
APPENDIX C: BUILDOUT METHODOLOGY



Appendix C

The Ontario Plan 2050 Policy Plan Amendments

Methodology for 2025–2050 Population, Housing, and Employment Projections

Purpose, Design, and Limitations

The following summarizes the methodology and factors used to calculate projected conditions under both the current Policy Plan (approved project) and the proposed Policy Plan (proposed project) at the planning horizon for purposes of the Supplemental Environmental Impact Report (SEIR). The Policy Plan serves as the General Plan for the City of Ontario, establishing the framework for land use, development intensity, and long-range growth. All estimates are generated using the best available data and are intended to represent development capacity across the entire Policy Plan area.

Whenever possible, reliable and authoritative data sources were used directly or cited as references. These sources have their own inherent error rates and may present information at varying geographic scales or in different categories. Where more precise data was not available, estimates were compared to aggregated or citywide totals from authoritative sources to confirm general accuracy and ensure that results are within a reasonable range for planning-level analysis.

The buildout analysis is designed as a capacity-based evaluation that applies standardized assumptions to parcel-level land use designations to estimate the amount of development that could reasonably be accommodated under each land use category. The methodology integrates parcel data, land use classifications, and development assumptions related to density, intensity, occupancy, and employment generation. These assumptions are documented in Table LU-03 (Future Buildout) of the Land Use Element, which serves as the primary reference for translating land use designations into quantifiable development capacity. The City maintains and updates Table LU-03 as part of each General Plan Amendment (GPA) to ensure that buildout assumptions remain consistent with the land use plan.

The amount of development permitted under the Policy Plan is determined primarily by the land use plan and the density and intensity standards associated with each designation; however, these standards define a range of allowable development and are not intended to reflect typical outcomes across all sites. Local development patterns, parcel configuration, site constraints, and market conditions all influence how land is developed in practice, and development is therefore unlikely to occur uniformly at the maximum allowable density or intensity.

While the analysis is grounded in the regulatory framework established by the Policy Plan, it does not assume that all parcels will develop to the maximum density or intensity permitted. Instead, the methodology applies adjusted assumptions that reflect how development is likely to occur over time based on site constraints, development patterns, and market conditions. In this way, the analysis is intended to represent a reasonable estimate of buildout capacity rather than a theoretical maximum. This approach reflects how development is expected to occur given current conditions, including the presence of established neighborhoods, the availability of vacant or underutilized land, and the economic context that influences the feasibility of higher-intensity development.

Overestimating horizon-year conditions by assuming full buildout of all parcels at maximum allowable density or intensity can result in unrealistic projections that overstate potential impacts and lead to unnecessary mitigation measures or misallocation of public resources. Accordingly, the projections presented in this analysis are based

on assumptions of what is reasonably likely to occur over the planning horizon. This approach is consistent with accepted planning practice and supported by case law, including *Sierra Club v. County of Tehama* (2012).¹

It is important to understand that the planning horizon represents an informed estimate of future conditions rather than a prediction. The timing, location, and mix of future development will vary based on market conditions, infrastructure availability, and individual development decisions. The SEIR provides a programmatic evaluation of potential impacts associated with the proposed Policy Plan and supports tiering for future projects that are consistent with the assumptions analyzed. Future development projects may still require project-level environmental review, as appropriate, under the California Environmental Quality Act (CEQA).

Because this analysis supports an SEIR, it focuses on the incremental difference in development capacity between the approved project and the proposed project. The results are therefore intended to identify the magnitude of change attributable to the proposed Policy Plan, rather than to establish a baseline of existing conditions. This approach ensures that the analysis isolates the effects of the proposed changes and provides a clear basis for evaluating potential environmental impacts.

Current Policy Plan (Approved Project)

For purposes of the SEIR, the approved project represents the baseline condition against which the proposed project is evaluated. The approved project reflects the level of development that could reasonably be accommodated under the City's existing land use framework, based on the land use designations, density and intensity standards, and associated development assumptions.

Capacity Estimation Methodology

Development capacity refers to the number of dwelling units and the amount of non-residential square footage expected to be developed under the approved project within the planning horizon.

Consistent with the overall methodology, development capacity under the approved project is estimated using a parcel-based approach that applies standardized assumptions to each land use category. Residential development potential is calculated by multiplying the assumed density, expressed as dwelling units per acre (du/ac) by the parcelized acreage, while non-residential development potential is calculated by applying assumed intensity, expressed as floor area ratios (FARs) to parcel area. Assumed densities and intensities are codified as part of the Policy Plan in Table LU-03 (Future Buildout) of the Land Use Element and are discussed in the following section.

Density and Intensity Assumptions

Density and intensity assumptions are calibrated to reflect how development is expected to occur under real-world conditions rather than maximum allowable standards. A key distinction in the application of these assumptions is between areas generally north of Riverside Drive (including Model Colony) and areas to the south (Ontario Ranch), which reflect different development patterns for some land uses.

In Model Colony and other established areas, parcels are largely already subdivided and function as net developable sites, meaning that residential densities more closely reflect realized development conditions. In many of these established single-family residential neighborhoods, the primary drivers for residential growth

¹ *Sierra Club v. County of Tehama* (2012) 2012 Cal.App.Unpub.Lexis 8813, No. C066996. "However, as we have seen, "[t]he level of specificity of an EIR is determined by the nature of the project and the 'rule of reason'" [citation] "Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand." (Guidelines, § 15152, subd. (c).) General Plan EIRs may be used in a tiering situation. (Guidelines, § 15152, subd. (h).) The GPU EIR was not required to analyze environmental impacts for speculative hypothetical future development as part of the "project" (i.e., the GPU)."

include options that allow existing housing stock to expand above maximum densities, such as accessory dwelling units and lot splits, in addition to incremental intensification over time. Growth in medium- and high-density areas is anticipated to include infill development and incremental intensification.

In contrast, much of Ontario Ranch is undeveloped; growth typically occurs on large parcels that must be subdivided to create individual lots, local streets, and supporting infrastructure. As a result, densities in Ontario Ranch are effectively applied to gross acreage, requiring land to be set aside for internal circulation, access, and other improvements. This distinction results in lower realized densities on a gross-acre basis and supports the use of differentiated assumptions between these areas, particularly for residential uses. Portions of the Ontario Ranch, however, have already begun to develop under specific plans. Each specific plan entitles a specific number of units. In some cases, the number of entitled units exceeds the gross acre buildout estimate largely because the land area has already been subdivided. Custom assumed densities were identified in these specific plan areas to ensure that buildout of the approved project accounted for all entitled units. Approved project buildout estimates for specific plan areas not listed in the table notes either met or exceeded the number of entitled units and/or non-residential square feet entitled in the specific plan. The assumed densities and intensities by land use category are summarized in Table C-1.

The approved project also includes several mixed-use land use designations, where a mix of development types is allowed and expected to occur. These areas are further guided by the vision and intended outcomes for mixed-use place types identified in the community design element, and custom density and intensity assumptions were developed for each mixed-use category based on existing uses that were expected to remain, the allowable density and intensity range, and the vision for each mixed-use area. Assumptions for mixed-use areas within specific plans were further aligned with the specific plans' intent. The buildout assumptions for mixed-use designations are listed in Table C-2.

Table C-1: Approved Plan Density and Intensity Assumptions by Land Use Category

Land Use Category	Allowable	Assumed (North ¹)	Assumed (South ¹)	Notes
Rural (RR)	0-2.0 du/ac	2.0 du/ac	n/a	Reflects large-lot residential development with limited subdivision potential (All Rural land uses are in northern Ontario)
Low Density Residential (LDR) ²	2.1–5.0 du/ac	5.9 du/ac ²	4.5 du/ac ²	North¹ . Reflects built conditions with the continued development of ADUs and lot splits within established neighborhoods, exceeding the maximum allowed. South¹ . Reflects gross acreage subdivision and infrastructure needs. See Note 2 for alternative assumptions in certain specific plan areas.
Low-Medium Density Residential (LMDR)	5.1–11.0 du/ac	8.5 du/ac	8.5 du/ac	Represents typical small-lot and attached housing products achievable in both contexts, as well as mobile home development primarily within northern Ontario.
Medium Density Residential (MDR) ³	11.1–25.0 du/ac	18 du/ac	22 du/ac ³	North¹ . Reflects infill constraints South¹ . Reflects master-planned product types, and required minimum density of 20 du/ac on MDR properties with the affordable housing overlay; See Note 3 for alternative assumptions in certain specific plan areas.
High-Density Residential (HDR)	25.1–45.0 du/ac	25 du/ac	35 du/ac	North¹ . Reflects infill constraints South¹ . Reflects higher-density multifamily corridors
Mixed Use	See Table C-2	See Table C-2	See Table C-2	See Table C-2
Neighborhood Commercial (NC)	0.25–0.35 FAR	0.30 FAR	0.30 FAR	Reflects single-story retail formats with parking constraints
General Commercial (GC)	0.25–0.50 FAR	0.30 FAR	0.30 FAR	Reflects single-story retail formats with parking constraints but allows for a broader category of uses and larger buildings. Assumed intensity is consistent with regional commercial development patterns.
Office / Commercial (OC)	0.50–1.50 FAR	0.75 FAR	0.75 FAR	Reflects moderate-intensity suburban office development
Hospitality (HOS)	0.75–2.00 FAR	1.00 FAR	1.00 FAR	Reflects hotel and entertainment development patterns
Business Park (BP) ⁴	0.40–0.80 FAR	0.50 FAR	0.50 FAR	Reflects campus-style development with a mix of small warehouse and light industrial uses with internal circulation.
Industrial (IND)	0.40–0.80 FAR	0.55 FAR	0.55 FAR ⁴	Reflects warehouse and heavy industrial building types
Airport (ARPT)				Consistent with Airport Plan (per TOP 2050)
Public Facilities (PF) / Public Schools (PS) / Landfill (LF) / Rail (Rail)	N/A	N/A	N/A	Existing to remain
Open Space (all types)	N/A	N/A	N/A	Existing to remain
Right-of-way	N/A	N/A	N/A	No vertical construction anticipated in these areas

Source: City of Ontario, 2022 (TOP 2050, Policy Plan Tables LU-02 and LU-03)

Notes:

1. North refers to areas north of Riverside Drive. South refers to areas south of Riverside Drive.
2. The assumed density for Low Density Residential land uses was estimated at higher rates for the following adopted specific plans to align with entitlements: Countryside Specific Plan: 6.18 du/ac; Creekside Specific Plan: 7.47 du/ac; Subarea 29 Specific Plan: 6.55 du/ac. The densities modeled in these areas exceed the maximum allowable density because the approved plan allows blending of residential densities within the plan. This flexibility allows for higher densities to be achieved, provided the specific plan as a whole does not exceed the total number of units allowed within its boundaries.
3. The assumed density for Medium Density Residential land uses was estimated at higher rates for the following adopted specific plan to align with entitlements: Creekside Specific Plan: 15.81 du/ac.
4. The intensity assumed for Business Park land uses was estimated at higher rates to align with entitlements for the following adopted specific plan: Merrill Commerce Center: 0.60 FAR.

Table C-2 Mixed Use Density and Intensity Assumptions by Mixed Use Area

Land Use Category	Residential (Percent ¹ , Density)	Neighborhood-Serving Retail/Service, (Percent ¹ , FAR)	Community & Regional Retail/Service (Percent ¹ , FAR)	Office (Percent ¹ , FAR)	Hospitality (Percent ¹ , FAR)	Industrial (Percent ¹ , FAR)
Mixed Use -Downtown (MU-DT)	60%, 35 du/ac	–	20%, 0.80 FAR	20%, 0.80 FAR	–	–
Mixed Use - Holt Blvd [East & West] (MU-H)	75%, 30 du/ac	–	25%, 0.80 FAR	–	–	–
Mixed Use - Meredith (MU-ME)	50%, 40 du/ac	–	50%, 0.35 FAR	–	–	–
Mixed Use - Multimodal (MU-MM)	15%, 60 du/ac	–	15%, 1.00 FAR	45%, 1.00 FAR	25%, 0.70 FAR	–
Mixed Use - Inland Empire Corridor (MU-IE)	82%, 10 du/ac	–	18%, 0.35 FAR	–	–	–
Mixed Use - Guasti (MU-GU)	30%, 30 du/ac	–	15%, 1.00 FAR	30%, 0.70 FAR	25%, 0.70 FAR	–
Mixed Use - Ontario Center (MU-OC -- South of Concourse & East of Haven)	50%, 40 du/ac	–	30%, 0.70 FAR	20%, 1.00 FAR	–	–
Mixed Use - Ontario Center (MU-OC -- North of Concourse & West of Haven)	75%, 40 du/ac	–	15%, 0.80 FAR	10%, 1.00 FAR	–	–
Mixed Use - Ontario Mills (MU-OM)	40%, 40 du/ac	–	55%, 0.50 FAR	5%, 0.75 FAR	–	–
Mixed Use - Rich Haven (MU-RH)	86%, 18 du/ac	–	12%, 0.30 FAR	–	–	–
Mixed Use - Great Park ² (MU-GP)	70%, 35 du/ac	–	20%, 0.70 FAR	10%, 0.70 FAR	–	–
Mixed Use - Grove (MU-GR)	65%, 35 du/ac	–	25%, 0.70 FAR	10%, 0.70 FAR	–	–
Mixed Use - Eucalyptus / Chino Airport Overlay (MU-EU)	40%, 35 du/ac	–	10%, 0.70 FAR	20%, 1.00 FAR	–	30%, 0.60 FAR
Mixed Use - Parkside (MU-PS)	50%, 35 du/ac	50%, 0.80 FAR	–	–	–	–
Neighborhood Activity Hub Mountain Village (MU-MV)	50%, 35 du/ac	50%, 0.80 FAR	–	–	–	–
Neighborhood Activity Hub Mountain & Fourth (MU-MF)	70%, 50 du/ac	30%, 0.80 FAR	–	–	–	–
Neighborhood Activity Hub Euclid & Francis (MU-EF)	50%, 30 du/ac	50%, 0.80 FAR	–	–	–	–
Neighborhood Activity Hub Euclid & Walnut (MU-EW)	75%, 30 du/ac	25%, 0.80 FAR	–	–	–	–
Neighborhood Activity Hub Euclid & Riverside (MU-ER)	75%, 35 du/ac	25%, 0.80 FAR	–	–	–	–

Source: City of Ontario, 2025 (TOP 2050, Policy Plan Table LU-03)

Notes:

1. Percent refers to the percent of the total land area within the corresponding mixed-use area estimated to be developed with the generalized use identified in each column.
2. This table reflects the approved project, so Mixed-Use Great Park is listed as “Great Park,” the name is proposed to be changed to “Grand Park” as part of the proposed project. Table LU-03 in the March 2026 Draft Policy Plan Amendments included an error for the percent breakdown of Mixed Use Great Park / Grand Park estimates. The breakdown within this table is correct, and reflects what was studied and disclosed in the environmental review. Table LU-03 will be corrected consistent with these assumptions.

