

**CITY OF ONTARIO  
CITY COUNCIL AND HOUSING AUTHORITY  
AGENDA  
AUGUST 18, 2020**

**Paul S. Leon**  
Mayor

**Debra Dorst-Porada**  
Mayor pro Tem

**Alan D. Wapner**  
Council Member

**Jim W. Bowman**  
Council Member

**Ruben Valencia**  
Council Member



**Scott Ochoa**  
City Manager

**Ruben Duran**  
City Attorney

**Sheila Mautz**  
City Clerk

**James R. Milhiser**  
Treasurer

**SPECIAL AND URGENT NOTICE**

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20) and the Governor's Stay at Home Order (Executive Order N-33-20), the Ontario City Council Meetings are being conducted via teleconference to limit in-person attendance at the upcoming meeting of the City of Ontario City Council and Housing Authority.

Members of the public may utilize alternative measures established by the City of Ontario to view the City Council meetings and/or to address the Mayor and City Council Members.

The meeting will be live broadcast on local cable Channel 3 as well as internet live streamed: [www.ontarioca.gov/Agendas/CityCouncil](http://www.ontarioca.gov/Agendas/CityCouncil).

**TO PROVIDE PUBLIC COMMENT:** Those wishing to speak during the "Public Comment" portion of the meeting or any item on "Consent Calendar" must call 909-395-2900 between 6:00 p.m. and 6:30 p.m. the day of the meeting. Those wishing to speak on a "Public Hearing" item on the agenda must call between 6:00 p.m. and the close of the public hearing for that item. You will be asked to provide your name and item number that you will be speaking on, then you will be placed on hold until your item of interest is under consideration by the City Council. Comments will be limited to 3 minutes.

**TO COMMENT BY E-MAIL:** Submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to [publiccomments@ontarioca.gov](mailto:publiccomments@ontarioca.gov) . All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter.

**TO COMMENT BY MAIL:** To submit your comments by mail, provide your name, agenda item you are commenting on, and your comments by mailing to Records Management, Ontario City Hall, 303 East “B” Street, Ontario, CA 91764. Comments by mail must be received in the Records Management Department no later than 4:00 p.m. on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the City Council for consideration before action is taken on the matter.

We appreciate your understanding during this unprecedented time of social distancing under the Stay at Home Order. These procedures may be modified in the future as social and public gathering protocols change.

**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 provide public comment or to address the City Council have been provided alternative measures including U.S. mail, email, a website comment form, and the ability to call in and speak to the City Council. All public comments received by the established deadline for this meeting will be included as part of the official meeting record.
- 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.

**ORDER OF BUSINESS** The regular City Council and Housing Authority meeting begins with Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

**CALL TO ORDER (OPEN SESSION)**

**6:00 p.m.**

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE**

Council Member Bowman

**INVOCATION**

**PUBLIC COMMENTS**

**6:30 p.m.**

Members of the public who wish to provide a general comment or address a specific agenda item may do so by mailing comments to the City Clerk's Office, or by calling (909) 395-2900 between 6:00 – 6:30 p.m. for "Consent Calendar" items and 6:00 p.m. and the close of the "Public Hearing" item or by emailing [PublicComments@ontarioca.gov](mailto:PublicComments@ontarioca.gov) no later than 4:00 p.m. on the day of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

**AGENDA REVIEW/ANNOUNCEMENTS** The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

**CONSENT CALENDAR**

All matters listed under **CONSENT CALENDAR** will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

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

**1. APPROVAL OF MINUTES**

Minutes for the regular meeting of the City Council and Housing Authority of July 21, 2020, and the special meeting of the City Council and Housing Authority of July 23, 2020, approving same as on file in the Records Management Department.

**2. BILLS/PAYROLL**

**Bills** July 17, 2020 through July 30, 2020 and **Payroll** July 5, 2020 through July 18, 2020, when audited by the Finance Committee.

**3. A RESOLUTION CONTINUING THE EXISTENCE OF A LOCAL EMERGENCY FOR THE 2020 CORONAVIRUS PANDEMIC**

That the City Council adopt a resolution continuing the Proclamation of Local Emergency for the 2020 Coronavirus Pandemic until further notice with an update scheduled for September 15, 2020, City Council Meeting, unless canceled sooner.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AND DIRECT THE EMERGENCY ORGANIZATION OF THE CITY OF ONTARIO TO TAKE ALL NECESSARY STEPS FOR THE PROTECTION OF LIFE, HEALTH AND SAFETY IN THE CITY OF ONTARIO.

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

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

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

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

**5. A DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT (FILE NO. PDIF20-006) BETWEEN THE CITY OF ONTARIO AND FEDERAL EXPRESS CORPORATION FOR FACILITY CONSTRUCTION ASSOCIATED WITH THE PRELIMINARY REVIEW APPLICATION (FILE NO. PPRE18-002), LOCATED AT 1800 EAST AIRPORT DRIVE, WITHIN THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY (OIAA) PROPERTY**

That the City Council approve the Development Impact Fee Credit and Reimbursement Agreement (File No. PDIF20-006) between the City of Ontario and Federal Express Corporation for the facility construction associated with the Preliminary Review Application (File No. PPRE18-002), located at 1800 East Airport Drive, within the Ontario International Airport Authority (OIAA) property; and authorize the City Manager to execute the agreement.

**6. A CONSTRUCTION CONTRACT FOR THE MOUNTAIN AVENUE AND HOLT BOULEVARD INTERSECTION WIDENING PROJECT/MAMCO, INC.**

That the City Council approve the plans and specifications and award a construction contract (on file in the Records Management Department) with Mamco, Inc. of Perris, California, for the Mountain Avenue and Holt Boulevard Intersection Widening Project in the bid amount of \$9,333,333 plus a fifteen percent (15%) contingency of \$1,400,000 for a total authorized expenditure of \$10,733,333; and authorize the City Manager to execute said contract and all related documents, and file a notice of completion at the conclusion of all construction activities.

**7. A RESOLUTION ORDERING THE SUMMARY VACATION OF AN EASEMENT LOCATED AT 2380 SOUTH ARCHIBALD AVENUE (APN: 1083-011-01)**

That the City Council adopt a resolution ordering the summary vacation of a 15-foot wide public easement for sewer and incidental purposes located at 2380 South Archibald Avenue.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A PUBLIC SEWER EASEMENT LOCATED AT 2380 SOUTH ARCHIBALD AVENUE (APN: 1083-011-01).

**8. SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2019-20 PROGRAM YEAR**

That the City Council take the following actions:

- (A) Approve the Second Amendment to the Consolidated Plan Annual Action Plan (on file in the Records Management Department) for the Program Year 2019-20 (“Substantial Amendment”); and
- (B) Authorize the City Manager to take all actions necessary or desirable to implement the Substantial Amendment.

**9. AMENDMENTS TO THE GOODS AND SERVICES AGREEMENTS FOR FORD, GMC, AND CHEVROLET PARTS AND REPAIRS/CITRUS FORD/FORD OF UPLAND/MARK CHRISTOPHER AUTO CENTER**

That the City Council take the following actions:

- (A) Authorize the City Manager to execute Amendment No.1 (on file in the Records Management Department) to the existing Goods and Services Agreements, exercising the first of four option years with Citrus Ford of Ontario, California, adding \$95,000, for a revised contract authority of \$190,000; and with Ford of Upland of Upland, California, adding \$60,000, for a revised contract authority of \$120,000 for Ford original equipment manufacturer (OEM) parts and repairs; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets; and
- (B) Authorize the City Manager to execute Amendment No. 1 (on file in the Records Management Department) to the existing Goods and Services Agreement, exercising the first of four option years with Mark Christopher Auto Center of Ontario, California, adding \$60,000 for a revised contract authority of \$120,000 for GMC and Chevrolet OEM parts and repairs; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets.

**10. AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT FOR PERSONAL PROTECTIVE EQUIPMENT/KNIGHT INDUSTRIAL, INC.**

That the City Council authorize the City Manager to execute an amendment (on file in the Records Management Department) to the existing Goods and Services Agreement with Knight Industrial, Inc. of Ontario, California for Personal Protective Equipment (PPE), adding \$38,000 for a revised contract authority of \$128,000 for Fiscal Years 2019-20 through 2020-21; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets.

**11. AWARD A CONSTRUCTION CONTRACT FOR INSTALLATION OR RECONSTRUCTION OF WHEELCHAIR RAMP SERVICES/CT&T CONCRETE PAVING, INC.**

That the City Council authorize the City Manager to execute a one-year Short Form Construction Contract (on file in the Records Management Department) for Contract No. SM1920-7 with CT&T Concrete Paving, Inc. located in Diamond Bar, California, for an estimated cost of \$145,100; and authorize the addition of future service area consistent with the City Council approved budgets.

**12. GOODS AND SERVICES AGREEMENTS FOR MEDIUM AND HEAVY-DUTY TRUCK PARTS AND REPAIRS/TEC EQUIPMENT/LOS ANGELES TRUCK CENTER/SOUTHERN CALIFORNIA FLEET SERVICES**

That the City Council authorize the City Manager to execute three-year Goods and Services Agreements (on file in the Records Management Department) with TEC Equipment of Fontana, California, Los Angeles Truck Center of Whittier, California, and Southern California Fleet Services of Corona, California for medium and heavy-duty truck parts and repairs with an estimated total of \$410,000; and authorize the option to extend the agreement for up to two additional years consistent with City Council approved budgets.

**13. MAINTENANCE SERVICES AGREEMENTS FOR ON-CALL ELECTRICAL AND DOOR AND GATE MAINTENANCE AND REPAIR SERVICES/RYMAX ELECTRIC, INC./CALIFORNIA AND DOOR TECH**

That the City Council authorize the City Manager to execute three-year Maintenance Services Agreements (on file in the Records Management Department) with Rymax Electric, Inc. of Upland, California and Door Tech of Pomona, California; and authorize the option to extend the agreements for up to two additional years consistent with City Council approved budgets.

**14. MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND VARIOUS AGENCIES WITHIN THE INLAND EMPIRE UTILITIES AGENCY SERVICE AREA FOR THE EVALUATION OF ROLES AND RESPONSIBILITIES ON REGIONAL WATER POLICY MATTERS AND IMPLEMENTATION EFFORTS**

That the City Council approve and authorize the City Manager to execute a Memorandum of Understanding (on file in the Records Management Department), subject to non-substantive changes, by and between the City of Ontario and various Inland Empire Utilities Agency parties.

**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.

**15. A PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 3131 LEVYING SPECIAL TAXES WITHIN THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES)**

That the City Council introduce and waive further reading of an ordinance amending and restating Ordinance No. 3131 levying special taxes within City of Ontario Community Facilities District No. 40 (Emerald Park Facilities).

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.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING AND RESTATING ORDINANCE NO. 3131, LEVYING SPECIAL TAXES WITHIN THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES).

**16. A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE DESIGNATION OF THE MR. AND MRS. DURFEE HOUSE, LOCATED AT 535 EAST D STREET, AS A LOCAL LANDMARK**

That the City Council consider and adopt a resolution approving File No. PHP20-002, designating 535 East D Street (APN: 1048-393-18) as Local Landmark No. 98.

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. PHP20-002, THE DESIGNATION OF THE MR. AND MRS. DURFEE HOUSE, LOCATED AT 535 EAST D STREET, AS A LOCAL HISTORIC LANDMARK AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-393-18.

**17. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN (FILE NO. PSPA20-004) TO: [1] ESTABLISH CONSISTENCY WITH THE ONTARIO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN; [2] CHANGE THE SPECIFIC PLAN DESIGNATION ON 11.1 ACRES OF LAND LOCATED AT 1935 SOUTH GROVE AVENUE, FROM OFFICE/COMMERCIAL TO BUSINESS PARK, TO ESTABLISH CONSISTENCY WITH THE ONTARIO PLAN POLICY PLAN (EXHIBIT LU-01, LAND USE PLAN); AND [3] AMEND THE SPECIFIC PLAN'S BUSINESS PARK DEVELOPMENT STANDARDS TO BE CONSISTENT WITH THE ONTARIO DEVELOPMENT CODE DEVELOPMENT STANDARDS FOR THE BUSINESS PARK ZONING DISTRICT (APN: 113-451-14)**

That the City Council consider and adopt a resolution approving an Amendment to the Grove Avenue Specific Plan (File No. PSPA20-004) to:

- (A) Establish consistency with the Ontario International Airport Land Use Compatibility Plan;
- (B) Change the Specific Plan designation on 11.1 acres of land, located at 1935 South Grove Avenue, from Office/Commercial to Business Park, to establish consistency with The Ontario Plan Policy Plan (Exhibit LU-01, Land Use Plan); and
- (C) Amend the Specific Plan's Business Park development standards to be consistent with the Ontario Development Code development standards for the Business Park zoning district.



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. PSPA20-004, AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN TO: (1) ESTABLISH CONSISTENCY WITH THE ONTARIO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN; (2) CHANGE THE SPECIFIC PLAN DESIGNATION ON 11.1 ACRES OF LAND LOCATED AT 1935 SOUTH GROVE AVENUE, FROM OFFICE/COMMERCIAL TO BUSINESS PARK, TO ESTABLISH CONSISTENCY WITH THE ONTARIO PLAN POLICY PLAN (EXHIBIT LU-01, LAND USE PLAN); AND 3) AMEND THE SPECIFIC PLAN'S BUSINESS PARK DEVELOPMENT STANDARDS TO BE CONSISTENT WITH THE ONTARIO DEVELOPMENT CODE DEVELOPMENT STANDARDS FOR THE BUSINESS PARK ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF-APN: 113-451-14.

## ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

### ***18. AN ORDINANCE REPEALING URGENCY ORDINANCE NO. 3163, ADOPTING TEMPORARY REGULATIONS PROHIBITING THE EVICTION OF RESIDENTIAL AND COMMERCIAL TENANTS, AND ENACTING A MORATORIUM ON RESIDENTIAL FORECLOSURES DUE TO LOSS OF INCOME DURING THE STATE OF LOCAL EMERGENCY CAUSED BY THE COVID-19 PANDEMIC***

That the City Council introduce and waive further reading of an ordinance amending City of Ontario Ordinance No. 3163 to repeal the City's existing temporary regulations on the eviction of storage unit patrons experiencing a loss of income due to the COVID-19 pandemic and to amend the City's moratorium on eviction of residential and commercial tenants as well as residential foreclosures.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REPEALING URGENCY ORDINANCE NO. 3163, ADOPTING TEMPORARY REGULATIONS PROHIBITING THE EVICTION OF RESIDENTIAL AND COMMERCIAL TENANTS, AND ENACTING A MORATORIUM ON RESIDENTIAL FORECLOSURES DUE TO LOSS OF INCOME DURING THE STATE OF LOCAL EMERGENCY CAUSED BY THE COVID-19 PANDEMIC.

**STAFF MATTERS**

City Manager Ochoa

**COUNCIL MATTERS**

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

**ADJOURNMENT**

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION CONTINUING THE EXISTENCE OF A LOCAL EMERGENCY FOR THE 2020 CORONAVIRUS PANDEMIC**

**RECOMMENDATION:** That the City Council adopt a resolution continuing the Proclamation of Local Emergency for the 2020 Coronavirus Pandemic until further notice with an update scheduled for September 15, 2020, City Council Meeting, unless canceled sooner.

**COUNCIL GOALS:** Maintain Current High Level of Public Safety


**FISCAL IMPACT:** This resolution maintains the City's compliance with State and Federal requirements for emergency response and promotes the City's eligibility to receive State and Federal emergency assistance funds.

**BACKGROUND:** Governments worldwide are responding to an outbreak of respiratory disease caused by a novel (new) coronavirus that was first detected in China and which as now been detected in nearly 100 countries, including the United States. The virus has been named "SARS-CoV-2"; and the disease it causes has been named "coronavirus disease 2019" (abbreviated "COVID-19")

COVID-19 is a serious disease that as of August 4, 2020 has killed over 695,000 people worldwide with over 4.7 million confirmed cases and over 155,000 deaths in the United States, as well as infecting more than 520,000 and killing over 9,700 in California. On March 4, 2020, the Governor of the State of California declared a State of Emergency. On March 10, 2020, the San Bernardino County Health Department proclaimed a Public Health Emergency; and the Board of Supervisors issued a Proclamation of Local Emergency due to COVID-19. On March 11, 2020, the World Health Organization declared the disease a global pandemic. On March 13, 2020, the President of the United States declared a National Emergency.

On June 18, 2020, California Governor Newsom issued a statewide order mandating the wearing of face masks or coverings for the public in which the City of Ontario followed by requiring face masks or coverings for city employees. On June 28, 2020, California Governor Newsom issued an order closing

**STAFF MEMBER PRESENTING:** Jordan Villwock, Fire Administrative Director

Prepared by: Raymond Cheung  
Department: Fire Department  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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bars and restricting indoor restaurant operations for seven counties including the County of San Bernardino. On July 13, 2020, California Governor Newsom issued an order closing additional businesses including gyms, worship services, personal care services, hair salons, and malls.

Beginning in July 2020, the City of Ontario began issuing Temporary Use Permits allowing restaurants to use outdoor spaces for dining purposes while waiving fees and expediting the process. Additionally, in July 2020, the City of Ontario drafted an operational transition plan for City facilities to reclose and some work functions to return to a telecommuting basis due to the increase infections in the County and the potential for employee spread.

The City of Ontario regularly participates in disaster drills to maintain its preparedness. The City's first and second response agencies are prepared for the impact of COVID-19; however, the declaration of a local emergency further unlocks resources and legal authority to quickly respond to changing conditions.

Through Ontario Ordinance No. 2990, the City Manager, as the Director of Emergency Services, proclaimed a Local Emergency on July 14, 2020 with additional details and originally proclaimed on March 17, 2020, to enhance the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and seek potential reimbursement by the State and Federal governments.

Per California Government Code § 8630, a proclamation of local emergency must be ratified by the governing body within 7 days of issuance and reviewed and continued every 30 days thereafter until termination of the local emergency as conditions warrant.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AND DIRECT THE EMERGENCY ORGANIZATION OF THE CITY OF ONTARIO TO TAKE ALL NECESSARY STEPS FOR THE PROTECTION OF LIFE, HEALTH AND SAFETY IN THE CITY OF ONTARIO.

WHEREAS, City of Ontario Ordinance No. 2990 empowers the City Manager as the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely affected by a public calamity and the City Council is not in session; and

WHEREAS, conditions of disaster or of extreme peril to the safety of persons and property have re-risen due to increased levels of positive cases of COVID-19 and accompanying higher hospitalizations and death rates; and

WHEREAS COVID-19 has spread to every country in the world, infecting more than 12 million persons and killing more than 550,000 individuals worldwide, and exists in every state in the United States, infecting more than 3 million persons and killing over 130,000 in the country, as well as infecting more than 300,000 and killing over 6,700 in California, and

WHEREAS, on June 18, 2020, California Governor Gavin Newsom issued a statewide order mandating the wearing of face masks or coverings for the public which the City of Ontario followed by requiring face masks or coverings for city employees; and

WHEREAS, on June 28, 2020, California Governor Gavin Newsom issued an order closing bars and restricting indoor restaurant operations for seven counties including the County of San Bernardino; and

WHEREAS, on July 13, 2020, California Governor Gavin Newsom issued an order closing additional businesses including gyms, worship services, personal care services, hair salons, and malls; and

WHEREAS, the City is issuing Temporary Use Permits allowing restaurants to use outdoor spaces for dining purposes to maintain a safe environment for restaurant employees and patrons while waiving fees and expediting the process; and

WHEREAS, the City has drafted an operational transition plan for City facilities to reclose and some work functions to return to a telecommuting basis due to the increased infections in the County and the potential for employee-spread; and

WHEREAS, the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and seek future reimbursement by the State and Federal governments will be critical to the continued battle against COVID-19; and

WHEREAS, these conditions warrant and necessitate that the City of Ontario declare the existence of a local emergency.

WHEREAS, on July 21, 2020 the Ontario City Council ratified Resolution No. 2020-124 proclaiming the existence of a local emergency.

NOW THEREFORE, BE IT RESOLVED, by the City Council does hereby proclaim the existence of a local emergency and directs the Emergency Organization of the City of Ontario to take the necessary steps for the protection of life, health and safety in the City of Ontario.

IT IS FURTHER RESOLVED, that during the existence of said local emergency the powers, functions, and duties of the Emergency Organization of the City shall be those prescribed by state law, by ordinances, and resolutions of the City; and

THE CITY COUNCIL DIRECTS, that all City Departments shall review and revise their department emergency and contingency plans to address the risks COVID-19 poses to their critical functions in coordination with the Office of Emergency Management (OEM); and

THE CITY COUNCIL FURTHER DIRECTS, that all City Departments shall track costs for staffing, supplies, and equipment related to COVID-19 preparation and prevention and forward that information to the Financial Services Agency; and

THE CITY COUNCIL FURTHER DIRECTS, that OEM shall coordinate Citywide planning, preparedness and response efforts regarding COVID-19 with the San Bernardino County Department of Public Health and the San Bernardino County Office of Emergency Services (OES).

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council, that the Resolution to Proclamation of a Local Emergency shall continue the previous proclamation while including additional requirements, guidelines, and procedures.

IT IS FURTHER RESOLVED AND ORDERED, by the City Council that a copy of this Resolution be forwarded to the San Bernardino County Office of Emergency Services to be forwarded to the Director of the California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with State law; that the Governor of California pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in San Bernardino County; that the Governor waive regulations that may hinder response and recovery efforts; that response and recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

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

PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of August 2020.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BB&K, LLP  
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2020- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 18, 2020 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

(SEAL)

The foregoing is the original of Resolution No. 2020- duly passed and adopted by the Ontario City Council at their regular meeting held August 18, 2020.

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

(SEAL)



# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

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


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

**COUNCIL GOALS: Operate in a Businesslike Manner**  
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** The levy of special assessments will result in the recovery of \$172,909 in costs that the City has expended for inspection or abatement of property violations, as well as the collection of \$25,610 associated with civil penalties and/or fines for continued violations, for a total of \$198,519 related to 825 parcels. When received, these reimbursements will be deposited into the General Fund. The special assessment revenue is included in the Fiscal Year 2020-21 Adopted Budget.

**BACKGROUND:** The City has established revolving funds to cover City costs for abatement of property and dangerous building violations as a result of community improvement activities, as well as the generation of fines associated with administrative citations for property maintenance violations and fees and penalties associated with the Systematic Health and Safety Inspection Program, Abandoned and Distressed Property Program, and Weed and Refuse Abatement Program. These costs, fines, fees, and penalties are recovered through placement of special tax assessments upon the properties. The placement of special assessments and collection of revenue is done under Ordinance 3046, Property Appearance (Title 5, Chapter 22 of the Ontario Municipal Code); Chapter 9 of the Uniform Code for the Abatement of Dangerous Buildings; 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

**STAFF MEMBER PRESENTING:** Julie Bjork, Executive Director Housing & Neighborhood Preservation

Prepared by: Erin Bonett  
Department: Community Improvement  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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implementation of special assessments; however, a resolution authorizing the placement of the specific assessments is required.

This assessment cycle, the Community Improvement Department has billed property owners for the abatement of violations, the issuance of fines associated with administrative citations, the issuance of fees and penalties associated with the Systematic Health and Safety Inspection Program, the issuance of registration fees and civil penalties associated with the Abandoned and Distressed Property Program, and the issuance of notice and re-inspection fees as well as civil penalties for the Weed and Refuse Abatement Program on 5,218 parcels. Of this, there are remaining amounts due on 825 parcels. Attached are itemized accounts of: (1) costs associated with inspection or abatement as shown in Exhibit A of the resolution; (2) civil penalties and/or fines for continued violations as shown in Exhibit B of the resolution; and (3) total amounts per parcel as shown in Exhibit C of the resolution. The expenditure list, with any necessary corrections and adjustments, will be submitted to the County prior to August 2020 for its 2020-2021 tax rolls.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 1. Confirmed the costs associated with inspection or abatement on the properties as set forth in the report in Exhibit A; and

SECTION 2. Confirmed the civil penalties and/or fines for continued violations on the properties as set forth in the report in Exhibit B; and

SECTION 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

SECTION 4. Found and determined that the report, and Exhibits contained therein are true and accurate; and

SECTION 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

SECTION 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 18<sup>th</sup> day of August 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2020-     was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 18, 2020 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

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

(SEAL)

The foregoing is the original of Resolution No. 2020-     duly passed and adopted by the Ontario City Council at their regular meeting held August 18, 2020.

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

(SEAL)

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	36.00
0108-301-22	1352 N GROVE AV, Ontario, CA 91764	36.00
0108-303-21	1383 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-304-02	1353 E FIFTH ST, Ontario, CA 91764	36.00
0108-304-19	1407 E FIFTH ST, Ontario, CA 91764	36.00
0108-304-24	1364 E BONNIE BRAE ST, Ontario, CA 91764	1,528.43
0108-314-11	1646 E CAROLINE ST, Ontario, CA 91764	36.00
0108-324-25	1542 E EIGHTH ST, Ontario, CA 91764	216.00
0108-363-10	1512 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-404-01	1316 E SEVENTH ST, Ontario, CA 91764	140.00
0108-412-07	1747 N EL DORADO AV, Ontario, CA 91764	3,621.31
0108-412-15	1706 N DEL NORTE AV, Ontario, CA 91764	36.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-442-11	1408 E SIXTH ST, Ontario, CA 91764	36.00
0108-481-22	0 E OLIVE ST, Ontario, CA 91764	161.00
0108-493-13	1504 N MADERA AV, Ontario, CA 91764	467.60
0108-501-29	1211 N EL DORADO AV, Ontario, CA 91764	432.00
0108-511-39	1456 E FIFTH ST, Unit:1, Ontario, CA 91764	36.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	36.00
0108-524-08	1343 N LAKE AV, Ontario, CA 91764	36.00
0108-524-17	1443 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-532-04	1664 E FIFTH ST, Ontario, CA 91764	124.05
0108-532-08	1688 E FIFTH ST, Ontario, CA 91764	2,604.71
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	36.00
0108-551-47	1705 E FOURTH ST, Ontario, CA 91764	72.00
0108-563-10	1749 E YALE ST, Ontario, CA 91764	1,585.47
0108-571-33	1638 E HIGHLAND ST, Ontario, CA 91764	36.00
0108-601-52	1522 N LASSEN AV, Ontario, CA 91764	36.00
0108-601-69	1503 N LASSEN AV, Ontario, CA 91764	3,577.20
0108-622-43	1823 N SACRAMENTO AV, Ontario, CA 91764	36.00
0108-622-54	1836 N SAN DIEGO AV, Ontario, CA 91764	36.00
0108-631-46	1858 E OLIVE ST, Ontario, CA 91764	36.00
0110-013-20	1205 E D ST, Ontario, CA 91764	442.37
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	36.00
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-042-27	1467 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-051-17	1259 E NOCTA ST, Ontario, CA 91761	72.00
0110-051-18	1253 E NOCTA ST, Ontario, CA 91761	72.00
0110-051-23	1223 E NOCTA ST, Ontario, CA 91761	36.00
0110-051-24	1217 E NOCTA ST, Ontario, CA 91761	72.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	140.00
0110-061-04	1323 E HOLT BL, Ontario, CA 91761	140.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	140.00
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	140.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	140.00
0110-071-07	1381 E HOLT BL, Ontario, CA 91761	140.00
0110-131-09	1328 E HOLT BL, Ontario, CA 91761	140.00
0110-163-03	914 N CALAVERAS AV, Ontario, CA 91764	91.00
0110-254-18	416 N IMPERIAL AV, Unit:A, Ontario, CA 91764	36.00
0110-261-23	1758 E FLORA ST, Ontario, CA 91764	36.00
0110-271-01	1355 E EL MORADO CT, Ontario, CA 91764	36.00
0110-281-11	623 CALAVERAS AV N, Ontario, CA 91764	36.00
0110-281-14	603 N CALAVERAS AV, Ontario, CA 91764	36.00
0110-322-21	2619 E GUASTI RD, Ontario, CA 91761	140.00
0110-322-22	2653 E GUASTI RD, Ontario, CA 91761	140.00
0110-332-01	1802 E FOURTH ST, Unit:A, Ontario, CA 91764	174.98
0110-332-02	1808 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-332-03	1814 E FOURTH ST, Unit:A, Ontario, CA 91764	108.00
0110-332-13	1811 E ROSEWOOD CT, Ontario, CA 91764	36.00
0110-333-07	949 N VINEYARD AV, Unit:A, Ontario, CA 91764	144.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-343-04	1778 E FOURTH ST, Ontario, CA 91764	144.00
0110-351-05	1758 E GRANADA CT, Ontario, CA 91764	36.00
0110-363-05	923 N VINEYARD AV, Ontario, CA 91764	144.00
0110-363-06	917 N VINEYARD AV, Ontario, CA 91764	144.00
0110-371-02	1793 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-373-10	1837 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-411-71	1724 E G ST, Unit:B, Ontario, CA 91764	36.00
0110-411-73	1724 E G ST, Unit:C, Ontario, CA 91764	36.00
0110-412-12	1642 E FLORA ST, Ontario, CA 91764	125.00
0110-423-08	927 N HUMBOLDT AV, Ontario, CA 91764	36.00
0110-424-08	927 N LASSEN AV, Ontario, CA 91764	774.62
0110-424-09	921 N LASSEN AV, Ontario, CA 91764	439.26
0110-481-57	1358 N CORONA AV, Ontario, CA 91764	36.00
0110-491-03	1357 N VINEYARD AV, Ontario, CA 91764	36.00
0110-491-10	1352 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-501-09	1321 N VINEYARD AV, Ontario, CA 91764	36.00
0110-513-19	751 N BAKER AV, Ontario, CA 91764	887.60
0110-513-25	707 N BAKER AV, Ontario, CA 91764	36.00
0110-514-03	716 N BAKER AV, Ontario, CA 91764	125.00
0113-221-25	1234 E AIRPORT DR, Ontario, CA 91761	140.00
0113-415-15	1824 E ACACIA ST, Ontario, CA 91761	36.00
0113-415-16	1828 E ACACIA ST, Ontario, CA 91761	36.00
0113-451-27	0 E FRANCIS ST, Ontario, CA 91761	140.00
0113-502-06	2840 S DIVERSA DR, Ontario, CA 91761	149.00
0113-523-21	2003 E BERMUDA DUNES CT, Ontario, CA 91761	36.00
0113-532-01	1902 E BANYAN ST, Ontario, CA 91761	36.00



**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0113-541-24	1939 E BROOKSIDE DR, Ontario, CA 91761	36.00
0113-541-27	2701 S WHISPERING LAKES CT, Ontario, CA 91761	1,059.60
0113-564-26	2929 S VINEYARD AV, Building:1, Unit:F, Ontario, CA 91761	680.00
0209-331-18	1902 E DEODAR ST, Ontario, CA 91764	91.00
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	36.00
0209-351-39	1920 E HIGHLAND CT, Ontario, CA 91764	36.00
0209-371-21	2027 E DEODAR ST, Ontario, CA 91764	36.00
0209-371-61	2032 E CAROLINE DR, Ontario, CA 91764	36.00
0209-421-79	1850 N VINEYARD AV, Unit:E, Ontario, CA 91764	36.00
0209-422-66	1818 N VINEYARD AV, Unit:A, Ontario, CA 91764	36.00
0210-041-40	1447 N ORANGE PL, Ontario, CA 91764	36.00
0210-041-79	1447 N SACRAMENTO PL, Ontario, CA 91764	36.00
0210-212-60	0 E GUASTI RD, Ontario, CA 91761	50.00
0210-291-14	1700 E SIXTH ST, Ontario, CA 91764	161.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	36.00
0210-292-22	1729 E HAWTHORNE ST, Ontario, CA 91764	36.00
0210-292-36	1643 E HAWTHORNE ST, Ontario, CA 91764	36.00
0210-301-29	1421 N BALBOA AV, Ontario, CA 91764	197.00
0210-321-47	2042 E BONNIE BRAE CT, Ontario, CA 91764	149.00
0210-321-56	2015 E FIFTH ST, Ontario, CA 91764	36.00
0210-321-63	1324 N BALBOA AV, Ontario, CA 91764	36.00
0210-331-30	1360 N HACIENDA DR, Ontario, CA 91764	36.00
0210-341-43	1342 N DEL RIO WY, Ontario, CA 91764	36.00
0210-351-05	1922 E FIFTH ST, Ontario, CA 91764	36.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	36.00
0210-352-21	1928 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-352-63	2042 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-353-25	2008 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-27	2024 E FIFTH ST, Ontario, CA 91764	36.00
0210-411-02	731 N CENTER AV, Unit:1, Ontario, CA 91764	144.00
0210-411-03	721 N CENTER AV, Unit:1, Ontario, CA 91764	144.00
0210-411-14	3251 E TRIUMPH LN, Unit:1, Ontario, CA 91764	144.00
0210-411-17	3221 E TRIUMPH LN, Unit:1, Ontario, CA 91764	108.00
0210-411-35	3161 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	144.00
0210-411-37	3141 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	100.00
0210-411-51	754 N CORVETTE DR, Unit:A, Ontario, CA 91764	144.00
0210-421-35	904 N TURNER AV, Building:3, Unit:18, Ontario, CA 91764	36.00
0210-421-78	916 N TURNER AV, Building:11, Unit:61, Ontario, CA 91764	36.00
0210-431-34	1018 N TURNER AV, Building:22, Unit:126, Ontario, CA 91764	36.00
0210-433-09	1002 N TURNER AV, Building:47, Unit:279, Ontario, CA 91764	36.00
0210-433-13	984 N TURNER AV, Building:48, Unit:289, Ontario, CA 91764	36.00
0210-531-17	955 N DUESENBERG DR, Unit:A, Ontario, CA 91764	10,800.00
0216-013-39	2362 S AUGUSTA PL, Ontario, CA 91761	36.00
0216-173-01	0 S WALKER AV, Ontario, CA 91761	46.05

