.

b. Assurance to the Applicant for a development project that upon approval of the project, the Applicant may proceed with the project in accordance with existing policies, rules and regulations, and subject to conditions of approval, will strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic costs of development.”

WHEREAS, California Government Code Section 65865 provides, in pertinent part, as follows:

“Any city ... may enter into a Development Agreement with any person having a legal or equitable interest in real property for the development of such property as provided in this article ...”

WHEREAS, California Government Code Section 65865.2. provides, in part, as follows:

“A Development Agreement shall specify the duration of the Agreement, the permitted uses of the property, the density of intensity of use, the maximum

height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. The Development Agreement may include conditions, terms, restrictions, and requirements for subsequent discretionary actions, provided that such conditions, terms, restrictions, and requirements for discretionary actions shall not prevent development of the land for the uses and to the density of intensity of development set forth in this Agreement ...”

WHEREAS, on the 4th day of April 1995, the City Council of the City of Ontario adopted Resolution No. 95-22 establishing procedures and requirements whereby the City of Ontario may consider Development Agreements; and

WHEREAS, on the 10th day of September 2002, the City Council of the City of Ontario adopted Resolution No. 2002-100, which revised the procedures and requirements whereby the City of Ontario may consider Development Agreements; and

WHEREAS, attached to this ordinance, marked Exhibit “A” and incorporated herein by this reference, is the proposed Development Agreement by and between the City of Ontario, a California municipal corporation, The Anker Family Decedent’s Trust, and New Cingular Wireless PCS, LLC, a Delaware limited liability company; and

WHEREAS, the Application applies to property located on the west side of Grove Avenue between Chino Avenue and Schaefer Avenue with a street frontage of 660 feet and a lot depth of 627 feet and is presently improved with a farm/ranch; and

WHEREAS, the project includes a Development Plan (File No. PDEV13-009) to continue use of the existing telecommunications facility, a Conditional Use Permit (File No. PCUP13-004) to operate the telecommunications facility and a Variance (File No. PVAR13-004) to allow the facility to exceed the maximum 35-foot height limitation of the SP(AG) zone, all of which are contingent upon City Council approval of the Development Agreement for the future relocation/removal of the facility; and

WHEREAS, the existing telecommunications facility lies within the ultimate right-of-way and neighborhood edge for Grove Avenue, as indicated in The Ontario Plan Master Plan of Streets, and the New Model Colony Streetscape Master Plan; and

WHEREAS, the Development Agreement specifies the terms and conditions under which the telecommunications facility may remain within the ultimate right-of-way and neighborhood edge of Grove Avenue and provides for the future removal/relocation of the facility; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (“CEQA”) and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, as the first action on the Project, on July 22, 2014, the Planning Commission recommended that City Council approve a Mitigated Negative Declaration (“MND”) and Mitigation Monitoring and Reporting Program, prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of insignificance; and

WHEREAS, the project site is located within the Airport Influence Area of Ontario International Airport and the Project is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Project and issued Resolution No PC14-061 recommending that City Council approve the project; and

WHEREAS, as the first action on the Project, on August 19, 2014, the City Council approved a resolution adopting a Mitigated Negative Declaration of environmental effects, and all adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, on August 19, 2014, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. Based upon substantial evidence presented to the City Council during the above-referenced hearing on July 22, 2014, including written and oral staff reports, together with public testimony, the City Council hereby specifically finds as follows:

a. The Development Agreement applies a 1,010 square foot lease area on 9.5 acres of land located at 13524 South Grove Avenue which is located on the west side of Grove Avenue between Chino Avenue and Schaefer Avenue and is presently improved with a farm/ranch; and

b. The properties to the north, south, east, and west of the Project site are similarly developed and lie within the SP(AG) zone; and

c. The Development Agreement establishes parameters for the future removal of telecommunication equipment from the ultimate right-of-way and neighborhood edge of Grove Avenue. These terms and conditions are consistent with The Ontario Plan Policy plan (General Plan), design guidelines and development standards of the Development Code; and

d. The Development Agreement has been prepared in conformance with the goals and policies of The Ontario Plan Policy Plan (General Plan); and

e. The Development Agreement does not conflict with the Land Use Policies of The Ontario Plan Policy Plan (General Plan) and will provide for development, within the district, in a manner consistent with the Policy Plan and with related development; and

f. The Development Agreement will promote the goals and objectives of the Land Use Element of the Policy Plan; and

g. The Development Agreement will not be materially injurious or detrimental to the adjacent properties and will not have a significant impact on the environment or the surrounding properties.

SECTION 2. Based upon the findings and conclusions set forth in Sections 1 above, the City Council approves the project.

SECTION 3. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 4. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 6. Effective Date. This Ordinance shall become effective 30 days following its adoption.

SECTION 7. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within fifteen (15) days of the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held _____ and adopted at the regular meeting held _____, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

EXHIBIT A

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

City of Ontario
303 East "B" Street
Ontario, California 91764
Attn: City Clerk

Exempt from Fees Per Gov. Code § 6301

Space above this line for Recorder's Use
Only

DEVELOPMENT AGREEMENT

By and Between

City of Ontario, a California municipal corporation, And

The Anker Family Decedent's Trust And

New Cingular Wireless PCS, LLC, a

Delaware limited liability company

_____, 2014

San Bernardino County, California

DEVELOPMENT AGREEMENT NO. 14-005

This Development Agreement (hereinafter "Agreement") is entered into effective as of the _____ day of _____, 2014, by and among the City of Ontario, a California municipal corporation (hereinafter "CITY"), and The Anker Family Decedent's Trust (hereinafter "OWNER") and New Cingular Wireless PCS, LLC, a Delaware limited liability company (hereinafter "APPLICANT"):

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, OWNER has requested CITY to enter into a development agreement and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, by electing to enter into this Agreement, CITY shall bind future City Councils of CITY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and the City Council and have been found to be fair, just and reasonable; and

WHEREAS, the best interests of the citizens of the CITY and the public health, safety and welfare will be served by entering into this Agreement; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project, the Agreement and the Mitigated Negative Declaration ("MND"). The City Council found and determined that the MND was prepared in accordance with the requirements of the California Environmental Quality Act and adequately describes the impacts of the project described in the MND, which included consideration of this Agreement; and

WHEREAS, this Agreement and the Project are consistent with the CITY's Comprehensive General Plan and Development Code hereby incorporated by this reference; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Property in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864 et seq. of the Government Code are intended; and

WHEREAS, OWNER/APPLICANT has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement.

AGREEMENTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Ontario, California, a California municipal corporation.

1.1.3 "Development" means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of public infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.4 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) development plan review;
- (b) conditional use permits, public use permits, and plot plans;
- (c) zoning;
- (d) grading and building permits.

1.1.5 “Development Plan” means the Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.6 “Effective Date” means the date that the ordinance approving this Agreement goes into effect.

1.1.7 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Approvals incorporated herein as Exhibit “C” and all other Approvals which are a matter of public record on the Effective Date.

1.1.8 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date.

1.1.9 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, timing and phasing of development, the maximum height and size of buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the Property. “Land Use Regulations” does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes and assessments;
- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of similar rights and interests that provide for the use of or the entry upon public property;
- (e) the exercise of the power of eminent domain.

1.1.10 “General Plan” means The Ontario Plan adopted on January 27, 2010, by Resolution No. 2010-006.

1.1.11 “OWNER” means the persons and entities listed as owner on page 1 of this Agreement and their permitted successors in interest to all or any part of the Property.

1.1.12 “APPLICANT” means the persons and entities listed as applicant on page 1 of this Agreement and their permitted successors in interest to all or any part of the Property.

1.1.13 “Project” means the development of the Property contemplated by the Development Plan, as such Plan may be further defined, enhanced or modified

pursuant to the provisions of this Agreement.

1.1.14 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.15 “Subsequent Development Approvals” means all Development Approvals required subsequent to the Effective Date in connection with development of the Property.

1.1.16 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” — Legal Description of the Property.

Exhibit “B” — Map showing Property and its location.

Exhibit “C” — Conceptual Site Plan

2. GENERAL PROVISIONS.

2.1 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to the Property or a portion thereof and agrees to the terms of this Agreement and the recordation thereof.

2.2 Applicant. APPLICANT represents and covenants that it has consent from the current fee owner of the Property to process this agreement and agreeing to the terms of this Agreement and the recordation thereof.

2.3 Term. The term of this Agreement shall commence on the Effective Date and shall continue until terminated pursuant to Section 2.6, unless this term is modified or extended pursuant to the provisions of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map Act, Government Code Section 66410, et seq.), to any person, partnership, limited liability company, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or cancelled in whole or in part only in the manner provided for in Government Code Section 65868. Any amendment of this Agreement, which amendment has been

requested by OWNER/APPLICANT, shall be considered by the CITY only upon the payment of the applicable processing charge. This provision shall not limit any remedy of CITY or OWNER/APPLICANT as provided by this Agreement. Either Party or successor in interest, may propose an amendment to or cancellation, in whole or in part, of this Agreement. Any amendment or cancellation shall be by mutual consent of the parties or their successors in interest except as provided otherwise in this Agreement or in Government Code Section 65865. For purposes of this section, the term "successor in interest" shall mean any person having a legal or equitable interest in the whole of the Property, or any portion thereof as to which such person wishes to amend or cancel this Agreement. The procedure for proposing and adopting an amendment to, or cancellation of, in whole or in part, this Agreement shall be the same as the procedure for adopting and entering into this Agreement in the first instance. Notwithstanding the foregoing sentence, if the CITY initiates the proposed amendment to, or cancellation of, in whole or in part, this Agreement, CITY shall first give notice to the OWNER of its intention to initiate such proceedings at least sixty (60) days in advance of the giving the public notice of intention to consider the amendment or cancellation.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(b) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(c) Upon relocation of the pole and all related equipment and appurtenances outside of the Grove Avenue right-of-way and neighborhood edge pursuant to Section 3.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person, including, without limitation, by courier, to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the

United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below. All notices shall be addressed as follows:

If to CITY:

Al C. Boling, City Manager
City of Ontario
303 East "B" Street
Ontario, CA 91764

with a copy to:

John Brown, City Attorney
Best Best & Krieger
2855 East Guasti Road, Suite 400
Ontario CA 91761

If to OWNER:

The Anker Family Decedent's Trust
P.O. Box 2617
Chino, CA 91708
Attn: John J. Anker

If to APPLICANT:

New Cingular Wireless PCS, LLC
Attn: AT&T Legal Department
RE: ES0342 Anker Property (CA)
Fixed Asset #: 10151198
575 Morosgo Drive NE
Suite 13-F, West Tower
Atlanta, GA 30324

with a copy to:

New Cingular Wireless PCS, LLC
Attn: AT&T Legal Department
RE: ES0342 Anker Property (CA)
Fixed Asset #: 10151198
208 South Akard Street
Dallas, TX 75202-4206

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF PROPERTY.