Population

Population estimates are derived by applying person-per-household (PPH) factors to occupied dwelling units. An occupancy rate of 0.96 is applied to residential units to reflect a stabilized housing market condition. This assumption accounts for vacancy rates typical in a healthy housing market (which is anticipated upon buildout of the approved plan) and ensures that population estimates are not overstated. These factors vary by housing type and are based on demographic assumptions informed by the City’s Parks and Open Space Development Impact Fee (DIF) evaluation. Lower-density housing types generally have larger household sizes, while higher-density housing types have smaller household sizes. The occupancy and persons per household assumptions for all land use designations are listed in Table C-3.

Table C-3: Approved Plan Occupancy and Persons Per Household Assumptions by Residential Land Use Category

Land Use Category ²	Occupancy Rate	PPH (North ¹)	PPH (South ¹)	Notes
Rural	96%	3.806	3.806	Reflects single-family home household characteristics
Low Density Residential ¹	96%	3.806	3.806	Reflects single-family home household characteristics
Low-Medium Density Residential	96%	3.522	3.806	North¹ . Reflects a blend of single-family and modular household characteristics South¹ . Reflects single-family home household characteristics
Medium Density Residential	96%	3.373	3.373	Reflects medium-density household characteristics (attached townhomes, alley-loaded, motor courts, etc.).
High Density Residential	96%	2.669	2.669	Reflects multifamily household characteristics
Mixed Use (all areas)	96%	2.669	2.669	Reflects multifamily household characteristics

Source: City of Ontario, 2022 (derived from TOP 2050, Policy Plan, Table LU-03)

Notes:

1. North refers to areas north of Riverside Drive. South refers to areas south of Riverside Drive.
2. This table only includes land use categories that allow for residential uses, since those are the only uses that contribute to future population estimates. Land Use categories that are not listed in this table do not allow for residential uses and are not factored into population estimates.

Jobs

Employment capacity is estimated by dividing the non-residential building square footage for each land use category between generalized employment types allowed within the land use, and applying square footage per employee factors associated with the generalized employment type to the project non-residential building square footage. The generalized employment types assumed for each land use category are listed in Table C-4.

Table C-4: Generalized Employment Types by Land Use Category

Land Use Category	Neighborhood -Serving Retail/Service	Community & Regional Retail/Service	Office	Hospitality	Industrial	Other
Neighborhood Commercial	80%	–	20%	–	–	–
General Commercial	–	90%	10%	–	–	–
Office	–	30%	70%	–	–	–
Hospitality	–	10%	20%	70%	–	–
Business Park	10% (North ¹) / 0% (South ¹)	0% (North ¹) / 10% (South ¹)	40% (North ¹) / 25% (South ¹)	–	50% (North ¹) / 65% (South ¹)	–
Industrial	5% (North ¹) / 5% (South ¹)	–	10% (North ¹) / 5% (South ¹)	–	85% (North ¹) / 90% (South ¹)	–
Airport	See Note 2	–	See Note 2	See Note 2	See Note 2	See Note 2
Mixed Use	See Table C-2	–	See Table C-2	See Table C-2	See Table C-2	See Table C-2
Public, Institutional, Open Space (all types)	–	–	–	–	–	100%

Source: City of Ontario, 2022 (derived from TOP 2050)

Notes:

1. North refers to areas north of Riverside Drive. South refers to areas south of Riverside Drive.
2. Consistent with Airport Plan

Employment generation factors vary by generalized land use type and reflect typical employment densities derived from comparing an assessment of existing building square footage (conducted in 2021) against employment estimates by NAICS code published as part of the US Census LEHD dataset. The most recent dataset evaluated at the time the employment generation rates were calculated for the 2022 TOP update was from 2018. The generalized employment generation rate for each land use category are listed in Table C-5.

Table C-5: Generalized Employment Generation Rates

Generalized Land Use Type	SF per Employee
Neighborhood-Serving Retail/Service	400
Community & Regional Retail/Service	1200
Office	275
Hospitality: Hotel and Entertainment	1300
Industrial	2,000
Airport	Consistent with the Airport Plan
Public Facility / Public School / Open Space (all types) / Landfill / Rail	Existing to remain

Source: City of Ontario, 2022 (derived from TOP 2050 & 2018 Census (LEHD) data)

Approved Project

The assumptions summarized above are the inputs used to generate the buildout results presented in Table LU-03 of the approved Policy Plan and are detailed for both the area within the EBPSP boundaries Table C-6 and Citywide (Tables C-7a and C-7b) by land use category below. The approved project provides a baseline for evaluating the incremental change in development potential associated with the proposed project and supports the programmatic analysis of impacts in the SEIR.

Eucalyptus Business Park Specific Plan Area: Approved Project Estimates

The Eucalyptus Business Park Specific Plan (EBPSP) Area includes 189 acres. The approved project within this area includes 4 land uses: Medium Density Residential (MDR), Mixed Use - Eucalyptus / Chino Airport Overlay (MU-EU), Open Space – Recreation (OS-R), and Right-of-way (ROW). Growth for uses within the EBSP area was estimated using the same methodology as the approved plan, described above. Estimates specific to the EBSP area are listed in Table C-6 below.

Table C-6 Approved Project Buildout Estimates within EBSP Area

Land Use	Acreage	Residential (DU / Pop)	Community & Regional Retail/Service (SF / Jobs)	Office (SF / Jobs)	Industrial (SF / Jobs)	Other ¹ (SF / Jobs)	Total non-residential (SF / Jobs)
Medium Density Res.	48	1,051 du / 3,403 ppl	-	-	-	-	-
Mixed Use - Eucalyptus / Chino Airport Overlay (MU-EU)	82	1,144 du / 2,931 ppl	249,161 SF / 208 Jobs	711,887 SF / 2,589 Jobs	640,699 SF / 320 Jobs	-	1,601,747 SF / 3,117 Jobs
Open Space – Recreation	57	-	-	-	-	30,396 SF / 10 Jobs	30,396 SF / 10 Jobs
Right-of-way	2	-	-	-	-	-	-
Total	189	2,195 du / 6,335 ppl	249,161 SF / 208 Jobs	711,887 SF / 2,589 Jobs	640,699 SF / 320 Jobs	30,396 SF / 10 Jobs	1,632,143 SF / 3,127 Jobs

Notes:

- Employment Generation Rates for “Other” Employment Category:**
Open Space – Recreation: The approved project anticipated that an existing 30k sq.ft. structure within the park area would be preserved for park uses and programming. The Approved Project also assumed that 10 existing public jobs identified during the existing conditions analysis conducted for the 2022 TOP 2050 update within this area would be retained and associated with future park operations; these equate to approximately 0.18 jobs per acre.
- All estimates are rounded. Some totals may deviate by a small amount due to rounding.
- The estimates for the EBSP in Table C-6 are included in the citywide estimates in Tables C-7a and C-7b.

Policy Plan (Citywide): Approved Project Estimates

Table C-7a Approved Project Citywide Buildout Estimates

Land Use Category	Acres	Units	Pop	NRS ² SF	NRS ² Jobs	CRS ² SF	CRS ² Jobs	OFF ² SF	OFF ² Jobs	HOS ² SF	HOS ² Jobs	IND ² SF	IND ² Jobs	OTH ² SF	OTH ² Jobs	Total Non-Res SF	Total Jobs
Rural	529	1,057	3,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Density Residential	6,274	34,848	127,326	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-Medium Density Residential	889	7,518	26,471	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	2,299	47,206	152,855	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High-Density Residential	198	5,089	13,038	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed Use <i>see Table C-7b for buildout estimates by Mixed Use Area</i>	1,756	34,234	87,715	756,932	1,892	11,656,527	9,714	7,883,478	28,667	1,211,282	932	823,904	412	-	-	22,332,123	41,617
Neighborhood Commercial	246	-	-	2,570,043	6,425	-	-	642,511	2,336	-	-	-	-	-	-	3,212,554	8,761
General Commercial	385	-	-	-	-	4,530,055	3,775	503,339	1,830	-	-	-	-	-	-	5,033,394	5,605
Office / Commercial <i>including areas w/in landfill overlay</i>	309	-	-	-	-	3,030,520	2,525	7,071,213	25,714	-	-	-	-	-	-	10,101,733	28,239
Hospitality	194	-	-	-	-	845,898	705	1,691,796	6,152	5,921,284	4,555	-	-	-	-	8,458,978	11,412
Business Park	1,056	-	-	1,403,224	3,508	934,081	778	7,948,099	28,902	-	-	13,087,645	6,544	-	-	23,373,049	39,732
Business Park overlay areas <i>including base designations LDR, LMDR, NC</i>	90	-	-	195,140	488	-	-	780,559	2,838	-	-	975,699	488	-	-	1,951,398	3,814
Industrial <i>including areas w/in landfill overlay</i>	7,591	-	-	-	-	9,093,661	7,578	16,939,486	61,598	-	-	155,840,078	77,920	-	-	181,873,225	147,096
Industrial overlay areas <i>including base designations LDR, NC</i>	60	-	-	-	-	72,063	60	144,126	524	-	-	1,225,068	613	-	-	1,441,257	1,197
Airport	1,423	-	-	-	-	-	-	-	-	-	-	2,401,641	6,400	-	-	2,401,641	6,400
Open Space, Recreation <i>including OS-R and OS-R areas within the Industrial overlay</i>	1,041	-	-	-	-	-	-	-	-	-	-	-	-	193,455	82	193,455	82
Open Space, Other <i>including OS-NR, OS-W, and OS-NR areas w/in landfill overlay</i>	1,218	-	-	-	-	-	-	-	-	-	-	-	-	285,160	243	285,160	243
Public Facility	90	-	-	-	-	-	-	-	-	-	-	-	-	495,688	1,806	495,688	1,806
Public School	603	-	-	-	-	-	-	-	-	-	-	-	-	2,666,341	3,102	2,666,341	3,102
Landfill	137	-	-	-	-	-	-	-	-	-	-	-	-	6,528	34	6,528	34
Rail <i>including areas w/in landfill overlay</i>	250	-	-	-	-	-	-	-	-	-	-	-	-	1,956	62	1,956	62
Right-of-way	5,384	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	32,022	129,952	411,268	4,925,339	12,313	30,162,805	25,135	43,604,607	158,561	7,132,566	5,487	174,354,035	92,377	3,649,128	5,329	263,828,480	299,202

Source: City of Ontario, 2025 (TOP 2050, extrapolated from Land Use Plan and Policy Plan Table LU-03)

Notes:

1. All estimates are rounded. Some totals may deviate by a small amount due to rounding.
2. NRS=Neighborhood-Serving Retail/Service, CRS=Community & Regional Retail/Service, OFF=Office, HOS=Hospitality, IND=Industrial, OTH=Other, Total Non-Res.=Total Non-Residential