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0216-173-03	0 S WALKER AV, Ontario, CA 91761	149.00
0216-312-04	8451 E SCHAEFER AV, Ontario, CA 91761	36.00
0216-331-56	1550 E BERMUDA DUNES ST, Ontario, CA 91761	72.00
0216-351-55	2419 S MILDRED PL, Ontario, CA 91761	36.00
0216-361-22	2407 S PARCO AV, Ontario, CA 91761	36.00
0216-361-67	1483 E FAIRFIELD CT, Ontario, CA 91761	36.00
0216-381-01	1202 E TAM O'SHANTER ST, Ontario, CA 91761	36.00
0216-391-23	2614 S WALKER AV, Ontario, CA 91761	36.00
0216-401-27	2520 S QUAKER RIDGE PL, Ontario, CA 91761	36.00
0216-411-26	1713 E FAIRFIELD CT, Unit:1, Ontario, CA 91761	144.00
0216-421-16	1601 E OAK HILL CT, Ontario, CA 91761	36.00
0216-421-39	1520 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-46	1562 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-60	1607 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-64	1549 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-68	1525 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-72	1501 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-431-36	2525 S CASTLE HARBOUR AV, Ontario, CA 91761	36.00
0216-441-36	1302 E ST. ANDREWS ST, Ontario, CA 91761	36.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	36.00
0216-481-03	1431 E DEERFIELD ST, Ontario, CA 91761	36.00
0216-481-47	1437 E MERION CT, Ontario, CA 91761	36.00
0216-491-66	1450 E MERION CT, Ontario, CA 91761	72.00
0216-491-67	1456 E MERION CT, Ontario, CA 91761	36.00
0218-752-06	3549 S OLD ARCHIBALD RANCH RD, Ontario, CA 91761	36.00
0218-761-64	3613 S BURNING TREE DR, Ontario, CA 91761	36.00
0218-791-02	3708 S WRANGLER PL, Ontario, CA 91761	36.00
0218-791-60	2820 E BIG RANGE RD, Ontario, CA 91761	36.00
0218-801-16	3748 S WRANGLER PL, Ontario, CA 91761	730.10
0218-801-29	2740 E CHAPARRAL ST, Ontario, CA 91761	36.00
0218-811-22	2801 E LONGHORN ST, Ontario, CA 91761	36.00
0218-811-24	2817 E LONGHORN ST, Ontario, CA 91761	36.00
0218-821-74	3243 S PLAINFIELD PL, Ontario, CA 91761	36.00
0218-831-57	2917 E GREENBRIAR DR, Ontario, CA 91761	36.00
0218-862-10	3103 S ROCKY LN, Ontario, CA 91761	36.00
0218-862-34	3102 S ROCKY LN, Ontario, CA 91761	36.00
0218-862-40	3157 S CENTURION PL, Ontario, CA 91761	36.00
0218-881-35	3238 S CENTURION PL, Ontario, CA 91761	36.00
0218-961-07	3389 S EDENGLLEN AV, Ontario, CA 91761	140.00
0238-012-30	5060 E FOURTH ST, Ontario, CA 91764	140.00
0238-012-31	5056 E FOURTH ST, Ontario, CA 91764	301.00
0238-101-63	1392 S SARAH PL, Unit:B, Ontario, CA 91761	161.00
0238-121-37	4890 E MOTOR LN, Ontario, CA 91761	346.05
1008-291-01	1555 N OAKS CT, Ontario, CA 91762	1,406.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1008-291-03	1539 N OAKS CT, Ontario, CA 91762	446.05
1008-411-03	1422 W ARMSLEY SQ, Ontario, CA 91762	36.00
1008-421-11	1324 N BENSON AV, Ontario, CA 91762	36.00
1008-422-13	1523 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-431-28	1437 N MOUNTAIN AV, Ontario, CA 91762	496.05
1008-441-04	1354 W LA DENEY DR, Ontario, CA 91762	36.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-06	1229 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-491-08	826 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-513-14	952 W FOURTH ST, Ontario, CA 91762	36.00
1008-572-16	1410 W FOURTH ST, Ontario, CA 91762	1,576.05
1008-572-24	1504 W FOURTH ST, Ontario, CA 91762	125.00
1008-711-66	1314 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-712-12	1323 N ELDERBERRY AV, Ontario, CA 91762	6.00
1010-101-06	1323 W FOURTH ST, Ontario, CA 91762	36.00
1010-131-01	1155 W FOURTH ST, Ontario, CA 91762	1,836.00
1010-131-08	1222 W J ST, Ontario, CA 91762	144.00
1010-131-09	1228 W J ST, Ontario, CA 91762	144.00
1010-131-11	1240 W J ST, Ontario, CA 91762	144.00
1010-131-15	1266 W J ST, Ontario, CA 91762	144.00
1010-131-24	1217 W ROSEWOOD CT, Ontario, CA 91762	108.00
1010-131-32	1234 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-131-33	1240 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-141-08	955 N PALMETTO AV, Ontario, CA 91762	2,880.00
1010-152-20	942 W J ST, Ontario, CA 91762	36.00
1010-154-21	956 W I ST, Ontario, CA 91762	36.00
1010-174-05	839 W EL MORADO CT, Ontario, CA 91762	36.00
1010-181-16	942 W EL MORADO CT, Ontario, CA 91762	36.00
1010-181-24	1024 W EL MORADO CT, Ontario, CA 91762	108.00
1010-181-25	1023 W H ST, Ontario, CA 91762	108.00
1010-182-01	755 N PALMETTO AV, Ontario, CA 91762	108.00
1010-182-06	729 N PALMETTO AV, Ontario, CA 91762	216.00
1010-182-08	1023 W EL MORADO CT, Ontario, CA 91762	72.00
1010-191-15	827 N PALMETTO AV, Ontario, CA 91762	504.00
1010-191-18	813 N PALMETTO AV, Ontario, CA 91762	216.00
1010-191-20	1048 W H ST, Ontario, CA 91762	149.00
1010-191-45	1048 W H ST, Ontario, CA 91762	149.00
1010-192-06	936 W H ST, Ontario, CA 91762	36.00
1010-192-16	1023 W GRANADA CT, Ontario, CA 91762	72.00
1010-222-02	1351 W GRANADA CT, Ontario, CA 91762	36.00
1010-411-09	617 N HYACINTH CT, Ontario, CA 91762	36.00
1010-412-07	1513 W F ST, Ontario, CA 91762	36.00
1010-412-17	1407 W F ST, Ontario, CA 91762	36.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1010-422-27	1453 W FAWN ST, Ontario, CA 91762	36.00
1010-433-12	1356 W FAWN ST, Ontario, CA 91762	36.00
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	36.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	91.00
1010-461-11	511 N PALMETTO AV, Ontario, CA 91762	3,816.00
1010-465-06	1007 W F ST, Ontario, CA 91762	108.00
1010-466-04	1028 W F ST, Unit:A, Ontario, CA 91762	216.00
1010-491-12	815 W B ST, Ontario, CA 91762	36.00
1010-493-09	854 W VESTA ST, Ontario, CA 91762	36.00
1010-501-32	968 W CONE FLOWER LN, Ontario, CA 91762	36.00
1010-501-53	133 N ALPINE CT, Ontario, CA 91762	36.00
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	36.00
1010-511-46	1050 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	144.00
1010-521-07	1155 W D ST, Unit:A, Ontario, CA 91762	144.00
1010-521-09	1141 W D ST, Unit:A, Ontario, CA 91762	720.00
1010-522-07	1131 W STONERIDGE CT, Unit:1, Ontario, CA 91762	396.00
1010-522-08	1125 W STONERIDGE CT, Unit:1, Ontario, CA 91762	576.00
1010-533-18	1205 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-542-08	1260 W STONERIDGE CT, Unit:1, Ontario, CA 91762	216.00
1010-542-09	1266 W STONERIDGE CT, Unit:1, Ontario, CA 91762	144.00
1010-543-24	1265 W STONERIDGE CT, Unit:1, Ontario, CA 91762	360.00
1010-552-20	1513 W STONERIDGE CT, Unit:A, Ontario, CA 91762	288.00
1010-552-31	1415 W STONERIDGE CT, Unit:A, Ontario, CA 91762	360.00
1010-562-09	1510 W VESTA ST, Ontario, CA 91762	36.00
1011-134-05	234 S MOUNTAIN AV, Building:1, Ontario, CA 91762	144.50
1011-181-05	1160 W MISSION BL, Ontario, CA 91762	36.00
1011-361-05	1559 W MISSION BL, Ontario, CA 91762	140.00
1011-361-19	1411 W MISSION BL, Ontario, CA 91762	140.00
1011-361-23	0 W MISSION BL, Ontario, CA 91762	140.00
1011-371-08	0 W MISSION BL, Ontario, CA 91762	140.00
1011-371-22	1309 W MISSION BL, Unit:5, Ontario, CA 91762	36.00
1011-372-24	1309 W MISSION BL, Unit:118, Ontario, CA 91762	36.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	36.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	36.00
1011-374-11	1309 W MISSION BL, Unit:25, Ontario, CA 91762	36.00
1011-381-33	821 S MAGNOLIA AV, Unit:A, Ontario, CA 91762	36.00
1011-382-44	888 S PALMETTO AV, Ontario, CA 91762	36.00
1011-382-46	884 S PALMETTO AV, Ontario, CA 91762	36.00
1011-391-54	824 S BRIAR PRIVADO, Ontario, CA 91762	36.00
1011-396-03	833 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-401-22	1031 S PALMETTO AV, Building:UU, Unit:3, Ontario, CA 91762	36.00
1011-401-27	1031 S PALMETTO AV, Building:S, Unit:4, Ontario, CA 91762	36.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1011-411-14	914 S MOUNTAIN AV, Unit:B, Ontario, CA 91762	36.00
1011-411-87	1004 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-414-32	1040 W RALSTON ST, Ontario, CA 91762	36.00
1011-415-23	949 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-415-40	915 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-421-06	1016 S MAGNOLIA AV, Ontario, CA 91762	36.00
1011-421-11	0 S ELDERBERRY AV, Ontario, CA 91762	140.00
1011-421-12	0 S ELDERBERRY AV, Ontario, CA 91762	140.00
1011-421-17	1317 W RALSTON ST, Ontario, CA 91762	424.55
1011-541-19	1102 W BAHIA CT, Unit:A, Ontario, CA 91762	108.00
1011-541-21	1114 W BAHIA CT, Unit:A, Ontario, CA 91762	72.00
1011-542-14	1045 W SUNSONG CT, Ontario, CA 91762	36.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	108.00
1011-544-05	1126 W RALSTON ST, Ontario, CA 91762	108.00
1011-551-53	1232 S CYPRESS AV, Unit:E, Ontario, CA 91762	36.00
1011-552-07	1222 S CYPRESS AV, Unit:A, Ontario, CA 91762	36.00
1011-552-09	1222 S CYPRESS AV, Unit:C, Ontario, CA 91762	36.00
1011-552-76	1216 S CYPRESS AV, Unit:G, Ontario, CA 91762	36.00
1011-554-39	1112 S CYPRESS AV, Unit:31, Ontario, CA 91762	36.00
1011-563-17	1309 S BOULDER AV, Ontario, CA 91762	36.00
1011-571-51	1150 W PHILLIPS ST, Unit:236, Ontario, CA 91762	36.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	36.00
1011-573-07	1327 S PINE AV, Ontario, CA 91762	36.00
1011-582-03	1329 W PHILLIPS ST, Ontario, CA 91762	203.00
1014-111-16	1520 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-131-76	1455 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-152-02	1412 S CYPRESS AV, Ontario, CA 91762	36.00
1014-153-10	907 W CHESTNUT ST, Ontario, CA 91762	91.00
1014-153-30	861 W ELM ST, Ontario, CA 91762	36.00
1014-171-14	939 W LOCUST ST, Ontario, CA 91762	36.00
1014-182-15	844 W JUNIPER ST, Ontario, CA 91762	196.05
1014-191-07	1050 W FRANCIS ST, Ontario, CA 91762	36.00
1014-191-58	1605 S MOUNTAIN AV, Ontario, CA 91762	648.00
1014-191-60	1625 S MOUNTAIN AV, Ontario, CA 91762	1,152.00
1014-211-08	1228 W FRANCIS ST, Ontario, CA 91762	36.00
1014-211-09	1240 W FRANCIS ST, Ontario, CA 91762	72.00
1014-221-08	1630 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-462-11	1908 S PALMETTO AV, Ontario, CA 91762	91.00
1014-462-40	1915 S MOUNTAIN AV, Unit:10, Ontario, CA 91762	36.00
1014-462-48	1915 S MOUNTAIN AV, Unit:7, Ontario, CA 91762	36.00
1014-471-54	1103 W FRANCIS ST, Unit:E, Ontario, CA 91762	36.00
1014-472-35	1051 W FRANCIS ST, Unit:D, Ontario, CA 91762	36.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-501-43	920 W LARODA CT, Ontario, CA 91762	91.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1014-512-68	926 W PHILADELPHIA ST, Building:O, Unit:80, Ontario, CA 91762	36.00
1014-513-02	926 W PHILADELPHIA ST, Building:B, Unit:2, Ontario, CA 91762	36.00
1014-521-25	1134 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1014-523-15	2104 S MOUNTAIN AV, Ontario, CA 91762	36.00
1014-531-09	2061 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-532-04	2004 S PALMETTO AV, Ontario, CA 91762	289.00
1014-532-16	1039 W LARODA CT, Ontario, CA 91762	36.00
1014-551-06	1220 W PHILADELPHIA ST, Ontario, CA 91762	1,127.81
1014-591-04	1608 W PHILADELPHIA ST, Ontario, CA 91762	140.00
1014-591-05	1624 W PHILADELPHIA ST, Ontario, CA 91762	140.00
1015-201-14	2321 S MAGNOLIA AV, Building:2, Unit:C, Ontario, CA 91762	36.00
1015-201-45	2321 S MAGNOLIA AV, Building:7, Unit:F, Ontario, CA 91762	36.00
1015-201-76	2321 S MAGNOLIA AV, Building:13, Unit:D, Ontario, CA 91762	36.00
1046-511-17	0 E EIGHTH ST, Ontario, CA 91764	140.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	140.00
1047-141-16	1841 N VIRGINIA AV, Ontario, CA 91764	36.00
1047-141-22	1826 N RAYMOND CT, Ontario, CA 91764	36.00
1047-143-01	1235 E EIGHTH ST, Ontario, CA 91764	149.00
1047-151-03	1126 E SEVENTH ST, Ontario, CA 91764	36.00
1047-171-11	1548 N ELEVENTH AV, Unit:A, Ontario, CA 91764	144.00
1047-171-16	1003 E DEODAR ST, Unit:A, Ontario, CA 91764	1,152.00
1047-172-01	902 E DEODAR ST, Unit:A, Ontario, CA 91764	144.00
1047-172-18	944 E DEODAR ST, Unit:1, Ontario, CA 91764	216.00
1047-201-06	1557 N HOPE AV, Ontario, CA 91764	144.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	36.00
1047-212-03	1539 N MIRAMONTE AV, Ontario, CA 91764	182.55
1047-251-02	1521 N EUCLID AV, Ontario, CA 91762	140.00
1047-302-01	767 W LA DENEY DR, Ontario, CA 91762	161.00
1047-311-33	650 W LA DENEY DR, Ontario, CA 91762	36.00
1047-354-03	320 E LA DENEY DR, Ontario, CA 91764	36.00
1047-371-12	634 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-372-16	658 E BONNIE BRAE CT, Ontario, CA 91764	36.00
1047-391-02	1408 N CAMPUS AV, Ontario, CA 91764	36.00
1047-393-04	826 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-402-08	740 E BONNIE BRAE CT, Ontario, CA 91764	36.00
1047-411-20	1015 E FIFTH ST, Ontario, CA 91764	36.00
1047-424-02	962 E SIXTH ST, Ontario, CA 91764	36.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	36.00
1047-424-40	1034 E SIXTH ST, Unit:804, Ontario, CA 91764	36.00
1047-424-57	1034 E SIXTH ST, Unit:1202, Ontario, CA 91764	36.00
1047-432-04	1140 E SIXTH ST, Ontario, CA 91764	144.00
1047-432-21	1401 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-08	1436 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	144.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1047-451-10	1105 E PRINCETON ST, Ontario, CA 91764	36.00
1047-462-08	1212 E PRINCETON ST, Ontario, CA 91764	396.00
1047-462-17	1205 E FOURTH ST, Ontario, CA 91764	72.00
1047-471-17	937 E HARVARD PL, Ontario, CA 91764	36.00
1047-492-24	713 E PRINCETON ST, Ontario, CA 91764	36.00
1047-493-15	842 E YALE ST, Ontario, CA 91764	36.00
1047-502-22	715 E FOURTH ST, Ontario, CA 91764	144.00
1047-502-23	705 E FOURTH ST, Unit:1, Ontario, CA 91764	252.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	36.00
1047-521-05	641 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-06	639 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-27	1240 N SULTANA AV, Ontario, CA 91764	36.00
1047-521-28	502 E FIFTH ST, Ontario, CA 91764	1,676.88
1047-531-20	222 E FIFTH ST, Ontario, CA 91764	36.00
1047-533-07	414 E YALE ST, Ontario, CA 91764	36.00
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-13	1228 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-26	1162 N CYPRESS AV, Ontario, CA 91762	36.00
1047-594-52	730 W FOURTH ST, Ontario, CA 91762	36.00
1048-012-06	733 W J ST, Ontario, CA 91762	36.00
1048-013-03	751 W BERKELEY CT, Ontario, CA 91762	36.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	228.60
1048-032-33	614 W I ST, Ontario, CA 91762	36.00
1048-041-03	409 W J ST, Ontario, CA 91762	36.00
1048-041-27	952 N VINE AV, Ontario, CA 91762	36.00
1048-041-61	406 W I ST, Unit:30, Ontario, CA 91762	36.00
1048-043-01	213 W J ST, Ontario, CA 91762	36.00
1048-043-17	132 W I ST, Unit:A, Ontario, CA 91762	72.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	36.00
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	72.00
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	216.00
1048-052-14	132 W J ST, Ontario, CA 91762	140.00
1048-052-26	125 W FOURTH ST, Unit:1, Ontario, CA 91762	504.00
1048-061-08	230 E FOURTH ST, Ontario, CA 91764	36.00
1048-064-18	329 E J ST, Ontario, CA 91764	143.55
1048-064-22	309 E J ST, Ontario, CA 91764	36.00
1048-071-12	230 E J ST, Ontario, CA 91764	72.00
1048-093-04	622 E FOURTH ST, Ontario, CA 91764	36.00
1048-093-11	668 E FOURTH ST, Ontario, CA 91764	36.00
1048-093-26	627 E J ST, Ontario, CA 91764	182.55
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	36.00
1048-112-05	822 E J ST, Ontario, CA 91764	72.00
1048-113-19	829 E I ST, Ontario, CA 91764	161.00
1048-113-22	815 E I ST, Ontario, CA 91764	883.90

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

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-122-27	922 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-123-13	915 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-124-19	1046 E I ST, Ontario, CA 91764	36.00
1048-134-04	1068 E J ST, Ontario, CA 91764	36.00
1048-161-09	752 N PARKSIDE AV, Ontario, CA 91764	36.00
1048-161-17	834 N PARKSIDE AV, Ontario, CA 91764	288.05
1048-162-19	846 N VIRGINIA AV, Ontario, CA 91764	36.00
1048-171-19	817 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-172-31	711 N CUCAMONGA AV, Ontario, CA 91764	161.00
1048-181-23	933 E H ST, Ontario, CA 91764	36.00
1048-191-03	747 N HOLMES AV, Ontario, CA 91764	36.00
1048-191-19	724 N GREENWOOD AV, Ontario, CA 91764	36.00
1048-201-04	720 N CAMPUS AV, Ontario, CA 91764	36.00
1048-201-06	716 E EL MORADO CT, Ontario, CA 91764	36.00
1048-201-13	750 E EL MORADO CT, Ontario, CA 91764	161.00
1048-202-14	748 E H ST, Ontario, CA 91764	36.00
1048-221-24	664 E I ST, Ontario, CA 91764	36.00
1048-221-32	647 E GRANADA CT, Ontario, CA 91764	36.00
1048-222-28	647 E H ST, Ontario, CA 91764	36.00
1048-252-34	203 E H ST, Ontario, CA 91764	36.00
1048-262-04	407 W GRANADA CT, Ontario, CA 91762	36.00
1048-262-26	322 W H ST, Ontario, CA 91762	72.00
1048-262-32	825 N EUCLID AV, Ontario, CA 91762	36.00
1048-271-46	207 W H ST, Unit:102B, Ontario, CA 91762	3,636.00
1048-271-47	302 W G ST, Unit:1, Ontario, CA 91762	2,160.00
1048-271-48	408 W G ST, Unit:1, Ontario, CA 91762	3,024.00
1048-281-19	713 N VINE AV, Unit:1, Ontario, CA 91762	288.00
1048-291-08	619 W I ST, Ontario, CA 91762	36.00
1048-291-21	503 W I ST, Ontario, CA 91762	108.00
1048-304-10	756 W G ST, Ontario, CA 91762	36.00
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	72.00
1048-332-10	507 N VINE AV, Ontario, CA 91762	36.00
1048-332-14	506 W D ST, Unit:A, Ontario, CA 91762	612.00
1048-365-10	225 E E ST, Ontario, CA 91764	36.00
1048-366-08	221 E F ST, Ontario, CA 91764	108.00
1048-366-12	203 E F ST, Ontario, CA 91764	72.00
1048-371-06	328 E G ST, Ontario, CA 91764	36.00
1048-371-20	626 N PLUM AV, Ontario, CA 91764	36.00
1048-372-02	308 E F ST, Ontario, CA 91764	144.00
1048-372-07	511 N CHERRY AV, Ontario, CA 91764	36.00
1048-372-08	507 N CHERRY AV, Ontario, CA 91764	72.00
1048-374-02	408 E E ST, Ontario, CA 91764	72.00
1048-376-03	412 E G ST, Ontario, CA 91764	72.00
1048-391-09	527 E E ST, Ontario, CA 91764	108.00



**City of Ontario**  
**Community Improvement Department**  
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<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-393-02	516 E E ST, Ontario, CA 91764	36.00
1048-393-24	501 E D ST, Ontario, CA 91764	36.00
1048-402-15	759 E D ST, Ontario, CA 91764	36.00
1048-402-26	703 E D ST, Ontario, CA 91764	108.00
1048-403-08	836 E E ST, Ontario, CA 91764	72.00
1048-403-18	815 E D ST, Unit:A, Ontario, CA 91764	108.00
1048-411-04	622 N CAMPUS AV, Ontario, CA 91764	36.00
1048-412-04	716 E F ST, Ontario, CA 91764	108.00
1048-412-06	726 E F ST, Ontario, CA 91764	36.00
1048-412-08	734 E F ST, Ontario, CA 91764	36.00
1048-412-09	742 E F ST, Ontario, CA 91764	144.00
1048-413-10	527 N ALLYN AV, Ontario, CA 91764	72.00
1048-421-54	513 N FLORENCE AV, Ontario, CA 91764	36.00
1048-421-58	441 N FLORENCE AV, Ontario, CA 91764	36.00
1048-421-66	939 E D ST, Ontario, CA 91764	72.00
1048-432-22	624 N FLORENCE AV, Ontario, CA 91764	36.00
1048-432-28	621 N HOLMES AV, Ontario, CA 91764	36.00
1048-441-11	417 N VIRGINIA AV, Ontario, CA 91764	72.00
1048-441-13	1121 E D ST, Unit:A, Ontario, CA 91764	36.00
1048-441-19	420 N CUCAMONGA AV, Ontario, CA 91764	149.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	108.00
1048-451-26	516 N PARKSIDE AV, Ontario, CA 91764	144.00
1048-452-03	517 N PARKSIDE AV, Ontario, CA 91764	144.00
1048-461-13	1107 E ELMA ST, Ontario, CA 91761	72.00
1048-462-02	1076 E ELMA ST, Ontario, CA 91761	180.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-10	1107 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-13	1091 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-14	1085 E NOCTA ST, Ontario, CA 91761	108.00
1048-463-35	1162 E ELMA ST, Ontario, CA 91761	108.00
1048-463-51	1159 E NOCTA ST, Ontario, CA 91761	36.00
1048-471-23	1101 E HOLT BL, Ontario, CA 91761	591.05
1048-472-07	140 N VIRGINIA AV, Ontario, CA 91761	72.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-21	1169 E HOLT BL, Building:A, Ontario, CA 91761	140.00
1048-481-06	947 E HOLT BL, Ontario, CA 91761	149.00
1048-481-10	936 E NOCTA ST, Ontario, CA 91761	161.00
1048-481-13	952 E NOCTA ST, Unit:A, Ontario, CA 91761	72.00
1048-481-14	954 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-15	956 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-17	1008 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-18	1006 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-19	1004 E NOCTA ST, Ontario, CA 91761	72.00

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

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-481-20	1002 E NOCTA ST, Ontario, CA 91761	72.00
1048-491-40	961 E ELMA ST, Ontario, CA 91761	1,054.08
1048-491-45	933 E ELMA ST, Ontario, CA 91761	144.00
1048-492-04	920 E ELMA ST, Unit:A, Ontario, CA 91761	72.00
1048-492-58	1067 E NOCTA ST, Ontario, CA 91761	108.00
1048-501-12	724 E D ST, Ontario, CA 91761	36.00
1048-504-08	840 E D ST, Ontario, CA 91761	36.00
1048-505-11	839 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-18	803 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	36.00
1048-511-16	768 E NOCTA ST, Ontario, CA 91761	72.00
1048-512-02	124 N CAMPUS AV, Ontario, CA 91761	140.00
1048-512-17	745 E HOLT BL, Ontario, CA 91761	72.00
1048-521-10	509 E SIERRA CT, Ontario, CA 91764	36.00
1048-522-09	523 E HOLT BL, Ontario, CA 91764	247.00
1048-523-02	546 E NOCTA ST, Ontario, CA 91761	72.00
1048-523-15	111 N MONTEREY AV, Ontario, CA 91761	36.00
1048-524-08	135 N MIRAMONTE AV, Unit:A, Ontario, CA 91761	108.00
1048-524-18	116 N MONTEREY AV, Ontario, CA 91761	36.00
1048-532-27	505 E NOCTA ST, Ontario, CA 91761	36.00
1048-565-10	203 N EUCLID AV, Ontario, CA 91762	360.00
1048-572-12	426 W B ST, Ontario, CA 91762	144.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	288.00
1048-575-16	222 N FERN AV, Ontario, CA 91762	108.00
1048-581-09	565 W D ST, Unit:1, Ontario, CA 91762	504.00
1048-581-20	511 W D ST, Ontario, CA 91762	36.00
1048-581-41	560 W VESTA ST, Ontario, CA 91762	252.00
1048-581-52	309 N BEVERLY CT, Ontario, CA 91762	108.00
1048-581-58	520 W VESTA ST, Ontario, CA 91762	216.00
1048-581-74	535 W D ST, Unit:H, Ontario, CA 91762	36.00
1048-601-09	713 W D ST, Ontario, CA 91762	180.00
1048-603-22	754 W B ST, Ontario, CA 91762	36.00
1049-011-08	769 W BROOKS ST, Ontario, CA 91762	231.00
1049-011-09	767 W BROOKS ST, Ontario, CA 91762	140.00
1049-022-15	204 S VINE AV, Ontario, CA 91762	36.00
1049-101-05	730 HOLT BL E, Unit:1, Ontario, CA 91761	180.00
1049-101-30	817 E EMPORIA ST, Ontario, CA 91761	72.00
1049-111-01	316 S BON VIEW AV, Building:1, Ontario, CA 91761	3,920.45
1049-131-03	914 E HOLT BL, Ontario, CA 91761	140.00
1049-131-04	918 E HOLT BL, Ontario, CA 91761	140.00
1049-141-24	1194 E HOLT BL, Ontario, CA 91761	140.00
1049-172-03	1128 E ONTARIO BL, Ontario, CA 91761	199.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	140.00
1049-201-07	439 S CAMPUS AV, Ontario, CA 91761	140.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-202-09	411 S CALDWELL AV, Ontario, CA 91761	140.00
1049-203-01	0 S TAYLOR AV, Ontario, CA 91761	140.00
1049-203-03	0 S TAYLOR AV, Ontario, CA 91761	140.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	72.00
1049-212-04	713 S TAYLOR AV, Ontario, CA 91761	140.00
1049-232-12	526 E PARK ST, Ontario, CA 91761	36.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	140.00
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	36.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	108.00
1049-242-16	119 E SUNKIST ST, Ontario, CA 91761	36.00
1049-243-13	203 E PARK ST, Ontario, CA 91761	36.00
1049-245-01	302 E STATE ST, Ontario, CA 91761	140.00
1049-245-04	318 E STATE ST, Ontario, CA 91761	149.00
1049-246-07	322 E PARK ST, Ontario, CA 91761	36.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	36.00
1049-248-06	418 E PARK ST, Unit:A, Ontario, CA 91761	216.00
1049-251-01	629 S EUCLID AV, Ontario, CA 91761	140.00
1049-251-02	625 S EUCLID AV, Ontario, CA 91761	140.00
1049-251-10	115 E NEVADA ST, Ontario, CA 91761	72.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	144.00
1049-256-04	320 E NEVADA ST, Ontario, CA 91761	36.00
1049-257-04	414 E SUNKIST ST, Ontario, CA 91761	36.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	72.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	144.00
1049-271-11	420 W PARK ST, Ontario, CA 91762	108.00
1049-272-11	412 W SUNKIST ST, Ontario, CA 91762	144.00
1049-275-09	222 W PARK ST, Ontario, CA 91762	36.00
1049-277-07	412 S EUCLID AV, Ontario, CA 91762	185.00
1049-277-08	416 S EUCLID AV, Ontario, CA 91762	36.00
1049-277-12	116 W PARK ST, Ontario, CA 91762	72.00
1049-277-13	120 W PARK ST, Ontario, CA 91762	36.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	36.00
1049-284-09	513 W PARK ST, Ontario, CA 91762	161.00
1049-284-16	514 W SUNKIST ST, Ontario, CA 91762	36.00
1049-291-25	646 W NEVADA ST, Ontario, CA 91762	36.00
1049-292-09	619 W NEVADA ST, Ontario, CA 91762	108.00
1049-292-23	652 W CALIFORNIA ST, Ontario, CA 91762	36.00
1049-293-04	531 W SUNKIST ST, Ontario, CA 91762	72.00
1049-294-13	704 S VINE AV, Ontario, CA 91762	36.00
1049-294-18	726 S VINE AV, Ontario, CA 91762	36.00
1049-303-15	622 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-303-17	712 W NEVADA ST, Ontario, CA 91762	108.00
1049-312-06	743 W CALIFORNIA ST, Ontario, CA 91762	36.00
1049-323-05	917 S SAN ANTONIO AV, Ontario, CA 91762	36.00

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

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	108.00
1049-324-05	529 W CARLTON ST, Ontario, CA 91762	36.00
1049-333-03	211 W CARLTON ST, Ontario, CA 91762	72.00
1049-333-04	209 W CARLTON ST, Unit:A, Ontario, CA 91762	72.00
1049-333-26	226 W MAITLAND ST, Ontario, CA 91762	1,348.88
1049-334-10	403 W CARLTON ST, Ontario, CA 91762	36.00
1049-343-15	429 E MAITLAND ST, Ontario, CA 91761	108.00
1049-353-09	521 E MAITLAND ST, Ontario, CA 91761	313.67
1049-353-10	507 MAITLAND ST E, Ontario, CA 91761	313.67
1049-353-11	919 S SULTANA AV, Ontario, CA 91761	313.67
1049-353-12	919 S SULTANA AV, Ontario, CA 91761	313.69
1049-362-03	736 E CALIFORNIA ST, Ontario, CA 91761	140.00
1049-364-04	814 S BON VIEW AV, Ontario, CA 91761	36.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	36.00
1049-368-10	836 S BON VIEW AV, Ontario, CA 91761	36.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	199.00
1049-431-16	1050 E BELMONT ST, Ontario, CA 91761	140.00
1049-442-15	1003 S GREENWOOD AV, Ontario, CA 91761	36.00
1049-461-10	1224 S BON VIEW AV, Ontario, CA 91761	72.00
1049-461-14	835 E WOODLAWN ST, Ontario, CA 91761	36.00
1049-461-16	823 E WOODLAWN ST, Unit:A, Ontario, CA 91761	144.00
1049-481-04	612 E BELMONT ST, Ontario, CA 91761	36.00
1049-491-01	1201 S SULTANA AV, Ontario, CA 91761	140.00
1049-491-02	532 E BELMONT ST, Ontario, CA 91761	140.00
1049-491-03	544 E BELMONT ST, Ontario, CA 91761	140.00
1049-492-09	510 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-494-04	1377 S SULTANA AV, Ontario, CA 91761	36.00
1049-502-13	1030 S CAMPUS AV, Ontario, CA 91761	72.00
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-13	1104 S CAMPUS AV, Ontario, CA 91761	36.00
1049-503-15	1114 S CAMPUS AV, Unit:A, Ontario, CA 91761	72.00
1049-511-11	228 E MAITLAND ST, Ontario, CA 91761	36.00
1049-513-29	319 E RALSTON ST, Unit:A, Ontario, CA 91761	72.00
1049-513-30	305 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-02	308 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-04	314 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-06	322 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-30	305 E BELMONT ST, Ontario, CA 91761	72.00
1049-514-31	405 E BELMONT ST, Unit:A, Ontario, CA 91761	72.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	72.00
1049-522-17	403 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-531-04	1315 S EUCLID AV, Ontario, CA 91761	216.00
1049-531-05	1309 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-06	1303 S EUCLID AV, Ontario, CA 91761	144.00

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

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-531-27	430 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-532-10	220 E ACACIA ST, Ontario, CA 91761	36.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	36.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	72.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	72.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	72.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	144.00
1049-551-08	415 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-09	411 W BELMONT ST, Unit:A, Ontario, CA 91762	36.00
1049-551-10	407 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	36.00
1049-551-12	403 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-13	409 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-14	413 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-15	417 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-18	405 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-21	309 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-23	1214 S PALM AV, Ontario, CA 91762	36.00
1049-551-25	1226 S PALM AV, Ontario, CA 91762	36.00
1049-562-22	320 W BELMONT ST, Ontario, CA 91762	36.00
1049-563-03	231 W MAITLAND ST, Ontario, CA 91762	72.00
1049-571-23	644 W RALSTON ST, Ontario, CA 91762	36.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	108.00
1049-574-02	553 W RALSTON ST, Ontario, CA 91762	36.00
1049-574-21	542 W BELMONT ST, Ontario, CA 91762	144.00
1049-581-02	1023 S CYPRESS AV, Unit:A, Ontario, CA 91762	72.00
1049-581-03	1019 S CYPRESS AV, Unit:A, Ontario, CA 91762	72.00
1049-581-17	1030 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-582-04	754 W BELMONT ST, Ontario, CA 91762	36.00
1049-582-11	1106 S SAN ANTONIO AV, Ontario, CA 91762	351.10
1049-582-24	753 W RALSTON ST, Ontario, CA 91762	288.00
1049-583-40	730 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-05	1227 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-591-06	1221 S SAN ANTONIO AV, Ontario, CA 91762	36.00
1049-591-13	647 W BELMONT ST, Ontario, CA 91762	36.00
1049-591-26	608 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-27	612 W PHILLIPS ST, Ontario, CA 91762	557.65
1049-591-28	618 W PHILLIPS ST, Ontario, CA 91762	1,774.95
1049-601-47	1348 S BONITA PL, Ontario, CA 91762	36.00
1049-611-22	1313 S PLATINUM CT, Ontario, CA 91762	36.00
1049-612-03	1318 S BEVERLY AV, Ontario, CA 91762	36.00
1050-031-08	459 W ELM ST, Ontario, CA 91762	36.00
1050-041-62	556 W SONOMA CT, Ontario, CA 91762	36.00

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**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-051-08	116 W ELM ST, Ontario, CA 91762	36.00
1050-061-18	1512 S EUCLID AV, Ontario, CA 91762	72.00
1050-071-51	117 E DE ANZA CI, Ontario, CA 91761	36.00
1050-081-04	126 E BUDD ST, Ontario, CA 91761	72.00
1050-093-16	1451 S MONTEREY AV, Ontario, CA 91761	36.00
1050-101-18	606 E DE ANZA ST, Ontario, CA 91761	36.00
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	36.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	36.00
1050-234-43	1614 S CAMPUS AV, Unit:A, Ontario, CA 91761	324.00
1050-234-44	1604 S CAMPUS AV, Unit:A, Ontario, CA 91761	144.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	1,058.05
1050-251-22	423 E FRANCIS ST, Ontario, CA 91761	36.00
1050-251-23	419 E FRANCIS ST, Ontario, CA 91761	36.00
1050-271-19	1632 S PALM AV, Ontario, CA 91762	36.00
1050-272-09	1610 S EUCLID AV, Ontario, CA 91762	144.00
1050-272-10	1610 S EUCLID AV, Ontario, CA 91762	72.00
1050-272-11	1610 S EUCLID AV, Ontario, CA 91762	144.00
1050-272-12	1616 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-13	1622 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-14	1626 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-15	1632 S EUCLID AV, Ontario, CA 91762	108.00
1050-281-03	1754 S EUCLID AV, Ontario, CA 91762	346.05
1050-282-03	1712 S PALM AV, Ontario, CA 91762	2,921.65
1050-291-10	405 W MAPLE ST, Ontario, CA 91762	36.00
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	36.00
1050-301-29	524 W MAPLE ST, Ontario, CA 91762	36.00
1050-312-06	640 W MEDALLION CT, Ontario, CA 91762	36.00
1050-323-06	640 W FRANCIS ST, Ontario, CA 91762	36.00
1050-361-64	1902 S VINE AV, Ontario, CA 91762	36.00
1050-371-20	319 W FRANCIS ST, Ontario, CA 91762	432.00
1050-381-04	1910 S EUCLID AV, Ontario, CA 91762	161.00
1050-381-07	1902 S EUCLID AV, Ontario, CA 91762	108.00
1050-411-15	1925 S MONTEREY AV, Ontario, CA 91761	36.00
1050-411-21	541 E MANZANITA ST, Ontario, CA 91761	36.00
1050-421-03	1900 S CAMPUS AV, Building:10, Unit:A, Ontario, CA 91761	9,108.00
1050-431-29	0 S BON VIEW AV, Ontario, CA 91761	140.00
1050-431-30	0 S BON VIEW AV, Ontario, CA 91761	140.00
1050-541-62	2048 S BON VIEW AV, Unit:D, Ontario, CA 91761	36.00
1050-542-10	2007 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-66	2003 S CAMPUS AV, Unit:C, Ontario, CA 91761	36.00
1050-542-68	2003 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-80	757 E BOXWOOD CT, Ontario, CA 91761	36.00
1050-543-14	2038 S BON VIEW AV, Unit:E, Ontario, CA 91761	36.00
1050-543-59	2036 S BON VIEW AV, Unit:A, Ontario, CA 91761	36.00

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**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-551-06	645 E SPRUCE ST, Ontario, CA 91761	196.50
1050-552-21	652 E SPRUCE ST, Ontario, CA 91761	36.00
1050-565-02	555 E BIRCH CT, Ontario, CA 91761	36.00
1050-581-08	2019 S EUCLID AV, Ontario, CA 91761	36.00
1050-582-08	2021 S PLUM AV, Ontario, CA 91761	36.00
1050-601-07	124 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1050-601-23	2109 S FERN AV, Ontario, CA 91762	36.00
1050-612-03	2118 S BONITA AV, Ontario, CA 91762	36.00
1050-615-12	542 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1050-623-24	436 W DAMSON CT, Ontario, CA 91762	36.00
1050-624-09	2041 S SAN ANTONIO AV, Ontario, CA 91762	1,043.96
1050-631-09	2004 S SAN ANTONIO AV, Ontario, CA 91762	36.00
1050-631-40	2049 S HOLLY AV, Ontario, CA 91762	36.00
1050-632-33	2045 S CYPRESS AV, Ontario, CA 91762	774.05
1050-642-25	2107 S REDWOOD AV, Ontario, CA 91762	36.00
1050-651-10	1459 S EUCLID AV, Unit:30, Ontario, CA 91761	36.00
1050-671-07	1180 E FRANCIS ST, Unit:H, Ontario, CA 91761	347.00
1051-011-50	2232 S HICKORY PL, Ontario, CA 91762	36.00
1051-041-21	412 W MONTICELLO CT, Ontario, CA 91762	36.00
1051-101-29	676 E SKYLARK DR, Ontario, CA 91761	36.00
1051-111-52	2307 S PHOENIX AV, Ontario, CA 91761	36.00
1051-121-78	2244 S CALDWELL AV, Ontario, CA 91761	36.00
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	36.00
1051-132-44	2320 S GREENWOOD PL, Unit:C, Ontario, CA 91761	36.00
1051-171-23	2441 S RAYMOND PL, Ontario, CA 91761	36.00
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-181-44	916 E OAK HILL ST, Ontario, CA 91761	36.00
1051-201-12	2448 S PLEASANT AV, Ontario, CA 91761	36.00
1051-211-38	2425 S CHERRY PL, Ontario, CA 91761	36.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	36.00
1051-271-23	320 W WALNUT ST, Unit:15, Ontario, CA 91762	36.00
1051-281-23	2528 S PLUM LN, Ontario, CA 91761	36.00
1051-311-75	2521 S HOLMES PL, Ontario, CA 91761	36.00
1051-331-09	2620 S VIRGINIA WY, Ontario, CA 91761	36.00
1051-331-67	2621 S MARIGOLD AV, Ontario, CA 91761	10,104.05
1051-351-06	2644 S CUCAMONGA AV, Ontario, CA 91761	161.00
1051-351-38	1014 E HAZELTINE CT, Ontario, CA 91761	36.00
1051-361-25	2739 S GOLDCREST AV, Ontario, CA 91761	36.00
1051-391-29	541 E BERMUDA DUNES ST, Ontario, CA 91761	36.00
1051-421-75	2720 S CHERRY AV, Ontario, CA 91761	36.00
1051-541-08	2856 S BON VIEW AV, Ontario, CA 91761	36.00
1051-541-21	847 E DEERFIELD ST, Ontario, CA 91761	36.00
1051-541-82	2855 S TAYLOR AV, Ontario, CA 91761	36.00
1051-541-83	2847 S TAYLOR AV, Ontario, CA 91761	36.00

**City of Ontario**  
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<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	105.50
1051-581-14	2910 S HOLMES PL, Ontario, CA 91761	36.00
1051-591-66	851 E COTTONWOOD ST, Ontario, CA 91761	36.00
1051-601-56	605 E DUNES CT, Ontario, CA 91761	36.00
1051-601-79	551 E RIVERSIDE DR, Building:1, Unit:1, Ontario, CA 91761	5,112.00
1052-121-03	13041 S CAMPUS AV, Ontario, CA 91761	36.00
1052-191-03	7716 E CHINO AV, Ontario, CA 91761	1,018.86
1053-141-02	7849 E SCHAEFER AV, Ontario, CA 91761	36.00
1054-321-01	7954 E MERRILL AV, Ontario, CA 91710	36.00
1083-041-31	2846 S COLONIAL AV, Ontario, CA 91761	36.00
1083-051-31	2844 S CANTERBURY TR, Ontario, CA 91761	36.00
1083-091-08	2414 S SEAGULL AV, Ontario, CA 91761	36.00
1083-111-83	2950 E OAK HILL DR, Ontario, CA 91761	36.00
1083-121-33	2568 S WOODLARK DR, Ontario, CA 91761	36.00
1083-121-36	2901 E DUNLIN WY, Ontario, CA 91761	36.00
1083-131-05	2416 S REINDEER LN, Ontario, CA 91761	36.00
1083-131-56	3120 E WHITE STAG RD, Ontario, CA 91761	36.00
1083-161-31	3338 E ANTLER RD, Ontario, CA 91761	36.00
1083-172-08	3424 E EVERGREEN DR, Ontario, CA 91761	36.00
1083-181-42	2846 E TAM O'SHANTER CT, Ontario, CA 91761	36.00
1083-191-20	2708 S DESERT FOREST AV, Ontario, CA 91761	36.00
1083-191-48	2743 S CYPRESS POINT PL, Ontario, CA 91761	644.16
1083-211-14	2784 E COTTONWOOD TR, Ontario, CA 91761	149.00
1083-221-20	2633 S PLAINFIELD DR, Ontario, CA 91761	36.00
1083-231-03	2740 S ARCADIAN SHORES RD, Ontario, CA 91761	36.00
1083-231-17	2917 E BROOKSIDE CT, Ontario, CA 91761	36.00
1083-242-07	3019 E COG HILL CT, Ontario, CA 91761	161.00
1083-262-48	2620 S MONTEGO AV, Unit:H, Ontario, CA 91761	36.00
1083-263-17	3119 E MILANO ST, Unit:H, Ontario, CA 91761	36.00
1083-301-07	3345 E OAKLEAF RD, Ontario, CA 91761	36.00
1083-301-53	3359 E GINGERWOOD DR, Ontario, CA 91761	36.00
1083-301-62	3348 E MORNINGWOOD CT, Ontario, CA 91761	72.00
1083-311-34	3400 E NECTAR CT, Ontario, CA 91761	36.00
1083-371-35	3560 E BIG CREEK RD, Ontario, CA 91761	36.00
1083-381-08	2766 S ALDER CREEK DR, Ontario, CA 91761	36.00
1083-382-12	2737 S BEAR CREEK PL, Ontario, CA 91761	36.00
1083-382-31	2715 S FOX GLEN LP, Ontario, CA 91761	36.00
1083-393-04	3642 E LYTLE CREEK LP, Unit:C, Ontario, CA 91761	36.00
1083-393-63	3641 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-66	3641 E OAK CREEK DR, Unit:G, Ontario, CA 91761	36.00
1083-394-13	3652 E CARIBOU CREEK CT, Ontario, CA 91761	36.00
1083-401-31	3546 E STRAWBERRY CREEK PL, Ontario, CA 91761	36.00
1083-402-10	3638 E OAK CREEK DR, Unit:B, Ontario, CA 91761	36.00
1083-402-29	3651 E COUNTRY OAKS LP, Unit:C, Ontario, CA 91761	36.00



**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit A - Costs Associated with Inspection or Abatement**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1083-421-08	2732 S EAGLE CREEK PL, Ontario, CA 91761	36.00
1083-441-33	3826 E ELK CREEK DR, Ontario, CA 91761	36.00
1083-442-06	3713 E OAK CREEK DR, Unit:A, Ontario, CA 91761	36.00
1083-442-62	3736 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-15	3669 E COUNTRY OAKS LP, Unit:C, Ontario, CA 91761	36.00
1083-452-30	3725 E STRAWBERRY CREEK WY, Ontario, CA 91761	36.00
1083-461-04	3881 E ANTELOPE CREEK DR, Ontario, CA 91761	12,258.65
1083-462-25	3948 E YUBA RIVER DR, Ontario, CA 91761	91.00
1083-482-14	3932 E MERCED RIVER RD, Ontario, CA 91761	36.00
		<b>172,908.88</b>

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit B - Civil Penalties and/or Fines for Continued Violations**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-451-03	1315 E SYCAMORE ST, Ontario, CA 91764	150.00
0110-213-16	1265 E G ST, Ontario, CA 91764	320.00
0209-351-11	1668 N LA PAZ AV, Ontario, CA 91764	100.00
0210-212-60	0 E GUASTI RD, Ontario, CA 91761	500.00
0210-321-47	2042 E BONNIE BRAE CT, Ontario, CA 91764	220.00
0210-551-03	170 N TURNER AV, Ontario, CA 91743	170.00
0218-801-16	3748 S WRANGLER PL, Ontario, CA 91761	220.00
1008-421-09	1312 N BENSON AV, Ontario, CA 91762	420.00
1008-421-10	1318 N BENSON AV, Ontario, CA 91762	420.00
1010-113-16	936 N OAKS AV, Ontario, CA 91762	300.00
1010-154-07	935 W BERKELEY CT, Ontario, CA 91762	150.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	300.00
1010-455-03	1116 W D ST, Ontario, CA 91762	840.00
1011-581-15	1250 W PHILLIPS ST, Ontario, CA 91762	120.00
1014-152-17	1411 S GRANITE AV, Ontario, CA 91762	320.00
1014-153-10	907 W CHESTNUT ST, Ontario, CA 91762	170.00
1014-162-19	862 W LOCUST ST, Ontario, CA 91762	500.00
1014-501-43	920 W LARODA CT, Ontario, CA 91762	420.00
1047-512-22	1119 N CAMPUS AV, Ontario, CA 91764	20.00
1048-442-21	1083 E E ST, Ontario, CA 91764	470.00
1048-565-11	118 W B ST, Ontario, CA 91762	200.00
1049-102-20	836 E EMPORIA ST, Ontario, CA 91761	150.00
1049-131-08	958 E HOLT BL, Ontario, CA 91761	500.00
1049-172-03	1128 E ONTARIO BL, Ontario, CA 91761	500.00
1049-204-09	854 E ONTARIO BL, Ontario, CA 91761	100.00
1049-233-04	684 E STATE ST, Building:1, Ontario, CA 91761	990.00
1049-233-10	645 E PARK ST, Ontario, CA 91761	990.00
1049-284-09	513 W PARK ST, Ontario, CA 91762	490.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	500.00
1050-551-06	645 E SPRUCE ST, Ontario, CA 91761	300.00
1051-011-15	751 W MONTICELLO ST, Ontario, CA 91762	240.00
1052-071-05	7247 E RIVERSIDE DR, Ontario, CA 91761	150.00
1083-242-07	3019 E COG HILL CT, Ontario, CA 91761	120.00
1083-331-32	2592 S COLD SPRINGS PL, Ontario, CA 91761	14,250.00
		<b>25,610.00</b>