3.1 PROJECT DESCRIPTION. APPLICANT is proposing to continue operation of an existing wireless communication facility on property described in Exhibits "A" and "B". The project consists of a sixty-five foot monopole tower with related equipment enclosure as shown on Exhibit "C". The facility is proposed 3-feet 4-inches from the existing Grove Avenue right-of-way (approximately 33-feet from the Grove Avenue centerline). The OWNER and APPLICANT have selected this location for tower placement so as not to disrupt the existing use of the Property.

3.2 GROVE AVENUE IMPROVEMENTS. Based on a review of the Assessor's Parcel Book information for the property, the existing right-of way for Grove Avenue is approximately 33-feet from street centerline. Pursuant to the Functional Roadway Classification contained in the Mobility Element of The Ontario Plan ("TOP"), adopted by CITY in January 2010, Grove Avenue is identified as a four-lane divided arterial with a 124-foot right-of-way, 62-foot half street, in proximity to the project site. Furthermore, the New Model Colony Streetscape Master Plan, adopted by CITY in May 2007, requires a 20-foot landscaped setback (neighborhood edge) behind the right-of-way (40 feet from face of curb). Upon development of the adjoining property, the neighborhood edge will become a lettered lot in favor of CITY and will be maintained by CITY. The combined right-of-way and neighborhood edge for Grove Avenue results in an ultimate width of 164 feet (82-foot half-street section). In that the project proposes locating the cell tower 3-feet 4-inches from the right-of-way line (33-feet from centerline), the tower will be located within the ultimate right-of-way and neighborhood edge of Grove Avenue.

3.3 PHASING/TIMING OF DEVELOPMENT.

3.3.1 Based on current traffic demands for Grove Avenue, the current street section of one lane in each direction is sufficient to accommodate existing traffic and a limited amount of future traffic.

3.3.2 As the New Model Colony begins to develop, improvements and widening of Grove Avenue may be necessary to accommodate the additional trips/traffic. As noted in Section 3.2 above, the project will result in the continued operation of a cell tower within the future right-of-way/neighborhood edge of Grove Avenue, necessitating removal or relocation of the facility upon installation of improvements to widen Grove Avenue.

3.3.3 APPLICANT wishes to place the cell tower outside of the existing right-of-way but within the ultimate right-of-way/neighborhood edge to minimize disruption to the existing on-site business being conducted by OWNER. Further, APPLICANT desires to develop the project at the earliest opportunity.

3.3.4 At this time, CITY does not know the timing of improvements to or

widening of Grove Avenue. CITY is willing to allow the project to continue to be located in the ultimate street right-of-way and neighborhood edge so long as CITY maintains its ability to widen the street when the need arises, without interference from the project.

3.3.5 CITY will provide OWNER and APPLICANT with written notice, at least twelve (12) months prior, of CITY's intention to widen Grove Avenue. OWNER/APPLICANT will be responsible for the removal or relocation of the cell tower and related improvements, at OWNER/APPLICANT's sole expense, within the twelve (12) months of notification unless otherwise extended by mutual consent. Failure to remove APPLICANT's facilities within the time period stipulated may result in removal by CITY. If CITY removes APPLICANT's facilities, CITY will bill APPLICANT for any costs incurred as part of the removal and APPLICANT agrees to pay said costs within thirty (30) days of receipt of invoice.

3.3.6 Should APPLICANT wish to relocate their facilities on the same site or another site, APPLICANT may do so at its sole expense. CITY agrees to work with APPLICANT to process the plans necessary to obtain entitlements for the new project. APPLICANT shall be required to comply with all development standards in effect at the time of the new project submittal. Further, CITY is not obligated to approve the new project if it does not comply with the development standards in effect at that time.

4. MISCELLANEOUS PROVISIONS.

4.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the San Bernardino County Recorder by the City Clerk within ten (10) days after the CITY executes this Agreement, as required by Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement as provided for herein and in Government Code Section 65868, or if the CITY terminates or modifies the agreement as provided for herein and in Government Code Section 65865.1 for failure of the applicant to comply in good faith with the terms or conditions of this Agreement, the City Clerk shall have notice of such action recorded with the San Bernardino County Recorder.

4.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

4.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement.

4.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

4.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

4.6 Singular and Plural. As used herein, the singular of any word includes the plural.

4.7 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

4.8 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

4.9 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

4.10 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

4.11 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

4.12 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same affect as if all of the parties had executed the same instrument.

4.13 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of San Bernardino, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

4.14 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

4.15 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required mutually agreeable instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement. The City Manager may delegate his powers and duties under this Agreement to an Assistant City Manager or other management level employee of the CITY.

4.16 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

4.17 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER and APPLICANT warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER and APPLICANT to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

**SIGNATURE PAGE
TO DEVELOPMENT
AGREEMENT**

"OWNER"

By: _____
(Name)

Date: _____

"APPLICANT"

New Cingular Wireless PCS, LLC, a
Delaware limited liability company
By: AT&T Mobility Corporation
Its: Manager

By: _____
Mark Rivera
Real Estate & Construction

Date: _____

"CITY"

CITY OF ONTARIO

By: _____
Al C. Boling
City Manager

Date: _____

ATTEST:

City Clerk, Ontario

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF STATE)
) SS.
 COUNTY OF SAN BERNARDINO)

On _____, 2014 before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
 personally appeared _____,
Name of Signer(s)

WDD proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature of Notary Public (Notary Seal)

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER		DESCRIPTION OF ATTACHED DOCUMENT
D	Individual	_____
D	Corporate Officer	_____
	Title(s)	Title or Type of Document
D	Partner(s) D Limited	_____
	D General	
D	Attorney-In-Fact	Number Of Pages
D	Trustee(s)	_____
D	Guardian/Conservator	
D	Other: _____	Date Of Document
Signer is representing: Name Of Person(s) Or Entity(ies)		_____
_____		Signer(s) Other Than Named Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF STATE _____)
)
 COUNTY OF _____) ss.

On _____, 2014, before me, _____,
Date Name And Title Of Officer (e.g. "Jane Doe, Notary Public")
 personally appeared _____,
Name of Signer(s)

WDD proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Signature of Notary Public

(Notary Seal)

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER		DESCRIPTION OF ATTACHED DOCUMENT
D	Individual	_____
D	Corporate Officer	_____
	Title(s)	Title or Type of Document
D	Partner(s)	_____
	D Limited	
	D General	
D	Attorney-In-Fact	Number Of Pages
D	Trustee(s)	_____
D	Guardian/Conservator	_____
D	Other: _____	Date Of Document
Signer is representing:		
Name Of Person(s) Or Entity(ies)		_____
_____		Signer(s) Other Than Named Above

EXHIBIT "A"
TO DEVELOPMENT
AGREEMENT

Legal Description of Property

Lot 49, in Section 8 Township 2, South, Range 7 West, San Bernardino Base and Meridian, according to Map of Subdivision of Part of Rancho Santa Ana Del Chino, as shown by Map on file in Book 6, Page 15 of Maps, in the Office of the County Recorder of said San Bernardino County.