Table C-7b Approved Project Citywide Buildout Estimates: Mixed-Use Area Details

Land Use Category	Acres	Units	Pop	NRS ³ SF	NRS ³ Jobs	CRS ³ SF	CRS ³ Jobs	OFF ³ SF	OFF ³ Jobs	HOS ³ SF	HOS ³ Jobs	IND ³ SF	IND ³ Jobs	OTH ³ SF	OTH ³ Jobs	Total Non-Res SF	Total Jobs
Mixed Use - Downtown (MU-DT)	132	2,762	7,077	-	-	916,646	764	916,646	3,333	-	-	-	-	-	-	1,833,292	4,097
Mixed Use - Holt Blvd [East & West] (MU-H)	77	1,725	4,420	-	-	667,900	557	-	-	-	-	-	-	-	-	667,900	557
Mixed Use - Meredith (MU-ME)	91	1,815	4,651	-	-	691,939	577	-	-	-	-	-	-	-	-	691,939	577
Mixed Use - Multimodal (MU-MM)	73	653	1,673	-	-	474,108	395	1,422,323	5,172	553,126	425	-	-	-	-	2,449,557	5,992
Mixed Use - Inland Empire Corridor (MU-IE)	37	300	769	-	-	100,455	84	-	-	-	-	-	-	-	-	100,455	84
Mixed Use - Guasti (MU-GU)	86	777	1,991	-	-	564,134	470	789,787	2,872	658,156	506	-	-	-	-	2,012,077	3,848
Mixed Use - Ontario Center (MU-OC -- South of Concourse & East of Haven)	186	3,729	9,553	-	-	1,705,357	1,421	1,624,150	5,906	-	-	-	-	-	-	3,329,507	7,327
Mixed Use - Ontario Center (MU-OC -- North of Concourse & West of Haven)	169	5,076	13,006	-	-	884,419	737	737,016	2,680	-	-	-	-	-	-	1,621,435	3,417
Mixed Use - Ontario Mills (MU-OM)	249	3,990	10,223	-	-	2,987,306	2,489	407,360	1,481	-	-	-	-	-	-	3,394,666	3,970
Mixed Use - Rich Haven (MU-RH)	154	2,380	6,097	-	-	241,071	201	46,875	170	-	-	-	-	-	-	287,946	371
Mixed Use - Great Park ² (MU-GP)	300	7,342	18,813	-	-	1,827,582	1,523	913,791	3,323	-	-	-	-	-	-	2,741,373	4,846
Mixed Use - Grove (MU-GR)	36	821	2,104	-	-	275,204	229	110,082	400	-	-	-	-	-	-	385,286	629
Mixed Use - Eucalyptus / Chino Airport Overlay (MU-EU)	105	1,471	3,769	-	-	320,408	269	915,449	3,329	-	-	823,904	412	-	-	2,059,761	4,008
Mixed Use - Parkside (MU-PS)	3	52	132	51,440	129	-	-	-	-	-	-	-	-	-	-	51,440	129
Neighborhood Activity Hub Mountain Village (MU-MV)	8	137	350	136,070	340	-	-	-	-	-	-	-	-	-	-	136,070	340
Neighborhood Activity Hub Mountain & Fourth (MU-MF)	7	251	643	75,008	188	-	-	-	-	-	-	-	-	-	-	75,008	188
Neighborhood Activity Hub Euclid & Francis (MU-EF)	13	190	487	220,912	552	-	-	-	-	-	-	-	-	-	-	220,912	552
Neighborhood Activity Hub Euclid & Walnut (MU-EW)	16	369	945	142,840	357	-	-	-	-	-	-	-	-	-	-	142,840	357
Neighborhood Activity Hub Euclid & Riverside (MU-ER)	15	394	1,009	130,662	327	-	-	-	-	-	-	-	-	-	-	130,662	327
TOTAL Mixed Use	1,756	34,234	87,715	756,932	1,892	11,656,527	9,714	7,883,478	28,667	1,211,282	932	823,904	412	-	-	22,332,123	41,617

Source: City of Ontario, 2025 (TOP 2050, extrapolated from Land Use Plan and Policy Plan Table LU-03)

Notes:

1. All estimates are rounded. Some totals may deviate by a small amount due to rounding.
2. The name of Mixed-Use Great Park is proposed to be changed to "Mixed-Use Grand Park" as part of the proposed project. References to this designation in the approved project section use the name "Great Park" while those in the proposed project section use the name "Grand Park."
3. NRS=Neighborhood-Serving Retail/Service, CRS=Community & Regional Retail/Service, OFF=Office, HOS=Hospitality, IND=Industrial, OTH=Other, Total Non-Res.=Total Non-Residential

Proposed Project (Proposed Policy Plan Amendments and Eucalyptus Business Park Specific Plan)

To ensure a meaningful comparison of impacts under each plan, the buildout estimates for the proposed project were prepared using the same methodology as the approved plan described above (with minor adjustments). Minor adjustments to assumptions and methodology were necessary to account for changes in land-use designations and the inclusion of the EBSP, as described in the following section.

Because the proposed project also includes changes to 5 land use designations, the buildout factors used to estimate growth in those areas were evaluated and, where necessary, updated to ensure the estimated growth likely to occur under the proposed project reflects the development likely to occur as a result of the proposed land use plan.

The proposed project also includes the EEBSP. The growth within the specific plan area was estimated as the maximum allowable square footage identified in the specific plan document. Changes in buildout assumptions compared to the approved project are described below.

Adjustments in Buildout Assumptions (compared to the approved project)

Policy Plan Amendments

The proposed project includes changes to 5 land use designations. To ensure buildout assumptions and methodology reflect these changes, the buildout factors for each were evaluated and updated if necessary to reflect the estimated growth likely to occur under the proposed project, which reflects the intent and likely buildout of the proposed land use plan. The evaluation and update of assumptions for these land uses are described in Tables C-8 and C-9.

Table C-8 Summary of Proposed Changes to Land Use Designations and Impact on Buildout Methodology

Land Use	Description of land use change	Impact on buildout methodology (relative to approved project)
Mixed-Use Meredith:	The Proposed Project increases the minimum density from 14 du/ac to 25 du/ac to ensure that future development in the area aligns with the vision for the Inland Empire Boulevard Corridor Place Type (Figure CD-08, page 2 of the Proposed Policy Plan). This changed the allowed density range from 14 to 125 (approved project) du/ac to 25 to 125 du/ac (proposed project).	The approved project assumed a buildout density in this area of 40 du/ac, which remains consistent with the proposed change in minimum density. <u>No changes to the buildout assumptions were proposed as a result of this change.</u>
Mixed Use Great Park:	The Proposed Project renames this land use as "Mixed Use Grand Park."	This change only affected the designation name. <u>No changes to the buildout assumptions were proposed as a result of this change.</u>
Mixed Use Sports Park:	The Proposed Project establishes a new mixed-use designation that applies to mixed-use areas within the "Sports Empire District" Place Type (Figure CD-07 of the Proposed Policy Plan).	<u>New buildout factors to estimate capacity were created, as noted in Table C-9. Population and jobs factors were estimated consistent with the approved project, as follows: population was estimated using the mixed-use occupancy and persons per household rate identified in Table C-3, and jobs were estimated by applying the appropriate generalized employment generation rate in Table C-5 to the square footage for each generalized employment type identified in Table C-9.</u>
Mixed Use Neighborhood Activity Hub (Vineyard & Riverside):	The Proposed Project establishes a new mixed-use neighborhood activity hub at the southwest corner of Riverside Drive and Vineyard Avenue, identified as Neighborhood Center Place Type "8I" (Figure CD-09 of the Proposed Policy Plan).	<u>New buildout factors to estimate capacity were created, as noted in Table C-9. Population and jobs factors were estimated consistent with the approved project, as follows: population was estimated using the mixed-use occupancy and persons per household rate identified in Table C-3, and jobs were estimated by applying the appropriate generalized employment generation rate in Table C-5 to the square footage for each generalized employment type identified in Table C-9.</u>
Mixed Use Eucalyptus/Chino Airport Overlay:	The Proposed Project eliminates this designation and removes it from all tables and maps.	There are no instances of this land use in the proposed plan, so buildout of properties that were previously designated as such is estimated to be consistent with the proposed land use and the EBPS. <u>Because this land use is not included in the proposed project, no methodology is needed.</u>
All other land uses:	No changes are proposed. See Table C-1.	<u>The methodology and assumptions for all other land use designations are consistent with the approved project.</u>

Table C-9 Changes to Proposed Mixed Use Density and Intensity Assumptions

Land Use Category	Residential (Percent ¹ , Density)	Neighborhood-Serving Retail/Service (Percent ¹ , FAR)	Community & Regional Retail/Service (Percent ¹ , FAR)	Office (Percent ¹ , FAR)	Hospitality (Percent ¹ , FAR)	Industrial (Percent ¹ , FAR)
REMOVE:						
Mixed Use - Eucalyptus / Chino Airport Overlay (MU-EU)	40%, 35 du/ac	-	10%, 0.70 FAR	20%, 1.00 FAR	-	30%, 0.60 FAR
ADD:						
Mixed Use - Sports Park (MU-SP)	30%, 30 du/ac	=	30%, 0.70 FAR	15%, 1.00 FAR	25%, 0.70 FAR	=
Mixed Use - Neighborhood Activity Hub (Vineyard & Riverside) (MU-VR)	30%, 30 du/ac	=	30%, 0.70 FAR	15%, 1.00 FAR	25%, 0.70 FAR	=
ALL OTHER MIXED-USES:						
No changes are proposed. See Table C-2.						

Eucalyptus Business Park Specific Plan Area: Proposed Project Estimates

Buildout of the EBSP was estimated to reflect the square footage identified in Table ES-1 of the Specific Plan, broken down into generalized employment categories anticipated to occur based on the allowable uses within the Specific Plan. Employment generation rates identified in Table C-5 were applied to the estimated square footage to estimate the number of jobs.

These estimates are shown in Table C-10 below.

Table C-10 Proposed Project EBSP Buildout Estimates

Land Use	Acreage	Community & Regional Retail / Service (SF / Jobs)	Industrial (SF / Jobs)	Other ¹ (SF / Jobs)	Total Non-Residential (SF / Jobs)
Business Park	138	10,000 SF / 8 Jobs	2,894,000 SF / 1,447 Jobs	35,000 SF / 127 Jobs	2,939,000 SF / 1,583 Jobs
Open Space – Recreation	36	-	-	0 SF / 7 Jobs	0 SF / 7 Jobs
Right-of-way	15	-	-	-	-
Total	189	10,000 SF / 8 Jobs	2,894,000 SF / 1,447 Jobs	35,000 SF / 134 Jobs	2,939,000 SF / 1,590 Jobs

Notes:

- Employment Generation Rates for “Other” Employment Category:**
Business Park: The Other use projected within the EBSP area includes a new public/institutional facility expected to operate similarly to an office. The office employment generation rate identified in Table C-5 was used to estimate the anticipated jobs resulting from this development type.
Open Space – Recreation: The approved project anticipated that 10 existing public jobs (identified in 2018 LEHD employment data) within this area would be retained and associated with future park operations; these existing jobs equated to approximately 0.18 jobs per acre. The proposed project assumes potential employment related to park operations will remain consistent with the approved project and was projected at the rate of 0.18 jobs per acre.
- All estimates are rounded. Some totals may deviate by a small amount due to rounding.
- The estimates for the EBSP in Table C-10 are included in the citywide estimates in Tables C-11a and C-11b.

Policy Plan (Citywide): Proposed Project Estimates

The assumptions summarized above are the inputs used to generate the buildout results presented in Table LU-03 of the proposed Policy Plan and are detailed by land use category in Tables C-11a and C-11b. The proposed project buildout estimates support evaluation of the incremental change relative to the approved project baseline and supports the programmatic analysis of impacts in the SEIR.

Table C-11a Proposed Project Citywide Buildout Estimates

Land Use Category	Acres	Units	Pop	NRS ² SF	NRS ² Jobs	CRS ² SF	CRS ² Jobs	OFF ² SF	OFF ² Jobs	HOS ² SF	HOS ² Jobs	IND ² SF	IND ² Jobs	OTH ² SF	OTH ² Jobs	Total Non-Res SF	Total Jobs
Rural	529	1,057	3,863	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low Density Residential	5,810	32,753	119,671	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Low-Medium Density Residential	929	7,865	27,737	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium Density Residential	2,292	47,010	152,223	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High-Density Residential	536	16,902	43,308	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mixed Use <i>see Table C-11b for buildout estimates by Mixed Use Area</i>	1,672	31,589	80,938	756,932	1,892	11,851,777	9,876	7,355,947	26,749	2,030,895	1,562	-	-	-	-	21,995,551	40,080
Neighborhood Commercial	237	-	-	-	-	2,480,415	6,201	620,104	2,255	-	-	-	-	-	-	3,100,519	8,456
General Commercial	357	-	-	-	-	4,195,173	3,496	466,130	1,695	-	-	-	-	-	-	4,661,303	5,191
Office / Commercial <i>including areas w/in landfill overlay</i>	309	-	-	-	-	3,030,520	2,525	7,071,213	25,714	-	-	-	-	-	-	10,101,733	28,239
Hospitality	167	-	-	-	-	727,323	606	1,454,646	5,290	5,091,262	3,916	-	-	-	-	7,273,232	9,812
Business Park <i>including EBPSP</i>	1,336	-	-	1,366,309	3,416	1,288,620	1,074	8,661,787	31,497	-	-	18,036,578	9,018	35,000	127	29,388,295	45,133
Business Park overlay areas <i>including base designations LDR, LMDR, NC</i>	90	-	-	195,140	488	-	-	780,559	2,838	-	-	975,699	488	-	-	1,951,398	3,814
Industrial <i>including areas w/in landfill overlay</i>	7,606	-	-	-	-	9,111,414	7,593	16,974,991	61,727	-	-	156,141,877	78,071	-	-	182,228,282	147,391
Industrial overlay areas <i>including base designations LDR, NC</i>	60	-	-	-	-	72,063	60	144,126	524	-	-	1,225,068	613	-	-	1,441,256	1,197
Airport	1,408	-	-	-	-	-	-	-	-	-	-	2,401,641	6,400	-	-	2,401,641	6,400
Open Space, Recreation <i>including OS-R and OS-R areas within the Industrial overlay and OS-R areas within EBPSP</i>	998	-	-	-	-	-	-	-	-	-	-	-	-	164,012	76	164,012	76
Open Space, Other <i>including OS-NR, OS-W, and OS-NR areas w/in landfill overlay</i>	1,218	-	-	-	-	-	-	-	-	-	-	-	-	285,160	243	285,160	243
Public Facility	90	-	-	-	-	-	-	-	-	-	-	-	-	495,688	1,806	495,688	1,806
Public School	604	-	-	-	-	-	-	-	-	-	-	-	-	2,666,341	3,102	2,666,341	3,102
Landfill	137	-	-	-	-	-	-	-	-	-	-	-	-	6,528	34	6,528	34
Rail <i>including areas w/in landfill overlay</i>	250	-	-	-	-	-	-	-	-	-	-	-	-	1,956	62	1,956	62
Right-of-way	5,389	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	32,022	137,177	427,740	2,318,381	5,796	32,757,305	31,431	43,529,503	158,289	7,122,157	5,478	178,780,863	94,590	3,654,685	5,450	268,162,895	301,036

