

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIALTO, CALIFORNIA RECOMMENDING CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING TITLE 18 (ZONING) OF THE RIALTO MUNICIPAL CODE TO MODIFY CHAPTER 18.116 ESTABLISHING A RESIDENTIAL OVERLAY ZONE TO ACCOMMODATE HOUSING AND MODIFYING PERMITTED LAND USES AND RESIDENTIAL DENSITIES IN ACCORDANCE WITH THE HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

WHEREAS, there is a shortage of affordable housing in the City of Rialto (“City”) as documented in the 2021-2029 (6th Cycle) General Plan Housing Element; and

WHEREAS, the 2021-2029 (6th Cycle) General Plan Housing Element is a mandatory element of the City's General Plan and the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation (RHNA); and

WHEREAS, California Government Code Section 65580(d) states that all cities have a responsibility to use the powers vested in them to facilitate the improvement and development of housing and to make adequate provisions for the housing needs of all economic segments of the community; and

WHEREAS, the Housing Element includes a Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required capacity set forth by the City's RHNA which for the 2021-2029 (6th Cycle) planning period is 8,272 housing units; and

WHEREAS, consistent with State Law, Housing Goal #2 is to “Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region”; and

WHEREAS, in order to implement Housing Element Goal #2, Housing Program 2B, referred to as the Rezone Program, calls for the City to rezone to provide adequate sites to accommodate RHNA; and

WHEREAS, the City's Rezone Program includes a residential overlay affecting 315 parcels totaling approximately 323 acres; and

WHEREAS, the City's Rezone Program includes a provision to permit at least twenty units per acre on sites identified in a prior housing element; and

WHEREAS, on January 21, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on Zoning Code Amendment (ZCA) No. 25-0002; heard public testimony; discussed ZCA No. 25-0002; and closed the public hearing; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rialto
as follows:

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in the recitals above of this Resolution are true and correct and incorporated herein.

SECTION 2. The City of Rialto is the Lead Agency for ZCA No. 25-0002, as determined by CEQA. Based on the Initial Study/Mitigated Negative Declaration for the 2021-2029 (6th Cycle) General Plan Housing Element (Environmental Assessment Review No. 25-0020), it has been determined that ZCA No. 25-0002 will not have significant adverse impact on the environment with mitigation incorporated. ZCA No. 25-0002 is within the scope of the IS/MND and no subsequent environmental review is required per CEQA Guidelines Sections 15162–15164 as provided by Resolution No. _____ which incorporated herein by reference.

SECTION 3. The Planning Commission hereby recommends that the City Council adopt the enclosed ordinance (Exhibit "A") entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE

1 CITY OF RIALTO, CALIFORNIA, AMENDING TITLE 18 (ZONING) OF THE RIALTO
2 MUNICIPAL CODE TO MODIFY CHAPTER 18.116 ESTABLISHING A HOUSING
3 OPPORTUNITY DISTRICT TO ACCOMMODATE HOUSING AND MODIFYING
4 PERMITTED LAND USES AND RESIDENTIAL DENSITIES IN ACCORDANCE WITH THE
5 HOUSING ELEMENT REZONE PROGRAM IMPLEMENTATION PROJECT.

7 SECTION 4. When adopted, the contents of Exhibit A will supersede the prior zoning
8 overlay (which was adopted pursuant to Ordinance No. 1681).

9 SECTION 5. The Chairman of the Planning Commission shall sign the passage and
10 adoption of this resolution and thereupon the same shall take effect and be in force.

12 PASSED, APPROVED AND ADOPTED this 21st day of January, 2026.

15

MICHAEL STORY, CHAIR
16 CITY OF RIALTO PLANNING COMMISSION

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
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5 I, Heidy Gonzalez, Administrative Assistant of the City of Rialto, do hereby certify that the
6 foregoing Resolution No. 26- was duly passed and adopted at a regular meeting of the Planning
7 Commission of the City of Rialto held on the 21st day of January, 2026.

8 Upon motion of Planning Commissioner _____, seconded by Planning Commissioner
9 _____, the foregoing Resolution No. 26- was duly passed and adopted.

10
11 Vote on the motion:

12 AYES:

13 NOES:

14 ABSENT:

15 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
16 Rialto this ____ day of January, 2026.