APN: 1052-481-02-0-000

EXHIBIT "B"
TO DEVELOPMENT AGREEMENT

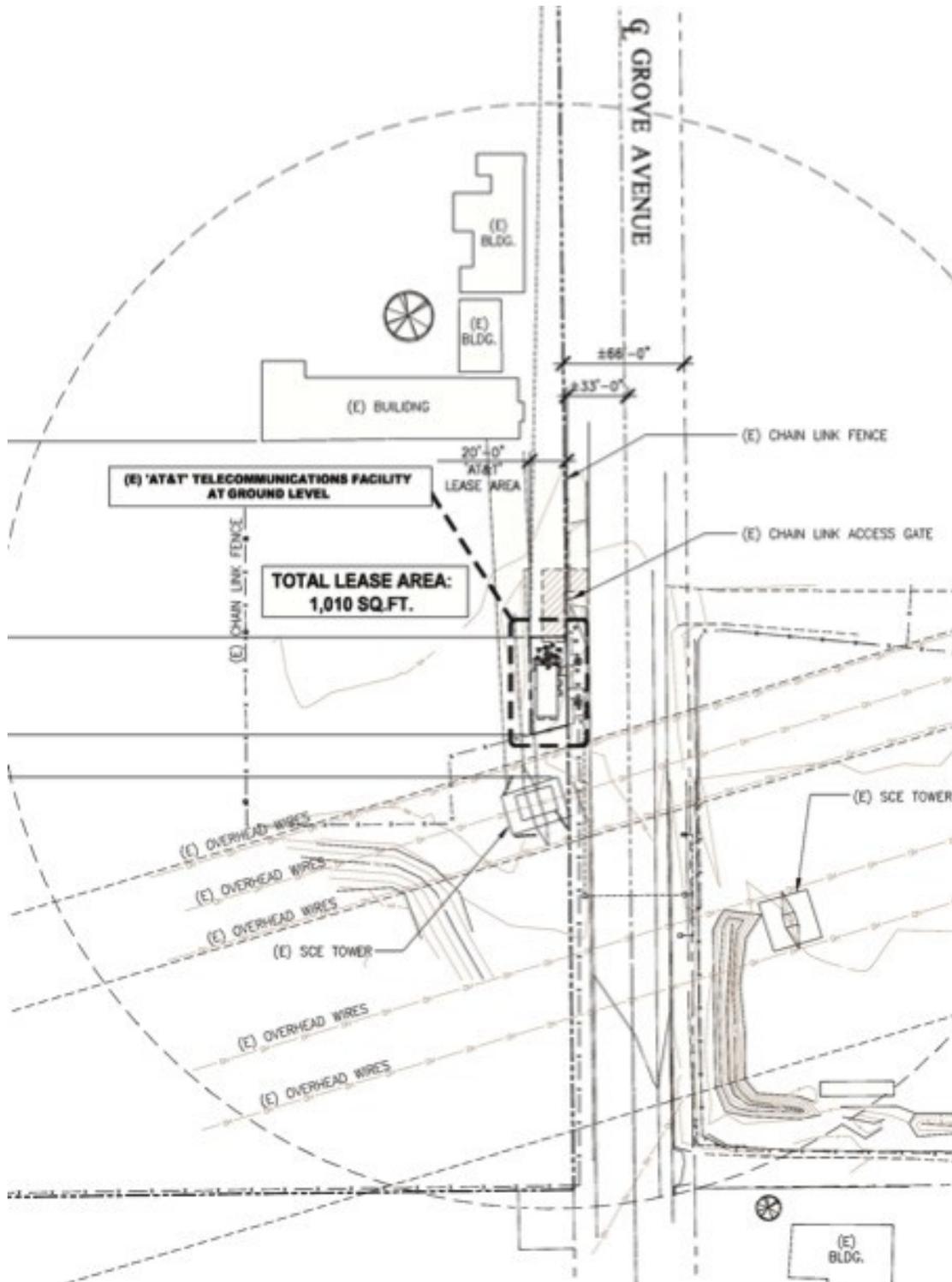
Map showing Property and its
location

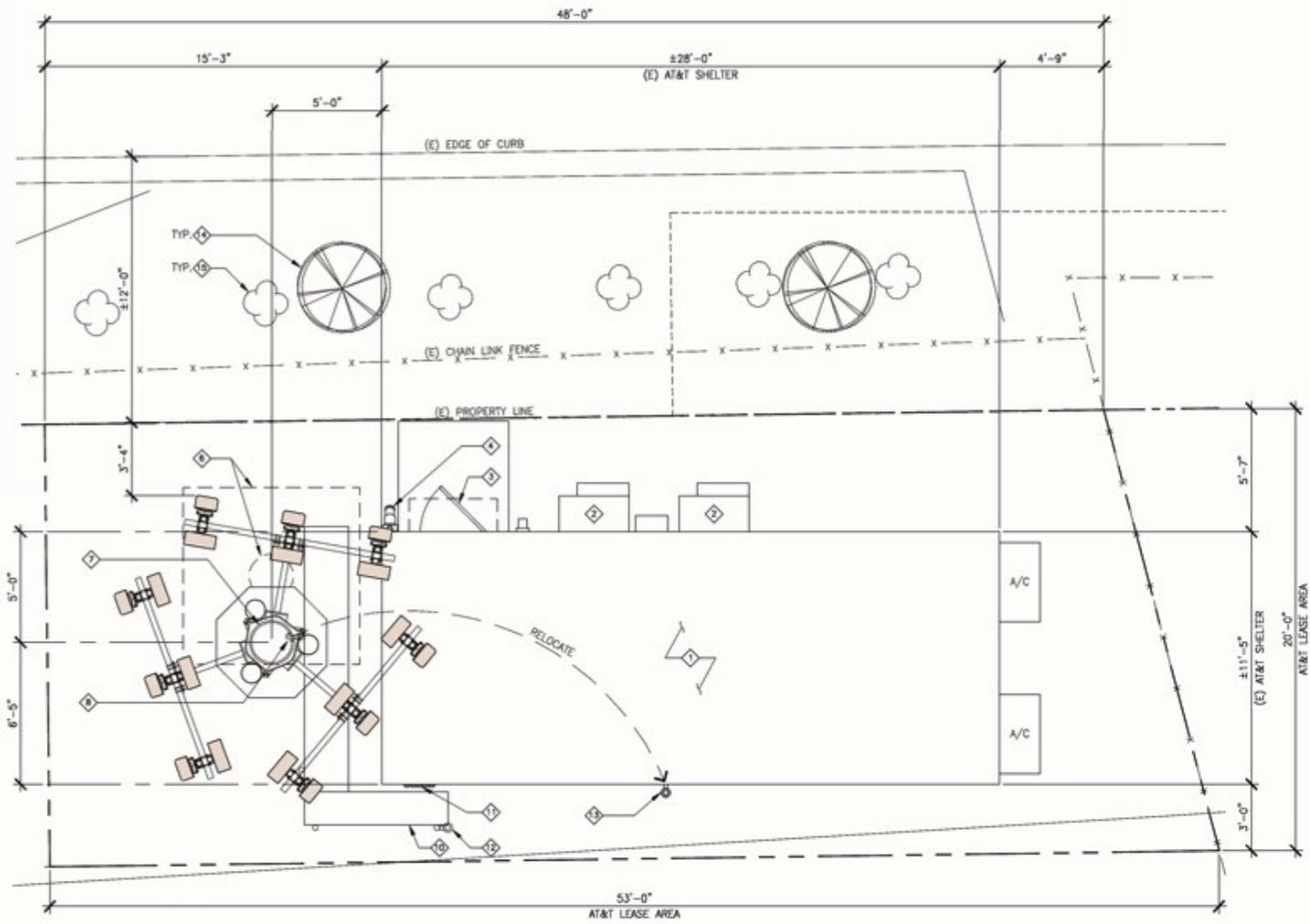




EXHIBIT "C"
TO DEVELOPMENT
AGREEMENT

Conceptual Site Plan





CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
PUBLIC HEARINGS

SUBJECT: A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE MOBILITY ELEMENT OF THE POLICY PLAN, FIGURE M-2 FUNCTIONAL ROADWAY CLASSIFICATION, TO CHANGE THE ROADWAY CLASSIFICATION OF: 1) STATE STREET FROM BENSON AVENUE TO BON VIEW AVENUE, FROM A FOUR LANE COLLECTOR TO A TWO LANE COLLECTOR, AND 2) HAMNER (MILLIKEN) AVENUE FROM 750 FEET SOUTH OF EDISON AVENUE TO BELLEGRAVE AVENUE, FROM AN EIGHT LANE PRINCIPAL ARTERIAL TO A SIX LANE PRINCIPAL ARTERIAL

RECOMMENDATION: That the City Council introduce and waive further reading of a resolution approving an addendum to The Ontario Plan Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164, and adopt a resolution approving General Plan Amendment File No. PGPA14-003, revising the Mobility Element of the Policy Plan (General Plan), Figure M-2 Functional Roadway Classification.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Operate in a Businesslike Manner
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains, and Public Facilities)

FISCAL IMPACT: None.

BACKGROUND: The Mobility Element guides the design and improvement of the City's transportation system to meet the current and future needs of residents, businesses and the region. The proposed General Plan Amendment modifies the number of lanes required for segments of State Street and Hamner (Milliken) Avenue.

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Melanie Mullis
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

16

STATE STREET: Currently, State Street is classified as a four lane collector street. Recent development applications along State Street have called into question whether a four lane collector is necessary. A study was conducted to determine if changing the number of lanes on State Street between Benson and Bon View Avenues from four lanes to two lanes would negatively impact the City's future roadway system. The study concluded that the proposed reduction in the number of lanes on State Street would accommodate the existing and future transportation demands and would not negatively impact the traffic level of service, now or at City buildout, on State Street, Holt Boulevard or Mission Boulevard.

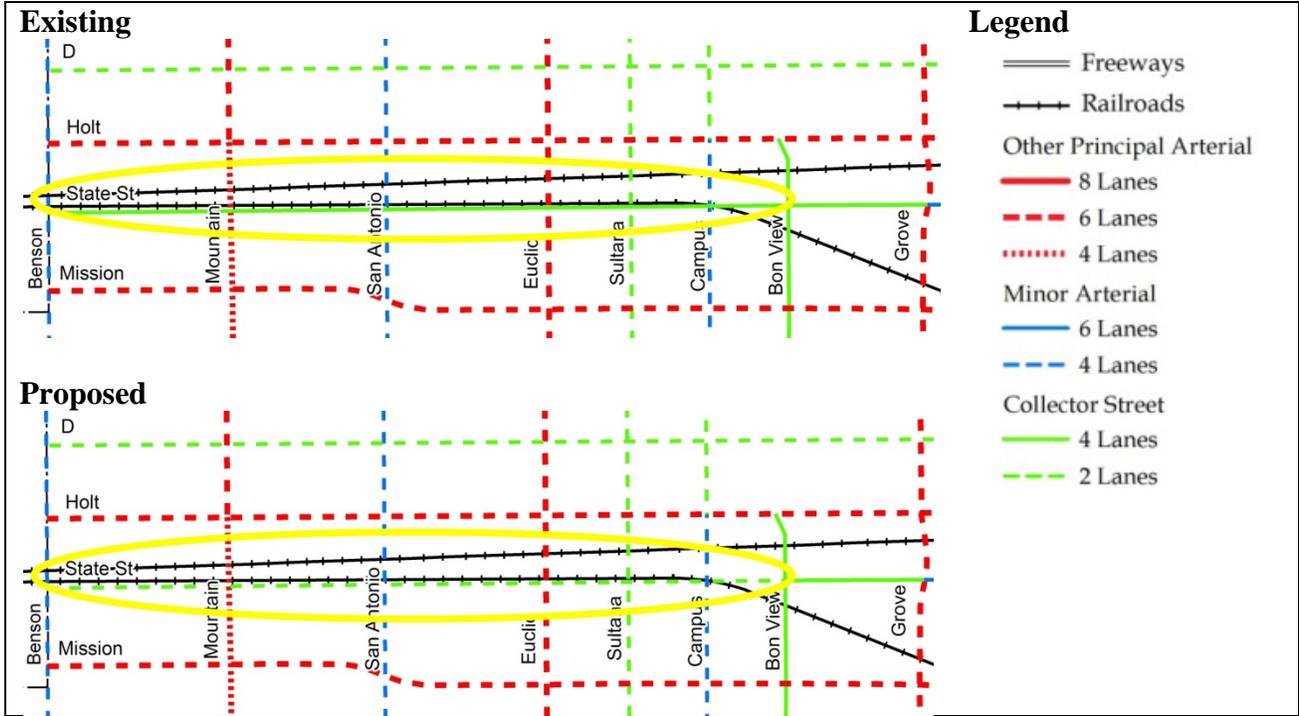
HAMNER (MILLIKEN) AVENUE: When the General Plan was completed for the agricultural preserve in 1998, anticipated traffic volumes on Hamner (Milliken) Avenue identified the need for a six-lane arterial south of Edison Avenue. The Ontario Plan, adopted in 2010, however, called for Hamner (Milliken) to be an eight arterial from Riverside Drive to Bellegrave Avenue. Upon further review of the change, it was determined that traffic volumes anticipated at City buildout on Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellegrave Avenue can be accommodated in six lanes. A traffic study prepared for the Eastvale Commerce Center confirmed that a six lane roadway is adequate to accommodate the anticipated traffic volumes now and at City buildout.

On July 22, 2014, the Planning Commission voted unanimously (5-0) to recommend City Council adoption of a resolution approving an addendum to The Ontario Plan Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines section 15164, and adoption of a resolution approving General Plan Amendment File No. PGPA14-003, revising the Mobility Element of the Policy Plan (General Plan), Figure M-2 Functional Roadway Classification.

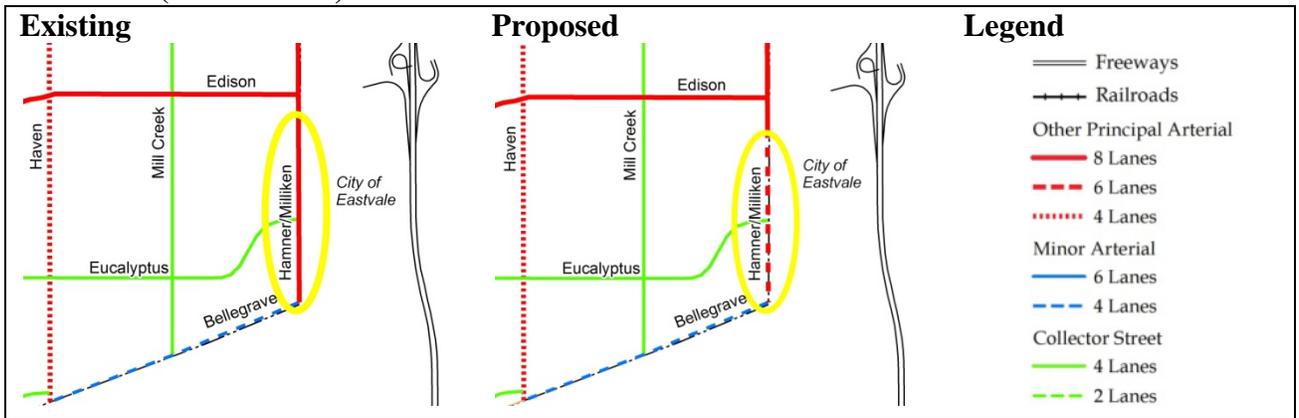
ENVIRONMENTAL REVIEW: The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (SCH #2008101140). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. All previously adopted mitigation measures shall be a condition of project approval and are incorporated herein by reference.