Source: City of Ontario, 2025

Notes:

1. All estimates are rounded. Some totals may deviate by a small amount due to rounding.
2. NRS=Neighborhood-Serving Retail/Service, CRS=Community & Regional Retail/Service, OFF=Office, HOS=Hospitality, IND=Industrial, OTH=Other, Total Non-Res.=Total Non-Residential

Table C-11b Proposed Project Citywide Buildout Estimates: Mixed-Use Area Details

Land Use Category	Acres	Units	Pop	NRS ³ SF	NRS ³ Jobs	CRS ³ SF	CRS ³ Jobs	OFF ³ SF	OFF ³ Jobs	HOS ³ SF	HOS ³ Jobs	IND ³ SF	IND ³ Jobs	OTH ³ SF	OTH ³ Jobs	Total Non-Res SF	Total Jobs
Mixed Use -Downtown (MU-DT)	132	2,783	7,131	-	-	916,646	764	916,646	3,333	-	-	-	-	-	-	1,833,291	4,097
Mixed Use - Holt Blvd [East & West] (MU-HE & MU- HW)	94	2,106	5,397	-	-	815,560	680	-	-	-	-	-	-	-	-	815,560	680
Mixed Use – Meredith (MU-ME)	91	1,815	4,651	-	-	691,939	577	-	-	-	-	-	-	-	-	691,939	577
Mixed Use – Multimodal (MU-MM)	73	653	1,673	-	-	474,108	395	1,422,323	5,172	553,126	425	-	-	-	-	2,449,557	5,993
Mixed Use - Inland Empire Corridor (MU-IE)	37	300	769	-	-	100,455	84	-	-	-	-	-	-	-	-	100,455	84
Mixed Use – Guasti (MU-GU)	86	777	1,991	-	-	564,134	470	789,787	2,872	658,156	506	-	-	-	-	2,012,077	3,848
Mixed Use - Ontario Center (MU-OC -- South of Concourse & East of Haven)	169	5,076	13,006	-	-	884,419	737	737,016	2,680	-	-	-	-	-	-	1,621,435	3,417
Mixed Use - Ontario Center (MU-OC -- North of Concourse & West of Haven)	186	3,729	9,553	-	-	1,705,357	1,421	1,624,150	5,906	-	-	-	-	-	-	3,329,507	7,327
Mixed Use - Ontario Mills (MU-OM)	249	3,990	10,223	-	-	2,987,306	2,489	407,360	1,481	-	-	-	-	-	-	3,394,666	3,971
Mixed Use - Rich Haven (MU-RH)	154	2,380	6,097	-	-	241,071	201	46,875	170	-	-	-	-	-	-	287,946	371
Mixed Use - Grand Park (MU-GP) ²	188	4,595	11,772	-	-	1,143,657	953	571,829	2,079	-	-	-	-	-	-	1,715,486	3,032
Mixed Use – Grove (MU-GR)	45	1,025	2,627	-	-	343,589	286	137,436	500	-	-	-	-	-	-	481,025	786
Mixed Use – Sports Park (MU-SP)	71	637	1,632	-	-	616,668	514	519,092	1,888	513,890	395	-	-	-	-	1,649,650	2,637
Mixed Use – Parkside (MU-PS)	3	52	132	51,440	129	-	-	-	-	-	-	-	-	-	-	51,440	129
Neighborhood Activity Hub Mountain Village (MU-MV)	8	137	350	136,070	340	-	-	-	-	-	-	-	-	-	-	136,070	340
Neighborhood Activity Hub Mountain & Fourth (MU-MF)	7	251	643	75,008	188	-	-	-	-	-	-	-	-	-	-	75,008	188
Neighborhood Activity Hub Euclid & Francis (MU-EF)	13	190	487	220,912	552	-	-	-	-	-	-	-	-	-	-	220,912	552
Neighborhood Activity Hub Euclid & Walnut (MU-EF)	16	369	945	142,840	357	-	-	-	-	-	-	-	-	-	-	142,840	357
Neighborhood Activity Hub Euclid & Riverside (MU-ER)	15	394	1,009	130,662	327	-	-	-	-	-	-	-	-	-	-	130,662	327
Neighborhood Activity Hub Vineyard & Riverside (MU-VR)	37	331	847	-	-	366,868	306	183,434	667	305,723	235	-	-	-	-	856,025	1,368
TOTAL Mixed Use	1,672	31,589	80,938	756,932	1,892	11,851,777	9,876	7,355,947	26,749	2,030,895	1,562	-	-	-	-	21,995,551	40,080

Source: City of Ontario, 2025 (TOP 2050, extrapolated from Land Use Plan and Policy Plan Table LU-03)

Notes:

- All estimates are rounded. Some totals may deviate by a small amount due to rounding.
- The name of Mixed-Use Great Park is proposed to be changed to "Mixed-Use Grand Park" as part of the proposed project. References to this designation in the approved project section use the name "Great Park" while those in the proposed project section use the name "Grand Park."
- NRS=Neighborhood-Serving Retail/Service, CRS=Community & Regional Retail/Service, OFF=Office, HOS=Hospitality, IND=Industrial, OTH=Other, Total Non-Res.=Total Non-Residential

No Net Loss Analysis (Housing Capacity)

The proposed TOP Land Use Plan was prepared in part to ensure no net loss of overall housing capacity compared to the approved TOP Land Use Plan, in accordance with the no net loss provisions in state law enacted initially through Senate Bill 330 (Skinner, 2019) and subsequently amended in 2021 through Senate Bill 8 (Skinner, 2021)—see Section 66300 of the California Government Code.

Estimated Residential Capacity

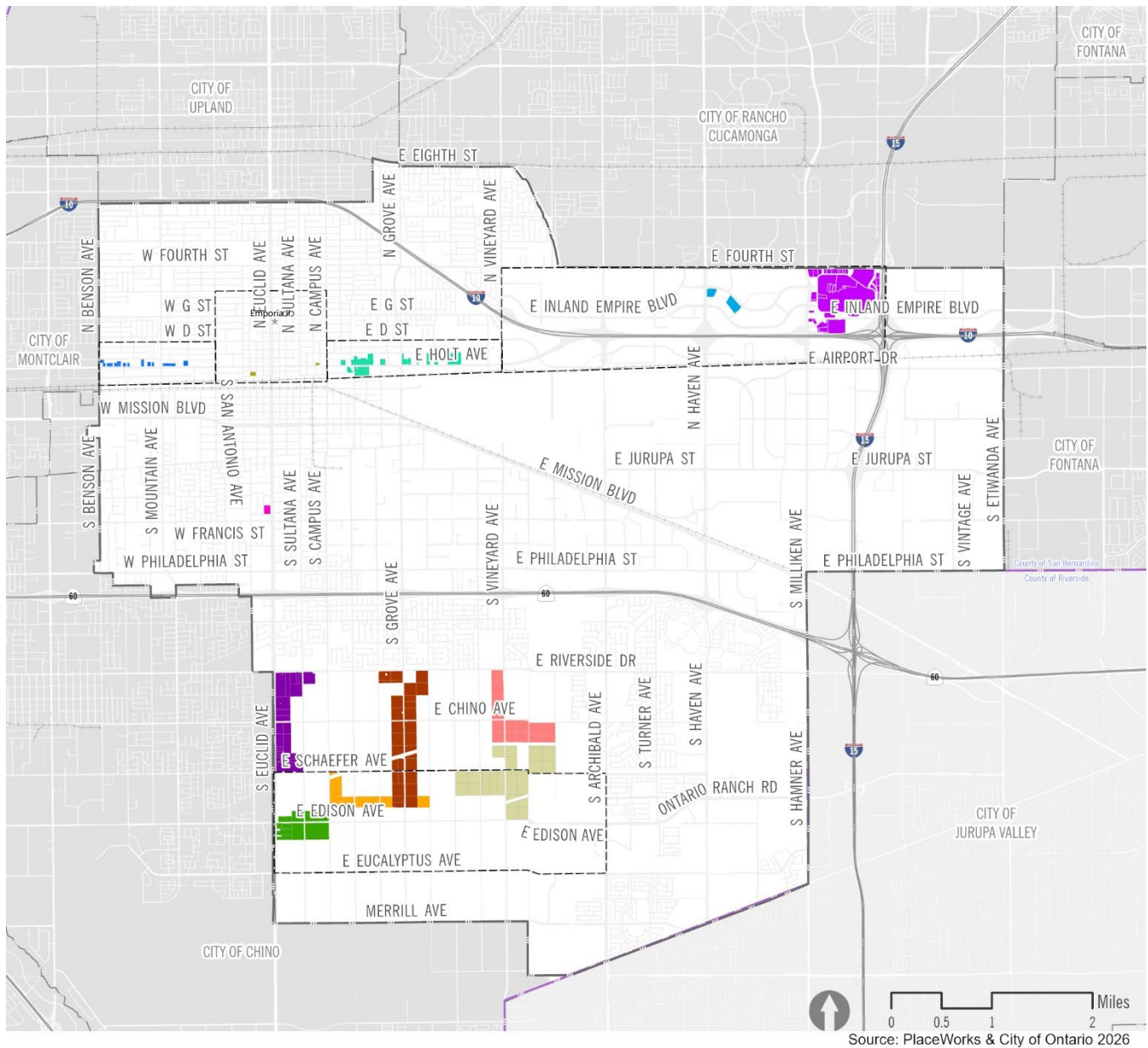
As noted in Table C-7a, the approved plan is estimated to yield 129,952 dwelling units, when the metrics adopted in the Policy Plan through Figure LU-03 are applied to the land use plan. The proposed plan is estimated to yield 137,177 dwelling units using the same metrics as noted in Table C-11a. This reflects an increase of 7,225 dwelling units and is therefore in compliance with the no net loss provisions enacted through Senate Bill 330.

No Net Loss Analysis (Housing Element Sites Inventory)

The proposed TOP Land Use Plan was also prepared to ensure no net loss of housing capacity used to meet its Regional Housing Need Assessment. Pursuant to Government Code Section 65863, as amended by Senate Bill 166 (SB 166), jurisdictions are required to maintain sufficient residential site capacity throughout the Housing Element planning period to accommodate the remaining unmet Regional Housing Needs Allocation (RHNA) by income category. If development approvals, reductions in allowable density or intensity, or other land use actions result in a reduction of residential capacity on sites identified in the Housing Element sites inventory, the jurisdiction must evaluate whether the remaining inventory continues to satisfy Housing Element Law and No Net Loss requirements. Where remaining capacity is insufficient, the jurisdiction must identify and make available additional adequate sites with equivalent capacity and appropriate zoning within 180 days, consistent with Government Code Sections 65583.2 and 65863.

The proposed project includes removing sites where residential capacity was reduced from the current inventory and adding upzoned sites to make up for the shortfall. The City has amended the Housing Element Technical Report to evaluate remaining RHNA obligation and site availability consistent with SB 166 requirements. The City's updated revised inventory, including capacity assumptions and remaining RHNA calculations by income category, is provided in Section 5.2 of the Housing Element Technical Report Amendments the table summarizing the availability of land to meet the 2021-2029 RHNA is copied in this document as Table C-12, while the map of the sites by Strategy area included in the Draft Amendment to the Housing Element Technical Report is copied in this document as Figure C-1. The parcel-level accounting of the analysis contained in Section 5.2 of the Housing Element Technical Report Amendments is included in this document as Tables C-13a and C-13b.