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0108-301-14	1310 N GROVE AV, Ontario, CA 91764	36.00
0108-301-22	1352 N GROVE AV, Ontario, CA 91764	36.00
0108-303-21	1383 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-304-02	1353 E FIFTH ST, Ontario, CA 91764	36.00
0108-304-19	1407 E FIFTH ST, Ontario, CA 91764	36.00
0108-304-24	1364 E BONNIE BRAE ST, Ontario, CA 91764	1,528.43
0108-314-11	1646 E CAROLINE ST, Ontario, CA 91764	36.00
0108-324-25	1542 E EIGHTH ST, Ontario, CA 91764	216.00
0108-363-10	1512 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-404-01	1316 E SEVENTH ST, Ontario, CA 91764	140.00
0108-412-07	1747 N EL DORADO AV, Ontario, CA 91764	3,621.31
0108-412-15	1706 N DEL NORTE AV, Ontario, CA 91764	36.00
0108-413-07	1432 E HIGHLAND CT, Ontario, CA 91764	36.00
0108-442-11	1408 E SIXTH ST, Ontario, CA 91764	36.00
0108-451-03	1315 E SYCAMORE ST, Ontario, CA 91764	150.00
0108-481-22	0 E OLIVE ST, Ontario, CA 91764	161.00
0108-493-13	1504 N MADERA AV, Ontario, CA 91764	467.60
0108-501-29	1211 N EL DORADO AV, Ontario, CA 91764	432.00
0108-511-39	1456 E FIFTH ST, Unit:1, Ontario, CA 91764	36.00
0108-523-09	1310 N LAKE AV, Ontario, CA 91764	36.00
0108-524-08	1343 N LAKE AV, Ontario, CA 91764	36.00
0108-524-17	1443 E BONNIE BRAE ST, Ontario, CA 91764	36.00
0108-532-04	1664 E FIFTH ST, Ontario, CA 91764	124.05
0108-532-08	1688 E FIFTH ST, Ontario, CA 91764	2,604.71
0108-543-04	1223 N MANDALAY ST, Ontario, CA 91764	36.00
0108-551-47	1705 E FOURTH ST, Ontario, CA 91764	72.00
0108-563-10	1749 E YALE ST, Ontario, CA 91764	1,585.47
0108-571-33	1638 E HIGHLAND ST, Ontario, CA 91764	36.00
0108-601-52	1522 N LASSEN AV, Ontario, CA 91764	36.00
0108-601-69	1503 N LASSEN AV, Ontario, CA 91764	3,577.20
0108-622-43	1823 N SACRAMENTO AV, Ontario, CA 91764	36.00
0108-622-54	1836 N SAN DIEGO AV, Ontario, CA 91764	36.00
0108-631-46	1858 E OLIVE ST, Ontario, CA 91764	36.00
0110-013-20	1205 E D ST, Ontario, CA 91764	442.37
0110-013-67	1235 E D ST, Unit:18, Ontario, CA 91764	36.00
0110-042-16	1411 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-042-27	1467 E ELMA CT, Unit:A, Ontario, CA 91761	144.00
0110-051-17	1259 E NOCTA ST, Ontario, CA 91761	72.00
0110-051-18	1253 E NOCTA ST, Ontario, CA 91761	72.00
0110-051-23	1223 E NOCTA ST, Ontario, CA 91761	36.00
0110-051-24	1217 E NOCTA ST, Ontario, CA 91761	72.00
0110-061-01	1375 E HOLT BL, Ontario, CA 91761	140.00
0110-061-04	1323 E HOLT BL, Ontario, CA 91761	140.00
0110-061-10	1201 E HOLT BL, Ontario, CA 91761	140.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0110-071-02	1389 E HOLT BL, Ontario, CA 91761	140.00
0110-071-06	1381 E HOLT BL, Ontario, CA 91761	140.00
0110-071-07	1381 E HOLT BL, Ontario, CA 91761	140.00
0110-131-09	1328 E HOLT BL, Ontario, CA 91761	140.00
0110-163-03	914 N CALAVERAS AV, Ontario, CA 91764	91.00
0110-213-16	1265 E G ST, Ontario, CA 91764	320.00
0110-254-18	416 N IMPERIAL AV, Unit:A, Ontario, CA 91764	36.00
0110-261-23	1758 E FLORA ST, Ontario, CA 91764	36.00
0110-271-01	1355 E EL MORADO CT, Ontario, CA 91764	36.00
0110-281-11	623 CALAVERAS AV N, Ontario, CA 91764	36.00
0110-281-14	603 N CALAVERAS AV, Ontario, CA 91764	36.00
0110-322-21	2619 E GUAISTI RD, Ontario, CA 91761	140.00
0110-322-22	2653 E GUAISTI RD, Ontario, CA 91761	140.00
0110-332-01	1802 E FOURTH ST, Unit:A, Ontario, CA 91764	174.98
0110-332-02	1808 E FOURTH ST, Unit:A, Ontario, CA 91764	144.00
0110-332-03	1814 E FOURTH ST, Unit:A, Ontario, CA 91764	108.00
0110-332-13	1811 E ROSEWOOD CT, Ontario, CA 91764	36.00
0110-333-07	949 N VINEYARD AV, Unit:A, Ontario, CA 91764	144.00
0110-341-01	1055 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-343-04	1778 E FOURTH ST, Ontario, CA 91764	144.00
0110-351-05	1758 E GRANADA CT, Ontario, CA 91764	36.00
0110-363-05	923 N VINEYARD AV, Ontario, CA 91764	144.00
0110-363-06	917 N VINEYARD AV, Ontario, CA 91764	144.00
0110-371-02	1793 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-373-10	1837 E PLAZA SERENA ST, Ontario, CA 91764	36.00
0110-411-04	630 N MARIPOSA AV, Ontario, CA 91764	36.00
0110-411-71	1724 E G ST, Unit:B, Ontario, CA 91764	36.00
0110-411-73	1724 E G ST, Unit:C, Ontario, CA 91764	36.00
0110-412-12	1642 E FLORA ST, Ontario, CA 91764	125.00
0110-423-08	927 N HUMBOLDT AV, Ontario, CA 91764	36.00
0110-424-08	927 N LASSEN AV, Ontario, CA 91764	774.62
0110-424-09	921 N LASSEN AV, Ontario, CA 91764	439.26
0110-481-57	1358 N CORONA AV, Ontario, CA 91764	36.00
0110-491-03	1357 N VINEYARD AV, Ontario, CA 91764	36.00
0110-491-10	1352 N SAN DIEGO AV, Ontario, CA 91764	36.00
0110-501-09	1321 N VINEYARD AV, Ontario, CA 91764	36.00
0110-513-19	751 N BAKER AV, Ontario, CA 91764	887.60
0110-513-25	707 N BAKER AV, Ontario, CA 91764	36.00
0110-514-03	716 N BAKER AV, Ontario, CA 91764	125.00
0113-221-25	1234 E AIRPORT DR, Ontario, CA 91761	140.00
0113-415-15	1824 E ACACIA ST, Ontario, CA 91761	36.00
0113-415-16	1828 E ACACIA ST, Ontario, CA 91761	36.00
0113-451-27	0 E FRANCIS ST, Ontario, CA 91761	140.00
0113-502-06	2840 S DIVERSA DR, Ontario, CA 91761	149.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0113-523-21	2003 E BERMUDA DUNES CT, Ontario, CA 91761	36.00
0113-532-01	1902 E BANYAN ST, Ontario, CA 91761	36.00
0113-541-24	1939 E BROOKSIDE DR, Ontario, CA 91761	36.00
0113-541-27	2701 S WHISPERING LAKES CT, Ontario, CA 91761	1,059.60
0113-564-26	2929 S VINEYARD AV, Building:1, Unit:F, Ontario, CA 91761	680.00
0209-331-18	1902 E DEODAR ST, Ontario, CA 91764	91.00
0209-351-05	1902 E SEVENTH ST, Ontario, CA 91764	36.00
0209-351-11	1668 N LA PAZ AV, Ontario, CA 91764	100.00
0209-351-39	1920 E HIGHLAND CT, Ontario, CA 91764	36.00
0209-371-21	2027 E DEODAR ST, Ontario, CA 91764	36.00
0209-371-61	2032 E CAROLINE DR, Ontario, CA 91764	36.00
0209-421-79	1850 N VINEYARD AV, Unit:E, Ontario, CA 91764	36.00
0209-422-66	1818 N VINEYARD AV, Unit:A, Ontario, CA 91764	36.00
0210-041-40	1447 N ORANGE PL, Ontario, CA 91764	36.00
0210-041-79	1447 N SACRAMENTO PL, Ontario, CA 91764	36.00
0210-212-60	0 E GUAISTI RD, Ontario, CA 91761	550.00
0210-291-14	1700 E SIXTH ST, Ontario, CA 91764	161.00
0210-291-21	1735 E LA DENEY DR, Ontario, CA 91764	36.00
0210-292-22	1729 E HAWTHORNE ST, Ontario, CA 91764	36.00
0210-292-36	1643 E HAWTHORNE ST, Ontario, CA 91764	36.00
0210-301-29	1421 N BALBOA AV, Ontario, CA 91764	197.00
0210-321-47	2042 E BONNIE BRAE CT, Ontario, CA 91764	369.00
0210-321-56	2015 E FIFTH ST, Ontario, CA 91764	36.00
0210-321-63	1324 N BALBOA AV, Ontario, CA 91764	36.00
0210-331-30	1360 N HACIENDA DR, Ontario, CA 91764	36.00
0210-341-43	1342 N DEL RIO WY, Ontario, CA 91764	36.00
0210-351-05	1922 E FIFTH ST, Ontario, CA 91764	36.00
0210-351-32	1948 E FIFTH ST, Ontario, CA 91764	36.00
0210-352-21	1928 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-352-63	2042 E YALE ST, Unit:B, Ontario, CA 91764	36.00
0210-353-25	2008 E FIFTH ST, Ontario, CA 91764	36.00
0210-354-27	2024 E FIFTH ST, Ontario, CA 91764	36.00
0210-411-02	731 N CENTER AV, Unit:1, Ontario, CA 91764	144.00
0210-411-03	721 N CENTER AV, Unit:1, Ontario, CA 91764	144.00
0210-411-14	3251 E TRIUMPH LN, Unit:1, Ontario, CA 91764	144.00
0210-411-17	3221 E TRIUMPH LN, Unit:1, Ontario, CA 91764	108.00
0210-411-35	3161 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	144.00
0210-411-37	3141 E INLAND EMPIRE BL, Unit:1, Ontario, CA 91764	100.00
0210-411-51	754 N CORVETTE DR, Unit:A, Ontario, CA 91764	144.00
0210-421-35	904 N TURNER AV, Building:3, Unit:18, Ontario, CA 91764	36.00
0210-421-78	916 N TURNER AV, Building:11, Unit:61, Ontario, CA 91764	36.00
0210-431-34	1018 N TURNER AV, Building:22, Unit:126, Ontario, CA 91764	36.00
0210-433-09	1002 N TURNER AV, Building:47, Unit:279, Ontario, CA 91764	36.00
0210-433-13	984 N TURNER AV, Building:48, Unit:289, Ontario, CA 91764	36.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0210-531-17	955 N DUESENBERG DR, Unit:A, Ontario, CA 91764	10,800.00
0210-551-03	170 N TURNER AV, Ontario, CA 91743	170.00
0216-013-39	2362 S AUGUSTA PL, Ontario, CA 91761	36.00
0216-173-01	0 S WALKER AV, Ontario, CA 91761	46.05
0216-173-03	0 S WALKER AV, Ontario, CA 91761	149.00
0216-312-04	8451 E SCHAEFER AV, Ontario, CA 91761	36.00
0216-331-56	1550 E BERMUDA DUNES ST, Ontario, CA 91761	72.00
0216-351-55	2419 S MILDRED PL, Ontario, CA 91761	36.00
0216-361-22	2407 S PARCO AV, Ontario, CA 91761	36.00
0216-361-67	1483 E FAIRFIELD CT, Ontario, CA 91761	36.00
0216-381-01	1202 E TAM O'SHANTER ST, Ontario, CA 91761	36.00
0216-391-23	2614 S WALKER AV, Ontario, CA 91761	36.00
0216-401-27	2520 S QUAKER RIDGE PL, Ontario, CA 91761	36.00
0216-411-26	1713 E FAIRFIELD CT, Unit:1, Ontario, CA 91761	144.00
0216-421-16	1601 E OAK HILL CT, Ontario, CA 91761	36.00
0216-421-39	1520 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-46	1562 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-60	1607 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-64	1549 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-68	1525 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-421-72	1501 E FAIRFIELD ST, Unit:1, Ontario, CA 91761	144.00
0216-431-36	2525 S CASTLE HARBOUR AV, Ontario, CA 91761	36.00
0216-441-36	1302 E ST. ANDREWS ST, Ontario, CA 91761	36.00
0216-461-06	1218 E DORAL CT, Ontario, CA 91761	36.00
0216-481-03	1431 E DEERFIELD ST, Ontario, CA 91761	36.00
0216-481-47	1437 E MERION CT, Ontario, CA 91761	36.00
0216-491-66	1450 E MERION CT, Ontario, CA 91761	72.00
0216-491-67	1456 E MERION CT, Ontario, CA 91761	36.00
0218-752-06	3549 S OLD ARCHIBALD RANCH RD, Ontario, CA 91761	36.00
0218-761-64	3613 S BURNING TREE DR, Ontario, CA 91761	36.00
0218-791-02	3708 S WRANGLER PL, Ontario, CA 91761	36.00
0218-791-60	2820 E BIG RANGE RD, Ontario, CA 91761	36.00
0218-801-16	3748 S WRANGLER PL, Ontario, CA 91761	950.10
0218-801-29	2740 E CHAPARRAL ST, Ontario, CA 91761	36.00
0218-811-22	2801 E LONGHORN ST, Ontario, CA 91761	36.00
0218-811-24	2817 E LONGHORN ST, Ontario, CA 91761	36.00
0218-821-74	3243 S PLAINFIELD PL, Ontario, CA 91761	36.00
0218-831-57	2917 E GREENBRIAR DR, Ontario, CA 91761	36.00
0218-862-10	3103 S ROCKY LN, Ontario, CA 91761	36.00
0218-862-34	3102 S ROCKY LN, Ontario, CA 91761	36.00
0218-862-40	3157 S CENTURION PL, Ontario, CA 91761	36.00
0218-881-35	3238 S CENTURION PL, Ontario, CA 91761	36.00
0218-961-07	3389 S EDENGLLEN AV, Ontario, CA 91761	140.00
0238-012-30	5060 E FOURTH ST, Ontario, CA 91764	140.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
0238-012-31	5056 E FOURTH ST, Ontario, CA 91764	301.00
0238-101-63	1392 S SARAH PL, Unit:B, Ontario, CA 91761	161.00
0238-121-37	4890 E MOTOR LN, Ontario, CA 91761	346.05
1008-291-01	1555 N OAKS CT, Ontario, CA 91762	1,406.00
1008-291-03	1539 N OAKS CT, Ontario, CA 91762	446.05
1008-411-03	1422 W ARMSLEY SQ, Ontario, CA 91762	36.00
1008-421-09	1312 N BENSON AV, Ontario, CA 91762	420.00
1008-421-10	1318 N BENSON AV, Ontario, CA 91762	420.00
1008-421-11	1324 N BENSON AV, Ontario, CA 91762	36.00
1008-422-13	1523 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-431-28	1437 N MOUNTAIN AV, Ontario, CA 91762	496.05
1008-441-04	1354 W LA DENEY DR, Ontario, CA 91762	36.00
1008-442-29	1321 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-06	1229 W SIXTH ST, Ontario, CA 91762	36.00
1008-443-25	1354 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-491-08	826 W BONNIE BRAE CT, Ontario, CA 91762	36.00
1008-513-14	952 W FOURTH ST, Ontario, CA 91762	36.00
1008-572-16	1410 W FOURTH ST, Ontario, CA 91762	1,576.05
1008-572-24	1504 W FOURTH ST, Ontario, CA 91762	125.00
1008-711-66	1314 N ELDERBERRY AV, Ontario, CA 91762	36.00
1008-712-12	1323 N ELDERBERRY AV, Ontario, CA 91762	6.00
1010-101-06	1323 W FOURTH ST, Ontario, CA 91762	36.00
1010-113-16	936 N OAKS AV, Ontario, CA 91762	300.00
1010-131-01	1155 W FOURTH ST, Ontario, CA 91762	1,836.00
1010-131-08	1222 W J ST, Ontario, CA 91762	144.00
1010-131-09	1228 W J ST, Ontario, CA 91762	144.00
1010-131-11	1240 W J ST, Ontario, CA 91762	144.00
1010-131-15	1266 W J ST, Ontario, CA 91762	144.00
1010-131-24	1217 W ROSEWOOD CT, Ontario, CA 91762	108.00
1010-131-32	1234 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-131-33	1240 W ROSEWOOD CT, Ontario, CA 91762	144.00
1010-141-08	955 N PALMETTO AV, Ontario, CA 91762	2,880.00
1010-152-20	942 W J ST, Ontario, CA 91762	36.00
1010-154-07	935 W BERKELEY CT, Ontario, CA 91762	150.00
1010-154-21	956 W I ST, Ontario, CA 91762	36.00
1010-174-05	839 W EL MORADO CT, Ontario, CA 91762	36.00
1010-181-16	942 W EL MORADO CT, Ontario, CA 91762	36.00
1010-181-24	1024 W EL MORADO CT, Ontario, CA 91762	108.00
1010-181-25	1023 W H ST, Ontario, CA 91762	108.00
1010-182-01	755 N PALMETTO AV, Ontario, CA 91762	108.00
1010-182-06	729 N PALMETTO AV, Ontario, CA 91762	216.00
1010-182-08	1023 W EL MORADO CT, Ontario, CA 91762	72.00
1010-191-15	827 N PALMETTO AV, Ontario, CA 91762	504.00
1010-191-18	813 N PALMETTO AV, Ontario, CA 91762	216.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1010-191-20	1048 W H ST, Ontario, CA 91762	149.00
1010-191-45	1048 W H ST, Ontario, CA 91762	149.00
1010-192-06	936 W H ST, Ontario, CA 91762	36.00
1010-192-16	1023 W GRANADA CT, Ontario, CA 91762	72.00
1010-222-02	1351 W GRANADA CT, Ontario, CA 91762	36.00
1010-411-09	617 N HYACINTH CT, Ontario, CA 91762	36.00
1010-412-07	1513 W F ST, Ontario, CA 91762	36.00
1010-412-17	1407 W F ST, Ontario, CA 91762	36.00
1010-422-27	1453 W FAWN ST, Ontario, CA 91762	36.00
1010-433-12	1356 W FAWN ST, Ontario, CA 91762	36.00
1010-445-19	509 N CAMELLIA AV, Ontario, CA 91762	36.00
1010-452-25	515 N AZALEA AV, Ontario, CA 91762	391.00
1010-455-03	1116 W D ST, Ontario, CA 91762	840.00
1010-461-11	511 N PALMETTO AV, Ontario, CA 91762	3,816.00
1010-465-06	1007 W F ST, Ontario, CA 91762	108.00
1010-466-04	1028 W F ST, Unit:A, Ontario, CA 91762	216.00
1010-491-12	815 W B ST, Ontario, CA 91762	36.00
1010-493-09	854 W VESTA ST, Ontario, CA 91762	36.00
1010-501-32	968 W CONE FLOWER LN, Ontario, CA 91762	36.00
1010-501-53	133 N ALPINE CT, Ontario, CA 91762	36.00
1010-501-70	144 N ALPINE CT, Ontario, CA 91762	36.00
1010-511-46	1050 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-521-05	312 N CAMELLIA AV, Unit:A, Ontario, CA 91762	144.00
1010-521-07	1155 W D ST, Unit:A, Ontario, CA 91762	144.00
1010-521-09	1141 W D ST, Unit:A, Ontario, CA 91762	720.00
1010-522-07	1131 W STONERIDGE CT, Unit:1, Ontario, CA 91762	396.00
1010-522-08	1125 W STONERIDGE CT, Unit:1, Ontario, CA 91762	576.00
1010-533-18	1205 W HOLLOWELL ST, Ontario, CA 91762	36.00
1010-542-08	1260 W STONERIDGE CT, Unit:1, Ontario, CA 91762	216.00
1010-542-09	1266 W STONERIDGE CT, Unit:1, Ontario, CA 91762	144.00
1010-543-24	1265 W STONERIDGE CT, Unit:1, Ontario, CA 91762	360.00
1010-552-20	1513 W STONERIDGE CT, Unit:A, Ontario, CA 91762	288.00
1010-552-31	1415 W STONERIDGE CT, Unit:A, Ontario, CA 91762	360.00
1010-562-09	1510 W VESTA ST, Ontario, CA 91762	36.00
1011-134-05	234 S MOUNTAIN AV, Building:1, Ontario, CA 91762	144.50
1011-181-05	1160 W MISSION BL, Ontario, CA 91762	36.00
1011-361-05	1559 W MISSION BL, Ontario, CA 91762	140.00
1011-361-19	1411 W MISSION BL, Ontario, CA 91762	140.00
1011-361-23	0 W MISSION BL, Ontario, CA 91762	140.00
1011-371-08	0 W MISSION BL, Ontario, CA 91762	140.00
1011-371-22	1309 W MISSION BL, Unit:5, Ontario, CA 91762	36.00
1011-372-24	1309 W MISSION BL, Unit:118, Ontario, CA 91762	36.00
1011-373-04	1309 W MISSION BL, Unit:50, Ontario, CA 91762	36.00
1011-373-40	1309 W MISSION BL, Unit:94, Ontario, CA 91762	36.00



**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1011-374-11	1309 W MISSION BL, Unit:25, Ontario, CA 91762	36.00
1011-381-33	821 S MAGNOLIA AV, Unit:A, Ontario, CA 91762	36.00
1011-382-44	888 S PALMETTO AV, Ontario, CA 91762	36.00
1011-382-46	884 S PALMETTO AV, Ontario, CA 91762	36.00
1011-391-54	824 S BRIAR PRIVADO, Ontario, CA 91762	36.00
1011-396-03	833 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-396-06	821 S GRANITE PRIVADO, Ontario, CA 91762	36.00
1011-401-22	1031 S PALMETTO AV, Building:UU, Unit:3, Ontario, CA 91762	36.00
1011-401-27	1031 S PALMETTO AV, Building:S, Unit:4, Ontario, CA 91762	36.00
1011-411-14	914 S MOUNTAIN AV, Unit:B, Ontario, CA 91762	36.00
1011-411-87	1004 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-414-32	1040 W RALSTON ST, Ontario, CA 91762	36.00
1011-415-23	949 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-415-40	915 S MOUNTAIN AV, Ontario, CA 91762	36.00
1011-421-06	1016 S MAGNOLIA AV, Ontario, CA 91762	36.00
1011-421-11	0 S ELDERBERRY AV, Ontario, CA 91762	140.00
1011-421-12	0 S ELDERBERRY AV, Ontario, CA 91762	140.00
1011-421-17	1317 W RALSTON ST, Ontario, CA 91762	424.55
1011-541-19	1102 W BAHIA CT, Unit:A, Ontario, CA 91762	108.00
1011-541-21	1114 W BAHIA CT, Unit:A, Ontario, CA 91762	72.00
1011-542-14	1045 W SUNSONG CT, Ontario, CA 91762	36.00
1011-544-03	1114 W RALSTON ST, Ontario, CA 91762	108.00
1011-544-05	1126 W RALSTON ST, Ontario, CA 91762	108.00
1011-551-53	1232 S CYPRESS AV, Unit:E, Ontario, CA 91762	36.00
1011-552-07	1222 S CYPRESS AV, Unit:A, Ontario, CA 91762	36.00
1011-552-09	1222 S CYPRESS AV, Unit:C, Ontario, CA 91762	36.00
1011-552-76	1216 S CYPRESS AV, Unit:G, Ontario, CA 91762	36.00
1011-554-39	1112 S CYPRESS AV, Unit:31, Ontario, CA 91762	36.00
1011-563-17	1309 S BOULDER AV, Ontario, CA 91762	36.00
1011-571-51	1150 W PHILLIPS ST, Unit:236, Ontario, CA 91762	36.00
1011-572-11	1052 W ECLIPSE CT, Ontario, CA 91762	36.00
1011-573-07	1327 S PINE AV, Ontario, CA 91762	36.00
1011-581-15	1250 W PHILLIPS ST, Ontario, CA 91762	120.00
1011-582-03	1329 W PHILLIPS ST, Ontario, CA 91762	203.00
1014-111-16	1520 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-131-76	1455 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-152-02	1412 S CYPRESS AV, Ontario, CA 91762	36.00
1014-152-17	1411 S GRANITE AV, Ontario, CA 91762	320.00
1014-153-10	907 W CHESTNUT ST, Ontario, CA 91762	261.00
1014-153-30	861 W ELM ST, Ontario, CA 91762	36.00
1014-162-19	862 W LOCUST ST, Ontario, CA 91762	500.00
1014-171-14	939 W LOCUST ST, Ontario, CA 91762	36.00
1014-182-15	844 W JUNIPER ST, Ontario, CA 91762	196.05
1014-191-07	1050 W FRANCIS ST, Ontario, CA 91762	36.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1014-191-58	1605 S MOUNTAIN AV, Ontario, CA 91762	648.00
1014-191-60	1625 S MOUNTAIN AV, Ontario, CA 91762	1,152.00
1014-211-08	1228 W FRANCIS ST, Ontario, CA 91762	36.00
1014-211-09	1240 W FRANCIS ST, Ontario, CA 91762	72.00
1014-221-08	1630 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-462-11	1908 S PALMETTO AV, Ontario, CA 91762	91.00
1014-462-40	1915 S MOUNTAIN AV, Unit:10, Ontario, CA 91762	36.00
1014-462-48	1915 S MOUNTAIN AV, Unit:7, Ontario, CA 91762	36.00
1014-471-54	1103 W FRANCIS ST, Unit:E, Ontario, CA 91762	36.00
1014-472-35	1051 W FRANCIS ST, Unit:D, Ontario, CA 91762	36.00
1014-472-58	1045 W FRANCIS ST, Unit:A, Ontario, CA 91762	36.00
1014-501-43	920 W LARODA CT, Ontario, CA 91762	511.00
1014-512-68	926 W PHILADELPHIA ST, Building:O, Unit:80, Ontario, CA 91762	36.00
1014-513-02	926 W PHILADELPHIA ST, Building:B, Unit:2, Ontario, CA 91762	36.00
1014-521-25	1134 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1014-523-15	2104 S MOUNTAIN AV, Ontario, CA 91762	36.00
1014-531-09	2061 S MAGNOLIA AV, Ontario, CA 91762	36.00
1014-532-04	2004 S PALMETTO AV, Ontario, CA 91762	289.00
1014-532-16	1039 W LARODA CT, Ontario, CA 91762	36.00
1014-551-06	1220 W PHILADELPHIA ST, Ontario, CA 91762	1,127.81
1014-591-04	1608 W PHILADELPHIA ST, Ontario, CA 91762	140.00
1014-591-05	1624 W PHILADELPHIA ST, Ontario, CA 91762	140.00
1015-201-14	2321 S MAGNOLIA AV, Building:2, Unit:C, Ontario, CA 91762	36.00
1015-201-45	2321 S MAGNOLIA AV, Building:7, Unit:F, Ontario, CA 91762	36.00
1015-201-76	2321 S MAGNOLIA AV, Building:13, Unit:D, Ontario, CA 91762	36.00
1046-511-17	0 E EIGHTH ST, Ontario, CA 91764	140.00
1046-511-18	0 E EIGHTH ST, Ontario, CA 91764	140.00
1047-141-16	1841 N VIRGINIA AV, Ontario, CA 91764	36.00
1047-141-22	1826 N RAYMOND CT, Ontario, CA 91764	36.00
1047-143-01	1235 E EIGHTH ST, Ontario, CA 91764	149.00
1047-151-03	1126 E SEVENTH ST, Ontario, CA 91764	36.00
1047-171-11	1548 N ELEVENTH AV, Unit:A, Ontario, CA 91764	144.00
1047-171-16	1003 E DEODAR ST, Unit:A, Ontario, CA 91764	1,152.00
1047-172-01	902 E DEODAR ST, Unit:A, Ontario, CA 91764	144.00
1047-172-18	944 E DEODAR ST, Unit:1, Ontario, CA 91764	216.00
1047-201-06	1557 N HOPE AV, Ontario, CA 91764	144.00
1047-201-13	1558 N HOPE AV, Ontario, CA 91764	36.00
1047-212-03	1539 N MIRAMONTE AV, Ontario, CA 91764	182.55
1047-251-02	1521 N EUCLID AV, Ontario, CA 91762	140.00
1047-302-01	767 W LA DENEY DR, Ontario, CA 91762	161.00
1047-311-33	650 W LA DENEY DR, Ontario, CA 91762	36.00
1047-354-03	320 E LA DENEY DR, Ontario, CA 91764	36.00
1047-371-12	634 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-372-16	658 E BONNIE BRAE CT, Ontario, CA 91764	36.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1047-391-02	1408 N CAMPUS AV, Ontario, CA 91764	36.00
1047-393-04	826 E HAWTHORNE ST, Ontario, CA 91764	36.00
1047-402-08	740 E BONNIE BRAE CT, Ontario, CA 91764	36.00
1047-411-20	1015 E FIFTH ST, Ontario, CA 91764	36.00
1047-424-02	962 E SIXTH ST, Ontario, CA 91764	36.00
1047-424-29	1034 E SIXTH ST, Unit:302, Ontario, CA 91764	36.00
1047-424-40	1034 E SIXTH ST, Unit:804, Ontario, CA 91764	36.00
1047-424-57	1034 E SIXTH ST, Unit:1202, Ontario, CA 91764	36.00
1047-432-04	1140 E SIXTH ST, Ontario, CA 91764	144.00
1047-432-21	1401 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-08	1436 N VIRGINIA AV, Ontario, CA 91764	72.00
1047-433-11	1202 E SIXTH ST, Ontario, CA 91764	144.00
1047-451-10	1105 E PRINCETON ST, Ontario, CA 91764	36.00
1047-462-08	1212 E PRINCETON ST, Ontario, CA 91764	396.00
1047-462-17	1205 E FOURTH ST, Ontario, CA 91764	72.00
1047-471-17	937 E HARVARD PL, Ontario, CA 91764	36.00
1047-492-24	713 E PRINCETON ST, Ontario, CA 91764	36.00
1047-493-15	842 E YALE ST, Ontario, CA 91764	36.00
1047-502-22	715 E FOURTH ST, Ontario, CA 91764	144.00
1047-502-23	705 E FOURTH ST, Unit:1, Ontario, CA 91764	252.00
1047-512-22	1119 N CAMPUS AV, Ontario, CA 91764	20.00
1047-512-37	547 E FOURTH ST, Ontario, CA 91764	36.00
1047-521-05	641 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-06	639 E PRINCETON ST, Ontario, CA 91764	36.00
1047-521-27	1240 N SULTANA AV, Ontario, CA 91764	36.00
1047-521-28	502 E FIFTH ST, Ontario, CA 91764	1,676.88
1047-531-20	222 E FIFTH ST, Ontario, CA 91764	36.00
1047-533-07	414 E YALE ST, Ontario, CA 91764	36.00
1047-592-02	1219 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-13	1228 N GRANITE AV, Ontario, CA 91762	36.00
1047-594-26	1162 N CYPRESS AV, Ontario, CA 91762	36.00
1047-594-52	730 W FOURTH ST, Ontario, CA 91762	36.00
1048-012-06	733 W J ST, Ontario, CA 91762	36.00
1048-013-03	751 W BERKELEY CT, Ontario, CA 91762	36.00
1048-022-34	1010 N SAN ANTONIO AV, Ontario, CA 91762	228.60
1048-032-33	614 W I ST, Ontario, CA 91762	36.00
1048-041-03	409 W J ST, Ontario, CA 91762	36.00
1048-041-27	952 N VINE AV, Ontario, CA 91762	36.00
1048-041-61	406 W I ST, Unit:30, Ontario, CA 91762	36.00
1048-043-01	213 W J ST, Ontario, CA 91762	36.00
1048-043-17	132 W I ST, Unit:A, Ontario, CA 91762	72.00
1048-043-20	914 N LAUREL AV, Ontario, CA 91762	36.00
1048-043-24	932 N LAUREL AV, Ontario, CA 91762	72.00
1048-052-06	1043 N EUCLID AV, Unit:A, Ontario, CA 91762	216.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-052-14	132 W J ST, Ontario, CA 91762	140.00
1048-052-26	125 W FOURTH ST, Unit:1, Ontario, CA 91762	504.00
1048-061-08	230 E FOURTH ST, Ontario, CA 91764	36.00
1048-064-18	329 E J ST, Ontario, CA 91764	143.55
1048-064-22	309 E J ST, Ontario, CA 91764	36.00
1048-071-12	230 E J ST, Ontario, CA 91764	72.00
1048-093-04	622 E FOURTH ST, Ontario, CA 91764	36.00
1048-093-11	668 E FOURTH ST, Ontario, CA 91764	36.00
1048-093-26	627 E J ST, Ontario, CA 91764	182.55
1048-102-04	722 E ROSEWOOD CT, Ontario, CA 91764	36.00
1048-112-05	822 E J ST, Ontario, CA 91764	72.00
1048-113-19	829 E I ST, Ontario, CA 91764	161.00
1048-113-22	815 E I ST, Ontario, CA 91764	883.90
1048-122-27	922 E PLAZA SERENA ST, Ontario, CA 91764	36.00
1048-123-13	915 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-124-19	1046 E I ST, Ontario, CA 91764	36.00
1048-134-04	1068 E J ST, Ontario, CA 91764	36.00
1048-161-09	752 N PARKSIDE AV, Ontario, CA 91764	36.00
1048-161-17	834 N PARKSIDE AV, Ontario, CA 91764	288.05
1048-162-19	846 N VIRGINIA AV, Ontario, CA 91764	36.00
1048-171-19	817 N LA PALOMA AV, Ontario, CA 91764	36.00
1048-172-31	711 N CUCAMONGA AV, Ontario, CA 91764	161.00
1048-181-23	933 E H ST, Ontario, CA 91764	36.00
1048-191-03	747 N HOLMES AV, Ontario, CA 91764	36.00
1048-191-19	724 N GREENWOOD AV, Ontario, CA 91764	36.00
1048-201-04	720 N CAMPUS AV, Ontario, CA 91764	36.00
1048-201-06	716 E EL MORADO CT, Ontario, CA 91764	36.00
1048-201-13	750 E EL MORADO CT, Ontario, CA 91764	161.00
1048-202-14	748 E H ST, Ontario, CA 91764	36.00
1048-221-24	664 E I ST, Ontario, CA 91764	36.00
1048-221-32	647 E GRANADA CT, Ontario, CA 91764	36.00
1048-222-28	647 E H ST, Ontario, CA 91764	36.00
1048-252-34	203 E H ST, Ontario, CA 91764	36.00
1048-262-04	407 W GRANADA CT, Ontario, CA 91762	36.00
1048-262-26	322 W H ST, Ontario, CA 91762	72.00
1048-262-32	825 N EUCLID AV, Ontario, CA 91762	36.00
1048-271-46	207 W H ST, Unit:102B, Ontario, CA 91762	3,636.00
1048-271-47	302 W G ST, Unit:1, Ontario, CA 91762	2,160.00
1048-271-48	408 W G ST, Unit:1, Ontario, CA 91762	3,024.00
1048-281-19	713 N VINE AV, Unit:1, Ontario, CA 91762	288.00
1048-291-08	619 W I ST, Ontario, CA 91762	36.00
1048-291-21	503 W I ST, Ontario, CA 91762	108.00
1048-304-10	756 W G ST, Ontario, CA 91762	36.00
1048-331-04	443 N BEVERLY SQ, Ontario, CA 91762	72.00

**City of Ontario**  
**Community Improvement Department**  
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**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-332-10	507 N VINE AV, Ontario, CA 91762	36.00
1048-332-14	506 W D ST, Unit:A, Ontario, CA 91762	612.00
1048-365-10	225 E E ST, Ontario, CA 91764	36.00
1048-366-08	221 E F ST, Ontario, CA 91764	108.00
1048-366-12	203 E F ST, Ontario, CA 91764	72.00
1048-371-06	328 E G ST, Ontario, CA 91764	36.00
1048-371-20	626 N PLUM AV, Ontario, CA 91764	36.00
1048-372-02	308 E F ST, Ontario, CA 91764	144.00
1048-372-07	511 N CHERRY AV, Ontario, CA 91764	36.00
1048-372-08	507 N CHERRY AV, Ontario, CA 91764	72.00
1048-374-02	408 E E ST, Ontario, CA 91764	72.00
1048-376-03	412 E G ST, Ontario, CA 91764	72.00
1048-391-09	527 E E ST, Ontario, CA 91764	108.00
1048-393-02	516 E E ST, Ontario, CA 91764	36.00
1048-393-24	501 E D ST, Ontario, CA 91764	36.00
1048-402-15	759 E D ST, Ontario, CA 91764	36.00
1048-402-26	703 E D ST, Ontario, CA 91764	108.00
1048-403-08	836 E E ST, Ontario, CA 91764	72.00
1048-403-18	815 E D ST, Unit:A, Ontario, CA 91764	108.00
1048-411-04	622 N CAMPUS AV, Ontario, CA 91764	36.00
1048-412-04	716 E F ST, Ontario, CA 91764	108.00
1048-412-06	726 E F ST, Ontario, CA 91764	36.00
1048-412-08	734 E F ST, Ontario, CA 91764	36.00
1048-412-09	742 E F ST, Ontario, CA 91764	144.00
1048-413-10	527 N ALLYN AV, Ontario, CA 91764	72.00
1048-421-54	513 N FLORENCE AV, Ontario, CA 91764	36.00
1048-421-58	441 N FLORENCE AV, Ontario, CA 91764	36.00
1048-421-66	939 E D ST, Ontario, CA 91764	72.00
1048-432-22	624 N FLORENCE AV, Ontario, CA 91764	36.00
1048-432-28	621 N HOLMES AV, Ontario, CA 91764	36.00
1048-441-11	417 N VIRGINIA AV, Ontario, CA 91764	72.00
1048-441-13	1121 E D ST, Unit:A, Ontario, CA 91764	36.00
1048-441-19	420 N CUCAMONGA AV, Ontario, CA 91764	149.00
1048-442-21	1083 E E ST, Ontario, CA 91764	470.00
1048-443-02	409 N CUCAMONGA AV, Ontario, CA 91764	108.00
1048-451-26	516 N PARKSIDE AV, Ontario, CA 91764	144.00
1048-452-03	517 N PARKSIDE AV, Ontario, CA 91764	144.00
1048-461-13	1107 E ELMA ST, Ontario, CA 91761	72.00
1048-462-02	1076 E ELMA ST, Ontario, CA 91761	180.00
1048-462-08	1115 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-10	1107 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-13	1091 E NOCTA ST, Ontario, CA 91761	108.00
1048-462-14	1085 E NOCTA ST, Ontario, CA 91761	108.00
1048-463-35	1162 E ELMA ST, Ontario, CA 91761	108.00

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-463-51	1159 E NOCTA ST, Ontario, CA 91761	36.00
1048-471-23	1101 E HOLT BL, Ontario, CA 91761	591.05
1048-472-07	140 N VIRGINIA AV, Ontario, CA 91761	72.00
1048-472-12	1160 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-13	1164 E NOCTA ST, Ontario, CA 91761	144.00
1048-472-21	1169 E HOLT BL, Building:A, Ontario, CA 91761	140.00
1048-481-06	947 E HOLT BL, Ontario, CA 91761	149.00
1048-481-10	936 E NOCTA ST, Ontario, CA 91761	161.00
1048-481-13	952 E NOCTA ST, Unit:A, Ontario, CA 91761	72.00
1048-481-14	954 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-15	956 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-17	1008 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-18	1006 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-19	1004 E NOCTA ST, Ontario, CA 91761	72.00
1048-481-20	1002 E NOCTA ST, Ontario, CA 91761	72.00
1048-491-40	961 E ELMA ST, Ontario, CA 91761	1,054.08
1048-491-45	933 E ELMA ST, Ontario, CA 91761	144.00
1048-492-04	920 E ELMA ST, Unit:A, Ontario, CA 91761	72.00
1048-492-58	1067 E NOCTA ST, Ontario, CA 91761	108.00
1048-501-12	724 E D ST, Ontario, CA 91761	36.00
1048-504-08	840 E D ST, Ontario, CA 91761	36.00
1048-505-11	839 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-18	803 E NOCTA ST, Ontario, CA 91761	36.00
1048-505-19	312 N BERLYN AV, Ontario, CA 91761	36.00
1048-511-16	768 E NOCTA ST, Ontario, CA 91761	72.00
1048-512-02	124 N CAMPUS AV, Ontario, CA 91761	140.00
1048-512-17	745 E HOLT BL, Ontario, CA 91761	72.00
1048-521-10	509 E SIERRA CT, Ontario, CA 91764	36.00
1048-522-09	523 E HOLT BL, Ontario, CA 91764	247.00
1048-523-02	546 E NOCTA ST, Ontario, CA 91761	72.00
1048-523-15	111 N MONTEREY AV, Ontario, CA 91761	36.00
1048-524-08	135 N MIRAMONTE AV, Unit:A, Ontario, CA 91761	108.00
1048-524-18	116 N MONTEREY AV, Ontario, CA 91761	36.00
1048-532-27	505 E NOCTA ST, Ontario, CA 91761	36.00
1048-565-10	203 N EUCLID AV, Ontario, CA 91762	360.00
1048-565-11	118 W B ST, Ontario, CA 91762	200.00
1048-572-12	426 W B ST, Ontario, CA 91762	144.00
1048-574-05	307 W B ST, Unit:1, Ontario, CA 91762	288.00
1048-575-16	222 N FERN AV, Ontario, CA 91762	108.00
1048-581-09	565 W D ST, Unit:1, Ontario, CA 91762	504.00
1048-581-20	511 W D ST, Ontario, CA 91762	36.00
1048-581-41	560 W VESTA ST, Ontario, CA 91762	252.00
1048-581-52	309 N BEVERLY CT, Ontario, CA 91762	108.00
1048-581-58	520 W VESTA ST, Ontario, CA 91762	216.00

**City of Ontario  
Community Improvement Department  
2020/2021 Tax Roll Year Special Assessments  
Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1048-581-74	535 W D ST, Unit:H, Ontario, CA 91762	36.00
1048-601-09	713 W D ST, Ontario, CA 91762	180.00
1048-603-22	754 W B ST, Ontario, CA 91762	36.00
1049-011-08	769 W BROOKS ST, Ontario, CA 91762	231.00
1049-011-09	767 W BROOKS ST, Ontario, CA 91762	140.00
1049-022-15	204 S VINE AV, Ontario, CA 91762	36.00
1049-101-05	730 HOLT BL E, Unit:1, Ontario, CA 91761	180.00
1049-101-30	817 E EMPORIA ST, Ontario, CA 91761	72.00
1049-102-20	836 E EMPORIA ST, Ontario, CA 91761	150.00
1049-111-01	316 S BON VIEW AV, Building:1, Ontario, CA 91761	3,920.45
1049-131-03	914 E HOLT BL, Ontario, CA 91761	140.00
1049-131-04	918 E HOLT BL, Ontario, CA 91761	140.00
1049-131-08	958 E HOLT BL, Ontario, CA 91761	500.00
1049-141-24	1194 E HOLT BL, Ontario, CA 91761	140.00
1049-172-03	1128 E ONTARIO BL, Ontario, CA 91761	699.00
1049-201-04	519 S CAMPUS AV, Ontario, CA 91761	140.00
1049-201-07	439 S CAMPUS AV, Ontario, CA 91761	140.00
1049-202-09	411 S CALDWELL AV, Ontario, CA 91761	140.00
1049-203-01	0 S TAYLOR AV, Ontario, CA 91761	140.00
1049-203-03	0 S TAYLOR AV, Ontario, CA 91761	140.00
1049-203-22	532 S HOPE AV, Ontario, CA 91761	72.00
1049-204-09	854 E ONTARIO BL, Ontario, CA 91761	100.00
1049-212-04	713 S TAYLOR AV, Ontario, CA 91761	140.00
1049-232-12	526 E PARK ST, Ontario, CA 91761	36.00
1049-232-20	560 E PARK ST, Ontario, CA 91761	140.00
1049-233-04	684 E STATE ST, Building:1, Ontario, CA 91761	990.00
1049-233-10	645 E PARK ST, Ontario, CA 91761	990.00
1049-242-03	521 S EUCLID AV, Ontario, CA 91761	36.00
1049-242-04	515 S EUCLID AV, Ontario, CA 91761	108.00
1049-242-16	119 E SUNKIST ST, Ontario, CA 91761	36.00
1049-243-13	203 E PARK ST, Ontario, CA 91761	36.00
1049-245-01	302 E STATE ST, Ontario, CA 91761	140.00
1049-245-04	318 E STATE ST, Ontario, CA 91761	149.00
1049-246-07	322 E PARK ST, Ontario, CA 91761	36.00
1049-247-10	411 E PARK ST, Ontario, CA 91761	36.00
1049-248-06	418 E PARK ST, Unit:A, Ontario, CA 91761	216.00
1049-251-01	629 S EUCLID AV, Ontario, CA 91761	140.00
1049-251-02	625 S EUCLID AV, Ontario, CA 91761	140.00
1049-251-10	115 E NEVADA ST, Ontario, CA 91761	72.00
1049-253-04	220 E SUNKIST ST, Ontario, CA 91761	144.00
1049-256-04	320 E NEVADA ST, Ontario, CA 91761	36.00
1049-257-04	414 E SUNKIST ST, Ontario, CA 91761	36.00
1049-265-03	215 W SUNKIST ST, Ontario, CA 91762	72.00
1049-268-04	111 W NEVADA ST, Ontario, CA 91762	144.00