Exhibit "A"
General Plan Amendment

STATE STREET



HAMNER (MILLIKEN) AVENUE



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ADOPTING AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2008101140), ADOPTED FOR FILE NO. PGPA06-001, PREPARED FOR FILE NO. PGPA14-003 FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, prior to the adoption of this Resolution, the Planning Director of the City of Ontario prepared an Initial Study and an Addendum to The Ontario Plan Environmental Impact Report (EIR) (File No. PGPA06-001) for Planning File No. PGPA14-003 (the "Addendum"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively "CEQA"); and

WHEREAS, File No. PGPA13-004 (the "Project") analyzed under the Addendum proposes to: 1) change the roadway classification of State Street from Benson Avenue to Bon View Avenue from a four lane collector to a two lane collector, and 2) change the roadway classification of Hamner (Milliken) Avenue from 750 feet south of Edison Avenue to Bellegrave Avenue from an eight lane principal arterial to a six lane principal arterial; and

WHEREAS, the Application is a Project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, on January 27, 2010, the City Council certified an EIR (SCH #2008101140) for The Ontario Plan File No. PGPA06-001 and a related Mitigation Monitoring and Reporting Program; and

WHEREAS, on July 22, 2014, the Planning Commission voted unanimously (5-0, Gage absent) to recommend (Resolution PCPC14-075) City Council adoption of a resolution approving an addendum to The Ontario Plan Environmental Impact Report (SCH #2008101140) analyzing the environmental effects of the Project, pursuant to State CEQA Guidelines Section 15164; and

WHEREAS, pursuant to Public Resources Code Section 21166 and Sections 15162 and 15163 of the State CEQA Guidelines, the Addendum to The Ontario Plan EIR for File No. PGPA06-001 was prepared by the City with regard to the Project. The Addendum incorporates, by reference, the analysis contained in the certified EIR and related Mitigation Monitoring and Reporting Program for File No's. PGPA06-001 and addresses only those issues specific to the Project. The Addendum concludes that the Project will not result in impacts beyond what was previously analyzed in the certified EIR, because the Project does not have new or substantially more severe significant environmental impacts, either directly or indirectly; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to construct and otherwise undertake the Project; and

WHEREAS, the City Council has reviewed and considered the Addendum for the Project and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the Addendum for the Project and the certified EIR for File No. PGPA14-003 are on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, and are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein.

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

SECTION 1. That the City Council does hereby make the following findings: (1) it has independently reviewed and analyzed the Addendum/Initial Study and other information in the record and has considered the information contained therein, prior to acting upon or approving the Project, (2) the Addendum prepared for the Project has been completed in compliance with CEQA and is consistent with state and local guidelines implementing CEQA, and (3) the Addendum represents the independent judgment and analysis of the City of Ontario, as lead agency for the Project.

SECTION 2. That the City Council does hereby find that based upon the entire record of proceedings before it and all information received and pursuant to State CEQA Guidelines Section 15162 and 15164, that there is no substantial evidence that the Project will result in any new, increased, or substantially different significant impacts, other than those previously considered and addressed in The Ontario Plan EIR for File No. PGPA06-001 and that no changes or additions to the adopted EIR analyses are necessary, nor is there a need for any additional mitigation measures, and that none of the conditions described in State CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the Project otherwise exist.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council approves the Project.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings have been based upon are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

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

PASSED, APPROVED, AND ADOPTED this 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PGPA14-003, A GENERAL PLAN AMENDMENT TO REVISE THE MOBILITY ELEMENT OF THE POLICY PLAN, FIGURE M-2, FUNCTIONAL ROADWAY CLASSIFICATION FOR (1) STATE STREET FROM BENSON TO BON VIEW AVENUES FROM A FOUR LANE TO TWO LANE COLLECTOR AND (2) HAMNER (MILLIKEN) AVENUE FROM 750 FEET SOUTH OF EDISON AVENUE TO BELLEGRAVE AVENUE FROM AN EIGHT LANE TO A SIX LANE PRINCIPAL ARTERIAL AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, Ontario Engineering Department ("Applicant") has filed an Application for the approval of a General Plan Amendment, File No. PGPA14-003, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City of Ontario adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Figure M-2: Functional Roadway Classification further and is proposing modifications; and

WHEREAS, the proposed changes to Figure M-2: Functional Roadway Classification include changes to the number of lanes designated for segments of State Street and Hamner (Milliken) Avenue as shown on Exhibit A; and

WHEREAS, Figure M-2: Functional Roadway Classification specifies the likely roadway capacity needed for the roadway system in Ontario at City buildout as specified in Figure LU-03: Future Buildout; and

WHEREAS, the project sites are located within the Airport Influence Area of Ontario International Airport and the Project is consistent with the policies and criteria set forth within the Airport Land Use Compatibility Plan; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, as the first action on the Project, on July 22, 2014, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, on July 22, 2014, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and issued Resolution No. PC14-075, recommending the City Council approve the project; and

WHEREAS, as the first action on the Project, on August 19, 2014, the City Council adopted an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, on August 19, 2014, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

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

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the project, the City Council has reviewed and considered the information contained in the Addendum to the Environmental Impact Report prepared for the project and supporting documentation. Based upon the facts and information contained in the Addendum and supporting documentation, the Planning Commission finds as follows:

- a. The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project; and
- b. The Addendum was completed in compliance with CEQA and the Guidelines promulgated thereunder; and
- c. The Addendum reflects the independent judgment of the Planning Commission; and
- d. The proposed project introduces no new significant environmental impacts beyond what was analyzed in the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted for PGPA06-001 (The Ontario Plan), and all previously adopted mitigation measures are incorporated into the Project by reference.

SECTION 2. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council and the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

- a. The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan; and

b. The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and

c. The Mobility Element is a mandatory element allowed four general plan amendments per calendar year and this General Plan amendment is the first amendment to the Mobility Element of the calendar year consistent with California Government Code Section §65358; and

d. During the amendment of the General Plan, opportunities for the involvement of citizens, California Native American Indian tribes (§65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with California Government Code Section §65351.

SECTION 3. Based upon the findings and conclusions set forth in Sections 1 and 2 above, the City Council hereby approves the Project.

SECTION 4. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

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

PASSED, APPROVED, AND ADOPTED this 19th day of August 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

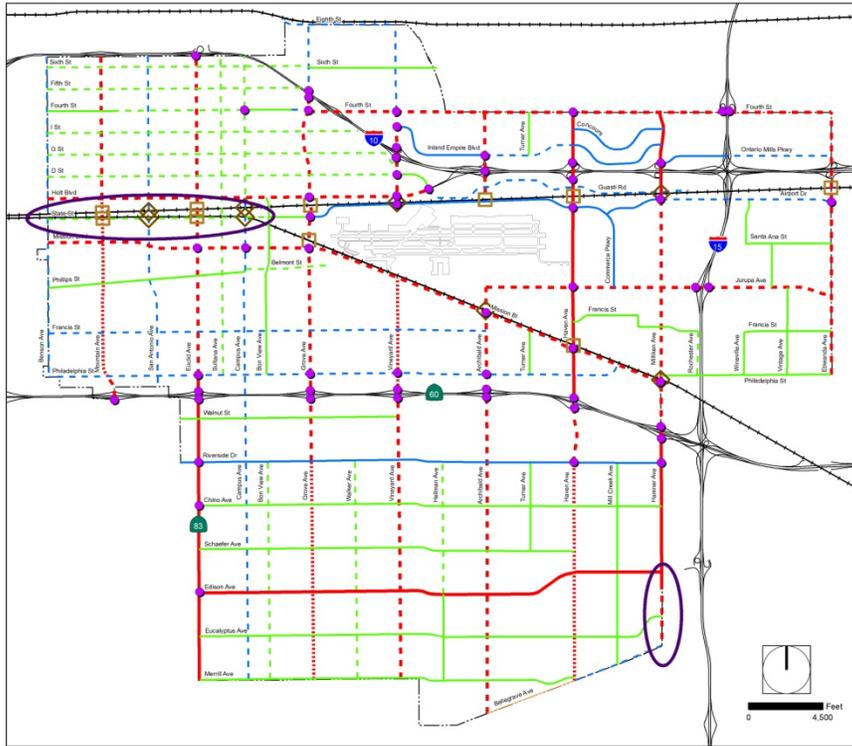
(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

EXHIBIT A TOP Figure M-2 Changes



Proposed Figure M-2 Functional Roadway Classification Plan

- Freeways
- +— Railroads
- Other Principal Arterial
 - 8 Lanes
 - - - 6 Lanes
 - · · · · 4 Lanes
- Minor Arterial
 - 6 Lanes
 - - - 4 Lanes
- Collector Street
 - 4 Lanes
 - - - 2 Lanes
- Grade-Separated Rail Crossings
- ◇ Future Grade-Separated Rail Crossings
- Enhanced Intersections

- 1) All streets not shown on the map and legend are classified as local streets.
- 2) Enhanced Intersections allow flexibility from the standard intersection configuration to increase capacity, improve operation, and respond to local conditions. Enhancements may include additional lanes, reduced median width, increased right-of-way width, removal of on-street bike lanes, or reduction of parkway width. Detailed engineering studies are necessary to identify the most effective types of improvements.
- 3) The Functional Roadway Classification Plan depicts the maximum number of lanes and does not preclude the use of fewer lanes. The goal is to use the minimum number of lanes necessary to achieve the LOS standard while minimizing pavement and right-of-way width. Detailed traffic studies are necessary to identify the necessary number of lanes.
- 4) The Functional Roadway Classification Plan is a generalized representation of the roadway system. See the Master Plan of Streets and Highways to determine the exact right-of-way, number of lanes, and roadway configuration.
- 5) State Street and Holt Boulevard, which are parallel roadways, are related and improvements to one roadway enhance conditions on the other. Due to this fact and physical constraints, the actual classification of each roadway may vary depending upon the results of further, more detailed analysis.



June 5, 2014

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
PUBLIC HEARINGS

SUBJECT: A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE DESIGNATION OF THE JAMES R. MACGREGOR HOUSE AS A LOCAL HISTORIC LANDMARK

RECOMMENDATION: That the City Council adopt a resolution approving File No. PHP14-005, designating the James R. MacGregor House, located at 410 West E Street (APN: 1048-342-07) as Local Historic Landmark No. 95.

**COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the Growth and Evolution of the City's Economy
Focus Resources in Ontario's Commercial and Residential Neighborhoods**

FISCAL IMPACT: The approval of the Local Historic Landmark designation will not have a direct fiscal impact. However, if the designation is approved, the property owner will be eligible to apply for a Mills Act Contract which, if approved, would provide for a potential reduction in property taxes in exchange for an agreed-upon list of improvements to the property.