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HEIDY GONZALES, ADMINISTRATIVE ASSISTANT
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Exhibit “A”

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF RIALTO, CALIFORNIA, AMENDING TITLE 18
(ZONING) OF THE RIALTO MUNICIPAL CODE TO
MODIFY CHAPTER 18.116 ESTABLISHING A HOUSING
OPPORTUNITY DISTRICT TO ACCOMMODATE
HOUSING AND MODIFYING PERMITTED LAND USES
AND RESIDENTIAL DENSITIES IN ACCORDANCE WITH
THE HOUSING ELEMENT REZONE PROGRAM
IMPLEMENTATION PROJECT**

WHEREAS, there is a shortage of affordable housing in the City of Rialto (“City”) as documented in the 2021-2029 (6th Cycle) General Plan Housing Element; and

WHEREAS, the 2021-2029 (6th Cycle) General Plan Housing Element is a mandatory element of the City's General Plan and the City's main housing policy and planning document that identifies housing needs and constraints, sets forth goals, policies and programs that address these needs and constraints, and plans for projected housing needs for all income levels based on the City's assigned Regional Housing Needs Allocation (RHNA); and

WHEREAS, California Government Code Section 65580(d) states that all cities have a responsibility to use the powers vested in them to facilitate the improvement and development of housing and to make adequate provisions for the housing needs of all economic segments of the community; and

WHEREAS, the Housing Element includes a Sites Inventory, which identifies suitable sites throughout the City that can adequately accommodate the required capacity set forth by the City's RHNA which for the 2021-2029 (6th Cycle) planning period is 8,272 housing units; and

WHEREAS, consistent with State Law, Housing Goal #2 is to “Promote and encourage housing development that adequately meets the needs of all socioeconomic segments of the community and region”: and

WHEREAS, in order to implement Housing Element Goal #2, Housing Program 2B, referred to as the Rezone Program, calls for the City to rezone to provide adequate sites to accommodate RHNA; and

WHEREAS, the City's Rezone Program includes a residential overlay affecting 315 parcels totaling approximately 323 acres; and

WHEREAS, the City's Rezone Program includes a provision to permit at least 20 units per acre on sites identified in a prior housing element; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for this Project in compliance with CEQA and the local environmental review guidelines; and

WHEREAS, pursuant to Government Code Sections 65350-65362, the Planning Commission held a public hearing for a proposed amendment to the zoning code and forwarded a recommendation to the City Council for action; and

WHEREAS, on January 21, 2026, the Planning Commission of the City of Rialto conducted a duly noticed public hearing, as required by law, on ZCA No. 25-0002; heard public testimony; discussed ZCA No. 25-0002; and closed the public hearing; and

WHEREAS, the final adoption of the IS/MND and approval of the draft Zoning Code Amendment shall be considered by the City Council as the final approval authority, after evaluation of the environmental document; and

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

NOW, THEREFORE, the City Council of the City of Rialto, California, does hereby resolve as follows:

SECTION 1. The City Council hereby specifically finds that facts set forth in the recitals above of this Ordinance are true and correct and are incorporated herein.

1 **SECTION 2.** Pursuant to the California Environmental Quality Act (CEQA), an Initial
2 Study/Mitigated Negative Declaration (IS/MND) was prepared for the draft 2021-2029 Housing
3 Element Update in compliance with CEQA and the local environmental review guidelines;

4 **SECTION 3.** The Rialto Municipal Code shall be amended to revise the following code
5 section in the manner shown, with underlined text representing added language. All unmarked text
6 shall remain unmodified and in full force and effect. The Rialto Municipal code shall be amended to
7 read as follows:

8 “Chapter 18.116 RESIDENTIAL OVERLAY HOUSING OPPORTUNITY DISTRICT

9 18.116.010 Purpose.

10 The intent of the residential overlay is to allow for attractive high density residential development
11 in appropriate areas of the city while allowing existing development to remain and retain the
12 development potential of the underlying zoning. All underlying uses, legally permitted, may
13 remain and the underlying zoning shall remain intact. The residential overlay is an additional layer
14 of permitted uses that can be utilized. Property owners will retain full discretion to use the
15 residential overlay, if they choose, to pursue development of residential units. The residential
16 overlay does not impose any obligation on property owners to convert or change the use of their
17 commercial or other non-residential uses. There is no mechanism proposed by the rezone program
18 to mandate or impose an obligation on existing property owners to redevelop their properties for
residential uses.