**City of Ontario  
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Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-271-11	420 W PARK ST, Ontario, CA 91762	108.00
1049-272-11	412 W SUNKIST ST, Ontario, CA 91762	144.00
1049-275-09	222 W PARK ST, Ontario, CA 91762	36.00
1049-277-07	412 S EUCLID AV, Ontario, CA 91762	185.00
1049-277-08	416 S EUCLID AV, Ontario, CA 91762	36.00
1049-277-12	116 W PARK ST, Ontario, CA 91762	72.00
1049-277-13	120 W PARK ST, Ontario, CA 91762	36.00
1049-283-21	540 W PARK ST, Ontario, CA 91762	36.00
1049-284-09	513 W PARK ST, Ontario, CA 91762	651.00
1049-284-16	514 W SUNKIST ST, Ontario, CA 91762	36.00
1049-291-25	646 W NEVADA ST, Ontario, CA 91762	36.00
1049-292-09	619 W NEVADA ST, Ontario, CA 91762	108.00
1049-292-23	652 W CALIFORNIA ST, Ontario, CA 91762	36.00
1049-293-04	531 W SUNKIST ST, Ontario, CA 91762	72.00
1049-294-13	704 S VINE AV, Ontario, CA 91762	36.00
1049-294-18	726 S VINE AV, Ontario, CA 91762	36.00
1049-303-15	622 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-303-17	712 W NEVADA ST, Ontario, CA 91762	108.00
1049-312-06	743 W CALIFORNIA ST, Ontario, CA 91762	36.00
1049-323-05	917 S SAN ANTONIO AV, Ontario, CA 91762	36.00
1049-323-17	618 W MAITLAND ST, Ontario, CA 91762	108.00
1049-324-05	529 W CARLTON ST, Ontario, CA 91762	36.00
1049-333-03	211 W CARLTON ST, Ontario, CA 91762	72.00
1049-333-04	209 W CARLTON ST, Unit:A, Ontario, CA 91762	72.00
1049-333-26	226 W MAITLAND ST, Ontario, CA 91762	1,348.88
1049-334-10	403 W CARLTON ST, Ontario, CA 91762	36.00
1049-343-15	429 E MAITLAND ST, Ontario, CA 91761	108.00
1049-353-09	521 E MAITLAND ST, Ontario, CA 91761	313.67
1049-353-10	507 MAITLAND ST E, Ontario, CA 91761	313.67
1049-353-11	919 S SULTANA AV, Ontario, CA 91761	313.67
1049-353-12	919 S SULTANA AV, Ontario, CA 91761	313.69
1049-362-03	736 E CALIFORNIA ST, Ontario, CA 91761	140.00
1049-364-04	814 S BON VIEW AV, Ontario, CA 91761	36.00
1049-367-15	920 S HOPE AV, Ontario, CA 91761	36.00
1049-368-10	836 S BON VIEW AV, Ontario, CA 91761	36.00
1049-392-04	1030 S GROVE AV, Ontario, CA 91761	699.00
1049-431-16	1050 E BELMONT ST, Ontario, CA 91761	140.00
1049-442-15	1003 S GREENWOOD AV, Ontario, CA 91761	36.00
1049-461-10	1224 S BON VIEW AV, Ontario, CA 91761	72.00
1049-461-14	835 E WOODLAWN ST, Ontario, CA 91761	36.00
1049-461-16	823 E WOODLAWN ST, Unit:A, Ontario, CA 91761	144.00
1049-481-04	612 E BELMONT ST, Ontario, CA 91761	36.00
1049-491-01	1201 S SULTANA AV, Ontario, CA 91761	140.00
1049-491-02	532 E BELMONT ST, Ontario, CA 91761	140.00



**City of Ontario  
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Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-491-03	544 E BELMONT ST, Ontario, CA 91761	140.00
1049-492-09	510 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-494-04	1377 S SULTANA AV, Ontario, CA 91761	36.00
1049-502-13	1030 S CAMPUS AV, Ontario, CA 91761	72.00
1049-503-11	642 E RALSTON ST, Ontario, CA 91761	36.00
1049-503-13	1104 S CAMPUS AV, Ontario, CA 91761	36.00
1049-503-15	1114 S CAMPUS AV, Unit:A, Ontario, CA 91761	72.00
1049-511-11	228 E MAITLAND ST, Ontario, CA 91761	36.00
1049-513-29	319 E RALSTON ST, Unit:A, Ontario, CA 91761	72.00
1049-513-30	305 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-02	308 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-04	314 E RALSTON ST, Ontario, CA 91761	72.00
1049-514-06	322 E RALSTON ST, Ontario, CA 91761	36.00
1049-514-30	305 E BELMONT ST, Ontario, CA 91761	72.00
1049-514-31	405 E BELMONT ST, Unit:A, Ontario, CA 91761	72.00
1049-521-20	1227 S EUCLID AV, Ontario, CA 91761	72.00
1049-522-17	403 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-531-04	1315 S EUCLID AV, Ontario, CA 91761	216.00
1049-531-05	1309 S EUCLID AV, Ontario, CA 91761	72.00
1049-531-06	1303 S EUCLID AV, Ontario, CA 91761	144.00
1049-531-27	430 E PHILLIPS ST, Ontario, CA 91761	36.00
1049-532-10	220 E ACACIA ST, Ontario, CA 91761	36.00
1049-551-03	1225 S VINE AV, Ontario, CA 91762	36.00
1049-551-04	1217 S VINE AV, Ontario, CA 91762	72.00
1049-551-05	1211 S VINE AV, Ontario, CA 91762	72.00
1049-551-06	1205 S VINE AV, Ontario, CA 91762	72.00
1049-551-07	1201 S VINE AV, Ontario, CA 91762	144.00
1049-551-08	415 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-09	411 W BELMONT ST, Unit:A, Ontario, CA 91762	36.00
1049-551-10	407 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-11	401 W BELMONT ST, Unit:B, Ontario, CA 91762	36.00
1049-551-12	403 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-13	409 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-14	413 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-15	417 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-16	419 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-18	405 W BELMONT ST, Unit:A, Ontario, CA 91762	72.00
1049-551-21	309 W BELMONT ST, Ontario, CA 91762	36.00
1049-551-23	1214 S PALM AV, Ontario, CA 91762	36.00
1049-551-25	1226 S PALM AV, Ontario, CA 91762	36.00
1049-562-22	320 W BELMONT ST, Ontario, CA 91762	36.00
1049-563-03	231 W MAITLAND ST, Ontario, CA 91762	72.00
1049-571-23	644 W RALSTON ST, Ontario, CA 91762	36.00
1049-572-14	608 W BELMONT ST, Ontario, CA 91762	108.00

**City of Ontario  
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Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1049-574-02	553 W RALSTON ST, Ontario, CA 91762	36.00
1049-574-21	542 W BELMONT ST, Ontario, CA 91762	144.00
1049-581-02	1023 S CYPRESS AV, Unit:A, Ontario, CA 91762	72.00
1049-581-03	1019 S CYPRESS AV, Unit:A, Ontario, CA 91762	72.00
1049-581-17	1030 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-582-04	754 W BELMONT ST, Ontario, CA 91762	36.00
1049-582-11	1106 S SAN ANTONIO AV, Ontario, CA 91762	351.10
1049-582-24	753 W RALSTON ST, Ontario, CA 91762	288.00
1049-583-40	730 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-05	1227 S SAN ANTONIO AV, Ontario, CA 91762	72.00
1049-591-06	1221 S SAN ANTONIO AV, Ontario, CA 91762	36.00
1049-591-13	647 W BELMONT ST, Ontario, CA 91762	36.00
1049-591-26	608 W PHILLIPS ST, Ontario, CA 91762	36.00
1049-591-27	612 W PHILLIPS ST, Ontario, CA 91762	557.65
1049-591-28	618 W PHILLIPS ST, Ontario, CA 91762	1,774.95
1049-601-47	1348 S BONITA PL, Ontario, CA 91762	36.00
1049-611-22	1313 S PLATINUM CT, Ontario, CA 91762	36.00
1049-612-03	1318 S BEVERLY AV, Ontario, CA 91762	36.00
1050-031-08	459 W ELM ST, Ontario, CA 91762	36.00
1050-041-62	556 W SONOMA CT, Ontario, CA 91762	36.00
1050-051-08	116 W ELM ST, Ontario, CA 91762	36.00
1050-061-18	1512 S EUCLID AV, Ontario, CA 91762	72.00
1050-071-51	117 E DE ANZA CI, Ontario, CA 91761	36.00
1050-081-04	126 E BUDD ST, Ontario, CA 91761	72.00
1050-093-16	1451 S MONTEREY AV, Ontario, CA 91761	36.00
1050-101-18	606 E DE ANZA ST, Ontario, CA 91761	36.00
1050-234-02	1650 S CAMPUS AV, Unit:2, Ontario, CA 91761	36.00
1050-234-42	1650 S CAMPUS AV, Unit:42, Ontario, CA 91761	36.00
1050-234-43	1614 S CAMPUS AV, Unit:A, Ontario, CA 91761	324.00
1050-234-44	1604 S CAMPUS AV, Unit:A, Ontario, CA 91761	144.00
1050-251-01	1727 S EUCLID AV, Ontario, CA 91761	1,058.05
1050-251-22	423 E FRANCIS ST, Ontario, CA 91761	36.00
1050-251-23	419 E FRANCIS ST, Ontario, CA 91761	36.00
1050-271-19	1632 S PALM AV, Ontario, CA 91762	36.00
1050-272-09	1610 S EUCLID AV, Ontario, CA 91762	144.00
1050-272-10	1610 S EUCLID AV, Ontario, CA 91762	72.00
1050-272-11	1610 S EUCLID AV, Ontario, CA 91762	144.00
1050-272-12	1616 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-13	1622 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-14	1626 S EUCLID AV, Ontario, CA 91762	108.00
1050-272-15	1632 S EUCLID AV, Ontario, CA 91762	108.00
1050-281-03	1754 S EUCLID AV, Ontario, CA 91762	346.05
1050-282-03	1712 S PALM AV, Ontario, CA 91762	2,921.65
1050-291-10	405 W MAPLE ST, Ontario, CA 91762	36.00

**City of Ontario  
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Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1050-301-12	453 W LOCUST ST, Ontario, CA 91762	36.00
1050-301-29	524 W MAPLE ST, Ontario, CA 91762	36.00
1050-312-06	640 W MEDALLION CT, Ontario, CA 91762	36.00
1050-323-06	640 W FRANCIS ST, Ontario, CA 91762	36.00
1050-361-64	1902 S VINE AV, Ontario, CA 91762	36.00
1050-371-20	319 W FRANCIS ST, Ontario, CA 91762	432.00
1050-381-04	1910 S EUCLID AV, Ontario, CA 91762	161.00
1050-381-07	1902 S EUCLID AV, Ontario, CA 91762	108.00
1050-411-15	1925 S MONTEREY AV, Ontario, CA 91761	36.00
1050-411-21	541 E MANZANITA ST, Ontario, CA 91761	36.00
1050-421-03	1900 S CAMPUS AV, Building:10, Unit:A, Ontario, CA 91761	9,108.00
1050-431-29	0 S BON VIEW AV, Ontario, CA 91761	140.00
1050-431-30	0 S BON VIEW AV, Ontario, CA 91761	140.00
1050-541-62	2048 S BON VIEW AV, Unit:D, Ontario, CA 91761	36.00
1050-542-10	2007 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-66	2003 S CAMPUS AV, Unit:C, Ontario, CA 91761	36.00
1050-542-68	2003 S CAMPUS AV, Unit:E, Ontario, CA 91761	36.00
1050-542-80	757 E BOXWOOD CT, Ontario, CA 91761	36.00
1050-543-14	2038 S BON VIEW AV, Unit:E, Ontario, CA 91761	36.00
1050-543-59	2036 S BON VIEW AV, Unit:A, Ontario, CA 91761	36.00
1050-551-06	645 E SPRUCE ST, Ontario, CA 91761	496.50
1050-552-21	652 E SPRUCE ST, Ontario, CA 91761	36.00
1050-565-02	555 E BIRCH CT, Ontario, CA 91761	36.00
1050-581-08	2019 S EUCLID AV, Ontario, CA 91761	36.00
1050-582-08	2021 S PLUM AV, Ontario, CA 91761	36.00
1050-601-07	124 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1050-601-23	2109 S FERN AV, Ontario, CA 91762	36.00
1050-612-03	2118 S BONITA AV, Ontario, CA 91762	36.00
1050-615-12	542 W PHILADELPHIA ST, Ontario, CA 91762	36.00
1050-623-24	436 W DAMSON CT, Ontario, CA 91762	36.00
1050-624-09	2041 S SAN ANTONIO AV, Ontario, CA 91762	1,043.96
1050-631-09	2004 S SAN ANTONIO AV, Ontario, CA 91762	36.00
1050-631-40	2049 S HOLLY AV, Ontario, CA 91762	36.00
1050-632-33	2045 S CYPRESS AV, Ontario, CA 91762	774.05
1050-642-25	2107 S REDWOOD AV, Ontario, CA 91762	36.00
1050-651-10	1459 S EUCLID AV, Unit:30, Ontario, CA 91761	36.00
1050-671-07	1180 E FRANCIS ST, Unit:H, Ontario, CA 91761	347.00
1051-011-15	751 W MONTICELLO ST, Ontario, CA 91762	240.00
1051-011-50	2232 S HICKORY PL, Ontario, CA 91762	36.00
1051-041-21	412 W MONTICELLO CT, Ontario, CA 91762	36.00
1051-101-29	676 E SKYLARK DR, Ontario, CA 91761	36.00
1051-111-52	2307 S PHOENIX AV, Ontario, CA 91761	36.00
1051-121-78	2244 S CALDWELL AV, Ontario, CA 91761	36.00
1051-131-40	2325 S BON VIEW AV, Ontario, CA 91761	36.00

**City of Ontario**  
**Community Improvement Department**  
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**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1051-132-44	2320 S GREENWOOD PL, Unit:C, Ontario, CA 91761	36.00
1051-171-23	2441 S RAYMOND PL, Ontario, CA 91761	36.00
1051-171-37	2419 S CUCAMONGA AV, Ontario, CA 91761	36.00
1051-181-44	916 E OAK HILL ST, Ontario, CA 91761	36.00
1051-201-12	2448 S PLEASANT AV, Ontario, CA 91761	36.00
1051-211-38	2425 S CHERRY PL, Ontario, CA 91761	36.00
1051-221-15	131 W GEYER CT, Ontario, CA 91762	36.00
1051-271-23	320 W WALNUT ST, Unit:15, Ontario, CA 91762	36.00
1051-281-23	2528 S PLUM LN, Ontario, CA 91761	36.00
1051-311-75	2521 S HOLMES PL, Ontario, CA 91761	36.00
1051-331-09	2620 S VIRGINIA WY, Ontario, CA 91761	36.00
1051-331-67	2621 S MARIGOLD AV, Ontario, CA 91761	10,104.05
1051-351-06	2644 S CUCAMONGA AV, Ontario, CA 91761	161.00
1051-351-38	1014 E HAZELTINE CT, Ontario, CA 91761	36.00
1051-361-25	2739 S GOLDCREST AV, Ontario, CA 91761	36.00
1051-391-29	541 E BERMUDA DUNES ST, Ontario, CA 91761	36.00
1051-421-75	2720 S CHERRY AV, Ontario, CA 91761	36.00
1051-541-08	2856 S BON VIEW AV, Ontario, CA 91761	36.00
1051-541-21	847 E DEERFIELD ST, Ontario, CA 91761	36.00
1051-541-82	2855 S TAYLOR AV, Ontario, CA 91761	36.00
1051-541-83	2847 S TAYLOR AV, Ontario, CA 91761	36.00
1051-561-73	2842 S PARKSIDE AV, Ontario, CA 91761	105.50
1051-581-14	2910 S HOLMES PL, Ontario, CA 91761	36.00
1051-591-66	851 E COTTONWOOD ST, Ontario, CA 91761	36.00
1051-601-56	605 E DUNES CT, Ontario, CA 91761	36.00
1051-601-79	551 E RIVERSIDE DR, Building:1, Unit:1, Ontario, CA 91761	5,112.00
1052-071-05	7247 E RIVERSIDE DR, Ontario, CA 91761	150.00
1052-121-03	13041 S CAMPUS AV, Ontario, CA 91761	36.00
1052-191-03	7716 E CHINO AV, Ontario, CA 91761	1,018.86
1053-141-02	7849 E SCHAEFER AV, Ontario, CA 91761	36.00
1054-321-01	7954 E MERRILL AV, Ontario, CA 91710	36.00
1083-041-31	2846 S COLONIAL AV, Ontario, CA 91761	36.00
1083-051-31	2844 S CANTERBURY TR, Ontario, CA 91761	36.00
1083-091-08	2414 S SEAGULL AV, Ontario, CA 91761	36.00
1083-111-83	2950 E OAK HILL DR, Ontario, CA 91761	36.00
1083-121-33	2568 S WOODLARK DR, Ontario, CA 91761	36.00
1083-121-36	2901 E DUNLIN WY, Ontario, CA 91761	36.00
1083-131-05	2416 S REINDEER LN, Ontario, CA 91761	36.00
1083-131-56	3120 E WHITE STAG RD, Ontario, CA 91761	36.00
1083-161-31	3338 E ANTLER RD, Ontario, CA 91761	36.00
1083-172-08	3424 E EVERGREEN DR, Ontario, CA 91761	36.00
1083-181-42	2846 E TAM O'SHANTER CT, Ontario, CA 91761	36.00
1083-191-20	2708 S DESERT FOREST AV, Ontario, CA 91761	36.00
1083-191-48	2743 S CYPRESS POINT PL, Ontario, CA 91761	644.16

**City of Ontario**  
**Community Improvement Department**  
**2020/2021 Tax Roll Year Special Assessments**  
**Exhibit C - Total Amounts per Parcel**

<b>Parcel Number</b>	<b>Address</b>	<b>Amount Due</b>
1083-211-14	2784 E COTTONWOOD TR, Ontario, CA 91761	149.00
1083-221-20	2633 S PLAINFIELD DR, Ontario, CA 91761	36.00
1083-231-03	2740 S ARCADIAN SHORES RD, Ontario, CA 91761	36.00
1083-231-17	2917 E BROOKSIDE CT, Ontario, CA 91761	36.00
1083-242-07	3019 E COG HILL CT, Ontario, CA 91761	281.00
1083-262-48	2620 S MONTEGO AV, Unit:H, Ontario, CA 91761	36.00
1083-263-17	3119 E MILANO ST, Unit:H, Ontario, CA 91761	36.00
1083-301-07	3345 E OAKLEAF RD, Ontario, CA 91761	36.00
1083-301-53	3359 E GINGERWOOD DR, Ontario, CA 91761	36.00
1083-301-62	3348 E MORNINGWOOD CT, Ontario, CA 91761	72.00
1083-311-34	3400 E NECTAR CT, Ontario, CA 91761	36.00
1083-331-32	2592 S COLD SPRINGS PL, Ontario, CA 91761	14,250.00
1083-371-35	3560 E BIG CREEK RD, Ontario, CA 91761	36.00
1083-381-08	2766 S ALDER CREEK DR, Ontario, CA 91761	36.00
1083-382-12	2737 S BEAR CREEK PL, Ontario, CA 91761	36.00
1083-382-31	2715 S FOX GLEN LP, Ontario, CA 91761	36.00
1083-393-04	3642 E LYTLE CREEK LP, Unit:C, Ontario, CA 91761	36.00
1083-393-63	3641 E OAK CREEK DR, Unit:D, Ontario, CA 91761	36.00
1083-393-66	3641 E OAK CREEK DR, Unit:G, Ontario, CA 91761	36.00
1083-394-13	3652 E CARIBOU CREEK CT, Ontario, CA 91761	36.00
1083-401-31	3546 E STRAWBERRY CREEK PL, Ontario, CA 91761	36.00
1083-402-10	3638 E OAK CREEK DR, Unit:B, Ontario, CA 91761	36.00
1083-402-29	3651 E COUNTRY OAKS LP, Unit:C, Ontario, CA 91761	36.00
1083-421-08	2732 S EAGLE CREEK PL, Ontario, CA 91761	36.00
1083-441-33	3826 E ELK CREEK DR, Ontario, CA 91761	36.00
1083-442-06	3713 E OAK CREEK DR, Unit:A, Ontario, CA 91761	36.00
1083-442-62	3736 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-09	3702 E OAK CREEK DR, Unit:E, Ontario, CA 91761	36.00
1083-451-15	3669 E COUNTRY OAKS LP, Unit:C, Ontario, CA 91761	36.00
1083-452-30	3725 E STRAWBERRY CREEK WY, Ontario, CA 91761	36.00
1083-461-04	3881 E ANTELOPE CREEK DR, Ontario, CA 91761	12,258.65
1083-462-25	3948 E YUBA RIVER DR, Ontario, CA 91761	91.00
1083-482-14	3932 E MERCED RIVER RD, Ontario, CA 91761	36.00
<b>825</b>		<b>198,518.88</b>

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR


**SUBJECT: A DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT (FILE NO. PDIF20-006) BETWEEN THE CITY OF ONTARIO AND FEDERAL EXPRESS CORPORATION FOR FACILITY CONSTRUCTION ASSOCIATED WITH THE PRELIMINARY REVIEW APPLICATION (FILE NO. PPRE18-002), LOCATED AT 1800 EAST AIRPORT DRIVE, WITHIN THE ONTARIO INTERNATIONAL AIRPORT AUTHORITY (OIAA) PROPERTY**

**RECOMMENDATION:** That the City Council approve the Development Impact Fee Credit and Reimbursement Agreement (File No. PDIF20-006) between the City of Ontario and Federal Express Corporation for the facility construction associated with the Preliminary Review Application (File No. PPRE18-002), located at 1800 East Airport Drive, within the Ontario International Airport Authority (OIAA) property; and authorize the City Manager to execute the agreement.

**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Operate in a Businesslike Manner  
Pursue City's Goals and Objectives by Working with Other Governmental Agencies  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains, and Public Facilities)

**FISCAL IMPACT:** The Preliminary Review Application (File No. PPRE18-002) and related conditions require Federal Express Corporation ("Developer") to construct master planned water infrastructure with an estimated cost of \$1,261,094. The proposed DIF Credit and Reimbursement Agreement (File No. PDIF20-006) defines the amount of DIF Credit and DIF Reimbursement that the Developer may be eligible to receive. The DIF Credit that the Developer will receive upon completion of the water improvements may be exchanged for a refund of DIF that was paid by the Developer (up to the Developer's maximum DIF obligation) in the Local Adjacent and Regional Water DIF Categories. Additionally, the Developer will be constructing a portion of water improvements along Airport Drive that are included in the General City Local Adjacent Water fund (Project No. WT-016) and General City Regional Water fund (Project No. WT-004). The Fiscal Year 2020-21 First Quarter Budget Update Report to the City Council will include appropriations of \$387,259 from the Original

**STAFF MEMBER PRESENTING:** Scott Murphy, AICP, Executive Director Development Agency

Prepared by: Derrick Womble  
Department: Development  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

5

Model Colony Local Adjacent Water fund and \$799,302 from the Original Model Colony Regional Water fund, to reimburse the developer for the water improvements. The final reimbursement amount will be determined by the Ontario Municipal Utilities Company (OMUC) and the City's Engineering Department upon review and approval of the actual eligible costs for the water improvements. The Developer's total reimbursement shall not exceed the City's DIF Program cost for the water improvements and has no immediate impact or obligation on the City's General Fund.

**BACKGROUND:** On September 5, 2018, the City issued conditions of approval for a Preliminary Review Application (File No. PPRE18-002) for the construction of a Federal Express (FedEx) sort and shipping facilities totaling 234,030 square feet and a vehicle maintenance building totaling 17,233 square feet at the Ontario International Airport (the "Project"). The Project conditions include requirements for the construction of water improvements to serve the Project and surrounding area. The proposed infrastructure is located within the General City and is necessary for the Project site to be developed.

Per the conditions, the Developer is required to construct DIF Program infrastructure to serve the Project. Improvements include the installation of domestic and recycled water system facility improvements along Airport Drive.

Pursuant to the City's adopted DIF Credit and Reimbursement policies, construction of DIF Program Facilities requires the Developer and the City enter into a DIF Credit and Reimbursement Agreement ("Agreement"). The proposed Agreement specifies the infrastructure to be constructed by the Developer in the Local Adjacent and Regional DIF categories and includes an estimate of the maximum DIF Credit and/or DIF Reimbursement that may be applied in the Local Adjacent and Regional DIF categories. Since the maximum eligible costs in the Agreement for the required infrastructure exceeds the Developer's DIF obligation, the Developer is also eligible to receive DIF Reimbursement under the proposed Agreement.

The proposed Agreement complies with the City's DIF Policies and is in conformance with the approved Preliminary Review Application and related conditions. Under the provisions of the City's DIF Program, the City Manager is authorized to execute such agreements upon approval by the City Council.

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

CITY OF ONTARIO  
CITY CLERK / RECORDS MANAGEMENT  
303 EAST "B" STREET  
ONTARIO, CA 91764-4196

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Space above this line for Recorder's Use

Exempt from Fees Per Gov. Code § 6103

**FILE NO. PDIF20-006**

**DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT  
AGREEMENT FOR FACILITY CONSTRUCTION**

**By and Between**

**City of Ontario  
a California municipal corporation**

**and**

**Federal Express Corporation  
a Delaware corporation**

\_\_\_\_\_, 2020

**San Bernardino County, California**



**DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT  
FOR FACILITY CONSTRUCTION BY AND BETWEEN THE CITY OF ONTARIO  
AND FEDERAL EXPRESS CORPORATION  
FILE NO. PDIF20-006**

This DEVELOPMENT IMPACT FEE CREDIT AND REIMBURSEMENT AGREEMENT ("Fee Credit Agreement"), entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between the CITY OF ONTARIO, a California municipal corporation, hereinafter referred to as the "City," and FEDERAL EXPRESS CORPORATION, a Delaware corporation, hereinafter referred to as the "Developer."

**RECITALS**

A. Developer is the tenant and developer of property located within the City, which property has received development approvals from the City, including the Preliminary Review Application (File No. PPRE18-002) (the "Preliminary Review"). A legal description of the property is attached as Exhibit 1 (the "Property"). A map of the Property is attached as Exhibit 2.

B. As a condition of the development approvals for the Property, including the Preliminary Review (File No. PPRE18-002) approvals, the Developer is required to construct, within the public right-of-way adjacent to the Property (the "Right-of-Way"), those public improvements identified on Exhibit 3, consisting of certain master planned public infrastructure and improvements, (hereinafter referred to as the "Improvements"). The estimated costs for the design and construction of the Improvements are set forth in Exhibit 4.

C. On July 1, 2003, City Ordinance No. Ordinance No. 2779 was adopted establishing certain development impact fees ("DIF Fees") to be paid as a condition to the issuance of certain entitlements within the City. Section 7 of Ordinance 2779 authorizes the City Manager, when he or she determines that the public interest among other reasons would be served by such an agreement, to execute agreements on behalf of the City with applicants in order to provide a credit to the applicant against certain DIF Fees in exchange for the applicant's construction and dedication of public improvements, upon reasonable terms and conditions as may be determined on a case by case basis.

D. Developer has assumed all rights, responsibilities and obligations, including the design and construction of the Improvements identified in Exhibit 3 and such improvements are included in the City's Development Impact Fee (DIF) Program as a project, or a portion of a project and eligible for credit against DIF Fees.

E. City and Developer have agreed that the costs to design and construct the Improvements shall be eligible for DIF Credit in accordance with the City's DIF Credit policies as contained in the City's DIF Program and Resolution No. 2019-135.

## AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, and the mutual promises contained herein, it is agreed as follows:

1. Definitions. For purposes of this Agreement, the terms below shall be defined as follows:

“Acceptable Title” means title to land or an interest therein required for the construction, operation and maintenance of an Improvement, in form acceptable to the City Manager, free and clear of all liens, taxes, assessments, leases, easements and encumbrances, whether or not recorded, but subject to any exceptions determined by the City Manager as not materially interfering with the actual or intended use of the land or interest therein required for the operation of an Improvement. Notwithstanding the foregoing, an irrevocable offer of dedication may constitute “Acceptable Title.”

“Acceptance Date” means the earlier of (i) date the City Manager or his/her designee takes final action, in writing, to accept dedication or transfer of an Improvement or (ii) the date determined pursuant to Section 3 below.

“Bid Documents” means all designs, bid documents, construction plans and specifications, system layout drawings and other construction documents and permits approved by the City relating to an Improvement.

“Certificate of DIF Credit” means a City certificate for the issuance of DIF Credit to Developer in the form attached hereto as Exhibit 5.

“City DIF Program and Policies” or “DIF Program” means Ordinance Nos. 2779 and 2780 and Resolution No. 2019-135, as -it may be amended from time to time and as DIF Fees and the capital improvement projects and public infrastructure identified therein may be revised by Resolution.

“City Manager” means the City Manager of the City or his or her designee.

“City Engineer” means the City’s City Engineer or his or her designee.

“Completed”, “Complete” and “Completion” with respect to an Improvement mean that such Improvement has been completed in accordance with its Bid Documents, including any final “punch list” items, as approved in writing by the City Engineer, which approval shall not be unreasonably withheld, and that such Improvement is Usable. Notwithstanding the foregoing, if an Improvement which Developer is obligated to construct pursuant to the applicable conditions of approval for a portion of the Property is only a portion of a larger work of improvement, then a determination of “Completed” or “Completion” with respect to that Improvement shall

be made only as to that Improvement and not with respect to the larger work of improvement of which it is a portion.

“Credit Request” means a document, substantially in the form of Exhibit 6, to be used by Developer in requesting DIF Credits with respect to one or more Improvements.

“Days” shall mean business days unless otherwise stated.

“Developer Contract” means a contract between the Developer and a qualified contractor awarded to the qualified contractor for the construction of the Improvements at the direction of Developer.

“DIF” or “DIF Fees” means the development impact fees imposed within the General City area pursuant to City Ordinance Nos. 2779 and 2780 and City Resolution No. 2019-135 and any subsequent City ordinances and resolutions lawfully adopted by the City Council to update or modify such development impact fees.

“DIF Credit” means credits earned against the payment of DIF pursuant to this Agreement.

“DIF Obligation” means the amount of Developer’s total obligation for Development Impact Fees in either the Regional or Local Adjacent portion of a DIF category for the Property. Developer’s DIF Obligation Amounts for each DIF Category shall be as provided in Exhibit 4.

“Effective Date” means the date set forth in the first paragraph of this Agreement.

“Eligible Cost” means the substantiated cost of an Improvement to be used in calculating DIF Credit amounts, which costs may include: (i) the costs for the construction (including, but not limited to, costs of grading) of such Improvement, (ii) costs directly related to the construction and/or acquisition of the Improvement, such as costs of payment, performance and/or maintenance bonds, the professional costs of material testing, and insurance costs (including costs of any title insurance required); (iii) the cost of acquiring any real property or interest therein in order to construct or operate the Improvement, (iv) the costs incurred in preparing Bid Documents and the related costs of geotechnical and environmental evaluations of the Improvement, (v) the fees paid to the City and any other governmental agencies for, and all other costs incurred in connection with obtaining permits, licenses or other governmental approvals for such Improvement, (vi) costs of construction and project management, administration and supervision (but only up to five percent (5%) of the costs described in clause (i) above) incurred for the construction of such Improvement, (vii) professional costs associated with such Improvement, such as design, engineering, accounting, inspection, construction staking, and similar professional services including legal services related to the review of construction contracts. The maximum amount of Eligible Costs described in clauses (iv) through

(vii) shall be limited to a total of fifteen percent (15%) of the costs described in clause (i).

“Improvement” or “Improvements” means the public improvements required to support the development of the Property as described in Exhibit 3 to the extent required by the applicable conditions of approval.

“Preliminary Review” has the meaning set forth in Recital A above.

“Program Cost” or “DIF Program Cost” means the estimated cost of an Improvement identified in the “Nexus Study” referenced in City Resolution No. 2019-135 as it may be modified, supplemented or superseded from time to time. The Program Cost to be applied shall be the Program Cost in effect at the time the DIF Credit Request is submitted to the City.

“Usable” shall mean that, with respect to any particular Improvement, the Improvement is actually usable for its intended purposes, and includes, for water Improvements, connection to the applicable water supply, for sewer Improvements connection to an applicable disposal system, and for recycled water Improvements connection to a treated water supply and distribution system as those connections are set out in the project approvals. Notwithstanding the foregoing, if an Improvement which Developer is obligated to construct is only a portion of a larger work of improvement, then a determination by the City Engineer of whether that Improvement is “Usable” shall be made only with respect to that Improvement and not with respect to the larger work of improvement of which it is a portion.

## 2. Construction and Funding of Improvements by Developer.

(a) Construction of Improvements by Developer. Developer shall commence each Improvements in accordance with the terms of the conditions of approval, Preliminary Review (File No. PPRE18-002), including any extension thereof. In the event of any conflict between these documents, the soonest date of commencement shall apply. Upon commencement of the Improvement(s), Developer shall proceed expeditiously with the construction of the Improvement(s) under the terms herein.

(b) For the purposes of this Agreement, commencement of the Improvements shall mean when Developer receives the first permit from City for any grading of the Property.

(c) City and Developer agree that Developer shall award, or cause to be awarded, all contracts for the construction and Completion of the Improvements as necessary to assure the timely and satisfactory completion of such Improvements. The Developer shall perform all of its obligations hereunder and shall conduct all operations with respect to the construction of the Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing commercially

reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken.

(d) The Developer shall not be relieved of its obligation to construct the Improvements and shall cause title to the Improvements to be conveyed to the City even if the DIF Credit Amount is less than the actual cost of the Improvements.

(e) If Developer is unable or unwilling to proceed with, and Complete, the construction of the Improvement(s) for any reason, and subject to the provisions in Section 16 below, Developer shall be considered to be in default of this Agreement; provided, however, if Developer is unable to commence the construction due to the inability to obtain from all owners of the affected property the necessary rights to construct, install, and thereafter maintain, repair and replace the Improvements, Developer shall not be deemed to be in default and may instead elect to terminate this Agreement by providing City with written notice of such termination, whereupon neither party will have any further obligations under this Agreement.

3. Inspection and Acceptance of Completed Improvement by City. City shall make or shall cause to be made periodic site inspections of Developer's construction work. The Acceptance Date for each Improvement constructed by Developer shall be no later than twenty (20) Days following the last to occur of the following requirements:

(a) the City Engineer's determination the Improvement is Complete;

(b) the City Engineer's determination that Acceptable Title with respect to the Improvement is available for acceptance;

(c) Developer's provision of one (1) set of "as-built" or record drawings or plans for the Improvement, certified and reflecting the condition of the Improvement as constructed; and

(d) Developer's provision of such evidence or proof as the City Manager shall require that all persons, firms and corporations supplying work, labor, materials, supplies and equipment to the construction of the Improvement have been paid and that no claims or liens have been recorded by or on behalf of any such person, firm or corporation. Alternatively, rather than await the expiration of the time for the recording of claims of liens, Developer may elect to provide a title insurance policy or other security acceptable to the City Manager guaranteeing that no such claims of liens will be recorded or become a lien upon any of the real property required for the Improvement.

4. Conveyance of Acceptable Title to City. Acceptable Title to all property on, in or over which the Improvement is located, shall, prior to and as a condition precedent to the City's acceptance of any Improvement, either (i) be conveyed to City by way of dedication of such property or by a separate recorded instrument, to permit the City to properly own, operate and maintain such Improvement or (ii) acknowledged as already held by the City in the case of property owned by the City

in fee or for which the City already holds an easement covering the Improvement. Developer shall assist the City in obtaining such documents as are required to obtain Acceptable Title. Completion of the transfer of Acceptable Title shall be evidenced by recordation of the acceptance thereof by the City Engineer.

5. Maintenance and Warranties to be provided to City. Developer shall maintain the Improvement in good and safe condition until the Acceptance Date of the Improvement. Prior to the Acceptance Date, Developer shall, at its sole cost and expense, be responsible for performing any required maintenance on the Improvement. On or before the Acceptance Date of the Improvement, Developer shall assign to the City all of Developer's rights in any warranties, guarantees, maintenance obligations or provide other evidence of contingent obligations of third persons with respect to such Improvement. For purposes of the foregoing, City acknowledges that this requirement may be satisfied by Developer by causing City to be named as an additional beneficiary in such warranties or guarantees. All warranties, guarantees or other evidences of contingent obligations of third persons with respect to the Improvement shall be delivered to the City Engineer, in writing, as part of the transfer of title.

(a) After the Acceptance Date, City shall be solely responsible for maintenance of the Improvement.

(b) With respect to the Improvement, Developer shall warrant that the Improvement is free from defects in materials and construction defects (and shall correct or cause to be corrected any such defects at Developer's expense) for a period of one year from the Acceptance Date thereof (the "Warranty Period") and Developer shall provide a bond or other security reasonably acceptable in form and substance to the City for such period and such purpose to insure that such defects that appear within said period will be repaired, replaced or corrected by Developer, at its own cost and expense, to the reasonable satisfaction of the City Manager. For the purposes of the foregoing, compliance with the terms and conditions of any Encroachment Permit issued by the City of Ontario shall constitute security reasonably acceptable to the City for any Improvement constructed within the right-of-way. During the Warranty Period, Developer shall continue to repair, replace or correct any such defects within thirty (30) Days after written notice thereof by the City Engineer to Developer, and shall complete such repairs, replacement or correction as soon as practicable.

(c) In the event that Developer does not repair, replace or correct defects after such written notice, in addition to the provisions of Section 16 below, City may repair, replace or correct the defects in the Improvement and charge the Developer for the cost of such repair, replacement or correction plus City staff time and overhead; provided, however, City shall mitigate its costs through enforcement of any warranty or guaranty which names City as a beneficiary to the extent that such warranty or guaranty is applicable to the repair, replacement or correction.

6. Issuance of DIF Credit to Developer. Developer shall receive DIF Credits based upon the verified Eligible Costs of the Improvement (or accepted portion of the Improvement). Issued DIF Credits shall specify the DIF Credit infrastructure category and whether the DIF Credit is for construction of a Regional or Local Adjacent DIF Program Improvement.

7. Limitations on the Issuance of DIF Credit to Developer upon Completion of an Improvement. The amount of DIF Credit to be issued by City shall be limited to the amount of the DIF Program Costs for the Improvement or segment cost for the percentage of the Program Costs proportional to the segment of improvement constructed or accepted. The DIF Program Costs identified in the City's DIF Program shall be subject to change, from time to time, as part of the continuing update of the City's DIF Program. The DIF Program Costs for the Improvement (or accepted portion of the Improvement) shall be those in effect at the time the DIF Credit Request is submitted to the City.

8. Issuance of a DIF Credit Certificate. When an Improvement is Complete, Developer shall submit a DIF Credit Request to City with all supporting documentation evidencing the total actual Eligible Costs of the Improvement at the time of submittal. The City Manager shall determine the completeness of the DIF Credit Request and notify Developer of whether the DIF Credit Request is considered complete or if additional information is needed from Developer. Once the DIF Credit Request is considered complete, the City Manager shall use his or her best efforts to determine the total actual Eligible Costs of the Improvements and provide Developer with a Certificate of DIF Credit within twenty (20) Days following receipt of the completed DIF Credit Request.

9. DIF Program Modifications. The estimated cost in the City's DIF Program for DIF Improvements (or defined portions of DIF Improvements) as listed in Exhibit 4 and Developer's total DIF Obligation amount may be modified from time to time based on modifications to the City's DIF Program.

10. Assignment of DIF Credits. Developer shall have the right to sell, transfer or assign DIF Credits provided for herein, to any person, partnership, limited liability company, joint venture, firm or corporation; provided, however, that any such sale, transfer or assignment shall only be made in strict compliance with the following:

(a) Concurrent with any such sale, transfer or assignment, or within fifteen (15) business days thereafter, Developer (i) shall notify the City Manager, in writing, of such sale, transfer or assignment and (ii) shall provide the City with an executed agreement between Developer and the purchaser, transferee or assignee that identifies the amount of DIF Credits transferred, as provided in Exhibit 8 of this Agreement.

(b) Except for the limited assignment of DIF Credits under subsection 10 (a) above, any assignment by Developer of any of the obligations of Developer under this Agreement (a "DIF Improvement Assignment") with regards to

the Improvements listed in Exhibit 3, shall identify the Improvements that are the subject of the Assignment Agreement and require the prior written approval of the City Manager, which approval shall not be unreasonably withheld so long as adequate security as determined by City in its sole discretion, is in place to secure the Completion of the subject Improvements. Any DIF Improvement Assignment not made in strict compliance with the foregoing conditions (other than a transfer under Section 25 below) shall, unless such obligations are performed by Developer when required by this Agreement notwithstanding such assignment, constitute a default by Developer under Section 16 below. In such event, City shall have no further obligations with regard to acceptance of Certificates of DIF Credit issued to Developer, including any DIF Credit assigned or transferred by Developer.

(c) If Developer enters into a DIF Improvement Assignment with a successor in interest with respect to all or a part of the Property (a "Successor Developer") in accordance with subsection 10(b) above, and the Successor Developer obtains DIF Credit pursuant to this Agreement upon its completion of the Improvements identified in the DIF Improvement Assignment, then

(i) such Successor Developer shall have the right to sell, transfer or assign to Developer, and Developer shall have the right to acquire from such Successor Developer, all or a portion of such DIF Credit by complying only with Section 10(a) above, and

(ii) Developer shall have the right to sell, transfer or assign all or a portion of such DIF Credit to other Successor Developers who acquire other portions of the Property by complying only with subsection 10(a) above, if the sale, transfer or assignment of such DIF Credit occurs concurrently with the conveyance of another portion of the Property to the other Successor Developer.