Figure C-1 Housing Element Sites by Strategy Area



Source: PlaceWorks & City of Ontario 2026

Housing Opportunity Areas

- | | | |
|------------------------------|-------------------|-----------------------|
| Strategies | Grand Park | Rail |
| Downtown | Grove Corridor | Rail Network |
| West Holt | SCE Easement | Boundaries |
| East Holt | Euclid Corridor | TOP 2050 Growth Areas |
| Old Cardenas Market | Vineyard Corridor | Ontario City Boundary |
| Ontario Center Specific Plan | Sports Park | County Boundary |
| Ontario Mills | | |

Source: City of Ontario, Draft Housing Element Technical Report Amendments, March 2026 Draft: Figure 5-1, Housing Opportunity Areas

Table C-12 Availability of Land to Meet RHNA, 2021–2029

Site Area	Lower Income	Moderate Income	Above Moderate Income	Final Realistic Capacity
2021–2029 RHNA	8,926	3,329	8,599	20,854
Project Credits (Per APRs) ¹	(51)	(7)	(12,043)	(12,102)
<i>Remainder</i>	<i>8,875</i>	<i>3,322</i>	<i>(3,444)²</i>	<i>12,197²</i>
Strategies				
#1 Downtown	5	6	-	11
#2 West Holt	159	159 ⁸	-	318
	East Holt ⁵	468 ^{5,8}	371 ^{5,8}	839 ⁵
#3 Old Cardenas Market	33	32	-	65
#4 Ontario Center Specific Plan	96	97	-	193
#5 Ontario Mills Specific Plan ⁴	[1,564] ⁴	[782] ⁴	[782] ⁴	[3,128] ⁴
#6 Grand Park Corridor ⁶	SCE Easement Area	724 ⁸	361 ⁸	1,447 ⁸
	Grove Corridor	2,191	468 ⁸	3,227 ⁸
	Euclid Corridor	864 ⁸	-	2,107
	Vineyard Corridor	2,877 ⁸	1,436 ⁸	1,439 ⁸
	Sports Park ⁷	1,087 ⁸	542 ⁸	542 ⁸
	#7 Accessory Dwelling Units ³	0	0	475
Total Capacity⁴	9,507⁴	3,973⁴	8,656^{2,4}	22,136^{2,4}
Surplus / Buffer ⁴	632 ⁴ (7.1%)	651 ⁴ (19.6%)	12,100 ⁴ (140.7%)	13,289 ⁴ (63.7%)
	RHNA met	RHNA met	RHNA met	RHNA met

Source: City of Ontario, Draft Housing Element Technical Report Amendments Table 5-16, March 2026 as amended per footnotes 5-8 below.

Notes

- See Table 5-2 of the Draft Housing Element Technical Report Amendments (March 2026) for details.
- While the City has met the above moderate RHNA obligation, as reported on APRs, it must continue to maintain capacity for each income tier. Due to this, the 3,444 unit surplus reported in the “Remainder” row for above moderate housing units are counted as zero in the total column for the row.
- The City does not and has not relied on Strategy 7 to fulfill its lower income RHNA obligation for the 6th cycle. Should the City confirm lower income affordability through subsequent surveys, ADU capacity will be revised.
- The City does not and has not relied on Strategy 5 to fulfill its RHNA obligation for any portion of the 6th cycle. Because the zoning for Strategy 5 is not in place, it is not included in the Total Capacity or Surplus/Buffer row in Table 5-16. Should the rezoning program (program 13) be implemented on Strategy 5 sites, the City will have more capacity and a larger buffer.
- East Holt corrections to the March 2026 Draft Housing Element Technical Report include: In the March 2026 Draft Housing Element Technical Report Amendments, several East Holt Corridor sites were incorrectly summarized in Table 5-6 under MU-1 and MU-1-AH categories, although the realistic-capacity calculations, density assumptions, and RHNA income allocations for those sites had already been evaluated using the MU-6 methodology. To correct this inconsistency, rows associated with MU-1 and MU-1-AH classifications were removed and the affected sites were reassigned to the appropriate MU-6 and MU-6-AH categories. The evaluation of the proposed land use change was appropriately calculated and evaluated for the Policy Plan Amendments, and this change in how the RHNA was summarized will not impact the environmental analysis for the proposed project.
 - As revised, the MU-6 category was updated to reflect the consolidation of sites previously summarized under MU-1 into the MU-6 category, resulting in a revised total of 13 parcels on 13.3 acres with a realistic capacity of 149 lower-income units and 149 moderate-income units. Moderate-income capacity calculations initially resulted in 148 dwelling units; however, the final total was adjusted to 149 units to reflect rounding at the parcel level rather than the strategy level to ensure consistency with Tables B-1 and B-2 (included in this memorandum as Tables C-13a and C-13b).
 - The MU-6-AH category was updated to reflect a total of 12 parcels on 13.4 acres with a realistic capacity of 148 lower-income units and 148 moderate-income units. Sites 2-4, 2-5, and 2-6 were separated into a standalone row because they were evaluated using a different realistic-capacity methodology than the other MU-6-AH sites. Lower- and moderate-income unit calculations were rounded at the parcel level rather than the strategy level (resulting in 2 fewer lower income units and 3 fewer moderate income units) to ensure consistency with Tables B-1 and B-2 (included in this memorandum as Tables C-13a and C-13b).
 - Sites 2-4 and 2-5 were estimated to accommodate 117 moderate-income units in addition to capacity projected on Site 2-6 in the March 2026 Draft Housing Element Technical Report Amendments. However, following additional review, all housing-capacity assumptions associated with Sites 2-4 and 2-5 were removed. The sites remain in the inventory to reflect the City’s vision for the properties may redevelop together with residential mixed-use development.

- 5d. Table C-12 in this document replicates Table 5-16 in the Housing Element Technical Report Amendments, which was incorrectly totaled in the March 2026 draft. In the March Draft, the number of lower income units identified in East Holt in Table 5-6 totaled 470, but they were incorrectly reported as 490 in Table 5-16; similarly, moderate income units identified in East Holt in Table 5-6 totaled 490, but were reported as 511 in Table 5-16. The table above reflects the edits described in notes 5a-5c, and correctly reports the number of units associated with East Holt Blvd. With the edits above the total number of lower income units identified in East Holt changes from 470 to 468 (due to rounding differences described in note 5b), while the number of moderate income units changes from 490 to 371 (due to the changes in how sites 2-4 and 2-5 were counted as described in note 5c and rounding differences described in notes 5a and 5b), and the total units is summed correctly at 839. Tables 5-5, 5-6 and 5-16 in the Housing Element Technical Report will be updated to correctly reflect these edits noted above (Additional any changes may also be required as a result of HCD review).
6. Grand Park Corridor corrections to the March 2026 Draft Housing Element Technical Report include: The realistic capacity associated with APN 105320101 (site 2-80) was incorrectly excluded from the estimated realistic-capacity calculations in Table 5-13 in the March 2026 Draft Housing Element Technical Report Amendments. The adjustment factor applied to this site has been restored to the certified assumption previously used for the Grand Park Corridor opportunity area (37.7%), rather than the reduced adjustment factor (35.8%) noted in Table 5-13 in the March 2026 Draft. As a result, the realistic-capacity totals for the Grand Park area was corrected from 1,906 units to 2,008 units. The RHNA income distribution for the Grand Park Corridor identified in Table 5-14 of the March 2026 Draft have also been revised to correctly reflect the housing development potential associated with APN 105320101, reflecting 1003 lower income units (instead of 953), 501 moderate income units (instead of 477), and 504 above moderate income units (instead of 477). Table 5-16 will also be revised to reflect the values in Table 5-14 and this methodology memo. The evaluation of the proposed land use change was appropriately calculated and evaluated for the Policy Plan Amendments, and this change in how the RHNA was tabulated will not impact the environmental analysis for the proposed project.
 7. Sports Park corrections to the March 2026 Draft Housing Element Technical Report include: The proposed maximum density for the Sport Park designation was incorrectly reported in Table 5-13 the March 2026 Draft Housing Element Technical Report Amendments and has been corrected from 45 dwelling units per acre to 65 dwelling units per acre. As a result of this correction, the maximum theoretical capacity increased from 3,386 dwelling units to 4,888 dwelling units. Since the number of realistic units is not expected to change with this correction, the associated adjustment factor for sites with SP-AG-AH/MU-SP zoning/TOP designations was reduced from 20 percent to 13.8 percent. While this change did not directly impact the final realistic-capacity estimate (just the adjustment factor), the final realistic capacity identified in Tables 5-13 and 5-14 was adjusted from 677 dwelling units to 675 dwelling units to reflect data rounded at the parcel level rather than the strategy-area level to ensure consistency with Tables B-1 and B-2 (included in this memorandum as Tables C-13a and C-13b). Projected buildout of the proposed project was evaluated as described in earlier sections of this memo, and the table correction to the Housing Element will not impact the Land Use Element or the environmental analysis conducted for the proposed project.
 8. Rounding adjustments: Unit calculations were updated to show units rounded at the parcel level rather than the strategy level to ensure consistency with Tables B-1 and B-2 (included in this memorandum as Tables C-13a and C-13b). This resulted in minor changes to associated housing element tables 5-x through 5-16 compared to the March 2026 Draft. The Housing Element Technical Report Amendments will be updated to reflect these minor rounding changes.

Attached Tables:

Table C-13a Housing Element Sites Inventory - Sites Already Suitably Zoned (Prior to the Start of the 6th Cycle)
(Updated Version of Housing Element Table B-1, reflecting the proposed inventory. NOTE: proposed amendments to the Housing Element were undergoing HCD review at the time this memo was authored, and this table may subject to change in response to HCD comments)

Table C-13b Housing Element Sites Inventory - Candidate Sites Subject to Rezoning Program
(Includes Sites That Were Rezoned During the 6th Cycle)
(Updated Version of Housing Element Table B-2, reflecting the proposed inventory. NOTE: proposed amendments to the Housing Element were undergoing HCD review at the time this memo was authored, and this table may subject to change in response to HCD comments)

Table C-13a Housing Element Sites Inventory - Sites Already Suitably Zoned
 This is an updated Version of Housing Element Table B-1, reflecting the proposed inventory as of March 2026