19 The Housing Opportunity District (HOD) implements policies and programs addressed in the
20 City’s Housing Element. By facilitating the development of a HOD project of residential-only or
21 residential with commercial uses, on select parcels the HOD encourages:

- 22 A. The implementation of goals and policies of the general plan;
- 23 B. A diversity of single- and/or multifamily housing types in a residential-only or mixed-use
configuration to increase housing choice and affordability;
- 24 C. A compatible mix of uses with an emphasis on residential and supporting limited uses,
that include commercial uses and those uses supported by surrounding uses and
development patterns.

25 The purpose of the residential overlay is to accomplish the following objectives:

- ~~A. To provide an overlay zone which will implement the goals and policies of the General Plan;~~
- ~~B. To provide additional housing options for people, including but not limited to, students, young professionals and older people, who want to live near their workplace and/or near retail and other non-residential uses;~~
- ~~C. To ensure compatibility of residential projects with surrounding uses and development patterns;~~
- ~~D. To create additional opportunities, but not impose any obligation, for development beyond those uses allowed in the underlying zoning district; and~~
- ~~E. To protect underlying land uses and the established character of existing neighborhoods.~~

18.116.020 Application Applicability.

The regulations in this chapter apply only to residential and/or mixed-use development located within the HOD. All mixed-use development standards shall conform to the regulations of the underlying zone, except as identified in this Chapter. The HOD applies in certain portions of the city as shown in the maps provided herein.

18.116.040 Permitted uses.

Uses permitted in the Housing Opportunity District Residential Overlay are as follows:

- ~~A. Multiple family dwellings, consisting of four or less units;~~
- ~~B. Multiple family dwelling developments consisting of five or more units are permitted subject to the issuance of a conditional development permit by the City Planning Commission.~~
- A. Development projects consisting of 100 percent residential within areas having an underlying zone of commercial, mixed-use, or residential.
- B. A mix of residential development and commercial development—no maximum percentage of residential, a maximum of 50 percent commercial of the total floor area—when the property is located in an area with an underlying zone of commercial or mixed-use.
- C. Development projects consisting of any number of units, in which twenty percent or more of the residential units are affordable to lower-income households are permitted by-right and subject to the provisions of Government Code Section 65583.2 subdivisions (h) and (i).

18.116.050 Regulations—Adoption by reference.

The regulations of the R-4 High Density Multiple Family Zone, outlined in Chapter 18.24 of this title, apply to residential structures in the Housing Opportunity District Residential Overlay zone, except as otherwise provided in this chapter.

18.116.060 Regulations—Exceptions.

The exceptions to the R-4 High Density Multiple Family Zone regulations, as set forth in this section, are applicable to residential structures in the Residential Overlay Housing Opportunity District.

A. Maximum density.

1. 35 dwelling units per acre for properties identified in:

- a. 18.116.020(A) located near Baseline Road and Riverside Avenue,
- b. 18.116.020(B) located in the Foothill Boulevard Specific Plan area, and
- c. 18.116.020(C) located in Gateway Specific Plan area.

2. 40 dwelling units per acre for properties identified in:

- a. 18.116.020(D) located near North Riverside Avenue and Easton Street and
- b. 18.116.020(E) located within the Central Area Specific Plan.

- A. Minimum residential density of 20 du/ac shall apply to all sites identified on Table 1.
- B. Maximum residential density is 35-40 du/ac in areas with an underlying residential zone and 50 du/ac in areas with an underlying commercial zone, as identified on Table 1.
- C. Maximum building coverage is ~~seventy~~ 70 percent of the lot area for all sites identified on Table 1.
- D. Building height limit, five stories or ~~sixty~~ 60 feet.”