11. DIF Reimbursements. Developer shall only be eligible to receive DIF reimbursement when Developer's total verified Eligible Costs for all DIF Program Improvements constructed and completed by Developer within the Regional or Local Adjacent DIF category exceeds Developer's total DIF Obligation for Regional or Local Adjacent portion of such DIF category. Developer's Regional and Local Adjacent DIF Obligations shall be as defined in Exhibit 4. If any amount of DIF Reimbursement is issued, the amount and nature of the DIF Reimbursement shall be evidenced by a Certificate of DIF Reimbursement, in the form set forth in Exhibit 7. The Certificate of DIF Reimbursement that is issued by the City shall specify that the DIF Reimbursement shall only apply to the Regional or Local Adjacent portion of the respective DIF category for the completed Improvement(s). Prior to issuance of a Certificate of DIF Reimbursement, the City Manager, shall review and approve the total amount of the actual Eligible Costs of the completed and accepted Improvement(s). Any DIF Reimbursement amount paid to Developer is to be paid from the Regional or Local Adjacent respective DIF category collected by the City and designated for the cost of construction of DIF Program Improvement(s), and the City shall not be obligated to pay the DIF Reimbursements amount except from DIF collected and held by the City for the Regional or Local Adjacent respective DIF



category. The amount of DIF Reimbursement to be issued by City shall be limited to the amount of the DIF Program Costs for the Improvement (or accepted portion of the Improvement).

12. Terms of Reimbursement.

12.1 Reimbursement Procedure. City shall reimburse to Developer the DIF Reimbursement amount (without interest) only from the Regional or Local Adjacent respective DIF category, as defined in Exhibit 4, for which the Certificate of DIF Reimbursement is issued.

12.2 Review and Determination of Availability of Funds. On the first July 1<sup>st</sup> that is at least one year after the Effective Date of this Agreement, City shall conduct a review to determine the availability of funds, if any, for reimbursement. The City will perform a review of the amount of DIF that have been received for the applicable Regional or Local Adjacent portion of the DIF category. No interest will be credited on any outstanding DIF Reimbursements amounts. Thereafter, on each July 1<sup>st</sup> and upon written request from Developer, City shall conduct a review to determine the availability of funds, if any, for reimbursement. Such funds shall be determined to be available for reimbursement to Developer only after the satisfaction of any pre-existing City reimbursement obligations. The Developer is entitled to receive reimbursement for a period not to exceed ten (10) years following the date of Completion of the Improvement(s) identified in Exhibit 4, up to the total DIF Reimbursement amount.

12.3 Order of Priority for Reimbursement. When it is determined by the City that funds are available for reimbursement, the priority for reimbursement shall be based upon the date of issuance of the Certificate of DIF Reimbursement with the earliest date of issuance being reimbursed in full before the next Certificate of DIF Reimbursement is paid.

13. Additional Documents/Actions. The City Manager is authorized to approve and execute any documents and to take any actions necessary to effectuate the purposes of this Agreement.

14. Integration. This Agreement reflects the complete understanding of the parties with respect to the subject matter hereof. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Preliminary Review (File No. PPRE18-002) .

15. Prevailing Wages. Developer is aware of the requirements of California Labor Code Section 1720, et seq. (as amended by Stats 2001 ch. 938 § 2 (S.B. 975)), through 1770, et seq., as well as California Code of Regulations, Title 8, Section 1600, et seq. and Labor Code Sections 1810, 1811, 1813, 1814; (collectively, the "Prevailing Wage Laws"), which require the payment of prevailing wage rates and the performance of other requirements on "public works" and "maintenance" projects. The Bid Documents and each Developer's Contract shall require all contractors for

the construction of Improvements to register with the Department of Industrial Relations and to pay and report prevailing wages in accordance with the applicable provisions of the Labor Code. Developer shall obtain from the City and make copies of the prevailing rates of per diem wages for each craft, classification or type of worker needed to execute the services available to interested parties upon request, and shall post copies at the Developer's principal place of business and at the project site. Developer shall defend, indemnify and hold the City, its officials, officers, employees, agents, contractors, attorneys and volunteers free and harmless from any fine, penalty claim or liability of any kind arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

16. Default and Force Majeure.

(a) Default. Failure or delay by Developer or City to perform any of its obligations under this Agreement constitutes a default by such party under this Agreement. The party alleged to be in default shall have thirty (30) Days after the date of the written notice by the other party to commence to cure such default. The party alleged to be in default shall diligently pursue such cure to completion within a reasonable timeframe as established in the written notice provided by the party asserting the default. If the party alleged to be in default has not cured its default within the cure period set forth therein, the defaulting party shall be deemed in breach. Any failure or delay in giving such notice or in asserting any rights and remedies as to any default shall not constitute a waiver of any default, nor shall it change the time of default, nor shall it deprive the party not in default of its rights to institute and maintain any actions or proceeding which it may deem necessary to protect, assert or enforce any of its rights or remedies. If any default by Developer is not cured within the time period provided by the City, City shall be entitled to terminate this Agreement in its entirety and thereafter, the City shall be under no obligation to perform any of City's obligations hereunder, including, but not limited to, the issuance of DIF Credits and DIF Reimbursements that Developer may claim.

(b) Force Majeure. Notwithstanding the provisions contained in the foregoing paragraph, performance by either party hereunder shall not be deemed to be in default where delay or defaults are due to war, insurrection, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, acts of the public enemy, epidemics and pandemics, quarantine restrictions, freight embargoes, lack of transportation, governmental restrictions or priority, litigation brought by a third party, unusually severe weather, reasonably unforeseeable property conditions (that is, property conditions which were unknown and either hidden, concealed, or latent physical conditions encountered that differ materially from the reasonably anticipated conditions), acts of the other party, acts or failure to act of the other party or any other public or governmental agency or entity, or any causes beyond the control or without the fault of the party claiming an extension of time to perform (a "Force Majeure Event"). An extension of time for any such cause (an "Excusable Delay") shall be for the time period of the delay and shall commence to run from the time of the commencement of the cause, if notice by the party claiming such extension is sent to the other party within thirty (30) days of knowledge of the commencement of the

cause, or from the date of the notice if provided after such thirty-day period. Notwithstanding the foregoing, none of the foregoing events shall constitute an Excusable Delay unless and until the party claiming such delay and interference delivers to the other party written notice describing the event, its cause, when and how such party obtained knowledge, the date the event commenced, and the estimated delay resulting therefrom. Any party claiming an Excusable Delay shall make a good faith effort to deliver such written notice within thirty (30) Days after it obtains actual knowledge of the event or, in the case of the COVID-19 pandemic, then within thirty (30) days after a change in circumstances in connection with the COVID-19 pandemic begins interfering with the party's ability to perform its obligations under this Agreement. Times of performance under this Agreement may also be extended in writing by City and Developer; provided, however, in the case of delays arising as a result of the COVID-19 pandemic, City agrees to grant Developer an extension for the duration of the delay upon Developer's request for such extension, which request shall include the specific cause of the delay and the estimated time of delay resulting therefrom. The Parties hereto expressly acknowledge and agree that changes in either general economic conditions or changes in the economic assumptions of any of them (unless such conditions were caused by a Force Majeure Event) that may have provided a basis for entering into this Agreement and that occur at any time after the execution of this Agreement are not Force Majeure Events and do not provide any Party with grounds for asserting the existence of a delay in the performance of any covenant or undertaking that may arise under this Agreement. Each Party expressly assumes the risk that changes in general economic conditions or changes in such economic assumptions relating to the terms and covenants of this Agreement could impose an inconvenience or hardship on the continued performance of such Party under this Agreement, but that such inconvenience or hardship is not a force majeure event and does not excuse the performance by such Party of its obligations under this Agreement. Without limiting the nature of the foregoing, the parties agree that the inability of Developer to obtain a satisfactory commitment from a construction lender for the improvement of the Property or to satisfy any other condition of this Agreement relating to the development of the Property shall not be deemed to be a force majeure event or otherwise provide grounds for the assertion of the existence of a delay under this Section 16.

17. Licenses and Permits. The Developer shall secure (or shall cause to be secured) any and all permits that may be required by the City or any other governmental agency for the construction of the Improvements. The Developer shall be responsible for paying all applicable fees and charges to the City or other governmental agency to obtain any land use entitlements and permits that are necessary to construct the Improvements, although a portion of such costs may be recoverable as DIF credits.

18. Indemnification. The Developer shall protect, indemnify, defend and hold the City, and its respective officials, officers, employees, agents, contractors, attorneys and volunteers, and each of them, harmless from and against any and all claims, losses, expenses, suits, actions, fines, penalties decrees, judgments, awards,

attorney's fees (to Counsel chosen by City and reasonably approved by Developer), expert and court costs (collectively "Damages") that the City, or its respective officers, officials, employees, agents, contractors and volunteers or any combination thereof, may suffer or that may be sought against or recovered or obtained from the City, or its respective officers, officials employees, agents, contractors, attorneys or volunteers or any combination thereof, as a result of or by reason of or arising out of or in consequence of (a) the acquisition, construction, or installation of the Improvements; (b) the untruth or inaccuracy of any representation or warranty made by the Developer in this Agreement or in any certifications delivered by the Developer hereunder; or (c) any act or omission of the Developer or any of its subcontractors, or their respective officers, employees, agents, or contractors in connection with the Improvements. If the Developer fails to do so, the City shall have the right, but not the obligation, to defend the same and charge all of the direct, indirect and incidental costs of such defense, including any reasonable attorney fees expert or court costs, to and recover the same from the Developer. Notwithstanding the foregoing, neither the City nor its respective officers, officials employees, agents, contractors, attorneys or volunteers shall be indemnified, defended or held harmless against such Damages to the extent that such Damages have been caused by their sole active negligence or sole willful misconduct. The parties acknowledge and agree that the Developer shall be released from the indemnity, defense and hold harmless obligations set forth herein upon the acceptance of the Completed Improvements by the City and completion of the Warranty Period for such Improvements.

19. Developer as a Private Developer. In performing under this Agreement, it is mutually understood that the Developer is acting as a private developer, and not as an agent of the City or as a joint venturer with City. The City shall have no responsibility for payment to any contractor, subcontractor or supplier of the Developer. Accordingly, this Agreement does not constitute a debt or liability of the City. The City shall not be obligated to advance any of its own funds or any other costs incurred in connection with the Project. No member, official, employee, agent, contractor, attorney or volunteer of the City shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City or for any amount that may become due to the Developer or its successors, or on any obligations under the terms of this Agreement.

20. Other Obligations. Nothing contained herein shall be construed as affecting the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements applicable to the development of the Property, which obligations are and shall remain independent of the Developer's rights and obligations, and the City's rights and obligations, under this Agreement; provided, however, that the Developer shall use its reasonable and diligent efforts to perform each and every covenant to be performed by it under any lien or encumbrance, instrument, declaration, covenant, condition, restriction, license, order, or other agreement, the nonperformance of which could reasonably be expected to materially and adversely affect the design, acquisition, construction and installation of the Improvements. This Agreement is not, and shall not be construed as, a statutory development agreement as authorized by Government

Code sections 65864 et seq., and this Agreement shall not be interpreted as limiting the authority of the City to adopt and amend regulations concerning permitted uses of property, the density or intensity of use, the maximum height and size of proposed buildings, provisions for the reservation or dedication of land or the payment of impact fees for public purposes.

21. Binding on Successors and Assigns. Except as set forth in Section 10 or Section 25 hereof, neither this Agreement nor the duties and obligations of the Developer hereunder may be assigned to any person or legal entity other than an affiliate of the Developer without the prior written consent of the City, which consent shall not be unreasonably withheld or delayed. Neither this Agreement nor the duties and obligations of the City hereunder may be assigned to any person or legal entity, without the written consent of the Developer, which consent shall not be unreasonably withheld or delayed. The agreements and covenants included herein shall be binding on and inure to the benefit of any partners, permitted and accepted assigns, and successors-in-interest of the parties hereto.

22. Amendments. This Agreement can only be amended by an instrument in writing executed and delivered by the City and the Developer.

23. Waivers. No waiver of, or consent with respect to, any provision of this Agreement by a party hereto shall in any event be effective unless the same shall be in writing and signed by such party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

24. No Third Party Beneficiaries. No person or entity, other than the City, shall be deemed to be a third party beneficiary hereof, and nothing in this Agreement (either express or implied) is intended to confer upon any person or entity, other than the City and the Developer (and their respective successors and assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement.

25. Mortgagee Protection. The parties hereto agree that this Agreement shall not prevent or limit Developer, at Developer's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. Developer shall have the right to encumber and assign its rights and interests hereunder to the lenders providing such financing as security for such financing without the consent of the City and without complying with Section 10 hereof. City acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with Developer and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. City will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. A mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage or deed of trust on the Property made in good faith and for value, unless otherwise required by law.

(b) The mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which mortgagee has submitted a request in writing to the City in the manner specified herein for giving notices, shall be entitled to receive written notification from City of any default by Developer in the performance of Developer's obligations under this Agreement.

(c) If City timely receives a request from a mortgagee requesting a copy of any notice of default given to Developer under the terms of this Agreement, City shall provide a copy of that notice to the mortgagee within ten (10) Days following the sending of the notice of default to Developer. The mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no mortgagee shall have an obligation or duty under this Agreement to perform any of Developer's obligations or other affirmative covenants of Developer hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by Developer is a condition precedent to the performance of a covenant by City, the performance thereof shall continue to be a condition precedent to City's performance hereunder, and further provided that any sale, transfer or assignment by any mortgagee in possession shall be subject to the provisions of Section 10 of this Agreement.

26. Notices. Any written notice, statement, demand, consent approval, authorization, offer, designation, request or other communication to be given hereunder shall be given to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other party in writing from time to time, namely:

**Developer:**

Federal Express Corporation  
Attn: Eric Maglisco (#20-0697)  
3680 Hacks Cross Road  
Building H, 3<sup>rd</sup> Floor  
Memphis, Tennessee 38125  
Email: eric.maglisco@fedex.com  
Phone: (901) 434-8882

with a copy to:

Federal Express Corporation  
Attn: Managing Director, Legal – Business Transactions (#20-0697)  
3620 Hacks Cross Road  
Building B, 3<sup>rd</sup> Floor  
Memphis, Tennessee 38125

**City:**

City of Ontario  
Attn: City Manager  
303 East "B" Street  
Ontario, CA 91764  
Phone: (909) 395-2000

**with a copy to:**

Scott Huber, City Attorney  
Cole Huber, LLP  
2281 Lava Ridge Court, Ste. 300  
Roseville, CA 95661

Each such notice, statement, demand, consent, approval, authorization, offer, designation, request or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if personally served or delivered, upon delivery; (b) if given by electronic communication, whether by telex, or telecopy, upon the sender's receipt of an appropriate answerback or other written acknowledgment; (c) if given by registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, then upon the date evidenced by the return receipt; or (d) if given by overnight courier, with courier charges prepaid, then upon delivery as evidenced by electronic delivery data.

27. Jurisdiction and Venue. City and the Developer (a) agree that any suit, action or other legal proceeding arising out of or relating to this Agreement shall be brought in state or local court in the County of San Bernardino or in the Courts of the United States of America in the district in which the City is located, (b) each consents to the jurisdiction of each such court in any suit, action or proceeding, and (c) each waives any objection that it may have to the venue or any suit, action or proceeding in any of such courts and any claim that any such suit, action or proceeding has been brought in an inconvenient forum. Each of the City and the Developer agrees that a final and non-appealable judgment in any such action or proceeding shall be conclusive and may be enforced in other jurisdictions by suit on the judgment or in any other manner provided by law.

28. Attorneys' Fees. If any action is instituted to interpret or enforce any of the provisions of this Agreement, the prevailing party in such action shall be entitled to recover from the other party thereto reasonable attorney's fees and costs of such

suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

29. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California.

30. Usage of Words. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine and the non-gender specific.

31. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

32. Severability. If any section, sentence, clause or phrase of this Agreement 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 Agreement that can be given effect without the invalid provision of application, and to this end the provisions of this Agreement are severable. The City Council hereby declares that they would have adopted this Agreement 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.

33. Incorporation by Reference. The following Exhibits attached hereto and the Recitals of this Agreement are hereby incorporated by reference as though fully set forth herein:

- Exhibit 1 – Legal Description of Property
- Exhibit 2 – Map of Property
- Exhibit 3 – Description of Improvements
- Exhibit 4 – Estimated Costs of Improvements
- Exhibit 5 – Certificate of DIF Credit
- Exhibit 6 - DIF Credit Request
- Exhibit 7 - Certificate of DIF Reimbursement
- Exhibit 8 - DIF Improvement Assignment



*[Signatures On Next Page]*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the respective dates set forth below.

**“CITY”**

**CITY OF ONTARIO**, a California  
municipal corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
Scott Ochoa, City Manager

**ATTEST:**

By: \_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM:**  
COLE HUBER, LLP

By: \_\_\_\_\_  
City Attorney

**“DEVELOPER”**

**FEDERAL EXPRESS CORPORATION**  
a Delaware corporation

Dated: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF TENNESSEE )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_,  
*Date* *Insert Name and Title of the Officer*

personally appeared \_\_\_\_\_  
*Name(s) of Signer(s)*

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person 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, 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 \_\_\_\_\_  
*Signature of Notary Public*

*Place Notary Seal Above*

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_,  
*Date* *Insert Name and Title of the Officer*

personally appeared \_\_\_\_\_  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person 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, 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 \_\_\_\_\_  
*Signature of Notary Public*

*Place Notary Seal Above*

## Exhibit 1

### Legal Description of Property

Those portions of Lots 6, 7, 8, 9, 10 and 11 as shown on Map of Hansen and Company's Second Addition to Ontario, filed in Book 12, page 38 of Maps, Records of San Bernardino County and those portions of Lots 53, 54, 55, 66, 67, 68 and 69 as shown on Map of Orange Park Tract, filed in Book 17, page 55, of Maps, Records of said County, also described in Grant Deed recorded November 1, 2016 as Document No. 2016-0458762, Official Records of said County, located in Section 28, Township 1 South, Range 7 West, in the City of Ontario, County of San Bernardino, State of California, more particularly described as follows:

**Commencing** at the intersection of the centerline of Vineyard Avenue (50.00-foot half width) with the southerly line of the Union Pacific Railroad, formally Southern Pacific Railroad Company, as shown on said Map of Orange Park Tract;

Thence along said southerly line South 88° 03' 52" West 1,863.41 feet;

Thence leaving said southerly line South 01° 56' 08" East 90.00 feet to the **Point of Beginning**;

Thence South 00° 15' 20" East 91.34 feet;

Thence North 89° 44' 40" East 13.93 feet;

Thence South 00° 15' 20" East 16.31 feet;

Thence North 89° 44' 40" East 26.07 feet;

Thence South 00° 15' 20" East 69.11 feet;

Thence North 89° 44' 40" East 142.05 feet;

Thence South 00° 15' 20" East 755.00 feet;

Thence South 89° 44' 40" West 24.51 feet;

Thence South 00° 15' 20" East 184.00 feet;

Thence South 89° 44' 40" West 2327.25 feet

Thence N01ih 00° 15' 20" West 184.00 feet;

## Exhibit 1 Continued

Thence South 89° 44' 40" West 44.73 feet to a point on the easterly line of the San Bernardino County Flood Control District easement (60.00-foot wide) as described in easement document, recorded June 3, 1953 in Book 3180, page 453, Official Records of said County;

Thence along said easterly line North 01° 14' 43" East 736.35 feet to the beginning of a non-tangent curve, concave southeasterly having a radius of 549.00 feet, a line radial to said beginning bears North 48° 18' 36" West;

Thence northeasterly along said curve an arc length of 319.91 feet, through a central angle of 33° 23' 13";

Thence South 14° 55' 58" East 16.73 feet to the beginning of a non-tangent curve, concave southeasterly having a radius of 531.97 feet, a line radial to said beginning bears North 14° 55' 58" West;

Thence northeasterly along said curve an arc length of 120.68 feet, through a central angle of 12° 59' 52";

Thence North 88° 03' 53" East 131.90 feet;

Thence North 43° 03' 53" East 11.31 feet;

Thence North 01° 56' 07" West 8.72 feet to a line parallel with and distant 51.00 feet southerly of said southerly line of the Union Pacific Railroad;

Thence along said parallel line North 88° 03' 52" East 781.63 feet;

Thence South 46° 07' 43" East 39.35 feet;

Thence North 89° 44' 45" East 97.18 feet;

Thence North 45° 54' 06" East 33.29 feet;

Thence North 01° 56' 07" West 8.72 feet to a line parallel with and distant 51.00 feet southerly of said southerly line of the Union Pacific Railroad;

Thence along said parallel line North 88° 03' 52" East 339.62 feet to the beginning of a tangent curve, concave southerly having a radius of 107.00 feet;

Thence easterly along said curve an arc length of 34.46 feet, through a central angle of 18° 26' 59" to the beginning of a reverse curve, concave northerly having a radius of 107.00 feet;

### Exhibit 1 Continued

Thence easterly along said curve an arc length of 34.46 feet, through a central angle of  $18^{\circ} 26' 59''$  to a line parallel with and distant 62.00 feet southerly of said southerly line of the Union Pacific Railroad;

Thence along said parallel line North  $88^{\circ} 03' 52''$  East 233.86 feet;

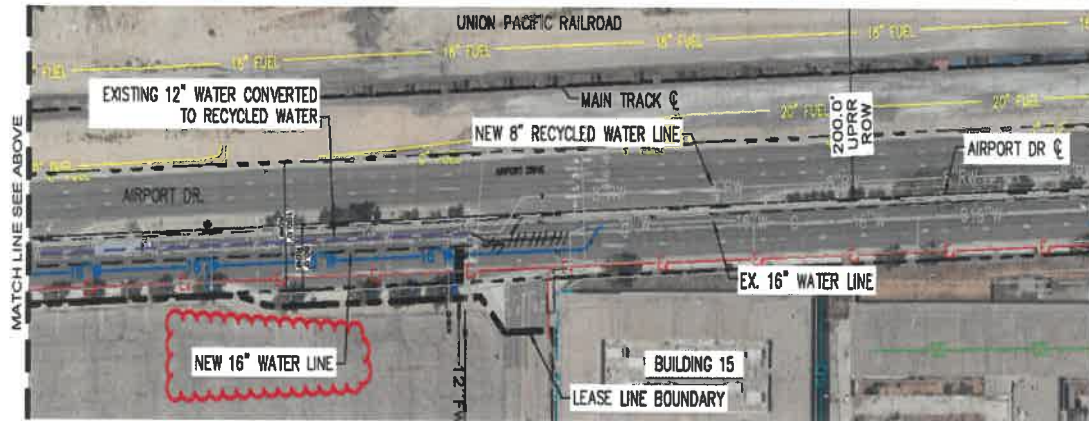
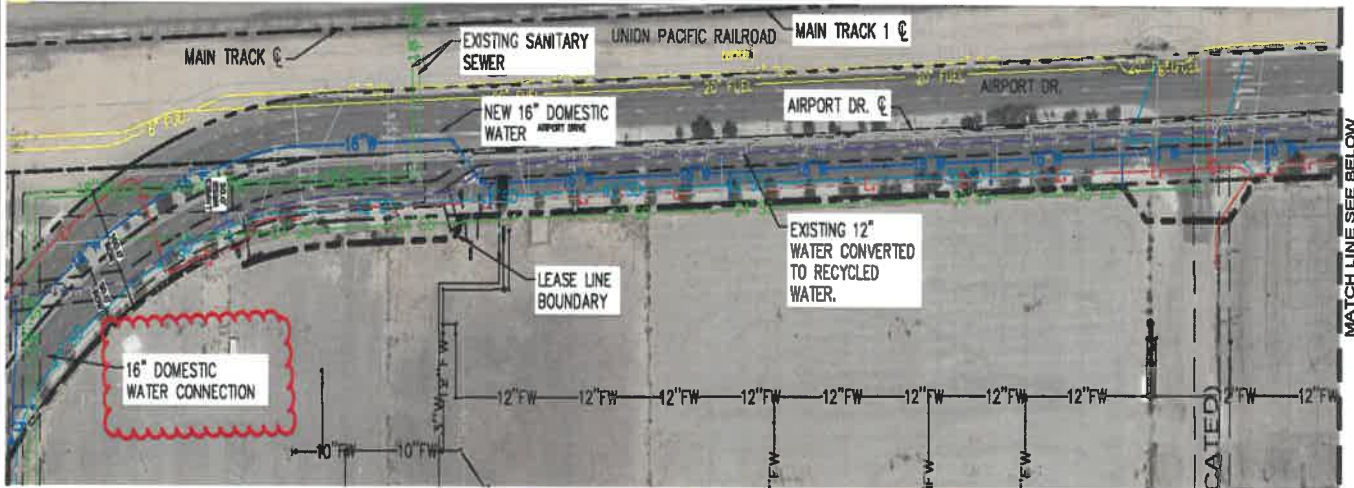
Thence South  $46^{\circ} 07' 48''$  East 39.05 feet;

Thence North  $88^{\circ} 03' 52''$  East 63.32 feet to the **Point of Beginning**.

The above described parcel contains 2,601,347 square feet (59.72 acres) more or less.



# FEDEX EXPRESS 1800 E AIRPORT DRIVE WATER AND RECYCLED WATER EXHIBITS



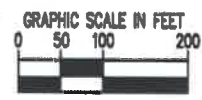
**LEGEND:**

- 16" W PROPOSED 16" WATER MAIN
- 8" RW PROPOSED 8" RECYCLED WATER MAIN
- 12" W EXISTING 12" WATER LINE CONVERTED TO RECYCLED WATER
- 16" SS EXISTING SEWER LINE

- LEASE LINE BOUNDARY
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- EXISTING ELECTRIC
- EXISTING WATER DEMOLITION



SMART TEAM SUBMITTAL #: PPRE18-002



DATE: 6/28/2020

PAGE 1 OF 2

PREPARED BY: KIMLEY-HORN & ASSOCIATES, INC.

### Exhibit 3

#### Description of Improvements

**DIF Eligible Facilities:** The DIF Eligible Facilities consist of the following Components and Segments; provided, however, that each such Segment described below shall constitute a Segment for purposes of this Agreement only if such Segment was constructed by or on behalf of the Developer

<b>Local Adjacent Water and Recycled Water Facilities</b>					
<u>Project</u>	<u>DIF Category</u>	<u>DIF Program Project No.</u>	<u>DIF Project Description</u>	<u>Segment Description</u>	<u>Project Scope/Length [LF]</u>
PPRE-18-002	Local Adjacent Water	WT-016	Recycled Water System	8 inch Recycled Water Main along Airport Drive between W/O Vineyard Ave and West Cucamonga Channel	1,790
PPRE-18-002	Local Adjacent Water	WT-016	Recycled Water System	Convert existing 12 inch Domestic Water Main to a Recycled Water Main e/o West Cucamonga Channel	Lump Sum

<b>Regional Water Facilities</b>					
<u>Project</u>	<u>DIF Category</u>	<u>DIF Program Project No.</u>	<u>DIF Project Description</u>	<u>Segment Description</u>	<u>Project Scope/Length [LF]</u>
PPRE-18-002	Regional Adjacent Water	WT-004	Eighth Street 1212' Zone Transmission Line	16 inch Domestic Water Main along Airport Drive e/o West Cucamonga Channel (1,430 ft W/O Walker Avenue to Walker Avenue)	1,500
PPRE-18-002	Regional Adjacent Water	WT-004	Eighth Street 1212' Zone Transmission Line	16 inch Domestic Water Main along Airport Drive Walker Avenue to 800 ft E/O Walker Avenue	850

## Exhibit 4

### Estimated Costs of Improvements

Local Adjacent Water and Recycled Water Facilities								
<u>Project</u>	<u>DIF Category</u>	<u>DIF Program Project No.</u>	<u>DIF Project Description</u>	<u>Segment Description</u>	<u>Project Scope/Length [LF]</u>	<u>Total DIF Project Costs</u>	<u>Segment Cost Percentage</u>	<u>Maximum Eligible Costs</u>
PPRE-18-002	Local Adjacent Water	WT-016	Recycled Water System	8 inch Recycled Water Main along Airport Drive between W/O Vineyard Ave and West Cucamonga Channel	1,790	\$ 31,242,909	1.0469%	\$ 327,088
PPRE-18-002	Local Adjacent Water	WT-016	Recycled Water System	Convert existing 12 inch Domestic Water Main to a Recycled Water Main e/o West Cucamonga Channel	Lump Sum	\$ 31,246,909	0.2400%	\$ 75,000
<b>Subtotal Local Water and Recycled Water Facilities</b>								<b>\$ 402,088</b>

Regional Water Facilities								
<u>Project</u>	<u>DIF Category</u>	<u>DIF Program Project No.</u>	<u>DIF Project Description</u>	<u>Segment Description</u>	<u>Project Scope/Length [LF]</u>	<u>Total DIF Project Costs</u>	<u>Segment Cost Percentage</u>	<u>Maximum Eligible Costs</u>
PPRE-18-002	Regional Adjacent Water	WT-004	Eighth Street 1212' Zone Transmission Line	16 inch Domestic Water Main along Airport Drive e/o West Cucamonga Channel (1,430 ft W/O Walker Avenue to Walker Avenue)	1,500	\$ 31,246,909	1.7547%	\$ 548,302
PPRE-18-002	Regional Adjacent Water	WT-004	Eighth Street 1212' Zone Transmission Line	16 inch Domestic Water Main along Airport Drive Walker Avenue to 800 ft E/O Walker Avenue	850	\$ 31,246,909	0.9944%	\$ 310,704
<b>Subtotal Regional Water Facilities</b>								<b>\$ 859,006</b>

**Exhibit 4 Continued**

**Estimated Costs of Improvements**

<b>Total DIF Eligible Facilities - Federal Express Corporation</b>			
<b>Preliminary Review Application (PPRE-18-002)</b>	<b>DIF Eligible Improvements to be Constructed</b>		
<b>Infrastructure Category</b>	<b>Total DIF Eligible Costs</b>	<b>DIF Obligations - Maximum DIF Credit</b>	<b>DIF Reimbursement</b>
Local Adjacent Water and Recycled Water Facilities	\$ 402,088	\$ 14,828	\$ 387,259
Regional Water and Recycled Water Facilities	\$ 859,006	\$ 59,704	\$ 799,302
<b>Totals</b>	<b>\$ 1,261,094</b>	<b>\$ 74,532</b>	<b>\$ 1,186,562</b>

**Exhibit 5**

**FORM OF CERTIFICATE OF REGIONAL OR LOCAL ADJACENT DIF CREDIT**

Pursuant to Section 6 of the Development Impact Fee Credit Agreement for Facility Construction by and between the City of Ontario and Federal Express Corporation dated \_\_\_\_\_, 20\_\_, the terms and definitions of which are hereby incorporated herein by this reference and hereinafter called the "Fee Credit Agreement" , the City of Ontario hereby certifies that Developer is entitled to the following amount and nature of DIF Credits:

Amount of Credit: \$ \_\_\_\_\_  
Infrastructure Category of DIF: \_\_\_\_\_  
Local Adjacent or Regional Category of DIF: \_\_\_\_\_

\_\_\_\_\_  
Scott Ochoa, City Manager

Dated: \_\_\_\_\_

**Exhibit 6**

**FORM OF DIF CREDIT REQUEST**

DIF Project Name & Number: \_\_\_\_\_

The undersigned (the "Developer"), hereby requests DIF Credits in the DIF categories and amounts specified in Attachment 1 hereto, attached and incorporated. In connection with this Credit Request, the undersigned hereby represents and warrants to the City as follows:

1. He (she) is a duly authorized officer or representative of the Developer, qualified to execute this Credit Request on behalf of the Developer and is knowledgeable as to the matters set forth herein.

2. All costs of the Improvements for which credit is requested hereby are Eligible Costs (as defined in the Fee Credit Agreement) and have not been inflated in any respect. The Eligible Costs for which credit is requested have not been the subject of any prior credit request submitted to the City.

3. Supporting documentation (such as the applicable Developer Contract, third party invoices, lien releases and cancelled checks or other evidence of payment) is attached with respect to each cost for which credit is requested.

4. The Improvement for which credit is requested was constructed in accordance with the requirements of the Fee Credit Agreement.

5. Please issue a Certificate of DIF Credit to the Developer in the amount requested.

I declare under penalty of perjury that the above representations and warranties are true and connect.

DEVELOPER:

CITY:

Federal Express Corporation

Credit Request Approved

By: \_\_\_\_\_  
Authorized Representative of Developer  
Date: \_\_\_\_\_

\_\_\_\_\_  
Scott Ochoa, City Manager  
Date: \_\_\_\_\_

**ATTACHMENT 1 to Form of DIF Credit Request**

**SUMMARY OF IMPROVEMENTS AND REQUESTED DIF CREDITS**

Improvement	Eligible Costs/Contract Amount	DIF Credit Requested
-------------	--------------------------------	----------------------

[List here all Improvements for  
which credit is requested, and attach support documentation]

**Exhibit 7**

**FORM OF CERTIFICATE OF DIF REIMBURSEMENT**

DIF Project Name & Number: \_\_\_\_\_

Pursuant to Section 11 of the Development Impact Fee Credit and Reimbursement Agreement for Facility Construction by and between the City of Ontario and Federal Express Corporation dated \_\_\_\_\_ 20\_\_ the terms and definitions of which are hereby incorporated herein by this reference and hereinafter called the "Fee Credit Agreement", the City of Ontario hereby certifies that Developer is entitled to the following amount and nature of DIF Reimbursements:

Amount of Reimbursement: \$ \_\_\_\_\_

Infrastructure Category of DIF: \_\_\_\_\_

Local Adjacent or Regional Category of DIF: \_\_\_\_\_

By: \_\_\_\_\_  
Scott Ochoa, City Manager

Dated: \_\_\_\_\_



**Exhibit 8**

**FORM OF ASSIGNMENT, SALE, OR TRANSFER OF DIF CREDIT**

**FROM** \_\_\_\_\_ **to** \_\_\_\_\_

This Sale or Transfer of DIF Credit ("DIF Credit Transfer") is entered into as of \_\_\_\_\_, 20\_\_\_\_, between \_\_\_\_\_, a \_\_\_\_\_ "Transferor") and \_\_\_\_\_ ("Transferee").

- A. [\*\*\*Entity\*\*\*] is a limited liability company formed under the laws of the state of [\*\*\*State\*\*\*].
- B. Pursuant to that certain Certificate of DIF Credit (the "Certificate") issued by the City of Ontario to [\*\*\*Entity\*\*\*], dated \_\_\_\_\_, an amount of DIF Credit was made available to the Transferor. A copy of the Certificate is DIF Credit issued to [\*\*\*Entity\*\*\*] by CITY is attached hereto and incorporated herein as Exhibit "C-2".
- C. Transferee is owner of real property within the City of Ontario and further described as \_\_\_\_\_.
- D. Pursuant to the terms of this DIF Credit Assignment, Transferee desires to receive from the Transferor, a share of the DIF Credit issued to Transferor by [\*\*\*Entity\*\*\*].

For good, valuable and sufficient consideration received, the receipt of which is hereby acknowledged, the Transferor and Transferee hereby agree as follows:

**1. TRANSFER**

The Transferor hereby assigns, transfers and conveys to Transferee the DIF Credit of:

DIF Credit Category

DIF Credit Amount

\_\_\_\_\_

\_\_\_\_\_

**2. ACCEPTANCE**

Transferee hereby accepts and assumes DIF Credit as listed above. Transferee and CITY shall track DIF Credit as it is redeemed, and the remaining balance to

be used, by completing, dating and initialing Exhibit "D-3" attached hereto and incorporated herein. The original Exhibit "C-2" shall not be removed from this Transfer Agreement.

**3. EFFECTIVE DATE.**

This Transfer Agreement shall become effective as of the date first above written.

**4. TRANSFEROR'S REPRESENTATIONS AND WARRANTIES.**

The Transferor makes the following representations and warranties, which representations and warranties shall survive this DIF Credit Transfer:

The Transferor has the full power and authority to enter into this DIF Credit Transfer.

The execution, delivery and performance of this DIF Credit Transfer will not result in any violation or default under its organizational documents or any instruments to which the Transferor is a party.

From and after the date of this DIF Credit Transfer, the Transferor shall have no further rights, title or interest in or to the DIF Credit.

**5. TRANSFEREE'S REPRESENTATION AND WARRANTIES.**

Transferee makes the following representations and warranties, which representations and warranties shall survive this Transfer:

Transferee is the owner of \_\_\_\_\_ (*property description*) in the City of Ontario.

Transferee has the full power and authority to enter into this DIF Credit Transfer.

This DIF Credit Transfer, when executed, shall constitute a valid and legal obligation binding as to Transferee.

**6. NOTICES.**

All notices, consents, waivers and other communications under this DIF Credit Transfer must be in writing and will be deemed to have been duly given when (a) delivered by hand (with written confirmation of receipt), (b) when received by the addressee, if sent by a nationally recognized overnight delivery service (receipt requested), in each case to the appropriate addresses set forth below (or to such other addresses as a party may designate by notice to the other parties); (c)

when received by the addresses as confirmed by a confirmation receipt, if sent by facsimile to the appropriate facsimile number designated below (or to such other facsimile number as the parties may designate by notice to the other parties).

If to the Transferor: Entity Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

If to Transferee: Entity Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Attention: \_\_\_\_\_  
Phone: (\_\_\_\_) \_\_\_\_\_  
Email: \_\_\_\_\_

## 7. GENERAL PROVISIONS.

Severability. In the event that the application of any of the provisions of this DIF Credit Transfer are held to be unenforceable or invalid, the validity and enforceability of other applications of that provision and of the remaining provisions shall not be affected.

Counterparts. This DIF Credit Transfer may be executed in counterparts.

Entire Agreement. This DIF Credit Transfer contains the entire final understanding of and between the parties and supersedes any prior written or oral agreements between them respecting the subject matter of this DIF Credit Transfer. There are no representations, agreements, arrangements or understandings, oral or written, between the parties that are not fully set forth herein.

Construction. Every covenant, term and provision of this DIF Credit Transfer shall be construed simply according to its fair meaning and not strictly for or against any party.

No Modifications. No supplement, modifications or amendment to this DIF Credit Transfer shall be binding unless executed in writing by both parties.

Further Assurances. The Transferor and Transferee each agree to execute such other documents and perform such other acts as may be necessary or desirable to effectuate this DIF Credit Transfer.

No Third Party Beneficiaries. This DIF Credit Transfer Agreement is made and entered into for the sole protection and benefit of the parties hereto, the City of Ontario, and their respective successors and assigns. No other person or entity shall have any right of action based upon any provision of this DIF Credit Transfer Agreement.

IN WITNESS WHEREOF, the Transferor and Transferee have duly executed this DIF Credit Transfer as of the date first written above.

TRANSFEROR:

Entity Name \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

TRANSFEEE:

Entity Name \_\_\_\_\_ a, \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**(All Signatures must be notarized)**

**EXHIBIT "C-2" to Transfer of DIF Credit**

**(Certificate of DIF Credit)**

*(Original DIF Credit Certificate issued by City must be attached).*

**EXHIBIT "D-3" to Transfer of DIF Credit**  
**Available DIF Credit Reconciliation**  
**DIF Credit Category**

---

**Assigned to:** \_\_\_\_\_

**Date Assigned:** \_\_\_\_\_

**Transferee:**

---

**Date Transferred:**

---

<b>Starting DIF Credit Balance</b>	<b>Amount Redeemed</b>	<b>Date</b>	<b>Remaining DIF Credit Balance</b>	<b>City's Initials</b>	<b>Transferee's Initials</b>

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: A CONSTRUCTION CONTRACT FOR THE MOUNTAIN AVENUE AND HOLT BOULEVARD INTERSECTION WIDENING PROJECT**

**RECOMMENDATION:** That the City Council approve the plans and specifications and award a construction contract (on file in the Records Management Department) with Mamco, Inc. of Perris, California, for the Mountain Avenue and Holt Boulevard Intersection Widening Project in the bid amount of \$9,333,333 plus a fifteen percent (15%) contingency of \$1,400,000 for a total authorized expenditure of \$10,733,333; and authorize the City Manager to execute said contract and all related documents, and file a notice of completion at the conclusion of all construction activities.


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

**FISCAL IMPACT:** The Mountain Avenue and Holt Boulevard Intersection Widening Project (Project) consists of the intersection widening portion (Intersection), the utility undergrounding portion (Undergrounding) and the water improvement portion (Water). Each portion is funded separately as described herein.

The Fiscal Year 2019-20 Adopted Budget included appropriations of \$4,575,430 for the Intersection portion comprised of \$2,540,810 from Measure I – Valley Major Projects and \$2,034,620 from Original Model Colony Local Street Development Impact Fee (General City DIF) funds. These funds will be carried over to Fiscal Year 2020-21 in the First Quarter Budget Report. The construction amount for the Intersection portion is \$6,697,178 and if approved, additional appropriations of \$2,121,748 from the General City DIF funds will be included in the next Quarterly Budget Update Report. Reimbursement of 55.6% (\$1,179,698) of these funds will come from Measure I in accordance with the Measure I 2010 - 2040 Strategic Plan and will be returned to the General City DIF account.

The Fiscal Year 2020-21 Adopted Budget also includes appropriations of \$3,433,769 for the Undergrounding portion from the Capital Projects fund. The construction amount for the

**STAFF MEMBER PRESENTING:** Scott Murphy, AICP, Executive Director Development Agency

Prepared by: Jaime Maciel-Carrera  
Department: Engineering  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

6

Undergrounding portion is \$3,475,990 which requires an additional appropriation of \$42,221. In addition, a separate wire installation cost from SCE (not included in the Contractor's bid) of \$1,745,442 will need to be reserved for the Underground portion. If approved, appropriations of \$1,787,663 comprised of \$150,000 from a Cal Recycle Grant and \$1,637,663 from Underground In-Lieu Fees will be included in the next Quarterly Budget Update Report.

The Fiscal Year 2020-21 Adopted Budget also contains appropriations of \$770,000 for the Water portion from the Water Capital fund. The construction amount for the Water portion is \$560,165 and no additional appropriations are needed.

The total construction cost of all three portions of the Project is \$12,478,775 consisting of the total contract award with contingency of \$10,733,333 and the SCE wire installation costs of \$1,745,442.