BACKGROUND: Cynthia Anne Matranga (property owner) requested that the James R. MacGregor House, located at 410 West E Street, be designated as a Local Historic Landmark. On July 22, 2014, the Historic Preservation Commission reviewed this property and recommended approval of the local landmark designation request to the City Council.

HISTORY: The James R. MacGregor house was constructed in the California Bungalow style with Victorian and Craftsman influences in the early 1910s. Although the "bungalow" is more of a type of home than an architectural style, it is recognized to address the modest sized homes built to address the need for affordable housing from the late 1900s to 1940. The Bungalow became the first style of home built on a mass scale by contractor-builders, often utilizing design drawings from various mail order catalogs. The Bungalow is one of the most common types of home in Ontario with architectural style variations such as Colonial Revival, Victorian, Craftsman, and Mediterranean Revival.

STAFF MEMBER PRESENTING: Scott Murphy, Planning Director

Prepared by: Elly Antuna
Department: Planning

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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HISTORIC SIGNIFICANCE: On July 22, 2014, the Historic Preservation Commission/Planning Commission voted unanimously (5-0) to recommend that the City Council designate the James R. MacGregor House as a Local Historic Landmark pursuant to the following criteria contained in the Historic Preservation Ordinance (Article 26, Sec. 9-1.2615 of the Ontario Development Code):

- 1. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*

The James R. MacGregor House is a fine example of the California Bungalow style of architecture, which is evidenced by the survival of the building's character-defining features. The only known alterations to the building are a kitchen and covered porch additions at the rear of the residence. The alterations do not detract from the value of the historic resource nor do they cause an adverse impact to the character-defining features of the building.

ENVIRONMENTAL REVIEW: The application was reviewed pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) (CEQA). Per Section 21065 of the CEQA Guidelines, the local landmark designation is not considered a project.

PLANNING / HISTORIC PRESERVATION COMMISSION STAFF REPORT



DATE: July 22, 2014

FILE NO.: PHP14-005

SUBJECT: A request to designate a Tier III Historic Resource as a Local Landmark

LOCATION: The James R. MacGregor House, 410 West E Street (APN: 1048-342-07)

APPLICANT: Cynthia Anne Matranga

PROPERTY OWNER: Cynthia Anne Matranga

I. RECOMMENDATION:

That the Historic Preservation/Planning Commission recommend that the City Council designate 410 West E Street as a local landmark (File No. PHP14-005).

II. ARCHITECTURAL DESCRIPTION:

Historic Name: The James R. MacGregor House
Architectural Style: California Bungalow
Date Built: 1910s (est.)

The James R. MacGregor House is a single story, California Bungalow style home. It embodies characteristics of Victorian and Craftsman architecture. It has a hip roof and hip dormers with vents, boxed eaves with plain frieze, a front porch with rounded columns and pony wall, narrow horizontal wood siding, a small shelf detail on top of the wood trim around the windows and doors, and a distinctive rock foundation. The home features wood framed, double-hung windows with a



Case Planner: Zulema Ely Antuna, Planning Intern

Planning Director Approval: _____

Submittal Date: July 22, 2014

Hearing Deadline: _____

Hearing Body	Date	Decision	Action
HPSC:	6/12/2014	Approval	Recommend
PC / HPC:	7/22/2014	Approved	Recommend
CC:	8/19/2014		Final

grid ribbon along the top portion of the glass. The single, wood entry door is located slightly off-center. Important interior spaces include pocket doors leading to the original formal dining room with a built-in hutch, picture railing, and base moldings throughout. There are two known alterations to the building which include a large kitchen addition attached at the rear and an open lattice patio cover on the east elevation.

The two-car garage on site appears to have been constructed in 1919 by former County Sheriff J. L. McMinn for the purpose of storing his "Dodge touring car." This is the earliest building record of the property.

Important landscape features of the property and neighborhood include a low rock wall at the front of the property, scored sidewalks, and rock curbs.

III. HISTORIC CONTEXT:

Although the "bungalow" is more of a type of home than an architectural style, it is recognized to address the modest sized homes built from the late 1900s to 1940. The Bungalow style was adapted from many popular period architectural styles. The Bungalow started in California in the early 1910s, primarily as an outgrowth of the Craftsman style. Bungalows are simple houses designed to address the need for affordable housing. Bungalow floor plans are informal with open spaces. Although there are many large, two-story bungalows, most bungalows were typically single story.

The Bungalow became the first style of home to be built on a mass scale by contractor-builders, often times utilizing design drawings from various mail order catalogs. The Bungalow is one of the most common types of home in Ontario with architectural style variations such as Colonial Revival, Victorian, Craftsman, and Mediterranean Revival. However, in California, a prominent variation of the Bungalow that included Craftsman and Mediterranean architectural elements were popularized.

The James R. MacGregor house is located in the proposed Downtown West Historic District. The overall neighborhood retains its early 20th century character and appearance. Original rock curbs and scored sidewalks remain along this block. This home contributes to a visual record and an overall historic sense of how the area was developed. Based on Sanborn maps, building records, and newspaper articles, the home appears to have been constructed in the early 1910s. According to city directories, James and Alpha MacGregor resided in the home from 1951 until the 1980s.

IV. LANDMARK DESIGNATION CRITERIA:

Eligible historic resources may be considered for Landmark designation if the property can meet one or more designation criteria for local designation as contained in the Historic Preservation Ordinance, (Sec. 9-1.2615 of the Development Code). On June 12, 2014, the Historic Preservation Subcommittee determined that the James R. MacGregor

House, located at 410 West E Street, was a Tier III Historic Resource, and recommended local landmark approval, finding that it met the following designation criteria:

1. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction:

The James R. MacGregor House is a fine example of the California Bungalow style of architecture which is evidenced by the survival of the home's Character-defining Features. The kitchen and patio additions, which are constructed at the rear of the home, do not detract from the integrity of the historic resource. This California Bungalow home contributes to a visual record and an overall historic sense of how the area was developed in the first few decades of the twentieth century.

V. COMPLIANCE WITH THE ONTARIO PLAN:

The proposed landmark designation is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed landmark designation are as follows:

Vision

DYNAMIC BALANCE

An appreciation for the "personality and charm" of this community, preserving important characteristics and values even as growth and change occur, all the while retaining a distinctive local feel where people love to be.

City Council Priorities

Primary Goal:

Develop Strategies and Take Actions, including Regaining Local Control of the Ontario International Airport and to Minimize the Negative Impacts of the Global Financial Downturn on Ontario's Economy and the City's Fiscal Health.

Supporting Goals:

1. Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
2. Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.

Policy Plan

CD 4: *Goal:* Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, that have been preserved and serve as a focal point for civic pride and identity.

The proposed local landmark designation supports preservation of the neighborhood streetscape and context.

CD 4-6: *Promotion of Public Involvement in Preservation.* We engage in programs to publicize and promote the City's and the public's involvement in preservation efforts.

The proposed local landmark designation requires owner participation and recognizes and promotes preservation efforts.

RESOLUTION NO. PC14-074

A RESOLUTION OF THE ONTARIO HISTORIC PRESERVATION COMMISSION APPROVING FILE NO. PHP14-005, RECOMMENDING THAT THE CITY COUNCIL DESIGNATE THE JAMES R. MACGREGOR HOUSE LOCATED AT 410 WEST E STREET, A LOCAL HISTORIC LANDMARK (APN: 1048-342-07).

WHEREAS, Cynthia Anne Matranga, property owner, ("Applicant") has filed an application for the approval of a Local Historic Landmark Designation, File No. PHP14-005, as described in the title of this Resolution (hereinafter referred to as "Project"); and

WHEREAS, the City's character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the "Model Colony" as declared by an act of the Congress of the United States and presented at the St. Louis World's Fair in 1904; and

WHEREAS, the City's historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario's rich heritage; and

WHEREAS, the Community Design and Social Resources Elements the Ontario General Plan sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the James R. MacGregor House, a California Bungalow style home constructed in 1910 (est.), located at 410 West E Street (APN: 1048-342-07) is worthy of preservation and designation as a Local Historic Landmark; and

WHEREAS, on June 12, 2014, the Historic Preservation Subcommittee reviewed this property and determined that it meets Tier III criteria as set forth in Article 26 of the City's Historic Preservation Ordinance (Sec. 9-1.2633); and

WHEREAS, on June 12, 2014, the Historic Preservation Subcommittee reviewed this property and determined that it meets local landmark designation criteria as set forth in Article 26 of the City's Historic Preservation Ordinance (Sec. 9-1.2615); and

WHEREAS, on July 22, 2014, the Historic Preservation Commission conducted a public hearing to consider the application. After receiving all public testimony, the Commission determined that the application meets the local landmark criteria as set forth in Article 26 of the City's Historic Preservation Ordinance (Sec. 9-1.2615).

NOW, THEREFORE, BE IT RESOLVED, that the City of Ontario Historic Preservation Commission recommends to the City Council that the James R. MacGregor House, located at 410 West E Street, be designated as Local Historic Landmark No. 95 and that it is subject to the provisions of the City's Historic Preservation Ordinance (Sec. 9-1.2600).

SECTION 1. As the recommending body for the Project, the Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Historic Preservation Commission, the Historic Preservation Commission finds as follows:

a. The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines.

SECTION 2. Based upon the substantial evidence presented to the Historic Preservation Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Historic Preservation Commission hereby concludes as follows:

- a. FINDING: It meets the criteria for local landmark designation as contained in the Historic Preservation Ordinance (Sec. 9-1.2615 of the Development Code); *It embodies distinguishing architectural characteristics of a style, type, period, or method of construction:*
- b. FACT: The James R. MacGregor House is a fine example of the California Bungalow style of architecture which is evidenced by the survival of the home's Character-defining Features. This California Bungalow home contributes to a visual record and an overall historic sense of how the area was developed in the first few decades of the twentieth century.

SECTION 3. Based upon findings set forth in Sections 1 and 2 above, the Historic Preservation Commission hereby recommends the City Council approve the landmark designation.

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall incorporate fully in the defense.

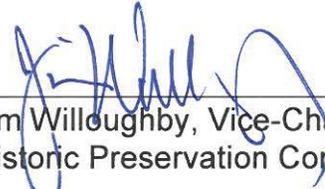
SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been raised are located at Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The secretary shall certify to the adoption of the Resolution.

Historic Preservation Commission Resolution
File No. PHP14-005
July 22, 2014
Page 3

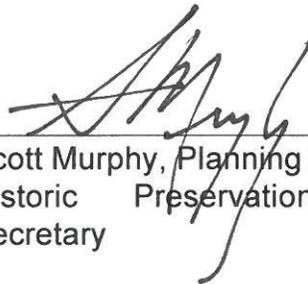
The Secretary Pro Tempore for the Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of July 2014, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.