1 TABLE 1: 6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
1 – Foothill Boulevard Specific Plan							
1	012758240	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
2	012836120	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
3	012836123	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
4	012806150	1281 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
5	012807129	913 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
6	024316104	1536 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
7	013006125	519 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
8	013006118	631 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
9	013317123	612 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
10	024316105	1568 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
11	013339107	850 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
12	013001336	523 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
13	013317125	644 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
14	012806143	1325 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
15	013317127	660 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
16	012808144	851 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
17	024316106	1590 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
18	013001346	661 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
19	013046101	805 E FOOTHILL	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
20	013006113	681 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
21	012857120	1280 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
22	012801145	1332 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
23	013006120	505 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
24	012806144	1321 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
25	013006123	571 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
26	012806129	1175 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
27	012801137	1410 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
28	012759139	250 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
29	013002136	425 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
30	013003115	227 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
31	012758239	410 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
32	012758229	426 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
33	012757237	578 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
34	012857119	1270 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
35	012760240	118 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
36	012757238	564 FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
37	012757239	552 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
38	012857123	1230 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
39	013046107	885 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
40	012801146	1304 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
41	012836116	746 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
42	013003102	285 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
43	013339108	780 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
44	012758220	350 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
45	012758231	456 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
46	012760241	110 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
47	012801142	1424 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

1	2	3	4	5	6	7	8	9	10	11	12	6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
												Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
																Minimum Density	Maximum Density		
48	013041105	735 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
49	013046116	304 N PEPPER AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
50	013005128	333 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
51	013005151	467 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
52	013315504	312 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
53	013315505	306 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
54	012759123	104 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
55	012801144	1360 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
56	012758237	316 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
57	013315502	364 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
58	013006124	601 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
59	013315501	380 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
60	013316407	392 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
61	012758241	416 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
62	012836117	800 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
63	012801147	1318 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
64	012857121	1260 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
65	012857122	1220 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
66	013041106	745 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
67	013006121	503 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
68	012806146	1377 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
69	013005149	425 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
70	012806142	1361 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
71	013002120	445 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
72	012757228	630 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												

13	14	15	16	17	18	19	20	21	22	23	24	6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
												Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
																Minimum Density	Maximum Density		
73	012757229	630 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
74	012757231	620 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
75	012758230	444 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
76	013005148	409 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
77	013046208	918 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
78	013316405	402 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
79	013339119	702 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
80	013339118	750 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
81	012758221	364 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
82	012836115	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
83	012836118	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
84	012836119	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
85	012836121	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
86	012836122	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
87	012857125	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
88	013046207	918 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
89	013046102	825 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
91	013001313	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
92	013001312	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
93	013006105	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
94	024316113	1610 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
95	012806124	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
96	012808143	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
97	012808145	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												
98	013001311	625 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)												

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
99	024316151	1630 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
100	013317109	520 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
101	013001302	345 CACTUS AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
102	013317131	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
103	012807130	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
104	024316110	1690 W FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
105	012801132	1364 FOOTHILL BLVD	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
106	012801133	475 N LINDEN AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
107	013317108	534 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
108	013317107	565 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
111	012857126	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
400	013001316	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
401	013002145	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
2 – North Riverside Avenue							
112	012703201	N/A	Yes	No	20	40	100% Residential
113	012709101	1773 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
114	012708104	1786 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
115	012708103	1766 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
116	012705308	1876 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
117	012704102	1833 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
118	012704143	1817 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
119	012705310	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
402	026417135	N/A	Yes	No	20	40	100% Residential
403	026417137	N/A	Yes	No	20	40	100% Residential
404	026417144	N/A	Yes	No	20	40	100% Residential