**BACKGROUND:** This project consists of the demolition of curbs, gutters, sidewalk, pavement and other ancillary civil works so that the intersection of Mountain Avenue and Holt Boulevard can be widened. The reconstruction of these facilities will include the undergrounding of existing SCE power lines with the elimination of their respective poles; upgrade to the storm drain infrastructure, and a water main upgrade. In April 2020, the City solicited bids for the project, and 9 bids were received. The following is a summary of the bid results:

<b>COMPANY</b>	<b>LOCATION</b>	<b>TOTAL BID AMOUNT</b>
Mamco, Inc	Perris, CA	\$ 9,333,333
All American Asphalt	Corona, CA	\$ 9,840,694
Los Angeles Engineering, Inc	Covina, CA	\$10,371,548
Griffith Company	Santa Fe Springs, CA	\$10,425,052
Boudreau	Corona, CA	\$10,521,488
Beador Construction Company, Inc.	Corona, CA	\$10,970,300
Enterprise Construction, Inc.	Agoura Hills, CA	\$11,077,874
Environmental Construction, Inc.	Woodland Hills, CA	\$11,853,255
Sully-Miller Contracting Company	Brea, CA	\$12,320,664

Mamco, Inc. has submitted all the required documents and is deemed to be the lowest responsive bidder.

This bidder has performed similar work for the City in the past in a satisfactory manner. The requested contingency is to cover potential unforeseen costs in dealing with aging infrastructure.

**ENVIRONMENTAL REVIEW:** Pursuant to CEQA section 21166 and sections 15162 and 15163 of the CEQA Guidelines, an addendum to the Ontario Plan EIR was approved by the City in June 2018 via Resolution 2018-082 for the Mountain Avenue and Holt Boulevard Intersection Widening. The addendum concluded that the Project will not result in new, or substantially more adverse, significant environmental impacts than those disclosed in the Ontario Plan EIR.



# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: A RESOLUTION ORDERING THE SUMMARY VACATION OF AN EASEMENT LOCATED AT 2380 SOUTH ARCHIBALD AVENUE (APN: 1083-011-01)**

**RECOMMENDATION:** That the City Council adopt a resolution ordering the summary vacation of a 15-foot wide public easement for sewer and incidental purposes located at 2380 South Archibald Avenue.

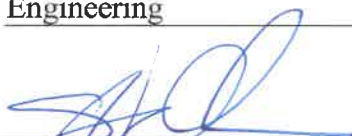
**COUNCIL GOALS:** Invest in the Growth and Evolution of the City's Economy  
Focus Resources in Ontario's Commercial and Residential Neighborhoods  
Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

**FISCAL IMPACT:** None. The City will not incur any cost by vacating the easement. The developer has paid the applicable processing fees to defray the City's cost to process this request.

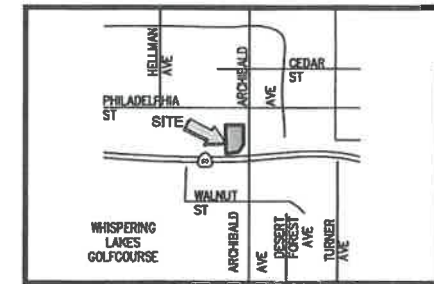
**BACKGROUND:** City staff has coordinated with the owners of the property located at 2380 South Archibald Avenue (Kuzina Development LLC) to vacate an existing 15-foot wide public easement for sewer utility purposes, as shown on Exhibit A, to facilitate the development of the area. The easement is not needed for any present or future public sewer purposes. The subject easement has no existing public utilities and is determined to be excess.

Section 8333(c) of the California Streets and Highways Code authorizes the City to summarily vacate (by resolution without a public hearing) a public service easement that has been superseded by relocation or determined to be excess and there are no other public facilities located within the easement.

**STAFF MEMBER PRESENTING:** Scott Murphy, AICP, Executive Director Development Agency

Prepared by: Michael Bhatanawin  
Department: Engineering  
City Manager  
Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

**EXHIBIT A**

**EXHIBIT A**

**PUBLIC EASEMENT VACATION  
V-289**

**LEGEND**



SEWER EASEMENT TO THE CITY OF ONTARIO,  
REC. 5/23/1983, INST. NO. 83-112456,  
O.R. TO BE VACATED.  
AREA=0.06 AC

PREPARED BY:

**HARIYA LLC**

26121 Wallack Place  
Loma Linda, CA 92354  
(909)499-8270

**ANTHEM OIL**

**2380, S. ARCHIBALD AVENUE  
ONTARIO, CALIFORNIA**

**EXHIBIT A  
PUBLIC EASEMENT VACATION  
V-289**

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A PUBLIC SEWER EASEMENT LOCATED AT 2380 SOUTH ARCHIBALD AVENUE (APN: 1083-011-01).

WHEREAS, the City Council of the City of Ontario, California, pursuant to Division 9, Part 3, Chapter 4, of the Streets and Highways Code, may summarily vacate an easement under certain conditions specified therein; and

WHEREAS, the public easement for sewer and incidental purposes located at 2380 South Archibald Avenue, shown over a portion of Parcel 1 of Parcel Map No. 139, recorded in Book 2, page 43 of Parcel Maps, in the Office of the Recorder of San Bernardino County, State of California, is not needed for any present or future sewer purposes and is determined to be excess; and

WHEREAS, Section 8333(c) of the California Streets and Highways Code authorizes the City to summarily vacate (by resolution with no public hearing) a public service easement that has been superseded by relocation or determined to be excess and there are no other public utilities located within the easement; and

WHEREAS, the property owner, Kuzina Development LLC, has agreed to the vacation of said easement.

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

1. That the above recitals are true and correct.
2. That title to the above-described said easement, more specifically described in Exhibit "A" and depicted on Exhibit "B" attached hereto, shall be vacated.
3. That 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 18<sup>th</sup> day of August 2020.

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

ATTEST:

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

APPROVED AS TO FORM:

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

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2020-        was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 18, 2020 by the following roll call vote, to wit:

AYES:            COUNCIL MEMBERS:

NOES:            COUNCIL MEMBERS:

ABSENT:          COUNCIL MEMBERS:

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

(SEAL)

The foregoing is the original of Resolution No. 2020-        duly passed and adopted by the Ontario City Council at their regular meeting held August 18, 2020.

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

(SEAL)

**EXHIBIT "A"**  
**PUBLIC EASEMENT VACATION V-289**  
**LEGAL DESCRIPTION**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 139, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AN EASEMENT TO THE CITY OF ONTARIO, RECORDED MAY 23, 1983 AS INSTRUMENT NO. 83-112456 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING AN AREA OF 2,625 SQUARE FEET OR 0.060 ACRE, MORE OR LESS.



\_\_\_\_\_  
KEVIN D. MACDONALD, L.S. 8431

04/28/2020

\_\_\_\_\_  
DATE



**EXHIBIT "A"**  
**PUBLIC EASEMENT VACATION V-289**  
**LEGAL DESCRIPTION**

THAT PORTION OF PARCEL 1 OF PARCEL MAP NO. 139, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 2, PAGE 43 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

ALL OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN AN EASEMENT TO THE CITY OF ONTARIO, RECORDED MAY 23, 1983 AS INSTRUMENT NO. 83-112456 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN BERNARDINO COUNTY.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

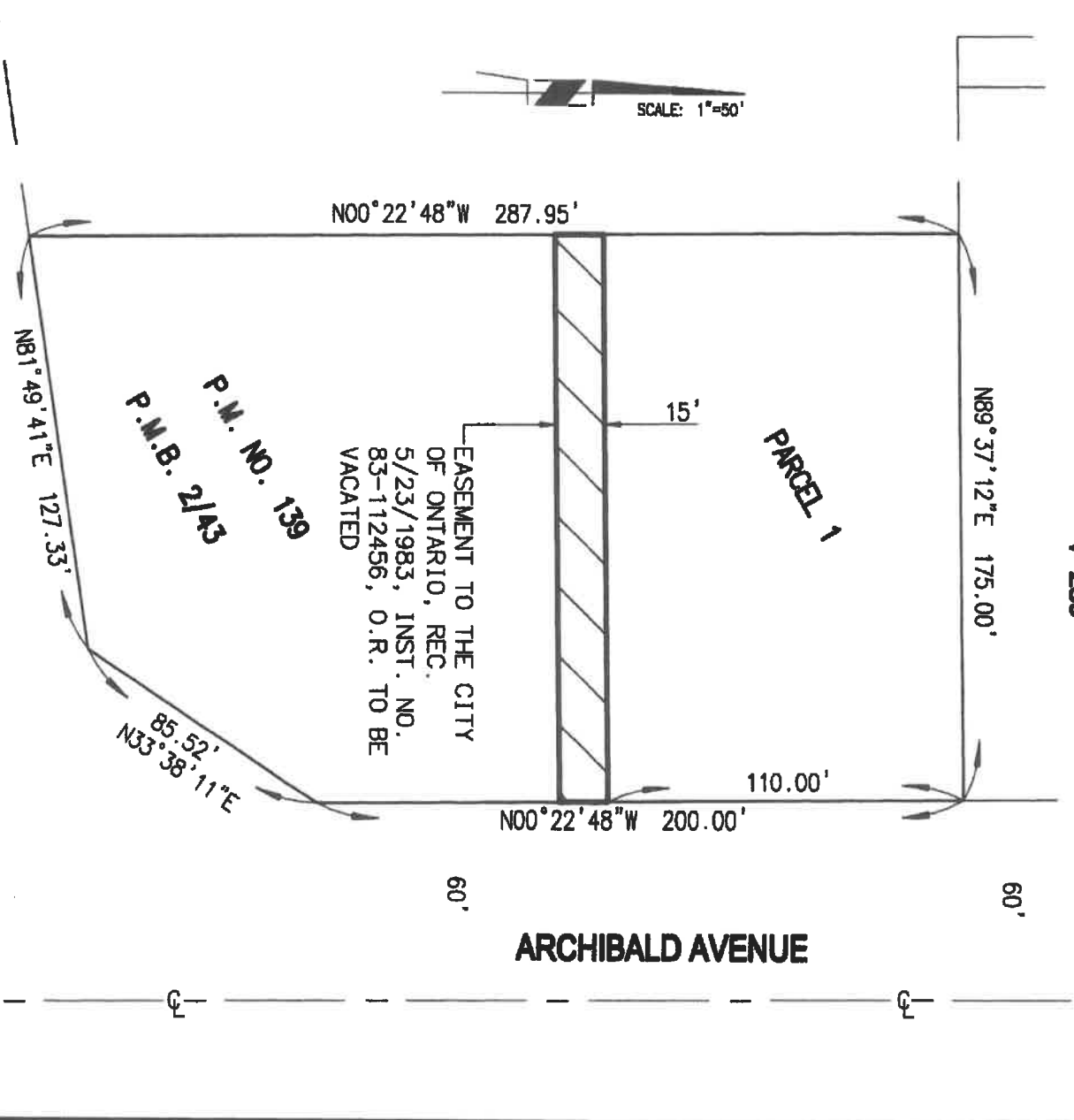
CONTAINING AN AREA OF 2,625 SQUARE FEET OR 0.060 ACRE, MORE OR LESS.

  
\_\_\_\_\_  
KEVIN D. MACDONALD, L.S. 8431

04/28/2020  
\_\_\_\_\_  
DATE



**EXHIBIT "B"**  
**PUBLIC EASEMENT VACATION**  
**V-289**



**LEGEND**

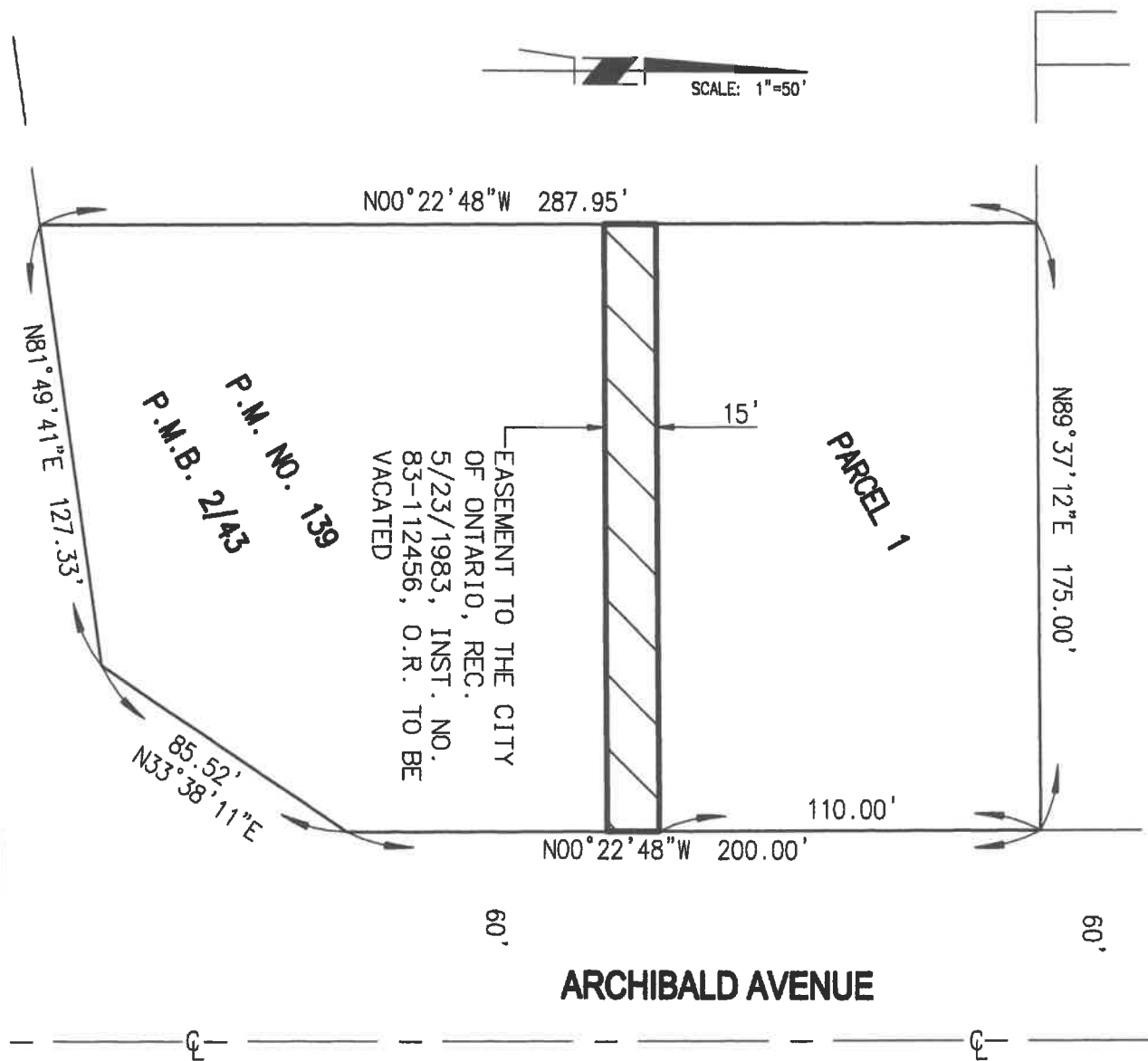
EXISTING EASEMENT TO THE CITY OF ONTARIO, REC. 5/23/1983, INST. NO. 83-112456, O.R. TO BE VACATED

PHILADELPHIA AVE		SITE	60
SAN ANTONIO AVE	WALNUT AVE		
EUCLID AVE	FREEMWAY		
CAMPUS AVE			

VICINITY MAP: NO SCALE

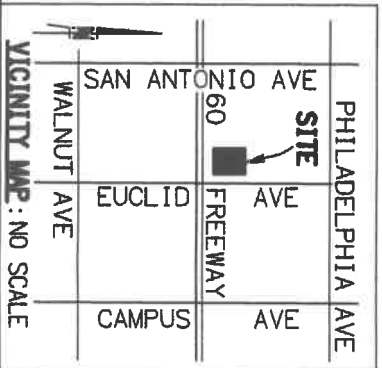


**EXHIBIT "B"**  
**PUBLIC EASEMENT VACATION**  
**V-289**



**LEGEND**

EXISTING EASEMENT TO THE CITY OF ONTARIO, REC. 5/23/1983, INST. NO. 83-112456, O.R. TO BE VACATED



# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: SECOND AMENDMENT TO THE CONSOLIDATED PLAN ANNUAL ACTION PLAN FOR THE 2019-20 PROGRAM YEAR**

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

- (A) Approve the Second Amendment to the Consolidated Plan Annual Action Plan (on file in the Records Management Department) for the Program Year 2019-20 (“Substantial Amendment”); and
- (B) Authorize the City Manager to take all actions necessary or desirable to implement the Substantial Amendment.

**COUNCIL GOALS:** Pursue City’s Goals and Objectives by Working with Other Governmental Agencies

**FISCAL IMPACT:** The Substantial Amendment allocates \$1,584,528 in second round Emergency Solutions Grant Coronavirus (ESG-CV2) funds allocated to the City of Ontario authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). These funds include \$158,452 for eligible administration costs. There is no impact to the General Fund. If approved, the associated revenue and expenditures will be included in the Fiscal Year 2020-21 First Quarter Budget Update Report to the City Council.

**BACKGROUND:** On June 4, 2019, the City Council approved the Fiscal Year 2019-20 One-Year Annual Action Plan as part of the Consolidated Plan. The CARES Act was signed by President Trump on March 27, 2020 to respond to the growing effects of the coronavirus health crisis. The CARES Act made available ESG-CV funds to entitlement jurisdictions. In addition, the CARES Act provides some flexibility and waivers with regard to ESG-CV funds.

**STAFF MEMBER PRESENTING:** Julie Bjork, Executive Director Housing and Neighborhood Preservation

Prepared by: Hannah Mac Kenzie  
Department: Housing and Neighborhood Preservation

City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020

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

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

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

8

On April 2, 2020 the City received a notification of federal CARES Act funding from the U.S. Department of Housing and Urban Development (HUD). Per the notification the City received \$1,096,879 in Community Development Block Grant Coronavirus (CDBG-CV) funds and \$552,724 in Emergency Solutions Grant Coronavirus (ESG-CV). These funds were submitted as the first amendment to the 2019-20 One-Year Annual Action Plan and approved by this City Council on May 5, 2020.

On June 9, 2020, the City received a second notification of allocation of federal CARES Act funding from HUD indicating that the City will receive an additional \$1,584,528 in ESG funding referred to as ESG-CV2. The funding is to be utilized in a way that prevents, prepares for, and responds to COVID-19 impacts among individuals and families who are experiencing homelessness, receiving homeless assistance, or are at risk of becoming homeless.

On March 31, 2020, HUD published a memorandum of available waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts caused by COVID-19. Among the waivers authorized was the ability to publish Substantial Amendments for ESG-CV funding on the Internet in lieu of the standard citizen participation and consultation. In addition, ESG-CV2 funds are not bound by the 7.5% cap for administration and can instead allocate up to 10% of the allocation to be used for program administration.

A summary of the programs recommended are below:

<b>Program</b>	<b>Description</b>	<b>Funding Amount</b>
<b>ESG-CV COVID-19 RECOVERY PROGRAMS</b>		
Homeless Prevention and Rapid Re-Housing Program	Work with local partners to provide housing relocation and stabilization services and/or rental assistance as necessary to help prevent individuals and families from becoming homeless. For individuals or families experiencing homelessness, and meeting HUD definitions for homeless prevention assistance, provide housing relocation and stabilization services and/or rental assistance to move into permanent housing.	\$1,101,076
Motel Voucher Program	Continue to implement a motel voucher program for identified homeless households, with a preference provided to those identified as most vulnerable to the impacts of COVID-19. Supportive services will be provided to connect these households with permanent housing and other needed social services.	\$200,000
Street Outreach	Through Mercy House, engage and develop relationships with Ontario's chronically homeless to provide them assistance navigating available community resources.	\$100,000
Diversion Program	Through Mercy House, provide access to shelter diversion alternatives to connect individuals and families experiencing homelessness or at risk of homelessness to other housing solutions.	\$25,000
Administration	Administer the grant in compliance with federal requirements. Administration costs are capped at 10% of the grant amount.	\$158,452
<b>TOTAL ESG-CV</b>		<b>\$1,584,528</b>

The draft Second Amendment to the Fiscal Year 2019-20 One-Year Action Plan was published on the City's website on August 3, 2020. Subsequent to City Council approval, the plan will be submitted to the U.S. Department of Housing and Urban Development.

Staff recommends approval of the Substantial Amendment to program the ESG-CV2 allocation.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: AMENDMENTS TO THE GOODS AND SERVICES AGREEMENTS FOR FORD, GMC, AND CHEVROLET PARTS AND REPAIRS**


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

- (A) Authorize the City Manager to execute Amendment No.1 (on file in the Records Management Department) to the existing Goods and Services Agreements, exercising the first of four option years with Citrus Ford of Ontario, California, adding \$95,000, for a revised contract authority of \$190,000; and with Ford of Upland of Upland, California, adding \$60,000, for a revised contract authority of \$120,000 for Ford original equipment manufacturer (OEM) parts and repairs; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets; and
- (B) Authorize the City Manager to execute Amendment No. 1 (on file in the Records Management Department) to the existing Goods and Services Agreement, exercising the first of four option years with Mark Christopher Auto Center of Ontario, California, adding \$60,000 for a revised contract authority of \$120,000 for GMC and Chevrolet OEM parts and repairs; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets.

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

**FISCAL IMPACT:** The Fiscal Year 2020-21 Adopted Operating Budget includes appropriations of \$215,000 in the Equipment Services Fund for the purchase of Ford, GMC, and Chevrolet OEM parts and repairs for the City's fleet. In FY 2019-20 the City spent approximately \$200,000 for Ford, GMC, and Chevrolet OEM parts and repairs with Citrus Ford, Ford of Upland, and Mark Christopher Auto Center. Annual expenditures for FY 2020-21 are estimated at \$215,000.

**STAFF MEMBER PRESENTING:** Tito Haes, Executive Director Public Works

Prepared by: Michael Johnson  
Department: Municipal Services  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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At the City’s sole discretion, three additional one-year extensions may be exercised. The option years’ price increase shall not exceed the Consumer Price Index annual average or 3%, whichever is less. Contracting for the multi-year period will allow the City to avoid the cost of re-bidding the contract annually, provide service continuity, and better project future years’ costs. The total compensation paid by the City under the original term and any subsequent term extensions will be contingent upon the type and amount of items procured, billed at the contracted fixed price consistent with Bids No. 1150 and 1151, and shall not exceed \$475,000 with Citrus Ford, \$300,000 with Ford of Upland, and \$300,000 with Mark Christopher Auto Center, over a 5-year term.

**BACKGROUND:** The City routinely performs maintenance and repairs on over 700 vehicles and pieces of equipment to keep them safe and operational. The Fleet Services Department relies on its vendors to provide assistance in providing parts and repairs to increase vehicle availability.

(A) In July 2019, the City solicited bids for Ford OEM parts and repairs for the City’s fleet. Line items of various parts and repairs were listed for bidders to submit costs for each part and submit their hourly labor rates. Four bids were received through the City’s electronic management system in response to Bid No. 1151.

<u>Vendor</u>	<u>Location</u>	<u>Amount</u>
Ford of Upland	Upland, CA	\$162,250
Citrus Ford	Ontario, CA	\$179,317
*Sunrise Ford	Fontana, CA	\$200,990
*Fairview Ford	San Bernardino, CA	\$201,198

*\* Proposals were incomplete or did not meet bid specifications and therefore deemed non-responsive*

Based on the bid responses, credentials, pricing, favorable product availability and responsive service, staff recommends the award of purchase agreements to two vendors. Purchase agreements with multiple vendors are recommended in order to give the City flexibility in ensuring that quality and timeliness of services and goods are met to provide vehicle availability. The selected vendors possess the knowledge, qualifications and experience required to meet the needs of the City.

(B) In July 2019, the City solicited bids for GMC and Chevrolet OEM parts and repairs for the City’s fleet. Line items of various parts and repairs were listed for bidders to submit costs for each part and submit their hourly labor rates. 139 vendors were notified but no bids were received through the City’s electronic bid management system in response to Bid No. 1150. Under title 2 Chapter 6 Section 2-6.20 of the Ontario Municipal Code, if no bids are received through the formal or informal procedure, the project may be performed by the employees of the City force account or negotiated contract without further complying with this Chapter. City staff contacted several neighboring municipalities to inquire which vendor(s) they use for this service and after researching several firms, reviewing pricing from previous purchases, and performing reference checks, staff recommends award to Mark Christopher Auto Center of Ontario, California as the GMC and Chevrolet OEM parts and repair vendor.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT FOR PERSONAL PROTECTIVE EQUIPMENT**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute an amendment (on file in the Records Management Department) to the existing Goods and Services Agreement with Knight Industrial, Inc. of Ontario, California for Personal Protective Equipment (PPE), adding \$38,000 for a revised contract authority of \$128,000 for Fiscal Years 2019-20 through 2020-21; and authorize the option to extend the agreement for up to three additional years consistent with City Council approved budgets.

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

**FISCAL IMPACT:** This recommended amendment increases the total authorized contract amount to \$128,000 for Fiscal Years 2019-20 through 2020-21. The Fiscal Year 2020-21 Adopted Operating Budget includes appropriations of \$43,000 from the Public Works Agency and \$34,000 from the Ontario Municipal Utilities Company for the purchase of Personal Protective Equipment (PPE). In FY 2019-20, the City spent approximately \$51,000 with Knight Industrial, Inc. Annual expenditures are estimated at \$77,000.

At the City's sole discretion, up to three one-year extensions may be exercised. The option years' price increases shall not exceed the change in the Consumer Price Index or 3%, whichever is less. Contracting for the multi-year period will allow the City to avoid the cost of re-bidding the contract annually, provide service continuity, and better project future years' costs. The total compensation paid by the City under the original term and any subsequent term extensions will be contingent upon the type and amount of items procured, billed at the contracted fixed price consistent with Bid No. 1173 and shall not exceed \$359,000 over a 5-year term.

**BACKGROUND:** City staff require the use of PPE such as gloves, masks, gowns, reflective vests, and face shields in order to keep them safe, to meet OSHA and Cal/OSHA requirements, and to keep departments operational during the COVID-19 pandemic. The City relies on its vendors to provide safety

**STAFF MEMBER PRESENTING:** Tito Haes, Executive Director Public Works

Prepared by: Michael Johnson  
Department: Municipal Services  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020

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

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

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items on a regular basis to keep an adequate supply available in our warehouse for City staff to use as needed.

In August 2019, the City solicited bids for PPE to be used by multiple City departments to safeguard them during the performance of their duties. Over 50 line items of various types of PPE were listed for bidders to submit costs based on a unit of measure such as each, per pair or per box. Five bids were received through the City's electronic bid management system in response to Bid No. 1173.

<u>Vendor</u>	<u>Location</u>	<u>Amount</u>
+Knight Industrial, Inc.	Ontario, CA	\$13,635
Mallory Safety and Supply	Longview, WA	\$17,935
Bennett-Bowen & Lighthouse Inc.	Santa Fe Springs, CA	\$22,982
J.G. Tucker & Son Inc.	Covina, CA	\$23,317
*Rosden & Rosen	San Clemente, CA	N/A

+Bidder receives a 1¾% advantage for being a City of Ontario business  
\* Incomplete Bid, no bids on all major items.

Based on the bid responses, credentials, pricing, favorable product availability and responsive service, staff executed an agreement with Knight Industrial Inc. The selected vendor possess the knowledge, qualifications and experience needed to meet the needs of the City.



# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: AWARD A CONSTRUCTION CONTRACT FOR INSTALLATION OR RECONSTRUCTION OF WHEELCHAIR RAMP SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute a one-year Short Form Construction Contract (on file in the Records Management Department) for Contract No. SM1920-7 with CT&T Concrete Paving, Inc. located in Diamond Bar, California, for an estimated cost of \$145,100; and authorize the addition of future service area consistent with the City Council approved budgets.


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

**FISCAL IMPACT:** The estimated cost of the proposed Construction Contract for the installation or reconstruction of wheelchair ramps is \$145,100. Community Development Block Grant (CDBG) appropriations of \$175,000 are included in the Fiscal Year 2020-21 Adopted Operating Budget.

**BACKGROUND:** In June 2020, the City solicited bids for concrete construction services for the CDBG ADA Concrete Ramps Construction project SM1920-7. Six proposals were received, all of them met the bid criteria and standards necessary to perform this work. A summary of the proposal results reflecting base cost are as follows:

<u>Vendor</u>	<u>Location</u>	<u>Amount</u>
CT&T Concrete Paving, Inc.	Diamond Bar, California	\$145,100
CJ Construction	Santa Fe Springs, California	\$181,000
FS Construction	Sylmar, California	\$187,400
Gentry General	Rancho Cucamonga, California	\$200,000
Onyx Paving	Anaheim, California	\$222,000
EBS General	Corona, California	\$268,260

**STAFF MEMBER PRESENTING:** Tito Haes, Executive Director Public Works

Prepared by: Roberto Perez  
Department: Parks and Maintenance  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
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Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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CT&T Concrete Paving, Inc. located in Diamond Bar, California, submitted a proposal that met all the local and federal required specifications with a base cost of \$145,100. Based on proposal, credentials, pricing and favorable reference checks, staff recommends award of a Construction Contract to CT&T Concrete Paving, Inc.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: GOODS AND SERVICES AGREEMENTS FOR MEDIUM AND HEAVY-DUTY TRUCK PARTS AND REPAIRS**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute three-year Goods and Services Agreements (on file in the Records Management Department) with TEC Equipment of Fontana, California, Los Angeles Truck Center of Whittier, California, and Southern California Fleet Services of Corona, California for medium and heavy-duty truck parts and repairs with an estimated total of \$410,000; and authorize the option to extend the agreement for up to two additional years consistent with City Council approved budgets.

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

**FISCAL IMPACT:** The Fiscal Year 2020-21 Adopted Operating Budget includes appropriations of \$410,000 in the Equipment Services Fund for parts and services for the City's fleet. Annual expenditures are estimated at \$270,000 for TEC Equipment, \$100,000 for Los Angeles Truck Center, and \$40,000 for Southern California Fleet Services. The total compensation paid by the City under the original term and any subsequent term extensions will be contingent upon the type and amount of work performed, billed at the contracted fixed hourly rates consistent with Bid No. 1337, and shall not exceed \$2,050,000 over a five year term.

**BACKGROUND:** The City routinely performs maintenance and repairs on over 700 vehicles and pieces of equipment to keep them safe and operational. The Fleet Services Department relies on its vendors to provide assistance in providing parts and services to increase vehicle availability.

In July 2020, the City solicited bids for medium and heavy-duty truck parts and repairs for the City's fleet. Over 40 line items of various parts and services were listed for bidders to submit costs on each part and their hourly labor rates. Five bids were received through the City's electronic bid management system in response to Bid No. 1337.

**STAFF MEMBER PRESENTING:** Tito Haes, Executive Director Public Works

Prepared by: Michael Johnson  
Department: Fleet Services  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
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Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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<u>Vendor</u>	<u>Location</u>	<u>Amount</u>
*Onsite Truck Repair	Ontario, CA	\$248,690
Southern California Fleet Services	Corona, CA	\$375,497
TEC Equipment	La Mirada, CA	\$392,492
Los Angeles Truck Center	Whittier, CA	\$419,767
*United Diesel Service	El Monte, CA	\$532,702

*\* Proposals were incomplete or did not meet bid specifications and therefore deemed non-responsive*

Based on the bid responses, credentials, pricing, favorable product availability and responsive service, staff recommends to execute agreements with three vendors. Agreements with multiple vendors are recommended in order to give the City flexibility in ensuring that quality and timeliness of services and goods are met to provide vehicle availability. The selected vendors possess the knowledge, qualifications and experience needed to meet the needs of the City.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: MAINTENANCE SERVICES AGREEMENTS FOR ON-CALL ELECTRICAL AND DOOR AND GATE MAINTENANCE AND REPAIR SERVICES**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute three-year Maintenance Services Agreements (on file in the Records Management Department) with Rymax Electric, Inc. of Upland, California and Door Tech of Pomona, California; and authorize the option to extend the agreements for up to two additional years consistent with City Council approved budgets.


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

**FISCAL IMPACT:** The Fiscal Year 2020-21 Adopted Operating Budget includes appropriations in the Facilities Maintenance Fund of \$60,000 for electrical and door repairs and \$515,000 for unanticipated emergency repairs. Annual expenditures are estimated at \$30,000 for electrical repairs and \$50,000 for door and gate maintenance and repairs.

At the City's discretion, two additional one-year extensions may be exercised. Future contracting actions will be commensurate with the City Council authorized work programs and budgets. Contracting for the multi-year period allows the City to avoid the cost of re-bidding the contract annually, provides service continuity, and better project future years' costs. The total compensation paid by the City under the original term and any subsequent term extensions will be contingent upon actual services provided at the contracted fixed hourly rates as set forth in the agreement and shall not exceed \$150,000 for electrical repairs and \$250,000 for door and gate maintenance and repairs over a 5-year term.

**BACKGROUND:** The Facilities Maintenance Department is responsible for the maintenance and repair of 35 City-owned and operated buildings, not including park restrooms, concession stands, monuments, etc. Due to aging infrastructure, high volumes of service requests from both the public and City staff, vandalism, and other factors, there are times the City requires on-call services to deal with various issues that may arise. Many types of work require licensed professionals to perform

**STAFF MEMBER PRESENTING:** Tito Haes, Executive Director Public Works

Prepared by: Michael Johnson  
Department: Municipal Services  
City Manager Approval: 

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

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maintenance and repair services with specialized equipment according to strict standards that City staff cannot always perform. Having vendors on-call for services will allow the City to quickly perform the work needed to ensure we are providing a safe environment and minimizing impact to the public and City operations.

In June 2020, the City solicited proposals for on-call electrical repair services. 354 vendors were notified and 8 proposals were received through the City's electronic bid management system in response to Invitation No. 1332.

<u>COMPANY</u>	<u>LOCATION</u>
Rymax Electric Inc.	Upland, CA
Quality Light and Electrical	Bloomington, CA
Donald F. Holly & Son Inc.	Fullerton, CA
Leed Electric Inc.	Santa Fe Springs, CA
GA Technical Services, Inc.	Upland, CA
M. Brey Electric, Inc.	Beaumont, CA
* Polar Electrical Company	San Marco, CA
* Bechtel Companies Solutions	Wildomar, CA

*\* Proposals were incomplete and therefore deemed non-responsive*

Rymax Electric Inc. submitted a proposal that met all the specifications required of the Maintenance Service Agreement. Staff recommends award to Rymax Electric Inc. based on the quality of their proposal, credentials, pricing, positive references, and their ability to respond to urgencies in a timely manner.

In May 2020, the City solicited proposals for on-call Door and Gate maintenance and repair services. 823 vendors were notified, but no bids were received through the City's electronic bid management system in response to Invitation No. 1315. Under Title 2 Chapter 6 Section 2-6.20. of the Ontario Municipal Code, if no bids are received through the formal or informal procedure, the project may be performed by the employees of the City by force account, or negotiated contract without further complying with this Chapter. City staff contacted several neighboring municipalities to inquire which vendors(s) they use for this service and after researching several firms, performing reference checks and evaluating proposals, staff recommends award to Door Tech of Pomona, California as the on-call door and gate maintenance and repair company.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
CONSENT CALENDAR

**SUBJECT: MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ONTARIO AND VARIOUS AGENCIES WITHIN THE INLAND EMPIRE UTILITIES AGENCY SERVICE AREA FOR THE EVALUATION OF ROLES AND RESPONSIBILITIES ON REGIONAL WATER POLICY MATTERS AND IMPLEMENTATION EFFORTS**

**RECOMMENDATION:** That the City Council approve and authorize the City Manager to execute a Memorandum of Understanding (on file in the Records Management Department), subject to non-substantive changes, by and between the City of Ontario and various Inland Empire Utilities Agency parties.

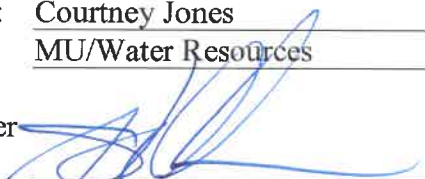
**COUNCIL GOALS:** Pursue City's Goals and Objectives by Working with Other Governmental Agencies

**FISCAL IMPACT:** There is no direct cost to participate in the proposed Memorandum of Understanding. Any potential cost-sharing agreements for projects or programs that may be identified through the cooperative efforts will be brought back to the City Council for consideration. There is no impact to the General Fund.

**BACKGROUND:** The City of Ontario is responsible for providing high-quality and low-cost water, wastewater, and recycled water services for our residents and businesses to support public health, quality of life, and economic growth. Providing these services requires long-term capital project and financial planning, state and federal regulatory compliance, and partnerships with other local (or "retail") service providers and regional entities. The California Constitution requires that water and wastewater rates fund no more than the cost of providing service to the City's residential and business customers.

The City works in close partnership with other retail agencies and regional entities to develop regional infrastructure, resource planning and management, and programs and services to meet each retail agency's policy goals and regulatory requirements cost-effectively and collaboratively.

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

Prepared by: Courtney Jones  
Department: MU/Water Resources  
City Manager Approval: 

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For example:

- The City of Ontario holds groundwater production rights in the Chino Basin as a party to the 1978 Chino Basin Judgment. Retail agencies fund the vast majority of costs to administer and implement the Judgment and the Chino Basin Optimum Basin Management Program under the continuing jurisdiction of the San Bernardino Superior Court and the oversight of the Chino Basin Watermaster on behalf of the Court.
- The City of Ontario is one of seven water retail agencies that receives and treats imported water from Inland Empire Utilities Agency (IEUA), formed as the Chino Basin Municipal Water District in 1950 to provide the region with access to imported water from Metropolitan Water District of Southern California to supplement and enhance local groundwater and surface water supplies.
- The City of Ontario is one of seven wastewater retail agencies that entered into a Regional Sewer Contract with IEUA in 1973 to provide regional wastewater treatment and recycled water distribution. The contracting retail agencies retain rights to this drought-proof and locally controlled water resource, which is delivered directly to recycled water customers and recharged into the groundwater basin.
- The City of Ontario is one of five water retail agencies that formed the Water Facilities Authority joint powers agency in 1980 to build and operate a treatment plant to treat imported surface water.
- The City of Ontario is one of eight water retail and regional agencies that formed the Chino Basin Desalter Authority joint powers agency in 2001 to remove salts and other contaminants from local groundwater to enhance local water supplies and manage the groundwater basin.
- The City of Ontario is one of four water retail and regional agencies that formed the Chino Basin Water Bank joint powers agency in 2017 to plan potential groundwater storage and recovery activities.

Regional partnerships offer water and wastewater retail agencies the opportunity to plan, develop, and manage water resources and services at least cost to local ratepayers. However, regional partnerships also create complex relationships between local and regional agencies that can lead to miscommunication or, worse, divergent perspectives on how to spend ratepayer dollars. This can lead to the potential for “mission creep,” duplication of services, inefficient program management, and increased expense to ratepayers.

A current example is IEUA’s “Chino Basin Program.” As stated above, IEUA was originally formed to provide imported water to the region. IEUA then expanded its services, under a contract with local wastewater service providers, to provide regional wastewater treatment and recycled water distribution. More recently, IEUA began implementing programs not directly related to imported water supply or wastewater treatment, and without agreement from the local service providers whose ratepayers pay for these programs at a cost of more than \$5 million per year. IEUA is now proposing to develop the Chino Basin Program, partially funded by a state grant, which would vastly expand its water management role in the region, while shifting its nearly \$600 million cost onto local ratepayers through significantly increased IEUA rates charged to local water and wastewater retail agencies.



Another recent example is Chino Basin Watermaster's (Watermaster) 2020 Optimum Basin Management Program Update. Watermaster has expanded its activities from administering the Chino Basin Judgment to broader basin management programs and services not always agreed to by groundwater-producing retail agencies. Watermaster costs have risen to \$9 million per year, \$1.5 million of which are legal costs, and 97% of which are paid by retail agencies and their ratepayers. Watermaster has now developed a 2020 Optimum Basin Management Program Update that proposes further increased costs to retail agencies and their ratepayers. Retail agencies have requested that Watermaster limit the update's initial scope to the expansion of approved local storage, but this request has so far been resisted in lieu of the larger program update.

City of Ontario management staff have worked with its fellow retail agencies to develop the proposed Regional Water Policy and Management Memorandum of Understanding (MOU). The goal of the MOU is to improve mutually beneficial relationships between retail agencies and regional partners to ensure ratepayer funds are used effectively, efficiently, and with full accountability. The MOU commits its signatories to meet regularly, identify opportunities for improved regional water policy and management, and develop cost-sharing joint efforts for implementation by willing agencies. The MOU includes the following examples of potential joint efforts:

- Cost-sharing the development of each agency's 2020 Urban Water Management Plan, due for submittal to the state in June 2021. This cost-sharing arrangement could be expanded to other regional plans that either meet state requirements or support grant-funding opportunities.
- Independent evaluations of IEUA's Chino Basin Program and Watermaster's 2020 Optimum Basin Management Program Update.
- A review of IEUA rates and programs and services not directly related to imported water supply or wastewater treatment.
- Exploration of improved regional water management strategies and decision-making processes, including a Regional Water Contract similar to the existing Regional Sewer Contract.

The MOU commits no funds from its signatories, and signatories may discontinue participation at any time.

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING AND RESTATING ORDINANCE NO. 3131 LEVYING SPECIAL TAXES WITHIN THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES)**

**RECOMMENDATION:** That the City Council introduce and waive further reading of an ordinance amending and restating Ordinance No. 3131 levying special taxes within City of Ontario Community Facilities District No. 40 (Emerald Park Facilities).

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

**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

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

**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** Amending and restating Ordinance No. 3131 to recognize the reduction of certain special tax rates levied within City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) (the "Community Facilities District") pursuant to the Rate and Method of Apportionment of Special Tax for the Community Facilities District is recommended to Council at this time. As the special taxes assessed for debt service on Mello-Roos bonds are not a direct obligation of the City and are paid from special taxes levied on each taxable parcel in the Community Facilities District, there is no General Fund impact from amending and restating the ordinance.

**BACKGROUND:** On May 7, 2019, the City Council, pursuant to the Mello-Roos Community Facilities Act of 1982, established the Community Facilities District to finance certain public services and facilities. As part of the formation of the Community Facilities District, the City Council, on June 4, 2019, adopted Ordinance No. 3131 levying special taxes in the District at the rates and in accordance with the method of apportionment adopted and approved during the formation process (the "Initial RMA"). The Initial RMA provides that at least 30 days prior to the issuance of Mello-Roos

**STAFF MEMBER PRESENTING:** Armen Harkalyan, Executive Director of Finance

Prepared by: Jason Jacobsen  
Department: Investments & Revenue Resources  
City Manager Approval: 

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Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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bonds by the Community Facilities District, the Assigned Special Tax on developed property was to be analyzed by an updated price point study to determine if, based on the results of such study, the total tax burden applicable to some or all of the units to be constructed within the Community Facilities District exceeds 1.95% of the minimum sales prices of such units, all as further described in the Initial RMA. In which event, the Assigned Special Tax was to be reduced to the extent necessary to cause the total tax burden applicable to such units not to exceed 1.95% of the minimum sales prices of such units. In connection with any reduction in the Assigned Special Tax, the corresponding Backup Special Tax for the Community Facilities District was also to be reduced pursuant to the Initial RMA. Upon determining the reductions required pursuant to the Initial RMA, the CFD Administrator was to complete a Certificate of Modification of Special Tax, substantially in the form attached as Exhibit A to the Initial RMA and deliver such Certificate of Modification of Special Tax to the City. Upon receipt thereof, the Community Facilities District was to execute such Certificate of Modification of Special Tax and cause an amended notice of special tax lien to be recorded to reflect such reductions. The Initial RMA provides that the reductions specified in such Certificate of Modification of Special Tax are to become effective upon the execution thereof by the Community Facilities District.