Map ID	Opp Area	Site Address/Intersection	5 Digit ZIP Code	APN	Consolidated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/ Last 2 Cycle(s)	Lower	Mod	Abov Mod	Total	Notes
1-3	West Holt	900 W HOLT BLVD	91762	101050176	-	HDR	HDR-45	25	45	1.5	Auto sales	Yes	NO	Available	Prior/Non-vacant	19	18	-	37	-
1-4	West Holt	1034 W HOLT BLVD	91762	101050206	J	HDR	HDR-45	25	45	0.3	Auto sales	Yes	NO	Available	No	4	4	-	8	-
1-5	West Holt	1020 W HOLT BLVD	91762	101050207	J	HDR	HDR-45	25	45	0.4	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	10	-
1-6	West Holt	1134 W HOLT BLVD	91762	101052206	-	HDR	HDR-45	25	45	0.7	Strip retail	Yes	NO	Available	Prior/Non-vacant	8	8	-	16	-
1-7	West Holt	1156 W HOLT BLVD	91762	101052217	-	HDR	HDR-45	25	45	1.0	Auto sales	Yes	NO	Available	Prior/Non-vacant	12	12	-	24	-
1-8	West Holt	1228 W HOLT BLVD	91762	101054302	C	HDR	HDR-45	25	45	0.5	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	-
1-9	West Holt	1234 W HOLT BLVD	91762	101054303	-	HDR	HDR-45	25	45	0.2	Parking Lot	Yes	NO	Available	Prior/Non-vacant	3	3	-	6	-
1-12	West Holt	1328 W HOLT BLVD	91762	101054310	E	HDR	HDR-45	25	45	0.3	Auto sales	Yes	NO	Available	Not Used	4	3	-	7	-
1-13	West Holt	1328 W HOLT BLVD	91762	101054311	E	HDR	HDR-45	25	45	0.3	Auto sales	Yes	NO	Available	Not Used	4	3	-	7	-
1-14	West Holt	1350 W HOLT BLVD	91762	101054313	F	HDR	HDR-45	25	45	0.4	Building supply	Yes	NO	Available	Prior/Non-vacant	4	4	-	8	-
1-15	West Holt	1360 W HOLT BLVD	91762	101054314	F	HDR	HDR-45	25	45	0.4	Building supply	Yes	NO	Available	Prior/Non-vacant	6	5	-	11	-
1-16	West Holt	W OF SWC STONERIDGE CT & MOUNTAIN AVE	91762	101054326	C	HDR	HDR-45	25	45	0.3	Parking lot	Yes	NO	Available	Not Used	3	4	-	7	-
1-17	West Holt	1203 W STONERIDGE CT	91762	101054327	C	HDR	HDR-45	25	45	0.4	Parking lot	Yes	NO	Available	Prior/Non-vacant	5	6	-	11	-
1-18	West Holt	1424 W HOLT BLVD	91762	101055204	G	HDR	HDR-45	25	45	0.3	Automotive	Yes	NO	Available	Not Used	4	4	-	8	-
1-19	West Holt	1426 W HOLT BLVD	91762	101055205	G	HDR	HDR-45	25	45	0.3	Automotive	Yes	NO	Available	Not Used	4	4	-	8	-
1-20	West Holt	1448 W HOLT BLVD	91762	101055207	H	HDR	HDR-45	25	45	0.3	Auto sales	Yes	NO	Available	Not Used	4	4	-	8	-
1-21	West Holt	1528 W HOLT BLVD	91762	101055212	I	HDR	HDR-45	25	45	0.3	Retail	Yes	NO	Available	Not Used	4	4	-	8	-
1-22	West Holt	1538 W HOLT BLVD	91762	101055213	I	HDR	HDR-45	25	45	0.3	Retail	Yes	NO	Available	Not Used	4	4	-	8	-
1-23	West Holt	120 N BENSON AVE	91762	101055216	D	HDR	HDR-45	25	45	0.7	Retail	Yes	NO	Available	Prior/Non-vacant	8	9	-	17	-
1-24	West Holt	1535 W STONERIDGE CT	91762	101055217	D	HDR	HDR-45	25	45	0.2	Retail	Yes	NO	Available	Not Used	3	2	-	5	-
1-25	West Holt	1420 W HOLT BLVD	91762	101055232	A	HDR	HDR-45	25	45	0.5	Parking lot	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	-
1-26	West Holt	1414 W HOLT BLVD	91762	101055233	A	HDR	HDR-45	25	45	0.5	Building supply	Yes	NO	Available	Prior/Non-vacant	6	6	-	12	-
1-27	West Holt	1404 W HOLT BLVD	91762	101055234	A	HDR	HDR-45	25	45	0.4	Building supply	Yes	NO	Available	Prior/Non-vacant	5	6	-	11	-
1-28	West Holt	1502 W HOLT BLVD	91762	101055237	H	HDR	HDR-45	25	45	0.4	Auto sales	Yes	NO	Available	Prior/Non-vacant	5	5	-	10	-
1-29	West Holt	1512 W HOLT BLVD	91762	101055238	-	HDR	HDR-45	25	45	0.6	Auto sales	Yes	NO	Available	Prior/Non-vacant	7	7	-	14	-
1-30	East Holt	1323 E HOLT BLVD	91761	11006104	-	MU-HE	MU-6	14	40	1.0	Vacant	Yes	NO	Available	Not Used	11	11	-	22	-
1-31	East Holt	1207 E HOLT BLVD	91761	11006110	-	MU-HE	MU-6	14	40	1.1	Vacant	Yes	NO	Available	Not Used	13	13	-	26	-
1-32	East Holt	1217 E HOLT BLVD	91761	11006121	-	MU-HE	MU-6	14	40	1.2	Motel	Yes	NO	Available	Not Used	13	13	-	26	-
1-33	East Holt	1241 E HOLT BLVD	91761	11006125	-	MU-HE	MU-6	14	40	1.2	Motel	Yes	NO	Available	Not Used	14	14	-	28	-
1-34	East Holt	1111 E HOLT BLVD	91761	104847115	-	MU-HE	MU-6	14	40	0.5	Automotive / Open Storage	Yes	NO	Available	Not Used	6	6	-	12	-
1-35	East Holt	1101 E HOLT BLVD	91761	104847122	B	MU-HE	MU-6	14	40	0.8	Parking Lot	Yes	NO	Available	Not Used	9	9	-	18	-
1-36	East Holt	1101 E HOLT BLVD	91761	104847123	B	MU-HE	MU-6	14	40	0.5	Vacant Church	Yes	NO	Available	Not Used	5	5	-	10	-
1-37	East Holt	1031 E HOLT BLVD	91761	104848102	-	MU-HE	MU-6	14	40	1.8	Truck repair	Yes	NO	Available	Not Used	21	21	-	42	-
1-38	East Holt	1015 E HOLT BLVD	91761	104848103	-	MU-HE	MU-6	14	40	0.8	Auto parts store	Yes	NO	Available	Not Used	9	9	-	18	-
1-39	East Holt	E OF NEC HOLT BLVD & ALLYN AVE	91761	104848106	Vista Verde II	MU-HE	PUD	14	40	0.6	Vacant	Yes	NO	Available	Not Used	17	-	-	17	-
1-40	East Holt	935 E HOLT BLVD	91761	104848107	Vista Verde II	MU-HE	PUD	14	40	0.9	Independent Convenience Store	Yes	NO	Available	Not Used	24	-	-	24	-
1-41	East Holt	1025 E HOLT BLVD	91761	104848122	-	MU-HE	MU-6	14	40	1.9	Truck repair	Yes	NO	Available	Not Used	21	21	-	42	-
1-42	East Holt	957 E HOLT BLVD	91761	104848128	Vista Verde II	MU-HE	PUD	14	40	1.2	Vacant	Yes	NO	Available	Not Used	31	-	-	31	-
1-43	East Holt	957 E HOLT BLVD	91761	104848129	Vista Verde II	MU-HE	PUD	14	40	1.2	Vacant	Yes	NO	Available	Not Used	31	-	-	31	-
1-44	East Holt	803 E HOLT BLVD	91761	104851212	-	MU-HE	MU-6	14	40	0.6	Car Sales	Yes	NO	Available	Not Used	7	7	-	14	-
1-45	East Holt	813 E HOLT BLVD	91761	104851213	-	MU-HE	MU-6	14	40	0.9	Laundromat / Automotive	Yes	NO	Available	Not Used	10	10	-	20	-
1-46	Ontario Center SP	SWC CONCOURS ST & MERCEDES LN	91764	21020404	-	MU-OC	SP	see note 1	see note 1	8.4	Vacant	Yes	NO	Available	Not Used	63	63	-	126	Note 1

Map ID	Opp Area	Site Address/Intersection	5 Digit ZIP Code	APN	Consolidated Sites	Current GP	Current Zone	Min Density (du/ac)	Max Density (du/ac)	Parcel Size (Acres)	Existing Use/ Vacancy	Infrast Available	Publicly-Owned	Site Status	Identified in Last/ Last 2 Cycle(s)	Lower	Mod	Abov Mod	Total	Notes
1-47	Ontario Center SP	888 N HAVEN AVE	91764	21020407	-	MU-OC	SP	see note 1	see note 1	4.5	Vacant	Yes	NO	Available	Not Used	33	34	-	67	Note 1
1-50	East Holt	907 E HOLT BLVD	91761	104848127	-	MU-HE	MU-6	14	40	0.9	O'Reilly Auto Parts	Yes	NO	Available	Not Used	10	10	-	20	-
1-51	East Holt	905 E HOLT BLVD	91761	104848108	Vista Verde II	MU-HE	PUD	14	40	1.6	Vacant	Yes	NO	Available	Not Used	41	-	-	41	-

Notes:

Note 1: Specific Plan does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac.

Table C-13b Housing Element Sites Inventory - Candidate Sites Subject to Rezoning Program

Updated Version of Housing Element Table B-2, reflecting the proposed inventory.

Map ID	Opportunity Area	Site Address/Intersection	5 Digit ZIP Code	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
2-1	Downtown	111 N MIRAMONTE AVE	91764	104852414	1	0	2	0	0.1	MU-DT	MU-1	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Note 1: Site A
2-2	Downtown	617 E HOLT BLVD	91761	104852415	1	0	2	0	0.1	MU-DT	MU-1	MU-DT	MU-1	25	75	3	Nonvacant	Auto sales	Note 1: Site A
2-3	Downtown	609 E HOLT BLVD	91761	104852416	2	1	2	0	0.3	MU-DT	MU-1	MU-DT	MU-1	25	75	5	Nonvacant	Auto sales	Note 1: Site A
2-4	East Holt	1555 E HOLT BLVD	91761	11007225	0	0	0	0	4.8	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	0	Nonvacant	Post office	Note 1: Site C
2-5	East Holt	1619 E HOLT BLVD	91761	11008106	0	0	0	0	0.5	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	0	Nonvacant	Small office	Note 1: Site C
2-6	East Holt	E OF 1619 E HOLT BLVD	91761	11008107	13	14	74	0	4.5	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	101	Vacant	Vacant	Note 1: Site C
2-7	West Holt	1050 W HOLT BLVD	91762	101050208	8	5	14	0	1.2	MU-HW	MU-8C-AH	MU-HW	MU-8C-AH	20	40	27	Nonvacant	Auto sales	Note 1: Site B
2-8	West Holt	1050 W HOLT BLVD	91762	101050209	2	1	3	0	0.3	MU-HW	MU-8C-AH	MU-HW	MU-8C-AH	20	40	6	Nonvacant	Auto sales	Note 1: Site B
2-12	East Holt	1381 E HOLT BLVD	91761	11007106	13	8	20	0	1.8	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	41	Vacant	Vacant	-
2-13	East Holt	1387 E HOLT BLVD	91761	11007107	4	2	6	0	0.6	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	12	Vacant	Vacant	-
2-14	East Holt	1401 E HOLT BLVD	91761	11007210	10	6	17	0	1.5	MU-HE	MU-6-AH	MU-HE	MU-6-AH	20	40	33	Vacant	Vacant	-
2-15	Old Cardenas Market	N OF NEC MAPLE ST & EUCLID AVE	91762	105027201	5	3	8	0	0.6	HDR	HDR-45	HDR	HDR-45	25	45	16	Vacant	Vacant	-
2-16	Old Cardenas Market	1652 S EUCLID AVE	91762	105027220	5	3	8	0	0.6	HDR	HDR-45	HDR	HDR-45	25	45	16	Vacant	Vacant	-
2-17	Old Cardenas Market	1714 S EUCLID AVE	91762	105028401	11	6	16	0	2.2	MU-EF	MU-8D	MU-EF	MU-8D	20	75	33	Nonvacant	Vacant Grocery	-
2-18	Ontario Mills	1050 ONTARIO MILLS DR	91764	23801402	6	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Automotive	small outparcel: Car Wash ; Note 4
2-19	Ontario Mills	990 ONTARIO MILLS DR UNIT H	91764	23801403	9	5	7	7	1.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	28	Nonvacant	Restaurant	small outparcel: Jamba Juice, Mantra Indian ; Note 4
2-20	Ontario Mills	960 ONTARIO MILLS DR	91764	23801404	6	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Restaurant	small outparcel: Starbucks, Noodle World Jr, Donut Shop ; Note 4
2-21	Ontario Mills	4900 E FOURTH ST	91764	23801405	94	55	74	74	18.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	297	Nonvacant	Movie theater	large outparcel: Regal Edwards ; Note 4
2-22	Ontario Mills	980 ONTARIO MILLS DR UNIT C	91764	23801406	6	4	5	5	1.2	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Restaurant	small outparcel: Rubio's, Fishbone, Corner Deli ; Note 4
2-23	Ontario Mills	880 N ROCHESTER AVE	91764	23801407	7	4	5	5	1.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	21	Nonvacant	Retail	small outparcel: Car stereo store ; Note 4
2-24	Ontario Mills	4421 E ONTARIO MILLS PKWY	91764	23801410	17	10	13	13	3.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	53	Nonvacant	Retail	small outparcel: The Love Store (adult entertainment) ; Note 4
2-25	Ontario Mills	950 ONTARIO MILLS DR	91764	23801418	7	4	5	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	22	Nonvacant	Restaurant	small outparcel: Heroes Restaurant and Brewhouse ; Note 4
2-26	Ontario Mills	4549 MILLS CIR	91764	23801419	74	43	59	59	14.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	235	Nonvacant	Movie theater & mall parking lot	Mall Site: AMC Ontario Mills 30 ; Note 4

Table C-13b Housing Element Sites Inventory - Candidate Sites Subject to Rezoning Program

Updated Version of Housing Element Table B-2, reflecting the proposed inventory.

Map ID	Opportunity Area	Site Address/Intersection	5 Digit ZIP Code	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
2-27	Ontario Mills	4364 E MILLS CIR	91764	23801420	4	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Retail	small outparcel: La-Z Boy ; Note 4
2-28	Ontario Mills	4340 MILLS CIR	91764	23801423	3	2	3	3	0.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	11	Nonvacant	Restaurant	small outparcel: Del Taco ; Note 4
2-29	Ontario Mills	4453 MILLS CIR	91764	23801428	5	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	13	Nonvacant	Restaurant	small outparcel: Carls Jr ; Note 4
2-30	Ontario Mills	4485 MILLS CIR	91764	23801429	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Restaurant	small outparcel: Krispy Kreme ; Note 4
2-31	Ontario Mills	4551 MILLS CIR	91764	23801430	10	6	8	8	1.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	32	Nonvacant	Restaurant	small outparcel: Chevy's (vacant?) ; Note 4
2-32	Ontario Mills	4567 MILLS CIR	91764	23801431	3	2	2	2	0.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	9	Nonvacant	Automotive	small outparcel: Jiffy Lube ; Note 4
2-33	Ontario Mills	4583 MILLS CIR	91764	23801432	4	2	3	3	0.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Automotive	small outparcel: Tire sales ; Note 4
2-34	Ontario Mills	4605 MILLS CIR	91764	23801433	4	2	3	3	0.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	12	Nonvacant	Restaurant	small outparcel: Wienerschnitzel ; Note 4
2-35	Ontario Mills	4649 MILLS CIR	91764	23801434	5	3	4	3	0.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	15	Nonvacant	Restaurant	small outparcel: Burger King ; Note 4
2-36	Ontario Mills	1 MILLS CIR	91764	23801436	485	285	385	385	96.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	1540	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Mall and Parking Lot ; Note 4
2-37	Ontario Mills	4543 MILLS CIR	91764	23801437	6	4	5	5	1.2	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	20	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: The Children's Place ; Note 4
2-38	Ontario Mills	4449 MILLS CIR	91764	23801438	7	4	5	5	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	21	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Sketchers Factory Outlet ; Note 4
2-39	Ontario Mills	4421 MILLS CIR	91764	23801439	6	3	5	5	1.1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	19	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Mall ; Note 4
2-40	Ontario Mills	4380 MILLS CIR	91764	23801440	9	5	7	7	1.7	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	28	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Parking Lot ; Note 4