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
405	026417145	N/A	Yes	No	20	40	100% Residential
406	026417146	N/A	Yes	No	20	40	100% Residential
407	012711387	1649 N WILLOW AVE RIALTO	No	No	20	40	100% Residential
408	026420124	1685 N EUCALYPTUS AVE RIALTO	No	No	20	40	100% Residential
3 – Gateway Specific Plan							
120	025404113	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
121	025404111	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
4 – Central Area Specific Plan							
124	013022226	N/A	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
125	013022216	260 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
126	013022219	280 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
128	013014116	106 N PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
129	013022227	N/A	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
130	013022223	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
131	013022220	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
132	013022207	224 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
133	013022206	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
134	013014110	236 W 1ST ST	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
136	013028148	135 W RIALTO AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
137	013028135	239 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
138	013027104	241 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
139	013027125	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
140	013027103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
141	013027126	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
142	013027102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
143	013027127	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
144	013027101	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
145	013028136	249 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
146	013027122	230 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
147	013027123	234 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
149	013027105	237 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
152	013027112	215 S PALM AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
153	013027120	220 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
154	013027106	231 S PALM AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
155	013028104	225 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
157	013028139	233 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
158	013027118	214 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
159	013028103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
160	013028102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
161	013027124	238 S ORANGE AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
162	013025101	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
163	013025102	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
164	013025103	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
165	013025104	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
166	013025105	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
167	013025106	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
168	013025135	RIVERSIDE REAR AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
169	013025136	N/A	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
170	013025142	N/A	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
173	013023102	141 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