Accordingly, pursuant to these provisions of the Initial RMA, an updated price point study was prepared at least 30 days prior to the scheduled issuance of Mello-Roos bonds by the Community Facilities District. The study disclosed that the total tax burden applicable to some units within the Community Facilities District did then exceed 1.95% of the minimum sales prices in effect at that time. As such, certain of the Assigned Special Tax rates, as well as the corresponding Backup Special Tax, was required to be reduced in order to comply with the Initial RMA. Goodwin Consulting Group, the CFD Administrator for the Community Facilities District, completed a Certificate of Modification of Special Tax, substantially in the form attached as Exhibit A to the Initial RMA (the "Amendment Certificate"), to reflect such reductions, and such Amendment Certificate has been executed by the Community Facilities District, and the Community Facilities District has caused or will cause an amended notice of special tax lien to be recorded to reflect such reductions. The Initial RMA, together with such Amendment Certificate, are attached as Exhibit A to the amended and restated ordinance.

To recognize such reduction of certain Special Tax rates for the Community Facilities District to comply with the Initial RMA, it is recommended that the City Council approve the proposed ordinance amending and restating Ordinance No. 3131 for the levying of special taxes within City of Ontario Community Facilities District No. 40 (Emerald Park Facilities). Such reduction of certain Special Tax rates and the provisions of the amended and restated ordinance have been discussed with the developers of the property within the Community Facilities District.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AMENDING AND RESTATING ORDINANCE NO. 3131, LEVYING SPECIAL TAXES WITHIN THE CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 40 (EMERALD PARK FACILITIES).

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), established City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) (the "Community Facilities District") to finance certain public facilities (the "Facilities") and services (the "Services"); and

WHEREAS, pursuant to the Act, the qualified electors of the Community Facilities District authorized the levy of special taxes (the "Special Taxes") within the Community Facilities District to finance the Facilities and Services; and

WHEREAS, pursuant to Section 53340 of the Act, the City Council, on June 4, 2019, adopted Ordinance No. 3131, entitled "An Ordinance of the City Council of the City of Ontario, California, Levying Special Taxes Within the City of Ontario Community Facilities District No. 40 (Emerald Park Facilities)" (the "Levy Ordinance"), levying the Special Taxes at the rates and in accordance with the method of apportionment referenced therein (the "Initial Rate and Method") (capitalized undefined terms used herein have the meanings ascribed thereto in the Initial Rate and Method); and

WHEREAS, the Initial Rate and Method provides that at least 30 days prior to the issuance of Bonds, the Assigned Special Tax on Developed Property (set forth in Table 1 to the Rate and Method) is to be analyzed in accordance with and subject to the conditions set forth therein, that at such time, the Community Facilities District is to select and engage a Price Point Consultant and the CFD Administrator is to request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of Units within each Land Use Class, that if, based upon such Price Point Study, the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within the Community Facilities District exceeds 1.95% of the Minimum Sale Price of such Units, the Assigned Special Tax is to be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units, that each Assigned Special Tax reduction for a Land Use Class is to be calculated by the CFD Administrator separately, and such reduction is not required to be proportionate among Land Use Classes, that in connection with any reduction in the Assigned Special Tax, the CFD Administrator is to also reduce the Backup Special Tax based on the percentage reduction in the Maximum Special Tax revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred, that upon determining the reductions in the Assigned Special Tax and Backup Special Tax required pursuant to the Rate and

Method, the CFD Administrator is to complete, execute and deliver a Certificate of Modification to the Community Facilities District, that upon receipt thereof, if in satisfactory form, the Community Facilities District is to execute such Certificate of Modification, that the reduced Assigned Special Tax and Backup Special Tax specified in such Certificate of Modification is to become effective upon the execution of such Certificate of Modification by the Community Facilities District, that the Special Tax reductions required pursuant to the Rate and Method are to be reflected in an amended notice of Special Tax lien which the Community Facilities District is to cause to be recorded with the County Recorder as soon as practicable after execution of the Certificate of Modification by the Community Facilities District, and that such reductions apply to Single Family Property, but not to Other Residential Property or Non-Residential Property; and

WHEREAS, such Price Point Study has been prepared, the CFD Administrator has calculated that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within the Community Facilities District exceeds 1.95% of the Minimum Sale Price of such Units, the CFD Administrator has reduced the Assigned Special Tax for such Land Use Classes in accordance with the Initial Rate and Method, the CFD Administrator has reduced the Backup Special Tax in accordance with the Initial Rate and Method, the CFD Administrator has completed, executed and delivered a Certificate of Modification to the Community Facilities District to reflect the Assigned Special Tax and the Backup Special Tax as so modified, that such Certificate of Modification so received is in form satisfactory to the Community Facilities District, and the Community Facilities District has executed such Certificate of Modification (such Certificate of Modification, as so completed and executed, the "Amendment Certificate") and caused an amended notice of Special Tax lien to be recorded with the County Recorder; and

WHEREAS, the City Council desires to amend and restate the Levy Ordinance in order to reflect the amendments to the Initial Rate and Method made thereto pursuant to the Amendment Certificate.

THE CITY COUNCIL OF THE CITY OF ONTARIO DOES ORDAIN AS FOLLOWS:

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

SECTION 2. The Levy Ordinance is hereby amended and restated to read in full as set forth herein.

SECTION 3. The City Council hereby authorizes and levies Special Taxes within the Community Facilities District pursuant to Sections 53328 and 53340 of the Act, at the rates and in accordance with the method of apportionment set forth in the Initial Rate and Method, as amended by the Amendment Certificate (as so amended, the "Rate and Method"), a copy of which is attached hereto as Exhibit A. The Special Taxes are hereby levied commencing in Fiscal Year 2019-20 and in each fiscal year thereafter until the last fiscal year in which such Special Taxes are authorized to be levied pursuant to the Rate and Method.

SECTION 4. The City Council may, in accordance with subdivision (b) of Section 53340 of the Act, provide, by resolution, for the levy of the Special Tax in future tax years at the same rate or at a lower rate than the rate provided by this Ordinance. In no event shall the Special Tax be levied on any parcel within the Community Facilities District in excess of the maximum tax specified therefor in the Rate and Method.

SECTION 5. The Special Tax shall be levied on all parcels in the Community Facilities District, unless exempted by law or by the Rate and Method.

SECTION 6. The proceeds of the Special Tax shall only be used to pay, in whole or in part, the cost of providing the Facilities and Services and incidental expenses pursuant to the Act.

SECTION 7. The Special Tax shall be collected in the same manner as ordinary *ad valorem* property taxes are collected and shall be subject to the same penalties and the same procedure, sale and lien priority in the case of delinquency as is provided for *ad valorem* taxes, unless another procedure is adopted by the City Council.

SECTION 8. If for any reason any portion of this Ordinance is found to be invalid, or if the Special Tax is found inapplicable to any particular parcel within the Community Facilities District, by a court of competent jurisdiction, the balance of this Ordinance and the application of the Special Tax to the remaining parcels within the Community Facilities District shall not be affected.

SECTION 9. 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 18<sup>th</sup> day of August 2020.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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COLE HUBER, LLP  
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. \_\_\_\_\_ was duly introduced at a regular meeting of the City Council of the City of Ontario held August 18, 2020 and adopted at the regular meeting held September 1, 2020 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS :

\_\_\_\_\_  
SHEILA MAUTZ, 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 \_\_\_\_\_ 2020 and that Summaries of the Ordinance were published on \_\_\_\_\_ and \_\_\_\_\_ in the Inland Valley Daily Bulletin newspaper.

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

(SEAL)



EXHIBIT A  
RATE AND METHOD

**EXHIBIT B**

**CITY OF ONTARIO  
COMMUNITY FACILITIES DISTRICT NO. 40  
(EMERALD PARK FACILITIES)**

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX**

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A Special Tax shall be levied on all Assessor's Parcels in the City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) ("CFD No. 40") and collected each Fiscal Year, commencing in Fiscal Year 2019-20, in an amount determined by the City Council of the City of Ontario through the application of the Rate and Method of Apportionment, as described below. All of the real property in CFD No. 40, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

**A. DEFINITIONS**

The terms hereinafter set forth have the following meanings:

**"Acre" or "Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, parcel map, condominium plan, or other recorded County map.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the California Government Code.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 40: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or CFD No. 40 or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City or CFD No. 40 of complying with arbitrage rebate requirements; the costs to the City or CFD No. 40 of complying with City, CFD No. 40, or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City or CFD No. 40 related to the analysis and reduction, if any, of the Special Tax on Single Family Property in accordance with Section C.1 herein; the costs of the City or CFD No. 40 related to an appeal of the Special Tax; the costs associated with the release of funds from any escrow account; the City's administration fees and third party expenses; the costs of City staff time and reasonable overhead relating to CFD No. 40; and amounts estimated or advanced by the City or CFD No. 40 for any other

administrative purposes of the CFD, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

**"Assessor's Parcel Map"** means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

**"Assessor's Parcel Number"** means, with respect to an Assessor's Parcel, that number assigned to such Assessor's Parcel by the County for purposes of identification.

**"Assigned Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.2 below.

**"Backup Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.3 below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act) issued by CFD No. 40 under the Act and payable from Special Taxes.

**"Buildable Lot"** means an individual lot, within a Final Subdivision Map or an area expected by CFD No. 40 to become Final Mapped Property, such as the area within a Tentative Tract Map, for which a building permit may be issued without further subdivision of such lot.

**"CFD Administrator"** means an official of the City responsible for determining the Special Tax Requirement, providing for the levy and collection of the Special Taxes, and performing the other duties provided for herein.

**"CFD No. 40"** means City of Ontario Community Facilities District No. 40 (Emerald Park Facilities).

**"City"** means the City of Ontario, California.

**"City Council"** means the City Council of the City, acting as the legislative body of CFD No. 40.

**"Contractual Impositions"** means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax, or assessment established and levied on an individual Assessor's Parcel pursuant to a contractual agreement or other voluntary consent by the owner thereof.

**"County"** means the County of San Bernardino.

**“Designated Buildable Lot”** means a Buildable Lot for which a building permit has not been issued by the City as of the date of calculation of the Backup Special Tax.

**“Developed Property”** means for each Fiscal Year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued after January 1, 2018, and before May 1 of the prior Fiscal Year.

**“Expected Residential Lot Count”** means 265 Buildable Lots of Single Family Property or, as determined by the CFD Administrator, the number of Buildable Lots of Single Family Property based on the most recent Tentative Tract Map(s) or most recently recorded Final Subdivision Map(s) or modified Final Subdivision Map(s).

**“Facilities”** means the public facilities authorized to be financed, in whole or in part, by CFD No. 40.

**“Final Mapped Property”** means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous Fiscal Year was located within a Final Subdivision Map. The term Final Mapped Property shall include any parcel map or Final Subdivision Map, or portion thereof, that creates individual lots for which a building permit may be issued, including Parcels that are designated as a remainder Parcel (i.e., one where the size, location, etc., precludes any further subdivision or taxable use).

**“Final Subdivision Map”** means a final tract map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or a condominium plan recorded pursuant to California Civil Code 1352 that, in either case, creates individual lots for which building permits may be issued without further subdivision.

**“Fiscal Year”** means the period starting July 1 and ending on the following June 30.

**“Indenture”** means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time.

**“Land Use Class”** means any of the classes listed in Table 1 below.

**“Maximum Special Tax”** means, with respect to an Assessor’s Parcel of Taxable Property, the Maximum Special Tax determined in accordance with Section C.1 below that can be levied in any Fiscal Year on such Assessor’s Parcel of Taxable Property.

**“Minimum Sale Price”** means the minimum price at which Units of a given Land Use Class have sold or are expected to be sold in a normal marketing environment and shall not include prices for such Units that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

**“Non-Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit was issued by the City permitting the construction of one or more non-residential structures or facilities.

**“Other Residential Property”** means all Assessor’s Parcels of Developed Property for which a building permit was issued by the City for purposes of constructing Units, excluding Single Family Attached Property and Single Family Detached Property.

**“Outstanding Bonds”** means all Bonds which are outstanding under and in accordance with the provisions of the Indenture.

**“Price Point Consultant”** means any consultant or firm of such consultants selected by CFD No. 40 that (a) has substantial experience in performing price point studies for residential units within community facilities districts established under the Act or otherwise estimating or confirming pricing for residential units in such community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential units in such community facilities districts, (c) is in fact independent and not under the control of CFD No. 40 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 40, (ii) the City, (iii) any owner of real property in CFD No. 40, or (iv) any real property in CFD No. 40, and (e) is not connected with CFD No. 40 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 40 or the City.

**“Price Point Study”** means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

**“Property Owner Association Property”** means, for each Fiscal Year, any property within the boundaries of CFD No. 40 that was owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

**“Proportionately”** means (a) for Developed Property in the first step of Section D below, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Developed Property; however, for Developed Property in the fourth step of Section D below, Proportionately means that the amount of the increase above the Assigned Special Tax, if necessary, is equal for all Assessor’s Parcels of Developed Property, except that if the Backup Special Tax limits the increase on any Assessor’s Parcel(s), then the amount of the increase shall be equal for the remaining Assessor’s Parcels; (b) for Final Mapped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Final Mapped Property; (c) for Undeveloped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Undeveloped Property; (d) for Taxable Property Owner Association Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Property Owner Association Property; and (e) for Taxable Public Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor’s Parcels of Taxable Public Property.

**“Public Property”** means, for each Fiscal Year, property within the boundaries of CFD No. 40 that is (a) owned by, irrevocably offered to, or dedicated to the federal government, the State, the County, the City, or any local government or other public agency or (b) encumbered by an easement for purposes of public or utility right-of-way that makes impractical its use for any purpose other than that set forth in such easement, provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

**“Rate and Method of Apportionment”** means this Rate and Method of Apportionment of Special Tax.

**“Residential Floor Area”** means all of the Square Footage of living area within the perimeter of a Unit, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be as set forth in the building permit(s) issued for such Assessor’s Parcel, or as set forth in other official records maintained by the City’s Building Department or other appropriate means selected by CFD No. 40. The actual Square Footage shall be rounded up to the next whole square foot. Once such determination has been made for an Assessor’s Parcel, it shall remain fixed in all future Fiscal Years unless an appeal pursuant to Section F below is approved that results in a change in the actual Square Footage.

**“Services”** means the services authorized to be financed, in whole or in part, by CFD No. 40.

**“Single Family Attached Property”** means all Assessor’s Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor’s Parcel Numbers assigned to them (except for a duplex unit, which may share an Assessor’s Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

**“Single Family Detached Property”** means all Assessor’s Parcels of Developed Property for which a building permit was issued for construction of a Unit, on one legal lot, that does not share a common wall with another Unit.

**“Single Family Property”** means all Assessor’s Parcels of Single Family Attached Property and Single Family Detached Property.

**“Special Tax”** means the special tax authorized by the qualified electors of CFD No. 40 to be levied within the boundaries of CFD No. 40.

**“Special Tax Requirement”** means for any Fiscal Year that amount required, after taking into account available amounts held in the funds and accounts established under the Indenture, for CFD No. 40 to: (i) pay debt service on all Outstanding Bonds which is

due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) provide any amounts required to establish or replenish any reserve fund for the Bonds; (v) pay directly for acquisition or construction of Facilities, or the cost of Services, to the extent that the inclusion of such amounts does not increase the Special Tax levy on Final Mapped Property or Undeveloped Property; (vi) without duplicating any amounts described in clause (iv), above, provide an amount equal to reasonably anticipated Special Tax delinquencies based on the delinquency rate for the Special Tax in the previous Fiscal Year as determined by the CFD Administrator, as limited by the Act.

**“Square Footage”** or **“Sq. Ft.”** means the floor area square footage reflected on the original construction building permit, or as set forth in other official records maintained by the City’s Building Department or other appropriate means selected by CFD No. 40, issued for construction of Single Family Property, Other Residential Property, or Non-Residential Property, plus any square footage subsequently added to a building of Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

**“State”** means the State of California.

**“Taxable Property”** means, for each Fiscal Year, all of the Assessor’s Parcels within the boundaries of CFD No. 40 that are not exempt from the Special Tax pursuant to law or Section E below.

**“Taxable Property Owner Association Property”** means, for each Fiscal Year, all Assessor’s Parcels of Property Owner Association Property that are not exempt from the Special Tax pursuant to Section E below.

**“Taxable Public Property”** means, for each Fiscal Year, all Assessor’s Parcels of Public Property that are not exempt from the Special Tax pursuant to law or Section E below.

**“Tentative Tract Map”** means a map: (i) showing a proposed subdivision of an Assessor’s Parcel(s) and the conditions pertaining thereto; (ii) that may or may not be based on a detailed survey; and (iii) that is not recorded by the County to create legal lots.

**“Total Tax Burden”** means, for a Unit within a Land Use Class, for the Fiscal Year in which Total Tax Burden is being calculated, the sum of (a) the Assigned Special Tax for such Fiscal Year, plus (b) the *ad valorem* property taxes, special assessments, special taxes for any overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes, and assessments (which do not include Contractual Impositions) collected by the County on *ad valorem* tax bills and that the CFD Administrator estimates would be levied or imposed on such Unit in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes, and assessments in such Fiscal Year.

**“Trustee”** means the trustee or fiscal agent under the Indenture.

“**TTM 18937**” means Tentative Tract Map No. 18937, the area of which is located within CFD No. 40.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

“**Unit**” means an individual single-family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure.

**B. ASSIGNMENT TO LAND USE CATEGORIES**

Each Fiscal Year, beginning with Fiscal Year 2019-20, all Taxable Property within CFD No. 40 shall be classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property and shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below. Assessor’s Parcels of Single Family Detached Property shall be assigned to Land Use Classes 1 through 13, and Assessor’s Parcels of Single Family Attached Property shall be assigned to Land Use Classes 14 through 21, as listed in Table 1 below based on the Residential Floor Area of the Units on such Assessor’s Parcels. Other Residential Property shall be assigned to Land Use Class 22, and Non-Residential Property shall be assigned to Land Use Class 23.

**C. MAXIMUM SPECIAL TAX**

**1. Special Tax**

At least 30 days prior to the issuance of Bonds, the Assigned Special Tax on Developed Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, CFD No. 40 shall select and engage a Price Point Consultant and the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of Units within each Land Use Class. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within CFD No. 40 exceeds 1.95% of the Minimum Sale Price of such Units, the Assigned Special Tax shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units.

Each Assigned Special Tax reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax, the Backup Special Tax shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax



revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred. Upon determining the reductions, if any, in the Assigned Special Tax and Backup Special Tax required pursuant to this Section C, the CFD Administrator shall complete the Certificate of Modification of Special Tax substantially in the form attached hereto as Exhibit A (the "Certificate of Modification"), shall execute such completed Certificate of Modification, and shall deliver such executed Certificate of Modification to CFD No. 40. Upon receipt thereof, if in satisfactory form, CFD No. 40 shall execute such Certificate of Modification. The reduced Assigned Special Tax and Backup Special Tax specified in such Certificate of Modification shall become effective upon the execution of such Certificate of Modification by CFD No. 40.

The Special Tax reductions required pursuant to this section shall be reflected in an amended notice of Special Tax lien, which CFD No. 40 shall cause to be recorded with the County Recorder as soon as practicable after execution of the Certificate of Modification by CFD No. 40. The reductions in this section apply to Single Family Property, but not to Other Residential Property or Non-Residential Property.

**a. Developed Property**

1) *Maximum Special Tax*

The Maximum Special Tax that may be levied in any Fiscal Year for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax. The Maximum Special Tax shall not increase in future years, other than as calculated pursuant to Section C.1.a.3 below.

2) *Assigned Special Tax*

The Assigned Special Tax that may be levied in any Fiscal Year for each Land Use Class is shown below in Table 1.

**TABLE 1  
ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

Land Use Class	Description	Residential Floor Area (Square Footage)	Assigned Special Tax
1	Single Family Detached Property	< 1,701	\$2,073 per Unit
2	Single Family Detached Property	1,701 – 1,900	\$2,147 per Unit
3	Single Family Detached Property	1,901 – 2,100	\$2,305 per Unit

4	Single Family Detached Property	2,101 – 2,300	\$2,508 per Unit
5	Single Family Detached Property	2,301 – 2,500	\$2,626 per Unit
6	Single Family Detached Property	2,501 – 2,700	\$2,793 per Unit
7	Single Family Detached Property	2,701 – 2,900	\$2,942 per Unit
8	Single Family Detached Property	2,901 – 3,100	\$3,100 per Unit
9	Single Family Detached Property	3,101 – 3,300	\$3,258 per Unit
10	Single Family Detached Property	3,301 – 3,500	\$3,416 per Unit
11	Single Family Detached Property	3,501 – 3,700	\$3,574 per Unit
12	Single Family Detached Property	3,701 – 3,900	\$3,732 per Unit
13	Single Family Detached Property	> 3,900	\$3,890 per Unit
14	Single Family Attached Property	< 801	\$1,211 per Unit
15	Single Family Attached Property	801 – 950	\$1,289 per Unit
16	Single Family Attached Property	951 – 1,100	\$1,429 per Unit
17	Single Family Attached Property	1,101 – 1,300	\$1,779 per Unit
18	Single Family Attached Property	1,301 – 1,500	\$1,931 per Unit
19	Single Family Attached Property	1,501 – 1,700	\$2,125 per Unit
20	Single Family Attached Property	1,701 – 1,900	\$2,309 per Unit
21	Single Family Attached Property	> 1,900	\$2,430 per Unit
22	Other Residential Property		\$46,243 per Acre
23	Non-Residential Property		\$46,243 per Acre

### 3) *Backup Special Tax*

The Backup Special Tax shall be \$2,603 per Unit for Single Family Detached Property and \$1,948 per Unit for Single Family Attached Property. However, if the Expected Residential Lot Count does not equal 48 for Single Family Detached Property or 217 for Single Family Attached Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated separately for Single Family Detached Property and Single Family Attached Property according to the following formula:

$$\text{Backup Special Tax} = \$124,944 \div \text{Expected Residential Lot Count for Single Family Detached Property}$$

$$\text{or } \$422,763 \div \text{Expected Residential Lot Count for Single Family Attached Property}$$

If any portion of a Final Subdivision Map, or any area expected by CFD No. 40 to become Final Mapped Property, such as the area within TTM 18937 or any other Tentative Tract Map, changes any

time after the City has issued Bonds, causing an adjustment to the number of Designated Buildable Lots, then the Backup Special Tax for all Designated Buildable Lots of Single Family Detached Property or Single Family Attached Property subject to the change shall be calculated according to the following steps:

**Step 1:** Determine the total Backup Special Taxes that could have been collected from Designated Buildable Lots, separately for Single Family Detached Property and Single Family Attached Property, prior to the Final Subdivision Map or expected Final Mapped Property change.

**Step 2:** Divide the amount(s) determined in Step 1 by the number of Designated Buildable Lots, separately for Single Family Detached Property and Single Family Attached Property, that exists after the Final Subdivision Map or expected Final Mapped Property change.

**Step 3:** Apply the amount(s) determined in Step 2 as the Backup Special Tax per Unit for Single Family Detached Property or Single Family Attached Property.

***The Backup Special Tax for an Assessor's Parcel shall not change once an Assessor's Parcel is classified as Developed Property.***

**b. *Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property***

The Maximum Special Tax for Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property shall be \$46,243 per Acre, and shall not be subject to increase or reduction and, therefore, shall remain the same in every Fiscal Year.

**2. Multiple Land Use Classes on an Assessor's Parcel**

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax for all Units of Single Family Property and Acres of Other Residential Property and Non-Residential Property (based on the pro rata share of Square Footage between Other Residential Property and Non-Residential Property, according to the applicable building permits, Final Subdivision Map, parcel map, condominium plan, or other recorded County map) located on that Assessor's Parcel.

**D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX**

Each Fiscal Year, beginning with Fiscal Year 2019-20, the CFD Administrator shall determine the Special Tax Requirement for such Fiscal Year. The Special Tax shall then be levied as follows:

**First:** If needed to satisfy the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Assigned Special Tax;

**Second:** If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Mapped Property up to 100% of the Maximum Special Tax for Final Mapped Property;

**Third:** If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

**Fourth:** If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

**Fifth:** If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property up to the Maximum Special Tax for Taxable Property Owner Association Property;

**Sixth:** If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property up to the Maximum Special Tax for Taxable Public Property.

Notwithstanding the above, under no circumstances shall the Special Tax levied in any Fiscal Year on any Assessor's Parcel of Single Family Property or Other Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of delinquency or default by the owner or owners of any other Assessor's Parcel or Assessor's Parcels within CFD No. 40 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

**E. EXEMPTIONS**

No Special Tax shall be levied on up to 4.85 Acres of Public Property and up to 5.69 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property.

Property Owner Association Property or Public Property that is not exempt from the Special Tax under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fifth or sixth step, respectively, in Section D above, up to 100% of the applicable Maximum Special Tax for Taxable Property Owner Association Property and Taxable Public Property. No Special Tax shall be levied in any Fiscal Year on Assessor's Parcels that have fully prepaid the Special Tax obligation pursuant to the formula set forth in Section H.

**F. APPEALS**

Any property owner may file a written appeal of the Special Tax with CFD No. 40 claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, then the CFD Administrator shall determine if sufficient Special Tax revenue is available to make a cash refund. If a cash refund cannot be made, then an adjustment shall be made to credit future Special Tax levy(ies).

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

**G. MANNER OF COLLECTION**

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the Special Taxes may be collected in such other manner as the City Council shall determine, including direct billing of affected property owners.

**H. PREPAYMENT OF SPECIAL TAX**

The following definitions apply to this Section H:

**“CFD Public Facilities”** means \$6,933,000 for each Prepayment Period, or such lower number as determined by the City Council to be sufficient to fund the Facilities and Services to be provided by CFD No. 40.

**“Expenditures Fund”** means funds or accounts, regardless of their names, that are established to hold moneys that are available to acquire or construct Facilities and to fund Services.

**“Future Facilities Costs”** means the CFD Public Facilities minus (i) Facilities and Services costs previously paid from the Expenditures Fund during the Prepayment Period in which the prepayment is being made, (ii) moneys currently on deposit in the Expenditures Fund from deposits made during the Prepayment Period in which the prepayment is being made, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance Facilities costs. In no event shall the amount of Future Facilities Costs be less than zero.

**“Prepayment Period”** means one of three periods of time during which a Special Tax prepayment may be made.

**“Prepayment Period 1”** means July 1, 2019, through June 30, 2053.

**“Prepayment Period 2”** means July 1, 2053, through June 30, 2086.

**“Prepayment Period 3”** means July 1, 2086, through June 30, 2120.

**1. Prepayment in Full**

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels for which a building permit for new construction was issued after January 1, 2018, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge a fee for providing this service. Prepayment in any six month period must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

	Bond Redemption Amount
plus	Redemption Premium
plus	Future Facilities Amount
plus	Defeasance Amount
plus	Administrative Fees and Expenses
<u>less</u>	<u>Reserve Fund Credit</u>
Total	Prepayment Amount

As of the proposed date of prepayment, the Special Tax Prepayment Amount (defined below) shall be calculated by the CFD Administrator as follows:

**Paragraph No.**

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel, and determine the Prepayment Period for the proposed prepayment.
2. Compute the Assigned Special Tax and Backup Special Tax for the Assessor's Parcel to be prepaid based on the Developed Property Special Tax which is, or could be, charged in the current Fiscal Year. For Assessor's Parcels of Final Mapped Property (for which a building permit has been issued but which is not yet classified as Developed Property) to be prepaid, compute the Assigned Special Tax and Backup Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.
3. (a) Divide the Assigned Special Tax computed pursuant to Paragraph 2 by the total estimated Assigned Special Tax for CFD No. 40 based on the Developed Property Special Tax which could be charged in the current Fiscal Year on all expected development through buildout of CFD No. 40, excluding any Assessor's Parcels which have been prepaid, and  
  
(b) Divide the Backup Special Tax computed pursuant to Paragraph 2 by the estimated total Backup Special Tax at buildout of CFD No. 40, excluding any Assessor's Parcels which have been prepaid.
4. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to Paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%), if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").
6. Compute the Future Facilities Costs for the applicable Prepayment Period.
7. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the amount determined pursuant to Paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").

8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.
9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Add the amounts computed pursuant to Paragraphs 8 and 9 to determine the "Defeasance Amount".
11. Verify the administrative fees and expenses of CFD No. 40, including the costs to compute the prepayment, the costs to invest the prepayment proceeds, the costs to redeem Bonds, and the costs to record any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").
12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement on the prepayment date or the redemption date.
13. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Paragraphs 4, 5, 7, 10, and 11, less the amount computed pursuant to Paragraph 12 (the "Prepayment Amount").
14. From the Prepayment Amount, the amounts computed pursuant to Paragraphs 4, 5, 10, and 12 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Paragraph 7 shall be deposited into the Expenditures Fund. The amount computed pursuant to Paragraph 11 shall be retained by CFD No. 40.

The Special Tax Prepayment Amount may be sufficient to redeem other than a \$5,000 increment of Bonds. In such cases, the increment above \$5,000, or integral multiple thereof, will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under Paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid during Prepayment Period 3, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been prepaid and that the obligation of such Assessor's Parcel to pay the Special Tax shall cease.



With respect to the Special Tax for any Assessor's Parcel that is prepaid during Prepayment Period 1 or Prepayment Period 2, the obligation of such Assessor's Parcel to pay the Special Tax shall be tolled, or suspended, through the end of such Prepayment Period, but shall resume in the first Fiscal Year of the subsequent Prepayment Period. The CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been satisfied for the remainder of the applicable Prepayment Period but has not been permanently satisfied and the obligation to pay the Special Tax will resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on Taxable Property within CFD No. 40 (after excluding 4.85 Acres of Public Property and 5.69 acres of Property Owner Association Property) both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

## **2. Prepayment in Part**

The Special Tax on an Assessor's Parcel for which a building permit for new construction was issued after January 1, 2018, may be partially prepaid. The amount of the prepayment shall be calculated as in Section H.1, except that a partial prepayment shall be calculated by the CFD Administrator according to the following formula:

$$PP = (PF - AE) \times \% + AE.$$

The terms above have the following meaning:

PP = the partial prepayment

PF = the Prepayment Amount (full prepayment) for the Special Tax calculated according to Section H.1

AE = the Administrative Fees and Expenses determined pursuant to paragraph 11 above

% = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax

The Special Tax partial prepayment amount must be sufficient to redeem at least a \$5,000 increment of Bonds.

The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax and the percentage by which the Special Tax shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax for an Assessor's Parcel within thirty (30) days of the request and may charge a fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute the remitted prepayment funds according to Section H.1, and (ii) indicate in the records of CFD No. 40 that there has been a partial prepayment of the Special Tax and that a portion of the Special Tax

with respect to such Assessor's Parcel, equal to the outstanding percentage (100% - "%", as defined above) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D during the Prepayment Period in which the partial prepayment is made.

For partial prepayments made during Prepayment Period 1 or Prepayment Period 2, the full amount of the Special Tax shall resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the partial prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

**I. TERM OF SPECIAL TAX**

The Fiscal Year after which no further Special Tax shall be levied or collected is Fiscal Year 2119-2120, except that the Special Tax that was lawfully levied in or before such Fiscal Year and that remains delinquent may be collected in subsequent years.

**EXHIBIT A****CERTIFICATE OF MODIFICATION OF SPECIAL TAX  
(PAGE 1 OF 3)****CFD No. 40 CERTIFICATE**

1. Pursuant to Section C.1 of the Rate and Method of Apportionment of Special Tax (the "Rate and Method") for City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) ("CFD No. 40"), the Assigned Special Tax and the Backup Special Tax for Developed Property within CFD No. 40 has been modified.
  - a. The information in Table 1 relating to the Assigned Special Tax for Developed Property within CFD No. 40, as stated in Section C.1.a.2 of the Rate and Method of Apportionment, has been modified as follows:

**TABLE 1  
ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

<b>Land Use Class</b>	<b>Description</b>	<b>Residential Floor Area (Square Footage)</b>	<b>Assigned Special Tax</b>
1	Single Family Detached Property	< 1,701	\$[ ] per Unit
2	Single Family Detached Property	1,701 – 1,900	\$[ ] per Unit
3	Single Family Detached Property	1,901 – 2,100	\$[ ] per Unit
4	Single Family Detached Property	2,101 – 2,300	\$[ ] per Unit
5	Single Family Detached Property	2,301 – 2,500	\$[ ] per Unit
6	Single Family Detached Property	2,501 – 2,700	\$[ ] per Unit
7	Single Family Detached Property	2,701 – 2,900	\$[ ] per Unit
8	Single Family Detached Property	2,901 – 3,100	\$[ ] per Unit
9	Single Family Detached Property	3,101 – 3,300	\$[ ] per Unit
10	Single Family Detached Property	3,301 – 3,500	\$[ ] per Unit
11	Single Family Detached Property	3,501 – 3,700	\$[ ] per Unit
12	Single Family Detached Property	3,701 – 3,900	\$[ ] per Unit
13	Single Family Detached Property	> 3,900	\$[ ] per Unit

**EXHIBIT A**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX  
(PAGE 2 OF 3)**

14	Single Family Attached Property	< 801	\$[ ] per Unit
15	Single Family Attached Property	801 – 950	\$[ ] per Unit
16	Single Family Attached Property	951 – 1,100	\$[ ] per Unit
17	Single Family Attached Property	1,101 – 1,300	\$[ ] per Unit
18	Single Family Attached Property	1,301 – 1,500	\$[ ] per Unit
19	Single Family Attached Property	1,501 – 1,700	\$[ ] per Unit
20	Single Family Attached Property	1,701 – 1,900	\$[ ] per Unit
21	Single Family Attached Property	> 1,900	\$[ ] per Unit
22	Other Residential Property		\$[ ] per Acre
23	Non-Residential Property		\$[ ] per Acre

- b. The Backup Special Tax for Developed Property, as stated in Section C.1.a.3, shall be modified as follows:

The Backup Special Tax shall be \$[ ] per Unit for Single Family Detached Property and \$[ ] per Unit for Single Family Attached Property. However, if the Expected Residential Lot Count does not equal 48 for Single Family Detached Property or 217 for Single Family Attached Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated separately for Single Family Detached Property and Single Family Attached Property according to the following formula:

$$\text{Backup Special Tax} = \frac{\$[ ]}{\text{Expected Residential Lot Count for Single Family Detached Property}}$$

or 
$$\frac{\$[ ]}{\text{Expected Residential Lot Count for Single Family Attached Property}}$$

**EXHIBIT A**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX  
(PAGE 3 OF 3)**

2. The Special Tax for Developed Property may only be modified prior to the first issuance of CFD No. 40 Bonds.
3. Upon execution of this certificate by CFD No. 40, CFD No. 40 shall cause an amended notice of Special Tax lien for CFD No. 40 to be recorded reflecting the modifications set forth herein.

Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method. The modifications set forth in this Certificate have been calculated by the CFD Administrator in accordance with the Rate and Method.

GOODWIN CONSULTING GROUP, INC.  
CFD ADMINISTRATOR

By: \_\_\_\_\_ Date: \_\_\_\_\_

The undersigned acknowledges receipt of this Certificate and of the modification of the Assigned Special Tax and the Backup Special Tax for Developed Property as set forth in this Certificate.

CITY OF ONTARIO  
COMMUNITY FACILITIES DISTRICT NO. 40  
(EMERALD PARK FACILITIES)

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX  
(PAGE 1 OF 3)**

**CFD No. 40 CERTIFICATE**

1. Pursuant to Section C.1 of the Rate and Method of Apportionment of Special Tax (the "Rate and Method") for City of Ontario Community Facilities District No. 40 (Emerald Park Facilities) ("CFD No. 40"), the Assigned Special Tax and the Backup Special Tax for Developed Property within CFD No. 40 has been modified.
  - a. The information in Table 1 relating to the Assigned Special Tax for Developed Property within CFD No. 40, as stated in Section C.1.a.2 of the Rate and Method of Apportionment, has been modified as follows:

**TABLE 1  
ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

Land Use Class	Description	Residential Floor Area (Square Footage)	Assigned Special Tax
1	Single Family Detached Property	< 1,701	\$2,073 per Unit
2	Single Family Detached Property	1,701 – 1,900	\$2,147 per Unit
3	Single Family Detached Property	1,901 – 2,100	\$2,305 per Unit
4	Single Family Detached Property	2,101 – 2,300	\$2,508 per Unit
5	Single Family Detached Property	2,301 – 2,500	\$2,626 per Unit
6	Single Family Detached Property	2,501 – 2,700	\$2,793 per Unit
7	Single Family Detached Property	2,701 – 2,900	\$2,942 per Unit
8	Single Family Detached Property	2,901 – 3,100	\$3,100 per Unit
9	Single Family Detached Property	3,101 – 3,300	\$3,258 per Unit
10	Single Family Detached Property	3,301 – 3,500	\$3,416 per Unit
11	Single Family Detached Property	3,501 – 3,700	\$3,574 per Unit
12	Single Family Detached Property	3,701 – 3,900	\$3,732 per Unit
13	Single Family Detached Property	> 3,900	\$3,890 per Unit

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**  
**(PAGE 2 OF 3)**

14	Single Family Attached Property	< 801	\$966 per Unit
15	Single Family Attached Property	801 – 950	\$1,079 per Unit
16	Single Family Attached Property	951 – 1,100	\$1,276 per Unit
17	Single Family Attached Property	1,101 – 1,300	\$1,459 per Unit
18	Single Family Attached Property	1,301 – 1,500	\$1,655 per Unit
19	Single Family Attached Property	1,501 – 1,700	\$1,905 per Unit
20	Single Family Attached Property	1,701 – 1,900	\$2,144 per Unit
21	Single Family Attached Property	> 1,900	\$2,319 per Unit
22	Other Residential Property		\$46,243 per Acre
23	Non-Residential Property		\$46,243 per Acre

- b. The Backup Special Tax for Developed Property, as stated in Section C.1.a.3, shall be modified as follows:

The Backup Special Tax shall be \$2,603 per Unit for Single Family Detached Property and \$1,709 per Unit for Single Family Attached Property. However, if the Expected Residential Lot Count does not equal 48 for Single Family Detached Property or 217 for Single Family Attached Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated separately for Single Family Detached Property and Single Family Attached Property according to the following formula:

$$\text{Backup Special Tax} = \$124,944 + \text{Expected Residential Lot Count for Single Family Detached Property}$$

or  $\$370,763 + \text{Expected Residential Lot Count for Single Family Attached Property}$

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**  
**(PAGE 3 OF 3)**

2. The Special Tax for Developed Property may only be modified prior to the first issuance of CFD No. 40 Bonds.
3. Upon execution of this certificate by CFD No. 40, CFD No. 40 shall cause an amended notice of Special Tax lien for CFD No. 40 to be recorded reflecting the modifications set forth herein.

Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method. The modifications set forth in this Certificate have been calculated by the CFD Administrator in accordance with the Rate and Method.

GOODWIN CONSULTING GROUP, INC.  
CFD ADMINISTRATOR




By: \_\_\_\_\_

Date: 05/28/2020

The undersigned acknowledges receipt of this Certificate and of the modification of the Assigned Special Tax and the Backup Special Tax for Developed Property as set forth in this Certificate.

CITY OF ONTARIO  
COMMUNITY FACILITIES DISTRICT NO. 40  
(EMERALD PARK FACILITIES)

By:  \_\_\_\_\_

Date: 7/6/20



# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
PUBLIC HEARINGS

**SUBJECT: A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING THE DESIGNATION OF THE MR. AND MRS. DURFEE HOUSE, LOCATED AT 535 EAST D STREET, AS A LOCAL LANDMARK**

**RECOMMENDATION:** That the City Council consider and adopt a resolution approving File No. PHP20-002, designating 535 East D Street (APN: 1048-393-18) as Local Landmark No. 98.


**COUNCIL GOALS:** 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 potential reduction in property taxes in exchange for an agreed-upon list of improvements to the property.

**BACKGROUND:** Jose Vladimir Felix and Angela Dawn Tejada (property owners) have requested the Mr. and Mrs. Durfee House, located at 535 East D Street, be designated as a Local Historic Landmark. The Mr. and Mrs. Durfee House was constructed in 1910 (est.) in the Craftsman Bungalow style. The Craftsman Bungalow residence was among one of the many homes built in that style in Ontario during the early 20<sup>th</sup> Century. The history of the Craftsman Bungalow style developed as a contradiction of the Victorian era and sought to emphasize natural material and functionality through the elaborate wood moldings and trim designs, large porches, and rock foundation, just to name a few characteristics. It became a popular choice in Ontario neighborhoods for its affordability to the workforce developing in the area. The residence maintains many of the characteristics of the Craftsman Bungalow style, including the original stone (rock) foundation, front porch, and decorative wood brackets and trusses at the gable ends.

**HISTORIC SIGNIFICANCE:** On July 28, 2020, the Planning Commission voted unanimously (6-0) to recommend that the City Council designate the Mr. and Mrs. Durfee House as a Local Historic

**STAFF MEMBER PRESENTING:** Scott Murphy, AICP, Executive Director Development Agency

Prepared by: Monica Carranza  
Department: Planning  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

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Landmark pursuant to the following criteria contained in the Historic Preservation Ordinance) (Chapter 4, Sec. 4.02.040 of the Ontario Development Code):

1. *The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction.*

This single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. The residence has the original stone (rock) foundation, a distinctive low pitch gable roof, decorative exposed rafter tails, a large front porch with simple exposed wood beams, and horizontal wood siding. Alterations to the building include minor modifications to window openings, replacement of the wood windows with vinyl windows, and a second story porch that has been enclosed with windows. The alterations do not detract from the value of the historic resource and are easily reversible.

**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 28, 2020

**FILE NO.:** PHP20-002

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

**LOCATION:** 535 East D Street (APN: 1048-393-18)

**APPLICANT:** Jose Vladimir Felix and Angela Dawn Tejada

**PROPERTY OWNER:** Jose Vladimir Felix and Angela Dawn Tejada

**I. RECOMMENDATION:**

That the Historic Preservation Commission recommend that the City Council designate the Mr. and Mrs. Durfee House, located at 535 East D Street, as Local Historic Landmark No. 98.