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2-41	Ontario Mills	4553 MILLS CIR	91764	23801441	2	1	1	1	0.3	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	5	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Off Broadway Shoe Warehouse ; Note 4
2-42	Ontario Mills	4423 MILLS CIR	91764	23801445	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Restaurant	small outparcel: Culichi Town Mexican Restaurant ; Note 4
2-43	Ontario Mills	4320 MILLS CIR	91764	23801446	15	9	12	12	2.9	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	48	Nonvacant	Retail	small outparcel: Pho, Nail Salon, Insurance Svcs, Savage Café, Subway, Rockler, Variety story ; Note 4
2-44	Ontario Mills	4403 MILLS CIR	91764	23801454	12	7	10	10	2.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	39	Nonvacant	Restaurant	small outparcel: Olive Garden ; Note 4
2-45	Ontario Mills	4413 MILLS CIR	91764	23801455	12	7	10	10	2.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	39	Nonvacant	Restaurant	small outparcel: Red Lobster ; Note 4
2-46	Ontario Mills	4351 E ONTARIO MILLS PKWY	91764	23804113	5	3	4	4	1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	small outparcel: Jack in the Box ; Note 4
2-47	Ontario Mills	4371 E ONTARIO MILLS PKWY	91764	23804127	5	3	4	4	1	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	16	Nonvacant	Restaurant	small outparcel: Taco Bell ; Note 4
2-48	Ontario Mills	4400 E ONTARIO MILLS PKWY	91764	23804129	13	8	10	10	2.6	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	41	Nonvacant	Retail	large outparcel: Performance Bicycle, David's Bridal ; Note 4
2-49	Ontario Mills	4440 ONTARIO MILLS PKWY	91764	23804130	77	46	62	62	15.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	247	Nonvacant	Retail	large outparcel: Grocery Outlet, Big Lots, LA Police Gear, Ross, Scandinavian Furniture Outlet (former Toys R Us), Dollar Tree, Jo-Ann's ; Note 4
2-50	Ontario Mills	ONTARIO MILLS PKWY & INLAND EMPIRE BLVD (T-INTERSECTION)	91764	23804132	23	13	18	18	4.5	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	72	Nonvacant	Retail	large outparcel: Big Box Parking Lot ; Note 4
2-51	Ontario Mills	4750 MILLS CIR	91764	23826101	24	14	19	19	4.8	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	76	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Nordstrom Rack & Parking Lot ; Note 4
2-52	Ontario Mills	4758 MILLS CIR	91764	23826102	7	4	6	6	1.4	MU-OM	SP	MU-OM	SP - City to ammend California Commerce Center North Specific Plan (The Mills)	25	85	23	Nonvacant	Ontario Mills Mall & parking lot	Mall Site: Sketchers Factory Outlet & Parking Lot ; Note 4
2-76	Vineyard Corridor	NEC EDISON AVE & VINEYARD AVE	91762	21818101	100	58	79	79	9	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	316	Nonvacant	Crops / Nursery	-

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2-77	Vineyard Corridor	N OF NEC EDISON AVE & VINEYARD AVE	91762	21818102	78	45	61	63	7	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	247	Nonvacant	Crops / Nursery	Note 2
2-78a	Vineyard Corridor	9064 EDISON AVE	91762	21818111	58	35	46	47	5.3	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	186	Nonvacant	nursery	Note 2, Note 3
2-78b	Vineyard Corridor	9064 EDISON AVE	91762	21818111	3	3	2	3	0.5	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	11	Nonvacant	Truck parking	Note 2, Note 3
2-79	Vineyard Corridor	9060 EDISON AVE	91762	21818112	80	48	64	63	7.3	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	255	Nonvacant	nursery	-
2-80	Grand Park	7330 EDISON AVE	91762	105320101	121	72	96	96	15.7	MDR	SP-AG-AH	MU-GP	SP-AG-AH	20	65	385	Nonvacant	Dairy/Vacant	Note 2
2-81	Grand Park	7244 EDISON AVE	91762	105328101	65	38	51	51	8.4	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	205	Nonvacant	Dairy / Truck Parking	Note 2
2-82	Grand Park	7218 EDISON AVE	91762	105328102	16	9	13	12	2.1	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	50	Nonvacant	RV Storage	Note 2
2-83	Grand Park	NWC EDISON AVE & EUCLID AVE	91762	105328103	21	12	17	17	2.7	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	67	Vacant	vacant	Note 2
2-102	Grand Park	7325 EDISON AVE	91762	105339101	194	113	154	154	25.1	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	615	Nonvacant	Mulch	Note 2
2-103	Grand Park	7225 EDISON AVE	91762	105341101	97	57	77	78	12.6	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	309	Nonvacant	Nursery	Note 2
2-105	Grand Park	14211 EUCLID AVE	91762	105342102	33	20	26	27	4.3	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	106	Nonvacant	Truck Parking	Note 2
2-106	Grand Park	14187 EUCLID AVE	91762	105342104	44	26	35	35	5.7	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	140	Nonvacant	livestock	Note 2
2-107	Grand Park	S OF SEC EDISON AVE & EUCLID AVE	91762	105342107	5	3	3	4	0.6	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	15	Nonvacant	Truck Parking	Note 2
2-108	Grand Park	14107 EUCLID AVE	91762	105342108	9	5	7	8	1.2	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	29	Nonvacant	Convenience store (Mark's Market)	Note 2
2-109	Grand Park	7145 EDISON AVE	91762	105342109	27	16	22	22	3.5	MU-GP	SP-AG-AH	MU-GP	SP-AG-AH	20	65	87	Nonvacant	Truck Parking	Note 2
2-131	Grove Corridor	8146 E CHINO AVE	91761	21617101	32	19	0	155	9.1	MU-GR	SP-AG-AH	MU-GR	SP-AG-AH	20	65	206	Nonvacant	Crops / Truck Parking	Note 2
2-132	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617102	16	10	0	79	4.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	105	Nonvacant	Crops	Note 2
2-133	Grove Corridor	S OF SEC RIVERSIDE DR & GROVE AVE	91761	21617103	33	19	0	157	9.5	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	209	Nonvacant	Crops	Note 2
2-134	Grove Corridor	SWC RIVERSIDE DR & PARCO AVE	91761	21617105	32	19	0	151	9.2	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	202	Nonvacant	Crops	Note 2
2-135	Grove Corridor	0 COMET AVE	91761	21617106	33	20	0	159	9.6	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	212	Nonvacant	Crops	Note 2
2-136	Grove Corridor	N OF NEC CHINO AVE & GROVE AVE	91761	21617111	16	10	0	79	4.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	105	Nonvacant	Crops	Note 2
2-137	Grove Corridor	13605 S GROVE AVE	91761	21621101	79	46	0	187	8.9	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	312	Nonvacant	Former Dairy (facilities removed)	Note 2
2-138	Grove Corridor	13403 S GROVE AVE	91761	21621104	73	43	0	216	9.5	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	332	Nonvacant	Former Dairy (facilities removed)	Note 2

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2-139	Grove Corridor	8113 E CHINO AVE	91761	21621105	45	26	0	133	9	MU-GR	SP-AG-AH	MU-GR	SP-AG-AH	20	65	204	Nonvacant	Mulch / Landscaping Supplies	Note 2
2-140	Grove Corridor	0	0	21621124	55	33	0	150	6.8	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	238	Nonvacant	Truck Parking	Note 2
2-141	Grove Corridor	N OF NEC EDISON AVE & GROVE AVE	91761	21631103	95	56	76	76	8.6	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	303	Nonvacant	Dairy	Note 2
2-142	Grove Corridor	13817 S GROVE AVE	91761	21631104	105	62	83	83	9.5	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	333	Nonvacant	Dairy	Note 2
2-143	Grove Corridor	13715 S GROVE AVE	91761	21631105	100	59	79	79	9.1	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	317	Nonvacant	Truck Parking and Open Storage	Note 2
2-144	Grove Corridor	N OF NWC CHINO AVE & GROVE AVE	91761	105217102	33	19	0	157	9.5	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	209	Nonvacant	Crops	Note 2
2-145	Grove Corridor	8074 E CHINO AVE	91761	105218101	31	18	0	153	8.9	MU-GR	SP-AG-AH	MU-GR	SP-AG-AH	20	65	202	Nonvacant	Crops	Note 2
2-146	Grove Corridor	8089 E CHINO AVE	91761	105246103	45	26	0	132	9	MU-GR	SP-AG-AH	MU-GR	SP-AG-AH	20	65	203	Nonvacant	Dairy / Hauling Agency	Note 2
2-147	Grove Corridor	S OF SEC CHINO AVE & GROVE AVE	91761	105247102	73	43	0	216	9.5	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	332	Nonvacant	Crops	Note 2
2-148	Grove Corridor	13524 S GROVE AVE	91761	105248102	54	31	0	158	6.9	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	243	Nonvacant	Trucking Business	Note 2
2-149	Grove Corridor	13608 S GROVE AVE	91761	105249105	39	23	0	93	4.4	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	155	Nonvacant	Truck Parking	Note 2
2-150	Grove Corridor	8010 SCHAEFER AVE	91761	105249106	37	22	0	89	4.2	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	148	Nonvacant	Truck Parking / Open Storage	Note 2
2-151	Grove Corridor	8025 SCHAEFER AVE	91761	105315104	51	30	40	40	4.6	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	161	Nonvacant	Truck Parking	Note 2
2-152	Grove Corridor	8087 SCHAEFER AVE	91761	105315105	43	26	34	34	3.9	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	137	Nonvacant	Truck Parking	Note 2
2-153	Grove Corridor	13814 S GROVE AVE	91761	105316102	105	61	83	83	9.5	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	332	Nonvacant	livestock	Note 2
2-154	Grove Corridor	13908 S GROVE AVE	91762	105317103	47	28	37	37	4.3	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	149	Nonvacant	Truck Parking	Note 2
2-155	Grove Corridor	13960 S GROVE AVE	91762	105317105	40	23	32	32	3.6	MDR	SP-AG-AH	HDR	SP-AG-AH	25	45	127	Nonvacant	poultry / eggs	Note 2
2-156	Euclid Corridor	7247 E RIVERSIDE DR	91761	105207105	5	3	0	34	1.9	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	42	Nonvacant	Ag Supply	-
2-157	Euclid Corridor	SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207107	62	36	0	295	15	MU-ER	SP-AG-AH	MU-ER	SP-AG-AH	20	75	393	Nonvacant	Crops	-
2-158	Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207108	25	15	0	121	7.3	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	161	Nonvacant	Crops	-
2-159	Euclid Corridor	E OF SEC RIVERSIDE DR & EUCLIDE AVE	91761	105207109	16	9	0	76	4.6	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	101	Nonvacant	Crops	-
2-160	Euclid Corridor	7297 E RIVERSIDE DR	91761	105207110	7	4	0	40	2.3	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	51	Vacant	vacant	-
2-161	Euclid Corridor	S OF SWC RIVERSIDE DR & SULTANA AVE	91761	105208104	33	19	0	157	9.5	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	209	Nonvacant	Crops / Fallow Field	-

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2-162	Euclid Corridor	7325 E RIVERSIDE DR	91761	105210101	27	16	0	151	8.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	194	Nonvacant	Swap meet parking lot	-
2-163	Euclid Corridor	7192 E CHINO AVE	91761	105226101	18	10	0	84	5.1	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	112	Nonvacant	Crops	-
2-164	Euclid Corridor	N OF NEC CHINO AVE & EUCLID AVE	91761	105226102	20	12	0	96	5.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	128	Nonvacant	Crops	-
2-165	Euclid Corridor	13165 EUCLID AVE	91762	105226106	40	24	0	192	11.6	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	256	Nonvacant	Crops / Dairy	-
2-166	Euclid Corridor	13647 EUCLID AVE	91762	105238101	76	45	0	224	15.7	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	345	Nonvacant	Fallow Field / Crops	-
2-167	Euclid Corridor	N OF NEC SCHAEFER AVE & EUCLID AVE	91762	105238102	5	2	0	14	1	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	21	Nonvacant	Fallow Field / Crops	-
2-168	Euclid Corridor	13583 EUCLID AVE	91762	105238104	19	12	0	57	4	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	88	Nonvacant	Fallow Field / Crops	-
2-169	Euclid Corridor	13573 EUCLID AVE	91762	105238105	3	2	0	9	0.6	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	14	Nonvacant	Fallow Field / Crops	-
2-170	Euclid Corridor	13555 EUCLID AVE	91762	105238106	3	2	0	10	0.7	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	15	Nonvacant	Fallow Field / Crops	-
2-171	Euclid Corridor	13545 EUCLID AVE	91762	105238108	4	2	0	12	0.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	18	Nonvacant	pool supply	-
2-172	Euclid Corridor	7220 CHINO AVE	91761	105238110	72	42	0	211	14.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	325	Nonvacant	Fallow Field / Dairy	Note 2
2-173	Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	91762	105238111	31	18	0	91	6.3	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	140	Nonvacant	Fallow Field / Crops	-
2-174	Euclid Corridor	N OF NWC SCHAEFER AVE & SULTANA AVE	91762	105238112	14	8	0	40	2.8	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	62	Nonvacant	Fallow Field / Crops	-
2-175	Euclid Corridor	13525 EUCLID AVE	91762	105238113	7	3	0	19	1.4	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	29	Nonvacant	RV Rentals	-
2-176	Euclid Corridor	13555 EUCLID AVE	91762	105238114	54	32	0	161	11.3	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	247	Nonvacant	Fallow Field	-
2-177	Euclid Corridor	13529 EUCLID AVE	91762	105238116	4	3	0	13	0.9	MDR	SP-AG-AH	MDR-AH	SP-AG-AH	20	30	20	Nonvacant	RV Rentals	-
2-178	Sports Park	S OF SWC RIVERSIDE DR & VINEYARD AVE	91761	21617406	27	16	21	21	9.5	MDR	SP-AG-AH	MU-SP	SP-AG-AH	25	65	85	Nonvacant	RV storage	-
2-179	Sports Park	N OF NWC CHINO AVE & VINEYARD AVE	91761	21617407	27	16	21	21	9.5	MDR	SP-AG-AH	MU-SP	SP-AG-AH	25	65	85	Nonvacant	Crops	-
2-180	Sports Park	NWC CHINO AVE & VINEYARD AVE	91761	21617408	26	15	21	21	9.1	MDR	SP-AG-AH	MU-SP	SP-AG-AH	25	65	83	Nonvacant	Crops	-
2-181	Vineyard Corridor	8921 SCHAEFER AVE	91761	21818115	179	106	142	142	16.3	MDR	SP-AG	HDR	SP-AG-AH	25	45	569	Nonvacant	Dairy	-
3-1	Vineyard Corridor	8817 SCHAEFER AVE	91761	21631404	74	44	59	59	10.7	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	236	Nonvacant	Mulch / Landscape Supply	-
3-2	Vineyard Corridor	8847 SCHAEFER AVE	91761	21631405	127	75	101	101	11.6	LDR	SP-AG	HDR	SP-AG-AH	25	45	404	Nonvacant	Mulch / Landscape Supply	-
3-3	Vineyard Corridor	8691 SCHAEFER AVE	91761	21631403	22	12	17	17	3.1	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	68	Nonvacant	Mulch / Landscape Supply	-