174	013023103	137 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
175	013023106	127 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
176	013023109	115 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
177	013023110	109 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
178	013023111	105 N PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
179	013023112	103 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
180	013023120	126 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
181	013023121	132 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
182	013023122	140 S ORANGE AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
183	013023123	144 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
184	013023124	146 S ORANGE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
185	013023125	123 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
186	013023126	PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
187	013023127	131 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
188	013027113	209 S PALM AVE	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
189	013027114	201 S PALM AVE	Yes	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
190	013027115	200 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
191	013027116	206 S ORANGE AVE	Yes	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
5 – Baseline Parcels							
192	012715113	RIVERSIDE AVE	Yes	No	20	35	100% Residential
193	013302329	E MARGARITA RD	Yes	No	20	35	100% Residential
194	013302330	E MARGARITA RD	Yes	No	20	35	100% Residential
195	013302331	E MARGARITA RD	Yes	No	20	35	100% Residential
196	013302328	E MARGARITA RD	Yes	No	20	35	100% Residential

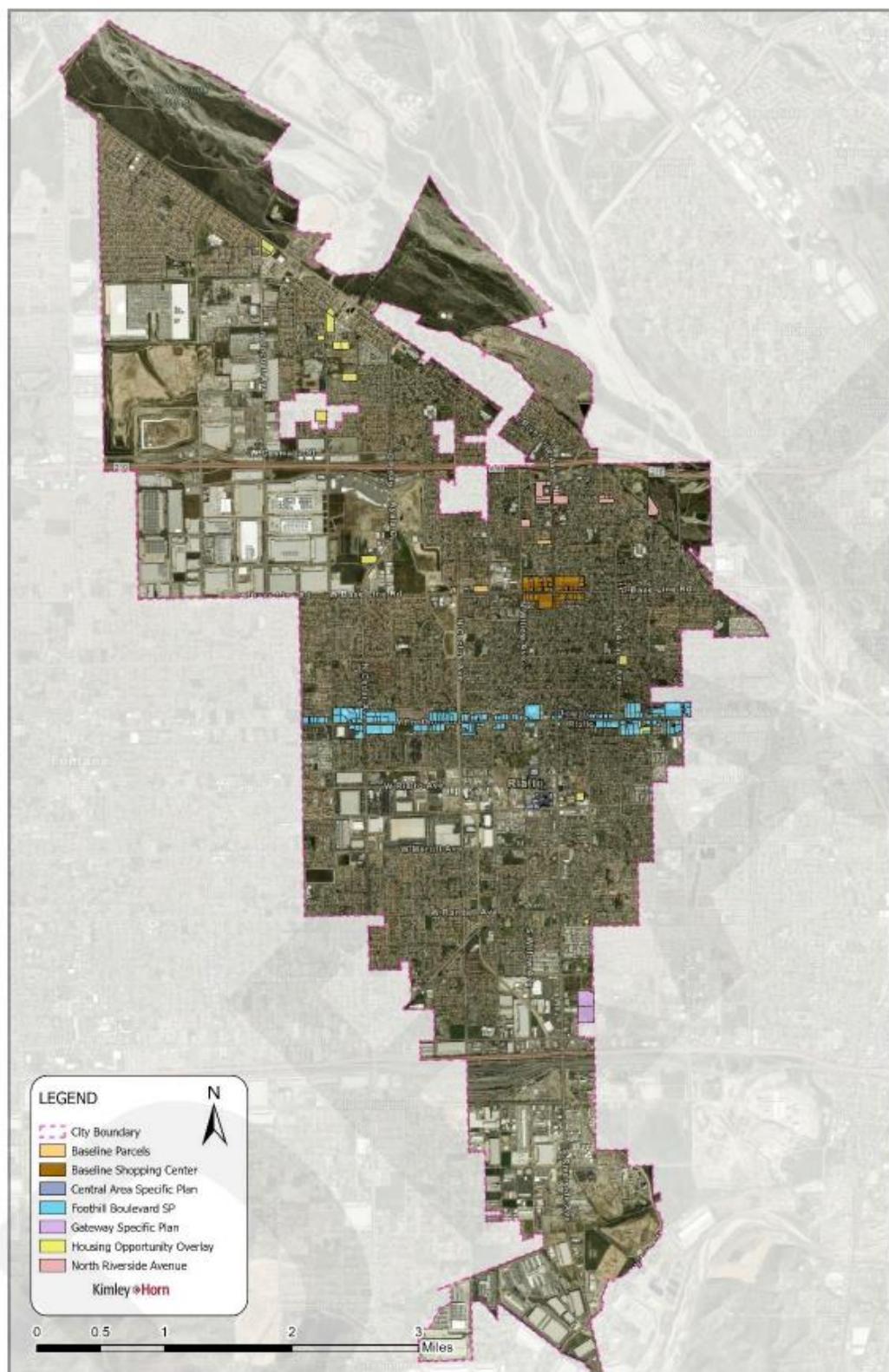
6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
197	013302327	E MARGARITA RD	Yes	No	20	35	100% Residential
198	013302326	E MARGARITA RD	Yes	No	20	35	100% Residential
199	013302325	E MARGARITA RD	Yes	No	20	35	100% Residential
200	012728106	1230 N LILAC AVE	No	No	20	35	100% Residential
300	026421351	E BASE LINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
6 – Baseline Shopping Center							
202	012732122	1169 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
203	012732140	115 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
204	012731124	271 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
205	012726105	298 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
206	012732146	173 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
207	012732147	201 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
208	012732105	291 E BASELINE ST	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
209	012731121	211 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
210	012726112	154 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
211	012726108	240 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
212	012731119	111 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
213	012732145	155 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
214	012726110	190 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
215	012732123	1149 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
216	012732104	241 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
217	012732103	241 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
218	012726116	120 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
219	012731125	241 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
220	012731123	291 W BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)