Jim Willoughby, Vice-Chairman
Historic Preservation Commission

ATTEST:



Scott Murphy, Planning Director /
Historic Preservation Commission
Secretary

Historic Preservation Commission Resolution
File No. PHP14-005
July 22, 2014
Page 5

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

I, Jeanina M. Romero, Secretary Pro Tempore of the Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC14-074 was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on July 22, 2014 by the following roll call vote, to wit:

AYES: Delman, Downs, Gregorek, Mautz, Willoughby

NOES:

ABSENT: Gage

ABSTAIN:



Jeanina M. Romero, Secretary Pro
Tempore

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA APPROVING FILE NO. PHP14-005, THE DESIGNATION OF THE JAMES R. MACGREGOR HOUSE, LOCATED AT 410 WEST E STREET, AS LOCAL HISTORIC LANDMARK NO. 95 AND MAKING FINDINGS IN SUPPORT THEREOF (APN: 1048-342-07).

WHEREAS, Cynthia Anne Matranga, property owner, (“Applicant”) has filed an application for the approval of a Local Historic Landmark Designation, File No. PHP14-005, as described in the title of this Resolution (hereinafter referred to as “Project”); and

WHEREAS, the City’s character and history are reflected in its cultural, historical, and architectural heritage with an emphasis on the “Model Colony” as declared by an act of the Congress of the United States and presented at the St. Louis World’s Fair in 1904; and

WHEREAS, the City’s historical foundations should be preserved as living parts of community life and development in order to foster an understanding of the City’s past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand Ontario’s rich heritage; and

WHEREAS, the Community Development and the Aesthetic, Cultural, Open Space and Recreational Resources Elements the Ontario General Plan sets forth Goals and Policies to conserve Ontario’s historic buildings and districts; and

WHEREAS, the James R. MacGregor House, a California Bungalow style home constructed in the 1910s, located at 410 West E Street (APN: 1048-342-07) and is legally described as: ONTARIO CITY E 1/2 LOT 10 AND ALL LOT 11 BLK 9; and

WHEREAS, on June 12, 2014, the Historic Preservation Subcommittee reviewed this property and determined that it met local landmark designation criteria as set forth in Article 26 of the City’s Historic Preservation Ordinance (Sec. 9-1.2615); and

WHEREAS, on July 22, 2014, the Historic Preservation Commission reviewed this property and recommended approval based on the building meeting the following criteria for designation contained in the Historic Preservation Ordinance (Sec. 9-1.2615 of the Ontario Development Code):

- 1. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*

The James R. MacGregor House is a fine example of the California Bungalow style of architecture with Victorian and Craftsman influences, which is evidenced by the survival of the building’s character-defining features. The only known alterations to the building are a kitchen and covered porch additions at the rear of

the residence. The alterations do not detract from the value of the historic resource nor do they cause an adverse impact to the character-defining features of the building.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds that the designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines.

SECTION 2. Based upon the substantial evidence presented to the City Council during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the City Council hereby concludes as follows:

1. **FINDING:** It meets the criteria for local landmark designation as contained in the Historic Preservation Ordinance (Sec. 9-1.2615 of the Development Code); *It embodies distinguishing architectural characteristics of a style, type, period, or method of construction:*

FACT: The James R. MacGregor House is a fine example of the California Bungalow style of architecture with Victorian and Craftsman influences, which is evidenced by the survival of the building's character-defining features. The only known alterations to the building are a kitchen and covered porch additions at the rear of the residence. The alterations do not detract from the value of the historic resource nor do they cause an adverse impact to the character-defining features of the building.

SECTION 3. Based upon findings set forth in Sections 1 and 2 above, the City Council approves and designates the James R. MacGregor House, located at 410 West E Street, as Local Historic Landmark No. 95 and that it is subject to the provisions of the Historic Preservation Ordinance (Article 26 of the Ontario Development Code).

SECTION 4. The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall incorporate fully in the defense.

SECTION 5. The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East B Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6. The City Clerk of the City of Ontario, California, shall cause a copy of this Resolution to be recorded in the office of the County Recorder of San Bernardino, County, California.

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

PASSED, APPROVED, AND ADOPTED this 19th day of August, 2014.

PAUL S. LEON, MAYOR

ATTEST:

MARY E. WIRTES, MMC, CITY CLERK

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP
CITY ATTORNEY

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

I, MARY E. WIRTES, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2014- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 19, 2014 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2014- duly passed and adopted by the Ontario City Council at their regular meeting held August 19, 2014.

MARY E. WIRTES, MMC, CITY CLERK

(SEAL)

CITY OF ONTARIO

Agenda Report
August 19, 2014

SECTION:
ADMINISTRATIVE REPORTS/
DISCUSSION/ACTION

SUBJECT: DECLARATION OF MANDATORY WATER RESTRICTIONS

RECOMMENDATION: That the City Council declare a water shortage and implement Stage 1 of the City's Municipal Code Water Conservation Plan.

COUNCIL GOALS: Regain Local Control of the Ontario International Airport
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

FISCAL IMPACT: The intended water conservation will result in reduced revenue for the water enterprise fund and a corresponding reduction in operational costs such as water purchases. There may be incidental costs related to compliance for City controlled irrigation which will require re-programming.

BACKGROUND: On July 15, 2014, the State Water Resources Control Board (SWRCB) approved Emergency Conservation Regulations ("Regulations") to ensure water agencies, their customers and state residents increase water conservation in urban settings. The approved Regulations are intended to reduce outdoor urban water use. The Regulations also mandate that water suppliers implement Water Shortage Contingency Plans to a level that imposes mandatory restrictions on outdoor irrigation, as well as provide monthly water use reporting to SWRCB.

The City will comply with the SWRCB mandated Regulations with this declaration of a water shortage and implementation of Stage 1 of the City's Water Conservation Plan (as described in Section 6-8.26 of Ontario's Municipal Code, Chapter 8A). Below is a summary of the specific water restrictions called for in Stage 1:

- (1) No hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces;
- (2) No hose washing of an automobile without a fitted shut-off nozzle;
- (3) No water shall be used to clean, fill or maintain decorative water features, except where the water is part of a recirculation system;

STAFF MEMBER PRESENTING: Scott Burton, Utilities General Manager

Prepared by: Ryan Shaw
Department: MU/Administration

City Manager
Approval: 

Submitted to Council/O.H.A. 08/19/2014

Approved: _____

Continued to: _____

Denied: _____

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- (4) No public place (ie. restaurant, hotel, café) where food is served, shall serve water unless requested;
- (5) Leaks from indoor and outdoor plumbing fixtures shall be repaired within 72 hours of notification by the City;
- (6) No person shall water outdoor landscaping between the hours of 9:00 AM and 4:00 PM;
- (7) No person shall allow water to be applied to outdoor landscapes in a manner that causes runoff; and
- (8) Fire hydrant water shall be limited to fire fighting and activities necessary to maintain public health, safety, and welfare.

The Ontario Municipal Code, Chapter 8A, contains violation provisions for non-compliance that can result in a surcharge of up to \$500 on a customer's water bill. However, City staff recommends educating and empowering customers with water use efficiency tips and offering various conservation rebate programs as the primary method of reducing water use; and only using the violation provisions as a last resort for repeat violations or gross offenses.

The City will be adding a Water Waste category to the existing My Ontario App and City website where the public can report water waste incidents for the City to investigate and address.

CHAPTER 8A: WATER CONSERVATION PLAN

- 6-8.20 Scope and title
- 6-8.21 Statement of policy and declaration of purpose
- 6-8.22 Authorization
- 6-8.23 General prohibitions
- 6-8.24 Exceptions
- 6-8.25 Voluntary conservation
- 6-8.26 Stage 1 water shortage-water supply reduced by up to ten percent (10%)
- 6-8.27 Stage 2 water shortage-water supply reduced by ten percent (10%) to twenty percent (20%)
- 6-8.28 Stage 3 water shortage-water supply reduced by more than twenty percent (20%)
- 6-8.29 Stage 4 water shortage-emergency interruption in water supply
- 6-8.30 Relief from compliance
- 6-8.31 Failure to comply
- 6-8.32 Hearing regarding violations

Sec. 6-8.20. Scope and title.

This Chapter shall be known as "The Water Conservation Plan of the City of Ontario."

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.21. Statement of policy and declaration of purpose.

(a) Because of the water supply conditions prevailing in the City and/or the area from which the City obtains a portion of its supply, the general welfare requires that the water resources available to the City of Ontario be put to the maximum beneficial use to the extent to which they are capable, and that the waste or unreasonable use, or unreasonable method of use of water be prevented and that the conservation of such water be practiced with a view to that reasonable and beneficial use thereof in the interest of the people of the City.

(b) The purpose of this chapter is to minimize the potential for water shortage through the practice of water conservation, and to minimize the effect of a shortage of water supplies on the water customers of the City. It is furthermore the intent of this chapter to adopt provisions that will significantly reduce the inefficient consumption of water, thereby extending the available water resources necessary for the domestic, sanitation, and fire protection of the community to the greatest extent possible.

(c) This chapter shall be applicable to all water customers. For the purposes of this chapter, any person, business, corporation, or association to whom the city supplies water shall be considered a water customer.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.22. Authorization.

(a) The City Council may declare a water shortage based on a determination by Metropolitan Water District or the Inland Empire Utilities Agency, or based upon any interruption in water supply or delivery that the City Council determines in its sole discretion

necessitates water conservation pursuant to this chapter.

(b) In the event of an unplanned interruption of water supply causing a water shortage, the City Manager or his/her designee is authorized to restrict water use and apportion the available supply of water among its customers in the most equitable manner possible to continue service fairly and without discrimination, except that preference shall be given to such service as is essential to the public interest and to the preservation of life and health.

(c) A notice of a water shortage shall be published in a daily newspaper of general circulation within the City. Any restrictions on the use of water shall become effective immediately upon such publication.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.23. General prohibitions.

(a) The following are prohibited in new connections:

- (1) Non-recycling decorative fountains;
- (2) Single-pass cooling systems; and
- (3) Conveyor and in-bay vehicle wash and commercial laundry systems which do not reuse water.

(b) No water customer of the City shall make, cause, use, or permit the use of water from the City in a manner contrary to any provision of this chapter or in an amount in excess of the use permitted by any restriction provisions then in effect pursuant to the provisions of this chapter.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.24. Exceptions.

(a) The prohibited uses of water and water use restrictions provided within this chapter are not applicable for the use of recycled water or the use of potable water necessary to public health and safety or for essential government services such as police, fire and other similar services.

(b) Nothing contained within this chapter shall be construed to require the city to curtail the supply of water necessary for the health, safety, and welfare of any customer.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.25. Voluntary conservation.

Water customers are encouraged to voluntarily limit the amount of water used to the amount absolutely necessary for health, business, and irrigation. The following elements of conservation apply at all times on a voluntary basis:

(a) Avoid hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes.

(b) Wash motor vehicles, trailers, boats and other types of mobile equipment using a hand held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, or at the immediate premises of a commercial car wash or with recycled wastewater for approved uses.

(c) Avoid using water to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(d) Encourage restaurants, hotels, cafés, cafeterias or other public places where food is sold, served or offered for sale, to serve drinking water only to those customers expressly requesting water.

(e) Promptly repair all leaks from indoor and outdoor plumbing fixtures.