**II. ARCHITECTURAL DESCRIPTION:**

**Historic Name:** The Mr. and Mrs. Durfee House  
**Architectural Style:** Craftsman Bungalow  
**Date Built:** 1910 (est.)

The two-story residence was constructed in 1910 (est.) in the Craftsman Bungalow architectural style. It is square in plan with a prominent side-facing gable with a sloping porch overhang intersecting a front facing gable dormer. The Mr. and Mrs. Durfee House is clad in horizontal wood siding and sits on a stone (rock) foundation. The front porch is supported by four squared columns. The gabled dormer on the front façade is enclosed with a set of four ribbon double-hung windows. The east façade features a bay window with hung windows. The remainder of the home features hung windows surrounded with wood trim, decorative



<i>Case Planner:</i>	Monica Carranza, Administrative Intern
<i>Planning Director Approval:</i>	
<i>Submittal Date:</i>	3/6/2020

<i>Hearing Body</i>	<i>Date</i>	<i>Decision</i>	<i>Action</i>
HPSC	6/11/2020	Approval	Recommend
HPC	7/28/2020	Approval	Recommend
CC			Final

cut rafters, and decorative wood brackets and trusses at the gable ends.

In 1944, the second story sleeping porch was enclosed. In 1966, the residence was divided into 2 units and then later converted to 3 units. In 2003, an exterior staircase leading to the second floor unit had been constructed on the west side of the house. In 2012, a restoration of the house was completed, removing inappropriate alterations and restoring the original use of the site to a single-family residence. The windows of the home were replaced with appropriate vinyl single-hung windows, some of the window openings and non-permitted wall openings were filled with new wood siding to match the original and the exterior stairs were removed. Overall, the residence has a moderate to high level of architectural integrity.

The 1912 edition of Sanborn Fire Insurance Maps revealed a detached accessory structure, which was most likely used for storage, in extant. A 1959 aerial map of the property indicates the structure had been removed or demolished and a new 2-car garage had been constructed in its place. In 1928, a 320 square foot single-car garage with a workshop area was constructed on the east side of the property and then was demolished in 2012. The 2-car garage near the alley and a new storage building located at the east side of the property are considered alterations to the property which bare no historic significance.

### III. HISTORY:

The Craftsman style house is located within a residential area that was developed in the first decade of the 20th century. The overall neighborhood retains its early 20th century character and appearance. Original stone curbs, though filled in at certain locations, are still visible along this block. This Craftsman 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. It provided small, comfortable, affordable work force housing for local industries such as the Hotpoint Factory, Sunkist Growers, and Kaiser Steel. Based on Sanborn maps and building records and newspaper articles, the home appears to have been constructed in the early 1900s. According to city directories, the first recorded occupants of the residence are Mrs. Abbie B. Durfee and Mr. Ulysses Grant Durfee.

Both Stanford Junior University graduates, they moved from Northern California to Ontario in the early 1900s. Mr. and Mrs. Durfee became teachers for the Ontario High School. In 1901, USC had ended its affiliation with Chaffey College and the school dissolved. After the college ended, a public high school district was established, and Ontario High School made use of the college's property and buildings where Mrs. Durfee was an English teacher and Mr. Durfee was a Science teacher. Mr. Durfee served as vice principal in 1909 and principal in 1910 for Ontario High School. In 1911, Chaffey Union High School District was established, and Ontario High School became Chaffey Union High School. Mr. Durfee then served as head of the science department. He also held a position as assistant superintendent of San Bernardino County schools. In 1927, Mr. Durfee decided to sell the house upon Mrs. Durfee's death to the Raftery family who owned the house for more than 60 years. Charles D. Raftery was a telegrapher for the Union Pacific Depot.

#### **IV. HISTORIC CONTEXT:**

The Craftsman style of architecture evolved from the Arts and Craft movement that originated in England in the late 1800s. The Craftsman variation of the bungalow is the dominant home style in Ontario's historic neighborhoods. There are several excellent examples of the Craftsman style in Ontario, along with an abundance of Craftsman Bungalows. The Craftsman style flourished in Southern California, with some of the best examples of the style located in local neighborhoods.

The Craftsman style, popular from 1895-1920s in the United States, developed as a contradiction to the Victorian era that preceded it. It was the first style that emphasized natural materials and functionality. The details were simple, contradicting the gingerbread of the Victorian home. The wood was stained, instead of painted, and the homes featured built-in cabinets, buffets and benches. The moldings and other trim work were simple shapes, which could create complex designs. Tile fireplaces were also used. Other common character-defining features include exposed rafter tails, large porches, rock foundation and bases, exposed wood beams, and exposed attic vents.

#### **V. LANDMARK DESIGNATION CRITERIA:**

A historic resource may be designated an "historic landmark" by the City if it meets the criteria for listing in the National Register of Historic Places, the California Register of Historic Resources, or it meets the Local Landmark Designation criteria in the Ontario Development Code, which is based on architecture and history. Historic resources must also have integrity for the time in which they are significant. The criteria considered when evaluating properties for integrity include: design, setting, materials and workmanship, location, feeling and association.

The architectural integrity of the residence is moderate as it retains most of its original exterior features and has had minimal alterations, some of which have already been reversed. The preservation of the rock curb contributes to the residences eligibility for designation as it conveys the feeling and association of early life in Ontario. Staff recommends the historic resource be designated as Local Landmark No. 98 as it meets the designation criteria listed below.

On June 11, 2020, the Historic Preservation Subcommittee determined that the Mr. and Mrs. Durfee House, located at 535 East D Street, was eligible for individual listing on the Ontario Register of Historic Resources, was a Tier III Historic Resource, and recommended local landmark approval finding that it met the following designation criteria:

- 1. The historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction;*

This single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. The residence has the original stone (rock) foundation, a distinctive low pitch

gable roof, decorative exposed rafter tails, a large front porch with simple exposed wood beams, and horizontal wood siding. Alterations to the building include the sleeping porch enclosure, replacement of the original wood hung windows, and a few window openings were removed or enlarged. The alterations do not detract from the value of the historic resource and are easily reversible.

- VI. **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 project are as follows:

**City Council Priorities**

- Focus Resources in Ontario's Commercial and Residential Neighborhoods; and
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities

**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.

**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. PC20-042

A RESOLUTION OF THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE FILE NO. PHP20-002, TO DESIGNATE THE MR. AND MRS. DURFEE HOUSE LOCATED AT 535 EAST D STREET, AS A LOCAL HISTORIC LANDMARK AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-393-18.

WHEREAS, Jose Vladimir Felix and Angela Dawn Tejeda ("Applicant") has filed an Application for the approval of a Local Historic Landmark Designation, File No. PHP20-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "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 element The Ontario Plan (General Plan) sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Mr. and Mrs. Durfee House, a Craftsman Bungalow single-family residence constructed in 1910 (est.), located at 535 East D Street (APN: 1048-393-18) is worthy of preservation and designation as a Local Historic Landmark; and

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

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Historic Preservation Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on June 11, 2020, the Historic Preservation Subcommittee of the City of Ontario determined that the Mr. and Mrs. Durfee House met Tier III Historic Resource Criteria as set forth in Section 4.02.040 of the Ontario Development Code and issued Decision No. HPSC20-005; and

WHEREAS, on June 11, 2020, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC20-004, recommending the Planning Commission recommend to the City Council approval of the Application; and

WHEREAS, on July 28, 2020, the Planning/ Historic Preservation Commission 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 Historic Preservation Commission of the City of Ontario, as follows:

**SECTION 1: *Environmental Determination and Findings.*** 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:

- (1) The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines.
- (2) The determination of CEQA exemption reflects the independent judgment of the Planning Commission.

**SECTION 2: *Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning/ Historic Preservation Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1, above, the Planning/ Historic Preservation Commission hereby concludes as follows:



(1) **FINDING:** The Mr. and Mrs. Durfee House meets Criterion D, the historic resource embodies distinguishing architectural characteristics of a style, type, period, or method of construction for local landmark designation, as contained in Section 4.02.040 (Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of the Ontario Development Code.

(2) **FACT:** This single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. The residence has the original stone (rock) foundation, a distinctive low pitch gable roof, decorative exposed rafter tails, a large front porch with simple exposed wood beams, and horizontal wood siding. Alterations to the building include the sleeping porch enclosure, replacement of the original wood hung windows, and a few window openings were removed or enlarged. The alterations do not detract from the value of the historic resource and are easily reversible.

**SECTION 3: *Historic Preservation Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 2, above, the Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES THE LOCAL LANDMARK DESIGNATION.

**SECTION 4: *Indemnification.*** 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 5: *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 6: *Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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Historic Preservation Commission Resolution  
File No. PHP20-002  
July 28, 2020  
Page 4

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 28th day of July, 2020, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.



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Jim Willoughby  
Historic Preservation Commission  
Chairman

ATTEST:



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Cathy Wahlstrom  
Planning Director and Secretary of the  
Historic Preservation Commission

Historic Preservation Commission Resolution  
File No. PHP20-002  
July 28, 2020  
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STATE OF CALIFORNIA                    )  
COUNTY OF SAN BERNARDINO        )  
CITY OF ONTARIO                        )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC20-042, was duly passed and adopted by the Historic Preservation Commission of the City of Ontario at their regular meeting held on July 28, 2020, by the following roll call vote, to wit:

AYES:           DeDiemar, Gage, Gregorek, Reyes, Ricci, Willoughby

NOES:           None

ABSENT:       None

ABSTAIN:       None

  
Gwen Berendsen  
Secretary Pro Tempore

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PHP20-002, THE DESIGNATION OF THE MR. AND MRS. DURFEE HOUSE, LOCATED AT 535 EAST D STREET, AS A LOCAL HISTORIC LANDMARK AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1048-393-18.

WHEREAS, Jose Vladimir Felix and Angela Dawn Tejeda ("Applicants") has filed an Application for the approval of a Local Historic Landmark Designation, File No. PHP20-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "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 element The Ontario Plan (General Plan) sets forth Goals and Policies to conserve Ontario's historic buildings and districts; and

WHEREAS, the Mr. and Mrs. Durfee House, is a Craftsman Bungalow single-family residence constructed in 1910 (est.), located at 535 East D Street (APN: 1048-393-18) and is legally described as: Stoners Subdivision West 4 Feet Lot 5 and all Lot 6 and East 4 Feet Lot 7; and

WHEREAS, on June 11, 2020, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date, voting to issue Decision No. HPSC20-005 determining that it met Historic Resource Tiering Criteria as a Tier III historic resource as set forth in Section 4.02.040 (Historic Preservation-Local Historic Landmark and Local District Designations, Historic Resource Tiering, and Architectural Conservation Areas) of the Ontario Development Code; and

WHEREAS, on June 11, 2020, the Historic Preservation Subcommittee of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. HPSC20-004 recommending the Planning Commission recommend to the City Council approval of the Application; and

WHEREAS, on July 28, 2020, the Planning/Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date and unanimously recommended approval, adopting Resolution No. PC20-042; and

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

**SECTION 1: *Environmental Determination and Findings.*** 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 City Council, the City Council finds as follows:

(1) The designation is not considered a project pursuant to Section 21065 of the CEQA Guidelines.

(2) The determination of CEQA exemption reflects the independent judgment of the City Council.

**SECTION 2: *Concluding Facts and Reasons.*** 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:** The Mr. and Mrs. Durfee House meets the criteria for local landmark designation as contained in the Historic Preservation Ordinance (Dev. 4.02.040 of the Ontario Development Code); *It embodies distinguishing architectural characteristics of a style, type, period, or method of construction:*

**FACT:** This single-family residence is an excellent local example of the Craftsman Bungalow architectural style which is evident by the presence of the building's character-defining features. The residence has the original stone (rock) foundation, a distinctive low pitch gable roof, decorative exposed rafter tails, a large front porch with simple exposed wood beams, and horizontal wood siding. Alterations to the building include minor modifications to window openings, replacement of the wood windows with vinyl windows, and a second story porch that has been enclosed with windows. These alterations do not detract from the value of the historic resource and are easily reversible.

**SECTION 3: *City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 and 2, above, the City Council hereby APPROVES and designates the Mr. and Mrs. Durfee House, located at 535 East D Street, as Local Historical Landmark No. 98 and that it is subject to the provisions of the Historic Preservation Ordinance.

**SECTION 4: *Indemnification.*** 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 5: 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 6: Certification to Recordation.** 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.

**SECTION 7: Certification to Adoption.** The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of August 2020.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER, LLP  
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2020- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 18, 2020 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

(SEAL)

The foregoing is the original of Resolution No. 2020- duly passed and adopted by the Ontario City Council at their regular meeting held August 18, 2020.

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

(SEAL)

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
PUBLIC HEARINGS


**SUBJECT:** A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN (FILE NO. PSPA20-004) TO: [1] ESTABLISH CONSISTENCY WITH THE ONTARIO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN; [2] CHANGE THE SPECIFIC PLAN DESIGNATION ON 11.1 ACRES OF LAND LOCATED AT 1935 SOUTH GROVE AVENUE, FROM OFFICE/COMMERCIAL TO BUSINESS PARK, TO ESTABLISH CONSISTENCY WITH THE ONTARIO PLAN POLICY PLAN (EXHIBIT LU-01, LAND USE PLAN); AND [3] AMEND THE SPECIFIC PLAN'S BUSINESS PARK DEVELOPMENT STANDARDS TO BE CONSISTENT WITH THE ONTARIO DEVELOPMENT CODE DEVELOPMENT STANDARDS FOR THE BUSINESS PARK ZONING DISTRICT (APN: 113-451-14)

**RECOMMENDATION:** That the City Council consider and adopt a resolution approving an Amendment to the Grove Avenue Specific Plan (File No. PSPA20-004) to:

- (A) Establish consistency with the Ontario International Airport Land Use Compatibility Plan;
- (B) Change the Specific Plan designation on 11.1 acres of land, located at 1935 South Grove Avenue, from Office/Commercial to Business Park, to establish consistency with The Ontario Plan Policy Plan (Exhibit LU-01, Land Use Plan); and
- (C) Amend the Specific Plan's Business Park development standards to be consistent with the Ontario Development Code development standards for the Business Park zoning district.

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

**STAFF MEMBER PRESENTING:** Scott Murphy, AICP, Executive Director Development Agency

Prepared by: Lorena Mejia  
Department: Planning  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

17



**FISCAL IMPACT:** No fiscal impacts are anticipated. The proposed Specific Plan Amendment will create consistency with The Ontario Plan, the Development Code and the Ontario Airport Land Use Compatibility Plan.

**BACKGROUND:** On May 18, 1993, the City Council approved the Grove Avenue Specific Plan (File No. 4388-SP) and certified the Grove Avenue Corridor Specific Plan Environmental Impact Report (EIR 90-2). The Grove Avenue Specific Plan established the land use designations, development standards, and design guidelines for approximately 250 acres of land, which included the potential development of 2.9 million square feet of light industrial, office/commercial and commercial land uses. Furthermore, the Specific Plan included an Airport Environs Element that established height limitations, floor area ratio restrictions, land use restrictions, safety zones, and policies/standards to protect businesses and residents from Ontario International Airport safety and noise impacts.

In 2010, The Ontario Plan (“TOP”) was adopted by the City Council, approving the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01) that changed the land use designations of several properties within certain areas of the Grove Avenue Specific Plan to Business Park.

On April 19, 2011, the Ontario City Council adopted the Airport Land Use Compatibility Plan for Ontario International Airport (“ONT ALUCP”). The ONT ALUCP established citywide policies and criteria to mitigate ONT safety, noise, airspace, and overflight impacts for new development.

**GROVE AVENUE SPECIFIC PLAN AMENDMENTS:** The proposed amendments to the Grove Avenue Specific Plan (SPA) includes the following:

- 1) *Establish consistency between the Grove Avenue Specific Plan and the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP).*
  - a) State Law requires that General Plans and Specific Plans must be made consistent with an adopted airport land use compatibility plan. The City adopted the ONT ALUCP in 2011, at which time it became the governing document for new development within the City. The City of Ontario updated the General Plan for consistency with the ONT ALUCP on June 21, 2011 and has updated several specific plans to be consistent with the ONT ALUCP. The programmatic updates to Specific Plans that are necessary to achieve ONT ALUCP consistency, eliminates any inconsistent or outdated language regarding ONT impacts and/or incorporates policy language into the Specific Plans to refer to the ONT ALUCP for additional development criteria and restrictions.
  - b) The Amendment to the Grove Avenue Specific Plan includes the elimination of the Airport Environs Element, the Business Park Airport Approach (AA) Overlay Zone Regulations, and associated text changes, exhibits and figures. The amendment also includes policy language referencing the ONT ALUCP for additional development criteria and restrictions, where applicable.
- 2) *Change the land use designation for 11.1 acres of land located at 1935 South Grove Avenue from Office/Commercial to Business Park to establish consistency with The Ontario Plan Policy Plan Land Use Plan (Exhibit LU-01).*

- a) The adoption of TOP, in 2010, changed the Policy Plan land use designation of 1935 South Grove Avenue from Commercial to Business Park. To date, the City has been processing land use changes within Specific Plans on an as needed basis to achieve consistency with the Policy Plan Land Use Plan (*Exhibit LU-01*) when new development projects are proposed. A Development Plan application for the subject site (1935 South Grove Avenue) has been submitted to the City and will be brought forward at a future date for Planning Commission review and action. The subject site presently has a Specific Plan land use designation of Office/Commercial, which is inconsistent with the Business Park land use designation assigned to the property by the Policy Plan Land Use Plan. To establish consistency between the two land use plans and facilitate the proposed development, the Grove Avenue Specific Plan land use designation on the subject site will be changed from Office/Commercial to Business Park.

3) *Revise the Specific Plan's Business Park development standards to be consistent with the Ontario Development Code's Business Park zoning district.*

- a) Development along the Grove Avenue Specific Plan has resulted in several Variance requests since the Ontario Development Code was comprehensively revised in 2016, which in part, modified the industrial building standards to allow for less restrictive building setback standards and increased floor area ratios ("FARs") than those required by the Grove Avenue Specific Plan. The majority of the Grove Avenue Specific Plan is presently built-out and the remaining undeveloped/underutilized parcels are smaller in size and have narrow lot width conditions. The restrictive nature of the Specific Plan's development standards limits the viability of development projects within the Specific Plan area, making portions of the Grove Avenue Specific Plan less desirable for new development, as compared to industrial properties outside of the Specific Plan area. As such, staff is proposing to amend the Specific Plan's Business Park development standards to align with the Ontario Development Code's development standards for the Business Park zoning district. Proposed changes to the Specific Plan's Business Park development standards are as follows:
  - Change the 10-foot rear and side yard building setback to a zero-foot building setback.
  - Change the local street building setback from 30-feet to 20-feet. The Development Code requires properties within the Business Park zoning district to maintain a 10-foot setback from the front property line for local streets and a 20-foot setback for arterial streets.
  - Increase the maximum FAR from 0.25 and 0.35, to 0.40, which is consistent with the Policy Plan's assumed build-out intensity. The restrictive FAR (0.25 and 0.35) standards were established to limit the number of people within the vicinity, due to safety impacts from ONT. The adoption of the ONT ALUCP established new standards for FAR restrictions within the City that supersedes the Grove Avenue Specific Plan standards. The new FAR restrictions limit the number of people in close proximity to the airport, based on land use. Lower intensity uses, such as warehouses, have a higher FAR, while higher intensity land uses, such manufacturing, are required to have a lower FAR.

- Various text and exhibit changes throughout the Specific Plan document, as required to reflect the aforementioned modified development standards.

All changes and additions to the Grove Avenue Specific Plan (exhibits, tables and development standards) are contained within the revised Specific Plan document on the attached Resolution to this report. All additions to the Specific Plan have been highlighted in red. On May 26, 2020, the Planning Commission conducted a duly noticed public hearing on the subject application and voted unanimously (6-0) to recommend that the City Council approve the Specific Plan Amendment.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this Project were previously analyzed with The Ontario Plan (File No. PGPA06-001) Environmental Impact Report (SCH# 2008101140), certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts.

The ONT ALUCP-related environmental impacts of this project were previously reviewed in conjunction with File No. PADV07-008, for which a Negative Declaration (State Clearinghouse No. 2011011081) was adopted by the Ontario City Council on April 19, 2011. This application introduces no new significant environmental impacts.

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

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSPA20-004, AN AMENDMENT TO THE GROVE AVENUE SPECIFIC PLAN TO: (1) ESTABLISH CONSISTENCY WITH THE ONTARIO INTERNATIONAL AIRPORT LAND USE COMPATIBILITY PLAN; (2) CHANGE THE SPECIFIC PLAN DESIGNATION ON 11.1 ACRES OF LAND LOCATED AT 1935 SOUTH GROVE AVENUE, FROM OFFICE/COMMERCIAL TO BUSINESS PARK, TO ESTABLISH CONSISTENCY WITH THE ONTARIO PLAN POLICY PLAN (EXHIBIT LU-01, LAND USE PLAN); AND 3) AMEND THE SPECIFIC PLAN'S BUSINESS PARK DEVELOPMENT STANDARDS TO BE CONSISTENT WITH THE ONTARIO DEVELOPMENT CODE DEVELOPMENT STANDARDS FOR THE BUSINESS PARK ZONING DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF-APN: 113-451-14.

WHEREAS, the City of Ontario has initiated an amendment to the Grove Avenue Specific Plan, File No. PSPA20-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 250 acres of land generally located along the east and west sides of Grove Avenue, between Mission Boulevard to the north and the Pomona Freeway (CA 60) to the south; and

WHEREAS, the majority of parcels within the Grove Avenue Specific Plan are presently built-out with a combination light industrial, office, and commercial land uses, and a few vacant and underutilized parcels remain within the Specific Plan; and

WHEREAS, on May 18, 1993, the City Council approved the Grove Avenue Specific Plan (File No. 4388-SP) and certified the Grove Avenue Corridor Environmental Impact Report (EIR 90-2); and

WHEREAS, on January 10, 2010, the City Council adopted the Ontario Plan ("TOP"). TOP Policy Plan (General Plan) Land Use Plan (Policy Plan Exhibit LU-01) that changed the land use designations of several properties within certain areas of the Grove Avenue Specific Plan; and

WHEREAS, on April 19, 2011 the Ontario City Council adopted the Airport Land Use Compatibility Plan for Ontario International Airport ("ONT ALUCP"). The ONT ALUCP established citywide policies and criteria to mitigate ONT safety, noise, airspace, and overflight impacts for new development; and

WHEREAS, the amendment to the Grove Avenue Specific Plan (SPA) proposes to establish consistency between the Grove Avenue Specific Plan and the Ontario International Airport Land Use Compatibility Plan; and

WHEREAS, State Law requires General Plans and Specific Plans must be made consistent with an adopted airport land use compatibility plan; and

WHEREAS, the amendment to the Grove Avenue Specific Plan includes the elimination of the Airport Environs Element, the Business Park Airport Approach (AA) Overlay Zone Regulations, and associated text changes, exhibits, and figures. The amendment includes policy language referencing the ONT ALUCP for additional development criteria and restrictions where applicable; and

WHEREAS, the amendment to the Grove Avenue Specific Plan proposes to change the land use designation on 11.1 acres of land located at 1935 South Grove Avenue, from Office/Commercial to Business Park, to be consistent with TOP Policy Plan; and

WHEREAS, the amendment to the Grove Avenue Specific Plan proposes to revise the Specific Plan's Business Park development standards to be consistent with the Ontario Development Code's development standards for the Business Park zoning district. The amendment includes changing the 10-foot rear and side yard building setback to a zero-foot building setback, changing the 30-foot local street building setback to 20-feet and an increase in the maximum allowed FAR in the Business Park land use district, from 0.25 and 0.35, to 0.40, which is consistent with the Policy Plan's assumed buildout intensities. All changes and additions to the Specific Plan (exhibits, tables, development standards and design guidelines) are contained within the revised Grove Avenue Specific Plan document accompanying this Resolution (Attachment "A"). All additions to the Specific Plan have been highlighted in red; and

WHEREAS, the amendment to the Grove Avenue Specific Plan proposes text and exhibit changes throughout the document to reflect the modified development standards; and

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

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction with The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001 (hereinafter referred to as "Certified EIR"); and

WHEREAS, the environmental impacts of this project were previously reviewed in conjunction the ONT ALUCP (File No. PADV07-008), for which a Negative Declaration (State Clearinghouse No. 2011011081) was adopted by the Ontario City Council on April 19, 2011 (hereinafter referred to as "ND"); and

WHEREAS, the City's "Local 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; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on May 26, 2020, the Planning Commission of the City of Ontario conducted a hearing to consider the Project and concluded said hearing on that date, voting (6-0), to issue Resolution No. PC20-032 recommending the City Council approve the Application; and

WHEREAS, on August 18, 2020, 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: *Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR, ND and supporting documentation. Based upon the facts and information contained in the previous Certified EIR, ND and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were previously reviewed in conjunction with The Ontario Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010, in conjunction with File No. PGPA06-001, and the ONT ALUCP, for which a Negative Declaration (State Clearinghouse No. 2011011081) was adopted by the City Council on April 19, 2011, in conjunction with File No. PADV07-008.

(2) The previous Certified EIR and ND contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(3) The previous Certified EIR and ND was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(4) The previous Certified EIR and ND reflects the independent judgment of the City Council; and

(5) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the previous Certified EIR and ND, and all mitigation measures previously adopted with the Certified EIR and ND, are incorporated herein by this reference.

**SECTION 2: *Subsequent or Supplemental Environmental Review Not Required.*** Based on the information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR and ND is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR and ND that will require major revisions to the Certified EIR and ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR and ND was prepared, that will require major revisions to the Certified EIR and ND due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR and ND was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR and ND; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR and ND; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR and ND would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

**SECTION 3: *Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**SECTION 4: *Ontario International Airport Land Use Compatibility Plan (“ALUCP”) Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan (“ALUCP”), establishing the Airport Influence Area for Ontario International Airport (“ONT”), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

**SECTION 5: *Concluding Facts and Reasons.*** 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 through 4, above, the City Council hereby concludes as follows:

(1) ***The proposed Specific Plan, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Amendment to the Grove Avenue Specific Plan will bring the Specific Plan in to conformance with TOP’s Policy Plan Land Use Plan (Policy Plan Exhibit LU-01) and the ONT ALUCP.

(2) ***The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The proposed amendments to the Grove Avenue Specific Plan establish conformance with the Policy Plan Land Use Plan and Policy Plan goals and policies, in accordance with State law. Furthermore, the proposed amendment to the Grove Avenue Specific Plan will not be detrimental to the public interest, health, safety, convenience, or



general welfare of the City because it will provide for additional commercial and industrial within the Grove Avenue Specific Plan, which is consistent with the type and intensity of development specified in The Ontario Plan and evaluated by The Ontario Plan Environmental Impact Report.

(3) ***In the case of an application affecting specific properties, the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** The Project site, 1935 South Grove Avenue, is located in an area that will be developed with industrial uses, which will be complimentary and harmonious to the surrounding area.

(4) ***In the case of an application affecting specific properties, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** The proposed amendment to the Grove Avenue Specific Plan Business Park development standards will facilitate future development within the Business Park land use district by providing greater site design flexibility through the introduction of reduced setback standards and increased FAR allowances, which are consistent with those required by the Ontario Development Code, within the Business Park zoning district. With the approval of the proposed amendment, future projects will be developed with adequate lot size, access, and utilities to serve the projects.

**SECTION 6: City Council Action.** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby APPROVES the herein described Specific Plan Amendment, attached hereto as "Attachment A," and incorporated herein by this reference.

**SECTION 7: Indemnification.** 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 8: 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.

PASSED, APPROVED, AND ADOPTED this 18<sup>th</sup> day of August 2020.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER, LLP  
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2020- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held August 18, 2020, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

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

(SEAL)

The foregoing is the original of Resolution No. 2020- duly passed and adopted by the Ontario City Council at their regular meeting held August 18, 2020.

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

(SEAL)

**ATTACHMENT A**  
**Grove Avenue SPA**  
**PSPA20-004**

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**Complete text and all supporting documents are  
available for public review during  
normal business hours at the  
City Clerk's office**

# CITY OF ONTARIO

Agenda Report  
August 18, 2020

SECTION:  
ADMINISTRATIVE REPORTS/  
DISCUSSION/ACTION

**SUBJECT: AN ORDINANCE REPEALING URGENCY ORDINANCE NO. 3163, ADOPTING TEMPORARY REGULATIONS PROHIBITING THE EVICTION OF RESIDENTIAL AND COMMERCIAL TENANTS, AND ENACTING A MORATORIUM ON RESIDENTIAL FORECLOSURES DUE TO LOSS OF INCOME DURING THE STATE OF LOCAL EMERGENCY CAUSED BY THE COVID-19 PANDEMIC**

**RECOMMENDATION:** That the City Council introduce and waive further reading of an ordinance amending City of Ontario Ordinance No. 3163 to repeal the City's existing temporary regulations on the eviction of storage unit patrons experiencing a loss of income due to the COVID-19 pandemic and to amend the City's moratorium on eviction of residential and commercial tenants as well as residential foreclosures.


**COUNCIL GOALS:** Maintain the Current High Level of Public Safety  
Operate in a Businesslike Manner  
Focus Resources in Ontario's Commercial and Residential Neighborhoods

**FISCAL IMPACT:** None.

**BACKGROUND:** On April 7, 2020, the City Council adopted Ordinance No. 3159, which along with other protections for residential and commercial tenants, prohibited the eviction of storage unit patrons experiencing a loss of income due to the COVID-19 pandemic. On May 19, 2020, the City Council adopted Ordinance No. 3163, which amended Ordinance No. 3159 to add in protections for homeowners vulnerable to foreclosure but left unchanged the protections offered for storage unit patrons.

Ordinance No. 3163 is currently effective through the term of the state of local emergency caused by COVID-19. Under the ordinance, qualifying storage unit patrons remain responsible to pay all fees incurred within six months of the expiration of the protection. Violation of the ordinance carries a misdemeanor penalty.

**STAFF MEMBER PRESENTING:** David Sheasby, Deputy City Manager

Prepared by: David Sheasby  
Department: Management Services  
City Manager Approval: 

Submitted to Council/O.H.A. 08/18/2020  
Approved: \_\_\_\_\_  
Continued to: \_\_\_\_\_  
Denied: \_\_\_\_\_

18

During the shutdown of the local economy during “Stage 1” of the Governor’s state at home order, moving of items was not readily feasible for residents of all income levels. As such, the unnecessary displacement of stored items posed a threat to the public health and welfare as unmoved items could have been sold at auction, depriving residents of belongings needed for their well-being. Additionally, unwanted items could have been discarded into the public right of way.

Circumstances have changed considerably since the initial adoption of protections for storage unit patrons, with some businesses having reopened on a restricted basis. The number of inquiries that staff receives regarding the ordinance has decreased in recent weeks, and there have not been significant reports of storage unit patrons continuing to need the protections. However, storage unit operators have questioned the need to continue the protections and have requested that they be repealed.

The proposed ordinance would remove the protections for storage unit patrons but would leave intact protections offered for residential/commercial tenants, as well as homeowners. To allow for a measured transition, the proposed ordinance would become effective October 1, 2020, meaning that any fees deferred by a storage unit patron under the protection of the ordinance will be due in full by April 1, 2021, unless otherwise agreed upon by the parties.

In addition to these changes, the proposed ordinance would make technical changes to several recitals in the ordinance, while also placing a sunset date of November 30, 2020 for the moratorium on residential and commercial evictions and for the moratorium on residential foreclosures. Finally, the proposed ordinance would clarify in its operative provisions that the temporary eviction moratorium does not affect any other legal remedies available to landlords.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, REPEALING URGENCY ORDINANCE NO. 3163, ADOPTING TEMPORARY REGULATIONS PROHIBITING THE EVICTION OF RESIDENTIAL AND COMMERCIAL TENANTS, AND ENACTING A MORATORIUM ON RESIDENTIAL FORECLOSURES DUE TO LOSS OF INCOME DURING THE STATE OF LOCAL EMERGENCY CAUSED BY THE COVID-19 PANDEMIC.

WHEREAS, the City of Ontario, California (“City”) is a municipal corporation, duly organized under the California Constitution and laws of the State of California; and

WHEREAS, Article XI, section 7 of the California Constitution grants the City broad discretionary power to “make and enforce within its limits all local police, sanitary, and other ordinances and regulations not in conflict with general laws”; and

WHEREAS, Executive Order N-28-20, issued by Governor Gavin Newsom on March 16, 2020, suspended any provision of state law that would preempt or otherwise restrict the City’s exercise of its police powers to impose substantive limitations on evictions based on nonpayment of rent arising out of a substantial decrease in household or business income caused by the Coronavirus Disease 2019 (COVID-19) pandemic, and further authorized cities to enact legislation that (i) prevents eviction based on foreclosure arising out of a substantial decrease in income due to COVID-related reasons, and (ii) that suspends judicial foreclosures “and any other statutory cause of action that could be used to evict or eject a residential or commercial tenant after foreclosure”; and

WHEREAS, Executive Order N-71-20 extended the eviction and foreclosure protections of Executive Order N-28-20 through September 30, 2020; and

WHEREAS, City of Ontario Ordinance 2990 empowers the City Manager, acting as the Director of Emergency Services, to proclaim the existence or threatened existence of a local emergency when the City is affected or likely affected by a public calamity and the City Council is not in session; and

WHEREAS, the City Manager exercised his right as Director of Emergency Services to proclaim a local emergency on March 14, 2020; and

WHEREAS, the Ontario City Council ratified the proclamation by a unanimous vote of the four Council Members in attendance at the March 17, 2020 meeting of the Ontario City Council; and

WHEREAS, the declaration of a statewide “stay at home” order by Governor Gavin Newsom via Executive Order N-33-20 on March 19, 2020, has required the closure of businesses within “non-essential” industries, and has led to severe economic impacts across the state, including the lay off or a reduction in income for many California residents; and

WHEREAS, on June 18, 2020, California Governor Gavin Newsom issued a statewide order mandating the wearing of face masks or coverings for the public which the City of Ontario followed by requiring face masks or coverings for city employees; and

WHEREAS, on June 28, 2020, California Governor Gavin Newsom issued an order closing bars and restricting indoor restaurant operations for seven counties, including the County of San Bernardino; and

WHEREAS, on July 13, 2020, California Governor Gavin Newsom issued an order closing additional businesses, including gyms, worship services, personal care services, hair salons, and malls; and

WHEREAS, further economic impacts are anticipated, leaving residential tenants, and commercial tenants vulnerable to eviction; and

WHEREAS, the economic impacts may extend to certain residential property owners leaving them vulnerable to foreclosure by lenders; and

WHEREAS, there is evidence that COVID-19 is active and substantially increasing in the State of California, and the City of Ontario; and

WHEREAS, during this local emergency, and in the interest of protecting the public health and preventing transmission of COVID-19, it is essential to avoid unnecessary housing and business displacement to protect the City's affordable housing stock, to prevent housed individuals from falling into homelessness, to prevent the displacement and closure of local and small businesses, during the statewide "stay at home" order issued by the Governor; and

WHEREAS, in the interest of public peace, health, and safety, as affected by the emergency caused by the spread of COVID-19, it is necessary for the City Council to exercise its authority, including but not limited to its authority under Government Code Section 8634, to issue these regulations related to the protection of the public peace, health, and safety; and

WHEREAS, the City Council finds and determines eviction of residential tenants, and commercial tenants must be regulated in order to protect the public health, safety, and welfare; and

WHEREAS, the City Council passed Urgency Ordinance No. 3159 on April 7, 2020 which adopted temporary regulations prohibiting the eviction of residential tenants, commercial tenants, and storage unit patrons experiencing loss of income related to the COVID-19 pandemic; and

WHEREAS, the City Council passed Urgency Ordinance No. 3163 on May 19, 2020, which repealed and replaced Urgency Ordinance 3159 to expand the scope of the ordinance to include protections against residential foreclosures, among other things; and



WHEREAS, there has been continuing interest and request for protections for residential and commercial tenants; and

WHEREAS, there has been diminishing interest and request for protections for storage unit patrons.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ONTARIO DOES ORDAIN AS FOLLOWS:

SECTION 1. Urgency Ordinance No. 3163 adopted by the Ontario City Council on May 19, 2020 is hereby repealed in its entirety.

SECTION 2. The recitals set forth above are true and correct and are hereby adopted as findings in support of this Ordinance as if fully set forth herein.

SECTION 3. Temporary Moratorium on Evictions. A temporary moratorium on eviction for non-payment of rent by residential tenants and commercial tenants impacted by the COVID-19 crisis is imposed as follows:

A. Until the period of local emergency proclaimed in response to COVID-19 concludes, no landlord shall endeavor to evict a residential tenant or commercial tenant, in accordance with this Ordinance, if the tenant demonstrates that the inability to pay rent or fees is due to the COVID-19, the state of emergency regarding COVID-19, or following government recommended COVID-19 precautions. To take advantage of the protections afforded under this subsection A, a tenant must satisfy all of the following requirements:

1. Prior to the date of this Order, the tenant paid rent due to the landlord pursuant to an agreement.

2. The tenant notifies the landlord in writing before the rent is due, or within a reasonable period of time afterwards not to exceed 7 days, that the tenant needs to delay all or some payment of rent because of an inability to pay the full amount due to reasons related to COVID-19, including but not limited to the following:

(a) The tenant was unavailable to work because the tenant was sick with a suspected or confirmed case of COVID-19 or caring for a household or family member who was sick with a suspected or confirmed case of COVID-19;

(b) The tenant experienced a lay-off, loss of hours, or other income reduction resulting from COVID-19, the state of emergency, or related government response; or

(c) The tenant needed to miss work to care for a child whose school was closed in response to COVID-19.

(d) substantial decrease in business income resulting from the COVID-19 pandemic;

3. The tenant retains verifiable documentation, such as termination notices, payroll checks, pay stubs, bank statements, medical bills, signed letters or statements from an employer or supervisor explaining the tenant's changed financial circumstances, business balance sheets, profit and loss statements, income statements, or cash flow statements to support the tenant's assertion of an inability to pay. This documentation may be provided to the landlord no later than the time of payment of back-due rent.

B. If a residential or commercial tenant complies with the requirements of subsection A, a landlord shall not do any of the following:

1. Initiate a cause of action for judicial foreclosure pursuant to Code of Civil Procedure Section 725a et seq.;

2. Initiate a cause of action for unlawful detainer pursuant to Code of Civil Procedure Section 1161 et seq.;

3. Initiate any other statutory cause of action that could be used to evict or otherwise eject a residential tenant or occupant of residential real property;

4. Serve a notice to terminate tenancy pursuant to Code of Civil Procedure Section 1161 et seq., to evict for nonpayment of rent; or

5. Otherwise seek to evict for nonpayment of rent.

C. For purposes of this Ordinance, "in writing" includes email or text communications to a landlord or the landlord's representative with whom the tenant has previously corresponded by email or text. Any medical or financial information provided to the landlord shall be held in confidence, and only used for evaluating the tenant's claim.

D. Nothing in this Ordinance shall relieve a commercial tenant from timely paying for electricity, water, sewer, garbage, HVAC, property tax, or other common area maintenance fees and/or charges that are required pursuant to a valid lease. Any modification of these as to the payment of the fees and charges is at the discretion of the parties to the valid lease.

E. Nothing in this Ordinance shall relieve the tenant of liability for the unpaid rent, which the landlord may seek after expiration of the local emergency and the tenant must pay within six months of the expiration of the local emergency. Six months after the end of the emergency, if the rent or any portion thereof remains unpaid, a landlord may charge or collect a late fee for rent that is delayed for the reasons stated in this Ordinance; or a landlord may seek rent that is delayed for the reasons stated in this Ordinance through the eviction or other appropriate legal process.

F. This Ordinance applies to evictions and unlawful detainer actions served or filed on or after the date of adoption of this Ordinance.

G. No other legal remedies available to a landlord are affected by this Ordinance.

SECTION 4. Temporary Moratorium on Foreclosures. A temporary moratorium on foreclosures related to the COVID-19 pandemic resulting from nonpayment of mortgages on residential properties of four (4) units or less located in the City of Ontario is imposed as follows:

A. Notwithstanding the provisions authorizing nonjudicial foreclosure in Division 3, Part 4 of the Civil Code (commencing with section 2920, et seq.), the provisions authorizing judicial foreclosure in Chapter 1 of Title 10 of the Code of Civil Procedure, or any other general or special law authorizing nonjudicial or judicial foreclosure, no person or entity shall take any action to foreclose on residential real property consisting of four (4) units or less, including, but not limited to, the following actions:

- (1) Causing or conducting the sale of real property pursuant to a power of sale.
- (2) Causing recordation of notice of default pursuant to Civil Code section 2924.
- (3) Causing recordation, posting, or publication of a notice of sale pursuant to Civil Code section 2924f.
- (4) Recording a trustee's deed upon sale pursuant to Civil Code section 2924h.
- (5) Initiating or prosecuting an action to foreclose, including, but not limited to, actions pursuant to Section 725a of the Code of Civil Procedure.
- (6) Enforcing a judgment by sale of real property pursuant to Civil Code section 680.010.

B. This temporary moratorium on foreclosures shall terminate immediately upon rescission of this Ordinance or upon termination of the state of emergency declared by the Governor, whichever is earlier.

SECTION 5. Violations

A. Violation of this Ordinance shall be punishable as a misdemeanor as set forth in Chapter 1-2.01(c) of the Ontario Municipal Code. Nothing in this Ordinance shall be construed to diminish or supersede the provisions of Penal Code Section 396.

B. This Ordinance grants a defense to a tenant in the event that an unlawful detainer or other legal action is commenced in violation of this Ordinance.

SECTION 6. Term. This Ordinance shall terminate on November 30, 2020, unless extended earlier.

SECTION 7. Effective Date. This Ordinance shall become effective on October 1, 2020.

SECTION 8. Uncodified. This Ordinance shall not be codified.

SECTION 9. 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 City Council of the City of Ontario hereby declares that it 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 10. CEQA Exemption. This Ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines, as it is not a "project" and has no potential to result in a direct or reasonably foreseeable indirect physical change to the environment. 14 Cal. Code Regs. § 15378(a). Further, this Ordinance is exempt from CEQA as there is no possibility that this Ordinance or its implementation would have a significant negative effect on the environment. 14 Cal. Code Regs. § 15061(b)(3).

SECTION 11. Publication and Posting. The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption of this Ordinance and shall cause a copy 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 18<sup>th</sup> day of August 2020.

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PAUL S. LEON, MAYOR

ATTEST:

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SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

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BEST BEST & KRIEGER, LLP  
CITY ATTORNEY

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

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. \_\_\_\_\_ was duly introduced at a regular meeting of the City Council of the City of Ontario held August 18, 2020 and adopted at their regular meeting held \_\_\_\_\_ 2020 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

\_\_\_\_\_  
SHEILA MAUTZ, 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.

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

(SEAL)