

Referendum Against an Ordinance Passed by the City Council

**We, the undersigned, are duly registered and qualified voters in the City of Ontario, California. We hereby protest the adoption of City of Ontario Ordinance No. O3303:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP23-001, A SPECIFIC PLAN (EMPIRE GROVES) TO ESTABLISH THE LAND USE DISTRICT, DEVELOPMENT STANDARDS, GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE DEVELOPMENT OF UP TO 600,000 SQUARE FEET OF HOSPITALITY AND COMMERCIAL LAND USES ON 10.43-ACRES OF LAND LOCATED ON THE SOUTHEAST CORNER OF GUASTI ROAD AND HOLT BOULEVARD AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 110-322-33**

**We request that Ordinance No. O3303 that approves the Empire Groves Specific Plan allowing for a 600-room hotel development project and approximately 46,000 square feet of other commercial uses near the City's existing Convention Center be repealed by the City Council or otherwise submitted to a vote of the people, pursuant to the provisions of the California Elections Code.**

**Impartial Summary of Referendum Against an Ordinance of the City Council of the City of Ontario Approving the Empire Groves Specific Plan to Establish Land Use District, Development Standards and Guidelines for the Development of Up to 600,000 Square Feet of Hotel/Hospitality and Commercial Uses (Elections Code §9238(b)(2)(B).)**

**OVERVIEW:** The proposed measure is a referendum challenging Ordinance No. O3303 adopted by the City of Ontario ("City") approving the Empire Groves Specific Plan ("Specific Plan") that would allow the construction of a 554,000 square foot, 600-room ("Hotel Project") and approximately 46,000 square feet of other commercial uses near the City's existing Convention Center ("Project Site"). On April 15, 2025, the City Council adopted the Specific Plan (Ordinance No. O3303) and related Hotel Project Development Agreement ("DA") between the City and Diversified Pacific Development Group, LLC ("Developer").

You are being asked to sign a referendum petition. If the required number of registered voters sign this petition (10% of Ontario voters) and the petition is timely filed, this referendum measure may qualify for the ballot. If placed on the ballot, a majority "Yes" vote on this proposed measure will approve the Specific Plan. A majority "No" vote on this proposed measure will reject the Specific Plan.

**BACKGROUND ON PROJECT APPROVALS:** The Project Site is located on a 10.43-acre site located on the southeast corner of Guasti Road and Holt Boulevard near the City's Convention Center. As part of the local land use approvals, the City considered a Development Plan to authorize the construction of the Hotel Project. Additionally, the City considered the Specific Plan to establish a land use district, development standards, and guidelines allowing for the development of the Hotel Project and other commercial uses on the Project Site. The City also approved an Addendum to The Ontario Plan ("TOP") 2050 Supplemental Environmental Impact Report (i.e., State Clearinghouse No. 2021070364), where it concluded no new significant environmental impacts were introduced. Furthermore, the City considered the DA, which would vest the Developer's right to build the Hotel Project subject to various obligations established by and incentives granted by the City.

According to the Ordinance No. O3303, the Specific Plan serves to implement the City's Policy Plan for the Project Site and provides zoning regulations for development of the Project Site by establishing permitted land uses, development standards, infrastructure requirements, and implementation requirements for the development of the Project Site. The Specific Plan proposes a land use plan that includes one Planning Area for the Hotel Project, the Hospitality Mixed Use (PA1), and a plan for other commercial uses thereon. According to

the Specific Plan, the Developer is responsible for the undertaking and financing of all on-site improvements, and the cost related to off-site improvements will be the responsibility of either the Developer or the City as defined further in the conditions of approval and Development Agreement.

**PROPOSED APPROVALS:** On April 1, 2025, the City Council approved the Hotel Project's various project approvals, including the first reading of Ordinance No. O3303 (the Specific Plan) and Ordinance No. O3302 (the DA). On April 15, 2025, the City approved the second reading of these ordinances, which authorizes the development of the Hotel Project and related commercial uses as allowed under the Specific Plan and DA.

**A REFERENDUM ON ORDINANCE NO. O3303 (SPECIFIC PLAN):** The proposed referendum measure applies only to Ordinance No. O3303 adopted on April 15, 2025, which approved the Specific Plan. The full text of Ordinance No. O3303 and the Specific Plan can be found at the following City website hyperlink:

<https://url.us.m.mimecastprotect.com/s/OHdDC2kgMmt01JRkS1hnc5d6gy?domain=acrobat.adobe.com>

A majority "Yes" vote on this proposed measure will approve the Specific Plan that allows development of the Hotel Project and related commercial uses on the Project Site. A majority "No" vote on this proposed measure will reject the Specific Plan that allows development of the Hotel Project and related commercial uses on the Project Site.

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**NOTICE TO THE PUBLIC:**

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**ALL SIGNERS MUST BE REGISTERED VOTERS OF THE CITY OF ONTARIO, CALIFORNIA**

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**DECLARATION OF CIRCULATOR**

(to be completed in the circulator's own hand after above signatures have been obtained)

I, \_\_\_\_\_, am 18 years of age or older. My residence address is  
(print name)

\_\_\_\_\_. I circulated this section of the  
(street address, city, state, zip; if no such street number exists, adequate designation of residence so that the location may be readily ascertained)  
petition and witnessed each of the appended signatures being written. Each signature on this petition is, to the best of my  
Information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were  
obtained between the dates of \_\_\_\_/\_\_\_\_/\_\_\_\_ and \_\_\_\_/\_\_\_\_/\_\_\_\_. I showed each signer a valid and unfalsified "Official  
(month, day, year) (month, day, year)  
Top Funders" sheet, as required by Section 107. I declare under penalty of perjury under the laws of the State of California that the  
foregoing is true and correct.

Executed on \_\_\_\_/\_\_\_\_/\_\_\_\_ at \_\_\_\_\_, California.  
(month, day, year) (city or community where signed)

Signature of Circulator \_\_\_\_\_  
(complete signature including full name of circulator)