6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
221	012725115	260 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
222	012725119	170 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
223	012725120	118 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
224	012725118	180 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
225	012725117	282 E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
226	012725116	E BASELINE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
227	012725113	172 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
228	012725112	168 E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
229	012725114	E BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
230	012726115	1250 CONTRA AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
231	012726113	150 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
232	012726109	210 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
233	012726106	290 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
234	012726114	122 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
235	012726107	260 W BASELINE RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
236	012726111	160 CONTRA RD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
7 – Housing Opportunity Overlay							
409	023930128	5111 LOCUST AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
410	023930129	3686 N RIVERSIDE AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
411	023930146	5143 LOCUST AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
412	023930147	SEC W Locust Ave. and N Riverside Ave.	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
413	026401258	SE of N. Riverside Ave. and N. Linden Ave.	No	No	20	35	100% Residential
414	113332121	North of Banyon St. & west of Cedar Ave.	No	Yes	20	35	100% Residential
415	113321113	2314 N. Linden Ave.	No	No	20	35	100% Residential

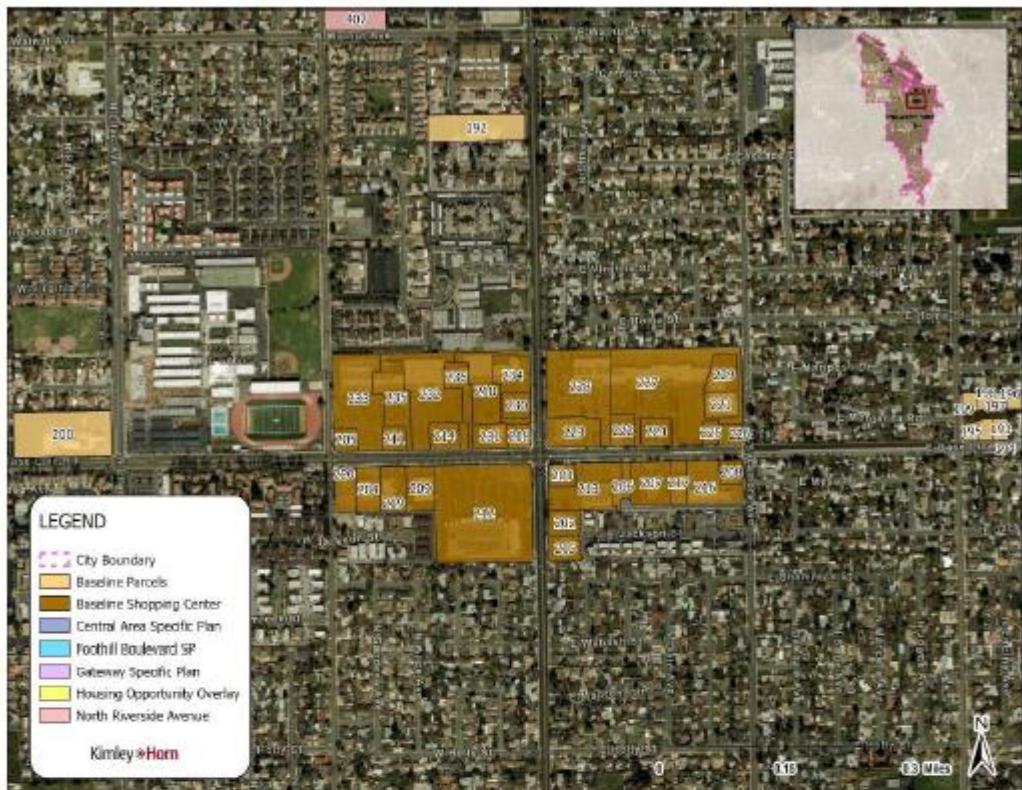
6th Cycle Housing Element (2021-2029) Sites Inventory by Opportunity Area							
Site Number	APN	Address	5 th Cycle Site	City Owned	Density (DU/AC)		Permitted Uses
					Minimum Density	Maximum Density	
416	026421212	Area across Jerry Eaves Park & Cedar Avenue/Ayala Drive	No	Yes	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
417	013320123	777 N. Acacia Ave.	Yes	No	20	35	100% Residential
418	013204168	249 E. Randall Ave.	Yes	Yes	20	35	100% Residential
419	013204169	249 E. Randall Ave.	Yes	No	20	35	100% Residential
420	026401248	N LINDEN AVE	Yes	No	20	35	100% Residential
421	023934113	2760 N LINDEN AVE	Yes	No	20	35	100% Residential
422	113328105	1475 W SUMMIT AVE	Yes	No	20	35	100% Residential
423	113328106	SUMMIT AVE	Yes	No	20	35	100% Residential
424	026401224	W SUMMIT	Yes	No	20	35	100% Residential
425	113309135	N Maple Ave	Yes	No	20	35	100% Residential
426	113310112	1678 W PERSIMMON ST	Yes	No	20	35	100% Residential
427	113328102	LINDEN AVE	Yes	No	20	35	100% Residential
428	113310130	N LINDEN AVE	Yes	No	20	35	100% Residential
429	013002321	354 N WILLOW AVE	No	No	20	35	100% Residential
430	013002341	305 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
431	013002339	303 W FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
432	013004317	217 E FOOTHILL BLVD	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
433	013006128	EUCALYPTUS AVE	No	No	20	50	100% Residential; Residential/Commercial Mixed-Use (50% Residential Required)
434	013031203	205 S DATE ST	No	No	20	35	100% Residential

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Map 1: Housing Opportunity District Sites