(f) Avoid watering lawn, landscape or other turf area more often than every other day and during the hours between 6:00 a.m. and 6:00 p.m.

(g) Avoid causing or allowing the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinklers or excessive watering.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.26. Stage 1 water shortage-water supply reduced by up to ten percent (10%).

(a) The following restrictions on the use of potable water shall be applicable when the City Council determines that the City's water conservation goals are not being met by voluntary water conservation measures, or that the City's water supplies are likely to be reduced by up to ten percent (10%).

(1) There shall be no hose washing of sidewalks, walkways, driveways, parking areas or other paved surfaces, except as required for sanitary purposes.

(2) Washing of motor vehicles, trailers, boats and other types of mobile equipment shall be done only with a hand-held bucket or a hose equipped with a positive shutoff nozzle for quick rinses, except that washing may be done at the immediate premises of a commercial car wash or with reclaimed wastewater.

(3) No water shall be used to clean, fill or maintain levels in decorative fountains, ponds, lakes or other similar aesthetic structures unless such water is part of a recycling system.

(4) No restaurant, hotel, café, cafeteria or other public place where food is sold, served or offered for sale, shall serve drinking water to any customer unless expressly requested.

(5) All water customers of the City shall promptly repair all leaks from indoor and outdoor plumbing fixtures. Such leak shall be repaired in a timely manner after notification by the city, but in no case after notification in excess of seventy-two (72) hours for the first violation and then every seventy-two (72) hours thereafter for the second and third violations.

(6) No person shall sprinkle, water, or irrigate any shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens, vegetables, flowers, or any other landscaped or vegetated areas between the hours of 9:00 a.m. and 4:00 p.m. In any event, such watering shall not be in excess of needs nor be of a manner that allows water to flow onto streets. The above mentioned plants may be watered by a hand-held hose equipped with a shut-off nozzle at any time of the day. This provision shall not apply to commercial nurseries, golf courses and other water- dependent industries.

(7) No water customer of the City shall cause or allow the water to run off landscape areas into adjoining streets, sidewalks or other paved areas due to incorrectly directed or maintained sprinkler or excessive watering.

(8) The use of water from fire hydrants shall be limited to fire fighting and related activities necessary to maintain the public health, safety, and welfare. An exception may be made for construction use through a proper city-designated meter. The use of potable water for construction activities shall be restricted in areas where recycled water is available for such use.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.27. Stage 2 water shortage-water supply reduced by ten percent (10%) to twenty percent (20%).

(a) The following restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than ten percent (10%) but less than twenty percent (20%) in its water supplies.

(1) All prohibitions and restrictions in § 6-8.26 shall be in effect provided that more restrictive measures noted in this section shall take precedence.

(2) Commercial nurseries, golf courses, and other water dependent industries shall be prohibited from watering lawn, landscape, or other turf areas more than every other day. Irrigation shall occur between the hours of 6:00 p.m. and 6:00 a.m. only.

(3) All water customers other than commercial nurseries, golf courses, and other water dependent industries shall be limited in the use of outdoor watering for sprinkling, watering, or irrigating any shrubbery, trees, lawns, grass, groundcovers, plants, vines, gardens, vegetables, flowers, or any other landscaped or vegetated areas to a two (2) day per week schedule between the hours of

4:00 p.m. and 9:00 a.m. based on street address.

- (i) All locations ending in an odd number shall have outdoor water scheduled on Mondays and Thursdays.
- (ii) All locations ending in an even number shall have outdoor water scheduled on Wednesdays and Saturdays.
- (iii) There shall be no outdoor watering on Tuesdays, Fridays, or Sundays.
- (iv) The use of a hand-held hose with shut-off valve shall be permitted at any time.
- (v) The replenishment of swimming pools shall be limited to the same days as other outdoor watering.

(4) Filling or refilling empty swimming pools shall not occur without permission from the City Manager or his/her designee.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.28. Stage 3 water shortage-water supply reduced by more than twenty percent (20%).

(a) The following restrictions on the use of potable water shall be applicable when the City Council determines that it is likely that the City will suffer a reduction of more than twenty percent (20%) in its water supplies.

(b) All the prohibitions and restrictions in § 6-8.27 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(c) Commercial nurseries, golf courses and other water dependent industries shall be prohibited from watering lawn, landscaping and other turf areas more often than every third day. Irrigation shall occur between the hours of 6:00 p.m. and 6:00 a.m. only. There shall be no restriction on watering utilizing recycled water.

(d) The use of water from fire hydrants shall be limited to fire fighting and related activities and other uses of water for municipal purposes shall be limited to activities necessary to maintain the public health, safety and welfare. The use of potable water for construction activities shall be prohibited.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.29. Stage 4 water shortage-emergency interruption in water supply.

(a) The following restrictions on the use of potable water shall be applicable during an emergency water shortage which may be declared in the event of a major earthquake, large-scale fire, or other so called "Act of God" which could have serious impacts on the city's total available water supply.

(1) All the prohibitions and restrictions in § 6-8.28 shall be in effect provided that the more restrictive measures noted in this section shall take precedence.

(2) There shall be no use of outdoor water at any time except the minimal amount by hand-held hose equipped with a shut-off nozzle.

(3) Commercial nurseries, golf courses, and other water dependent industries shall be prohibited from the use of outside water except by a hand-held hose equipped with a shut-off nozzle.

(4) All nonessential uses of water shall be prohibited including the filling, cycling, filtering, or refilling swimming pools, spas, Jacuzzis, fountains or other like devices.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.30. Relief from compliance.

(a) A water customer of the City may file a written application for relief in whole or in part, from the water use restriction provisions of this chapter. The City Manager or his/her designee shall review the request for a variance and take such steps as he or she deems reasonable to resolve the application for relief. The decision of the City Manager shall be final.

(b) A relief may be granted if the water customer shows that he or she has achieved the maximum practical reduction in water consumption other than in the specific areas in which relief is being sought. No relief shall be granted to any water customer who, when requested by the City Manager, fails to provide any information necessary for resolution of the customer's application for relief.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.31. Failure to comply.

(a) Violations of the provisions of this chapter:

(1) First violation. For a first violation, the City shall issue a written warning to the water customer.

(2) Second violation. For a second violation, the City shall impose a surcharge in an amount of One Hundred Dollars (\$100.00) added to the water customer's water bill.

(3) Third violation. For a third violation, the City shall impose a surcharge in an amount of Two Hundred Dollars (\$200.00) added to the water customer's water bill.

(4) Subsequent Violations. For the fourth and any subsequent violation during, the City shall impose a surcharge in an amount of Five Hundred Dollars (\$500.00) added to the water customer's water bill. In addition to the surcharge, the City may also install a flow restricting device on the service of the customer at the premises at which the violation occurred for a period of not less than forty-eight (48) hours. The City shall charge the water customer the reasonable costs incurred for installing and for removing the flow-restricting devices and for restoration of normal service. The charge shall be paid before normal service can be restored.

(b) The City shall give notice of violation to the water customer committing the violation as follows:

(1) First notice of violation shall be given in writing by regular mail to the address at which the water customer is normally billed.

(2) Notice of second or subsequent violations shall be given in writing by certified mail to the address at which the water customer is normally billed.

(§ 2, Ord. 2907, eff. June 16, 2009)

Sec. 6-8.32. Hearing regarding violations.

(a) Any water customer receiving notice of a violation of §§ 6-8.23, 6-8.26, 6-8.27, 6-8.28, or 6-8.29, which includes the imposition of a surcharge, shall have a right to a hearing by the City Manager or his/her designee within fifteen (15) days of mailing or other delivery of the notice of violation.

(b) The water customer's timely written request for a hearing shall automatically stay installation of flow-restricting device on the customer's premises until after the City Manager or his/her designee renders his or her decision.

(c) The water customer's timely written request for a hearing shall not stay the imposition of a surcharge unless within the time period to request a hearing, the water customer deposits with the City money in the amount of any unpaid surcharge due. If it is determined that the surcharge was wrongly assessed, the City will refund any money deposited to the water customer.

(d) The decision of the City Manager or his/her designee shall be final except for judicial review.

(§ 2, Ord. 2907, eff. June 16, 2009)

**STATE WATER RESOURCES CONTROL BOARD
RESOLUTION NO. 2014-0038**

**TO ADOPT AN EMERGENCY REGULATION
FOR STATEWIDE URBAN WATER CONSERVATION**

WHEREAS:

1. On April 25, 2014, Governor Edmund G. Brown Jr. issued an [executive order](#) to strengthen the state's ability to manage water and habitat effectively in drought conditions and called on all Californians to redouble their efforts to conserve water. The executive order finds that the continuous severe drought conditions present urgent challenges across the state including water shortages in communities and for agricultural production, increased wildfires, degraded habitat for fish and wildlife, threat of saltwater contamination, and additional water scarcity if drought conditions continue into 2015. The [National Integrated Drought Information System](#) reported that nearly 80% of the state was reported to be under "extreme" drought conditions at the end of June;
2. The executive order refers to the [Governor's Proclamation No. 1-17-2014](#), issued on January 17, 2014, declaring a State of Emergency to exist in California due to severe drought conditions. The January Proclamation notes that the state is experiencing record dry conditions, with 2014 projected to become the driest year on record. Since January, state water officials indicate that reservoirs, rainfall totals and the snowpack remain critically low. This follows two other dry or below average years, leaving reservoir storage at alarmingly low levels. The January Proclamation highlights the State's dry conditions, lack of precipitation and the resulting effects on drinking water supplies, the cultivation of crops, and the survival of animals and plants that rely on California's rivers and streams. The January Proclamation also calls on all Californians to reduce their water usage by 20 percent;
3. There is no guarantee that winter precipitation will alleviate the drought conditions that the executive orders address, which will lead to even more severe impacts across the state if the drought wears on;
4. Water Code section 1058.5 grants the State Water Board the authority to adopt emergency regulations in certain drought years in order to: "prevent the waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion, of water, to promote water recycling or water conservation, to require curtailment of diversions when water is not available under the diverter's priority of right, or in furtherance of any of the foregoing, to require reporting of diversion or use or the preparation of monitoring reports";
5. Over 400,000 acres of farmland are expected to be fallowed, thousands of people may be out of work, communities risk running out of drinking water, and fish and wildlife will suffer.