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3-4	Vineyard Corridor	8605 SCHAEFER AVE	91761	21631306	61	35	48	48	8.7	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	192	Nonvacant	Mulch / Landscape Supply	-
3-5	Vineyard Corridor	8557 SCHAEFER AVE	91761	21631304	61	36	48	48	8.8	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	193	Nonvacant	Recycling Center	-
3-7	Vineyard Corridor	S OF SWC SCHAEFER AVE & HELLMAN AVE	91761	21631307	67	39	53	53	9.6	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	212	Nonvacant	Mulch / Landscape Supply	-
3-8	Vineyard Corridor	S OF SEC SCHAEFER AVE & WALKER AVE	91761	21631303	66	39	52	52	9.5	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	209	Nonvacant	Mulch / Landscape Supply	-
3-9	SCE Easement	NWC OF SCE EASEMENT & PARCO AVE	91761	21631108	61	36	48	49	8.8	LMDR	SP-AG	MDR-AH	SP-AG-AH	25	45	194	Nonvacant	Dairy	Note 2
3-10	Vineyard Corridor	13506 S ONTARIO AVE	91761	21812208	73	42	58	58	10.5	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	231	Nonvacant	Mulch / Landscape Supply	-
3-11	Vineyard Corridor	NEC OF SCHAEFER AVE & WHISPERING LAKES LN	91761	21812201	73	43	58	58	10.5	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	232	Nonvacant	Dairy	-
3-12	Vineyard Corridor	13656 S ONTARIO AVE	91761	21812209	73	42	58	58	10.5	LDR	SP-AG	MDR-AH	SP-AG-AH	25	45	231	Nonvacant	Mulch / Landscape Supply	-
3-17	Sports Park	8939 E CHINO AVE	91761	21812105	25	15	20	20	9	LDR	SP-AG	MU-SP	SP-AG-AH	25	65	80	Nonvacant	Dairy	-
3-18	Sports Park	9145 E CHINO AVE	91761	21812204	29	18	23	23	10.4	LDR	SP-AG	MU-SP	SP-AG-AH	25	65	93	Nonvacant	Dairy	-
3-19	Sports Park	9175 E CHINO AVE	91761	21812210	30	17	23	23	10.4	LDR	SP-AG	MU-SP	SP-AG-AH	25	65	93	Nonvacant	Dairy	-
3-20	Sports Park	S OF SWC OF CHINO AVE & WHISPERING LAKES LN	91761	21812106	82	48	65	65	7.4	LDR	SP-AG	HDR	SP-AG-AH	25	45	260	Nonvacant	Dairy	Note 2
3-21a	Sports Park	S OF SEC OF CHINO AVE & WHISPERING LAKES LN	91761	21812203	64	38	51	51	5.8	LDR	SP-AG	HDR	SP-AG-AH	25	45	204	Vacant	vacant	Note 2, Note 3
3-21b	Vineyard Corridor	S OF SEC OF CHINO AVE & WHISPERING LAKES LN	91761	21812203	13	7	10	10	1.9	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	40	Vacant	vacant	Note 2, Note 3
3-22a	Sports Park	13434 S ONTARIO AVE	91761	21812206	64	37	51	51	5.8	LDR	SP-AG	HDR	SP-AG-AH	25	45	203	Nonvacant	Mulch / Landscape Supply	Note 2, Note 3
3-22b	Vineyard Corridor	13434 S ONTARIO AVE	91761	21812206	13	8	10	10	1.9	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	41	Nonvacant	Mulch / Landscape Supply	Note 2, Note 3
3-23	Vineyard Corridor	13567 S WHISPERING LAKES LN	91761	21812202	73	42	58	58	10.5	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	231	Nonvacant	Dairy	-
3-24	East Holt	201 S BON VIEW AVE	91761	104913101	6	3	9	0	0.8	BP	IP	MU-HE	MU-6-AH	20	40	18	Nonvacant	Aging non-conforming homes	-
3-28	SCE Easement	NEC OF SCE EASEMENT & CUCAMONGA AVE	91761	105317101	58	34	46	46	8.4	LMDR	SP-AG	MDR-AH	SP-AG-AH	20	30	184	Nonvacant	Truck Parking	Note 2
3-30	SCE Easement	NWC OF SCE EASEMENT & CUCAMONGA AVE	91761	105318102	58	34	46	46	8.4	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	184	Nonvacant	Dairy	Note 2
3-31	SCE Easement	13905 BON VIEW AVE	91762	105318101	57	33	45	45	8.2	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	180	Nonvacant	Dairy	Note 2
3-32	SCE Easement	NWC OF SCE EASEMENT & BON VIEW AVE	91762	105319102	56	33	44	44	8.1	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	177	Nonvacant	Dairy	Note 2
3-33	SCE Easement	NEC OF SCE EASEMENT & CAMPUS AVE	91762	105319101	56	33	45	45	8.1	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	179	Nonvacant	Dairy	Note 2

Map ID	Opportunity Area	Site Address/Intersection	5 Digit ZIP Code	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Notes
3-34	Grove Corridor	13932 S GROVE AVE	91762	105317104	5	3	4	4	0.5	MDR	SP-AG	HDR	SP-AG-AH	25	45	16	Vacant	vacant	-
3-35	Grove Corridor	S OF SEC OF RIVERSIDE DR & CUCAMONGA AVE	91761	105215111	7	4	0	33	2	OS-R	SP-AG	MDR-AH	SP-AG-AH	20	30	44	Nonvacant	City-owned, vacant	-
3-37	East Holt	958 E HOLT BLVD	91761	104913108	8	4	12	0	1.1	BP	IP	MU-HE	MU-6-AH	20	40	24	Nonvacant	vacant building with low existing FAR	-
3-38	East Holt	936 E HOLT BLVD	91761	104913106	8	4	12	0	1.1	BP	IP	MU-HE	MU-6-AH	20	40	24	Vacant	Vacant	-
3-39	East Holt	918 E HOLT BLVD	91761	104913104	8	4	12	0	1.1	BP	IP	MU-HE	MU-6-AH	20	40	24	Vacant	Vacant	-
3-41	East Holt	902 E HOLT BLVD	91761	104913102	6	3	9	0	0.8	BP	IP	MU-HE	MU-6-AH	20	40	18	Vacant	Vacant	-
3-46	East Holt	1000 E HOLT BLVD	91761	104913109	7	5	12	0	1	BP	IP	MU-HE	MU-6-AH	20	40	24	Vacant	Vacant	-
3-52	East Holt	932 E HOLT BLVD	91761	104913105	8	4	12	0	1.1	BP	IP	MU-HE	MU-6-AH	20	40	24	Nonvacant	Storage	-
3-58	East Holt	844 E HOLT BLVD	91761	104910139	10	6	16	0	1.5	BP	IP	MU-HE	MU-6-AH	20	40	32	Nonvacant	DG Market	-
3-59	East Holt	948 E HOLT BLVD	91761	104913118	7	4	11	0	1	BP	IP	MU-HE	MU-6-AH	20	40	22	Nonvacant	Paved vacant lot	-
3-62	Sports Park	8875 E RIVERSIDE DR	91761	21617417	11	7	9	9	3.9	NC	SP-AG	MU-SP	SP-AG-AH	25	65	36	Nonvacant	nursery	-
3-63	Sports Park	8821 E RIVERSIDE DR	91761	21617416	13	8	10	10	4.6	NC	SP-AG	MU-SP	SP-AG-AH	25	65	41	Nonvacant	nursery	-
3-64	Grove Corridor	1162 E RIVERSIDE DR	91761	105215105	24	15	0	116	7	OS-R	SP-AG	MDR-AH	SP-AG-AH	20	30	155	Nonvacant	City-Owned, nursery	-
3-65	Grove Corridor	7987 E RIVERSIDE DR	91761	105215110	24	14	0	113	6.8	OS-R	SP-AG	MDR-AH	SP-AG-AH	20	30	151	Nonvacant	City-Owned, vacant	-
3-83	Sports Park	8929 E CHINO AVE	91761	21812104	25	14	20	20	8.7	MDR	SP-AG	MU-SP	SP-AG-AH	25	65	79	Nonvacant	Dairy	-
3-84	Sports Park	8819 E CHINO AVE	91761	21621405	100	58	79	79	9	MDR	SP-AG	HDR	SP-AG-AH	25	45	316	Nonvacant	Crops	-
3-85	Sports Park	S OF SWC OF CHINO AVE & VINEYARD AVE	91761	21621406	85	49	67	67	7.7	MDR	SP-AG	HDR	SP-AG-AH	25	45	268	Nonvacant	Crops	Note 2
3-86	Sports Park	S OF SEC OF CHINO AVE & VINEYARD AVE	91761	21812103	77	46	61	61	7	MDR	SP-AG	HDR	SP-AG-AH	25	45	245	Nonvacant	Dairy	Note 2
3-87	Vineyard Corridor	N OF NEC OF SCHAEFER AVE & VINEYARD AVE	91761	21812102	88	52	70	70	8	MDR	SP-AG	HDR	SP-AG-AH	25	45	280	Nonvacant	Crops	Note 2
3-88	Vineyard Corridor	N OF NWC OF SCHAEFER AVE & VINEYARD AVE	91761	21621407	97	57	77	77	8.8	MDR	SP-AG	HDR	SP-AG-AH	25	45	308	Nonvacant	Crops	Note 2
3-89	Vineyard Corridor	NEC OF SCHAEFER AVE & VINEYARD AVE	91761	21812101	96	57	76	76	8.7	MDR	SP-AG	HDR	SP-AG-AH	25	45	305	Nonvacant	Crops	-
3-90	Vineyard Corridor	8887 SCHAEFER AVE	91761	21631407	122	71	97	97	11.1	MDR	SP-AG	HDR	SP-AG-AH	25	45	387	Nonvacant	Dairy	-
3-91	SCE Easement	7595 SCHAEFER AVE	91762	105311104	31	18	25	25	4.5	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	99	Nonvacant	Dairy	Note 2

Map ID	Opportunity Area	Site Address/Intersection	5 Digit ZIP Code	APN	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Parcel Size (Acres)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Notes
3-92	SCE Easement	E OF SEC OF SCHAEFER AVE & CAMPUS AVE	91762	105311103	53	30	41	41	7.5	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	165	Nonvacant	Water storage	Note 2
3-93	Grove Corridor	S OF SWC OF RIVERSIDE DR & GROVE AVE	91761	105216103	7	4	0	33	2	OS-R	SP-AG	MDR-AH	SP-AG-AH	20	30	44	Nonvacant	City-Owned, nursery	Note 2
3-94	SCE Easement	7537 SCHAEFER AVE	91762	105311101	27	16	21	21	3.9	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	85	Nonvacant	Water storage	Note 2
3-95	Vineyard Corridor	9029 SCHAEFER AVE	91761	21818116	116	68	92	92	16.7	LDR	SP-AG	MDR-AH	SP-AG-AH	20	30	368	Nonvacant	Dairy	Note 2

Notes:

Note 1: Lot Consolidation Proposed

Note 2: This parcel has multiple land use designations. Only the portion of the parcel that is suitable for residential use was included in the acreage in this table and used to calculate capacity.

Note 3: This parcel has been split in the inventory to reflect multiple proposed land uses. Only the portions of the parcel suitable for residential use was included in the acreage in this table and used to calculate capacity.

Note 4: The sites associated with strategy 5 are included in the inventory, but the City does not count the units herein towards its RHNA because the zoning is not in place. The City cannot count the units associated with these sites towards its RHNA obligation until zoning consistent with the Housing Element is implemented.