Map 2: Baseline Shopping Center HOD Sites



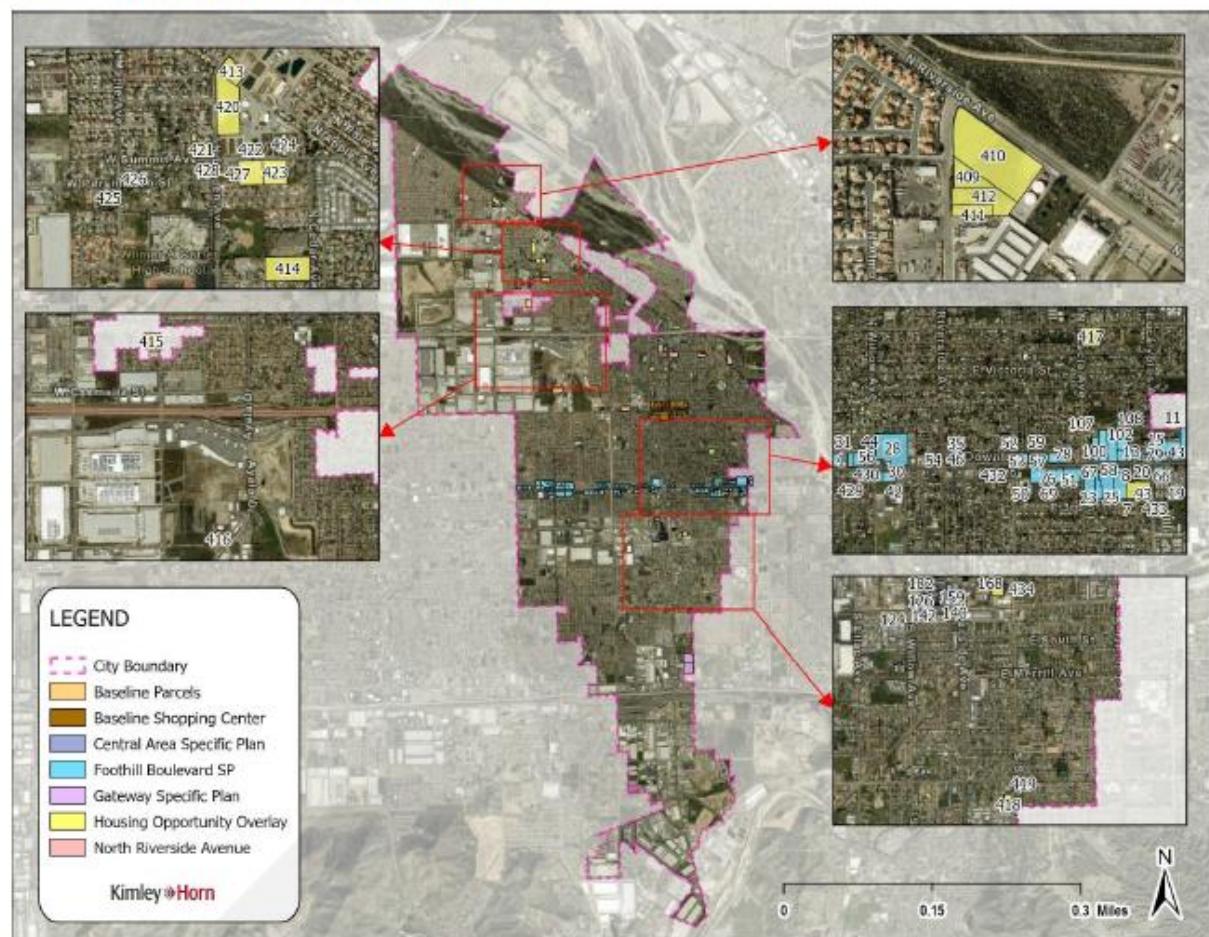
Map 3: Central Area HOD Sites



Map 4: Foothill Boulevard HOD Sites



Map 5: Housing Opportunity Overlay HOD Sites



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Map 6: Gateway Specific Plan HOD Sites



Map 7: North Riverside Avenue HOD Sites



SECTION 5. The City Council hereby directs staff to prepare, execute, and file with the San Bernardino County Clerk of the Board of Supervisors a Notice of Determination within five (5) working days of the adoption of the Ordinance.

SECTION 6. If any provision of this Ordinance is held invalid, such invalidity shall not affect the remaining provisions of this Ordinance, which shall remain in effect absent the provision held to be invalid and, to this end, the provisions of this Ordinance are declared to be severable.

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

PASSED, APPROVED AND ADOPTED this ____ day of February, 2026.

JOE BACA, MAYOR
OF RIALTO CITY COUNCIL

ATTEST:

BARBARA MCGEE, CITY CLERK

APPROVED AS TO FORM:

ERIC S. VAIL, CITY ATTORNEY
STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN BERNARDINO) ss
3 CITY OF RIALTO)
4

5 I, BARBARA MCGEE, City Clerk of the City of Rialto, do hereby certify that the foregoing
6 Resolution No. _____ was duly passed and adopted at a regular meeting of the City Council
7 of the City of Rialto held on the ____ day of February, 2026.

8 Upon motion of Councilmember _____, seconded by Councilmember
9 _____, the foregoing Resolution No. _____ was duly passed and adopted.

10 Vote on the motion:

11 AYES:

12 NOES:

13 ABSENT:

14 IN WITNESS WHEREOF, I have hereunto set my hand and the Official Seal of the City of
15 Rialto this _____ day of _____, 2026.

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