6. Many Californians have taken bold steps over the years and in this year to reduce water use; nevertheless, the dire nature of the current drought requires additional conservation actions from residents and businesses. Some severely affected communities have implemented water rationing, limiting water use in some cases to only 50 gallons per person per day, foregoing showers, laundry, toilet flushing, and all outdoor watering.
7. Water conservation is the easiest, most efficient and most cost effective way to quickly reduce water demand and extend supplies into the next year, providing flexibility for all California communities. Water saved this summer is water available next year, giving water suppliers the flexibility to manage their systems efficiently. The more water that is conserved now, the less likely it is that a community will experience such dire circumstances that water rationing is required ;
8. Most Californians use more water outdoors than indoors. In many areas, 50 percent or more of daily water use is for lawns and outdoor landscaping. Outdoor water use is generally discretionary, and many irrigated landscapes would not suffer greatly from receiving a decreased amount of water;
9. Public information and awareness is critical to achieving conservation goals and the Save Our Water campaign, run jointly by the Department of Water Resources (DWR) and the Association of California Water Agencies, is an excellent resource for conservation information and messaging that is integral to effective drought response (<http://saveourwater.com>).
10. Enforcement against water waste is a key tool in conservation programs. When conservation becomes a social norm in a community, the need for enforcement is reduced or eliminated;
11. The emergency regulations set a minimum standard requiring only modest lifestyle changes across the state. Many communities are already doing more and have been for years. They should be commended, but can and should do more. Others are not yet doing so and should at least do this, but should do much more given the severity of the drought;
12. On July 8, 2014, the State Water Board issued public notice that the State Water Board would consider the adoption of the regulation at the Board's regularly-scheduled July 15, 2014 public meeting, in accordance with applicable State laws and regulations. The State Water Board also distributed for public review and comment a Finding of Emergency that complies with State laws and regulations;
13. On April 25, 2014, the Governor suspended the California Environmental Quality Act's application to the State Water Board's adoption of emergency regulations pursuant to Water Code section 1058.5 to prevent the waste, unreasonable use, unreasonable method of use, or unreasonable method of diversion of water, to promote water recycling or water conservation;
14. As discussed above, the State Water Board is adopting the emergency regulation because of emergency drought conditions, the need for prompt action, and current limitations in the existing enforcement process;

15. Disadvantaged communities may require assistance in increasing water conservation and state agencies should look for opportunities to provide assistance in promoting water conservation;
16. Nothing in the regulations or in the enforcement provisions of the regulations, preclude a local agency from exercising its authority to adopt more stringent conservation measures. Moreover, the Water Code does not impose a mandatory penalty for violations of the regulations adopted by this resolution and local agencies retain their enforcement discretion in enforcing the regulations, to the extent authorized, and may develop their own progressive enforcement practices to encourage conservation.

THEREFORE BE IT RESOLVED THAT:

1. The State Water Board adopts California Code of Regulations, title 23, sections 863, 864, and 865, as appended to this resolution as an emergency regulation;
2. The State Water Board staff will submit the regulation to the Office of Administrative Law (OAL) for final approval;
3. If, during the approval process, State Water Board staff, the State Water Board, or OAL determines that minor corrections to the language of the regulation or supporting documentation are needed for clarity or consistency, the State Water Board Executive Director or designee may make such changes;
4. These regulations shall remain in effect for 270 days after filing with the Secretary of State unless the State Water Board determines that it is no longer necessary due to changed conditions, or unless the State Water Board renews the regulations due to continued drought conditions as described in Water Code section 1058.5;
5. The State Water Board directs staff to provide the Board with monthly updates on the implementation of the emergency regulations and their effect;
6. Directs State Water Board staff to condition funding upon compliance with the emergency regulations, to the extent feasible;
7. Directs State Water Board staff to work with the Department of Water Resources and the Save Our Water campaign to disseminate information regarding the emergency regulations; and
8. Directs State Water Board staff in developing an electronic reporting portal to include data fields so that local agencies may provide monthly reporting data on (i) conservation-related implementation measures or enforcement actions taken by the local agency and (ii) substitution during the drought of potable water with recycled water to extend water supplies.

THEREFORE BE IT FURTHER RESOLVED THAT:

9. The State Water Board commends water suppliers that have increased conservation messaging and adopted innovative strategies to enhance customer awareness of water use, such as applications that let customers compare their water use to water use by others; reduce system losses, such as fixing system leaks which can deplete supplies by 10 percent or more; and establish incentives to reduce demand, such as tiered or drought rate structures. The State Water Board also commends all Californians that have already been working to maximize their conservation efforts, both at home and at work;
10. The State Water Board calls upon water suppliers to take the following actions:

Educate customers and employees

- Retail water suppliers should provide notice of the regulations in English and Spanish in one or more of the following ways: newspaper advertisements, bill inserts, website homepage, social media, notices in public libraries;
- Wholesale suppliers should include reference to the regulations in their customer communications;
- All water suppliers should train personnel on the regulations;
- All water suppliers should provide signage where recycled or reclaimed water is being used for activities that the emergency regulations prohibit with the use of potable water, such as operation of fountains and other water features;
- All water suppliers should redouble their efforts to disseminate information regarding opportunities and incentives to upgrade indoor fixtures and appliances;
- All water suppliers should use education and the tools available through the Save Our Water website (<http://saveourwater.com>); and
- All water suppliers should educate and prepare their boards and councils on the drought response actions contained in the emergency regulations and in this resolution, and to make sure that drought response items are placed on agendas as early as possible;

Increasing local supplies

- All water suppliers should accelerate the completion of projects that will conserve potable water by making use of non-potable supplies, such as recycled water, "greywater," and stormwater collection projects;
- All water suppliers should improve their leak reporting and response programs and request that police and fire departments and other local government personnel report leaks and water waste that they encounter during their routine duties/patrols;
- Smaller water suppliers – those with fewer than 3,000 service connections – should take proactive steps to secure their communities' water supplies and educate their customers about water conservation and the status of their supply reserves;
- All water suppliers should conduct water loss audits and make leak detection and repair a top priority for the duration of the drought; and
- All urban water suppliers should evaluate their rate structures and begin to implement needed changes as part of planning for another dry year. Information and assistance on setting and implementing drought rates is available from the Alliance for Water Efficiency. (<http://www.allianceforwaterefficiency.org/>).

11. The State Water Board calls on all Californians to take the following additional actions:
 - Further reduce water demand, whether by using less water in daily routines indoors and out, retrofitting appliances and installing greywater and rainwater catchment systems; and
 - Check residential and business water bills to see if there are high charges that may indicate a leak and to fix the leak, if they are able, or contact their local water utility if they need assistance.
12. The State Water Board encourages its staff, the Department of Water Resources, the Public Utilities Commission, urban water suppliers, and other local agencies to look for opportunities to encourage and promote new technologies that reduce water usage, including through timely access to water usage information and behavioral response.
13. The State Water Board encourages all state and local agencies to look for additional opportunities to minimize potable water use in outdoor spaces.
14. The State Water Board encourages investor-owned utilities to expeditiously submit applications for implementation of the regulations to the California Public Utilities Commission.

CERTIFICATION

The undersigned Clerk to the Board does hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly adopted at a meeting of the State Water Resources Control Board held on July 15, 2014.

AYE: Chair Felicia Marcus
 Vice Chair Frances Spivy-Weber
 Board Member Steven Moore
 Board Member Dorene D'Adamo

NAY: None

ABSENT: Board Member Tam M. Doduc

ABSTAIN: None



Jeanine Townsend
Clerk to the Board

PROPOSED TEXT OF EMERGENCY REGULATIONS

Article 22.5. Drought Emergency Water Conservation

Sec. 863 Findings of Drought Emergency

(a) The State Water Resources Control Board finds as follows:

(1) On January 17, 2014, the Governor issued a proclamation of a state of emergency under the California Emergency Services Act based on drought conditions;

(2) On April 25, 2014, the Governor issued a proclamation of a continued state of emergency under the California Emergency Services Act based on continued drought conditions;

(3) The drought conditions that formed the basis of the Governor's emergency proclamations continue to exist;

(4) The present year is critically dry and has been immediately preceded by two or more consecutive below normal, dry, or critically dry years; and

(5) The drought conditions will likely continue for the foreseeable future and additional action by both the State Water Resources Control Board and local water suppliers will likely be necessary to further promote conservation.

Authority: Wat. Code, § 1058.5.

References: Wat. Code, §§ 102, 104, 105.

Sec. 864 Prohibited Activities in Promotion of Water Conservation

(a) To promote water conservation, each of the following actions is prohibited, except where necessary to address an immediate health and safety need or to comply with a term or condition in a permit issued by a state or federal agency:

(1) The application of potable water to outdoor landscapes in a manner that causes runoff such that water flows onto adjacent property, non-irrigated areas, private and public walkways, roadways, parking lots, or structures;

(2) The use of a hose that dispenses potable water to wash a motor vehicle, except where the hose is fitted with a shut-off nozzle or device attached to it that causes it to cease dispensing water immediately when not in use;

(3) The application of potable water to driveways and sidewalks; and

(4) The use of potable water in a fountain or other decorative water feature, except where the water is part of a recirculating system.

(b) The taking of any action prohibited in subdivision (a) of this section, in addition to any other applicable civil or criminal penalties, is an infraction, punishable by a fine of up to five hundred dollars (\$500) for each day in which the violation occurs.

Authority: Wat. Code, § 1058.5.

References: Wat. Code, §§ 102, 104, 105.

PROPOSED TEXT OF EMERGENCY REGULATIONS

Sec. 865 Mandatory Actions by Water Suppliers

(a) The term “urban water supplier,” when used in this section, refers to a supplier that meets the definition set forth in Water Code section 10617, except it does not refer to suppliers when they are functioning solely in a wholesale capacity, but does apply to suppliers when they are functioning in a retail capacity.

(b)(1) To promote water conservation, each urban water supplier shall implement all requirements and actions of the stage of its water shortage contingency plan that imposes mandatory restrictions on outdoor irrigation of ornamental landscapes or turf with potable water.

(2) As an alternative to subdivision (b)(1), an urban water supplier may submit a request to the Executive Director for approval of an alternate plan that includes allocation-based rate structures that satisfies the requirements of chapter 3.4 (commencing with section 370) of division 1 of the Water Code, and the Executive Director may approve such an alternate plan upon determining that the rate structure, in conjunction with other measures, achieves a level of conservation that would be superior to that achieved by implementing limitations on outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week.

(c) To promote water conservation, each urban water supplier that does not have a water shortage contingency plan or has been notified by the Department of Water Resources that its water shortage contingency plan does not meet the requirements of Water Code section 10632 shall, within thirty (30) days, limit outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week or shall implement another mandatory conservation measure or measures intended to achieve a comparable reduction in water consumption by the persons it serves relative to the amount consumed in 2013.

(d) In furtherance of the promotion of water conservation each urban water supplier shall prepare and submit to the State Water Resources Control Board by the 15th of each month a monitoring report on forms provided by the Board. The monitoring report shall include the amount of potable water the urban water supplier produced, including water provided by a wholesaler, in the preceding calendar month and shall compare that amount to the amount produced in the same calendar month in 2013. Beginning October 15, 2014, the monitoring report shall also estimate the gallons of water per person per day used by the residential customers it serves. In its initial monitoring report, each urban water supplier shall state the number of persons it serves.

(e) To promote water conservation, each distributor of a public water supply, as defined in Water Code section 350, that is not an urban water supplier shall, within thirty (30) days, take one or more of the following actions:

(1) Limit outdoor irrigation of ornamental landscapes or turf with potable water by the persons it serves to no more than two days per week; or

(2) Implement another mandatory conservation measure or measures intended to achieve a comparable reduction in water consumption by the persons it serves relative to the amount consumed in 2013.

Authority: Wat. Code, § 1058.5.

References: Wat. Code, §§ 102, 104, 105; 350; 10617; 10632.