

4.3 POPULATION AND HOUSING

4.3.1 Environmental Setting

Population

The City of Ontario consisted of 0.38 square mile of land when it incorporated in 1891, and now in 2006, the City covers almost 50 square miles (Ontario General Plan, 1992 p.7-3 and City of Ontario Sphere of Influence General Plan Amendment, 1998 p.1-6). Population and housing stock growth has increased through the years, with the City's 2006 population at 171,113 persons and a housing stock of 46,351 dwelling units. The most recent January 2007 estimates are 172,701 residents and 46,959 housing units (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

The California Department of Finance population and housing estimates for the City of Ontario are provided in Table 4.3-1, *Population and Housing Growth*.

TABLE 4.3-1 POPULATION AND HOUSING GROWTH				
Year	Population	Annual Growth	Housing Stock	Annual Growth
1980	88,820	--	31,339	--
1990	133,179	5.0%	42,536	3.6%
2000	158,007	1.9%	45,182	0.6%
2001	159,995	1.3%	45,237	0.1%
2002	163,588	2.2%	45,519	0.6%
2003	166,595	1.8%	45,756	0.5%
2004	168,937	1.4%	45,850	0.2%
2005	170,790	1.1%	46,070	0.5%
2006	171,113	0.2%	46,351	0.6%
2007	172,701	0.9%	46,959	1.3%
Source: California Department of Finance: Population Estimates For California Counties and Cities: January 1, 1976 through January 1, 1980; Table 2: City/County Population and Housing Estimates, April 1, 1990; Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006; and Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007.				

The project site is currently developed with three commercial buildings and a kiosk, but two structures and the kiosk are not in use. These vacant commercial buildings include the western building formerly occupied by Target and Food 4 Less, a freestanding building occupied by Toys R Us at the southeastern section of the site, and a kiosk formerly occupied by Jack's Key Service. Only the Hollywood Video store at the northeast corner of the site is in use. There are no residents on-site.

Housing

The City's 1990 housing stock consisted of 42,536 units (Table 2: City/County Population and Housing Estimates, April 1, 1990). From 1990 to 2000, the number of housing units in the City rose from 42,536 units to 45,182 units, a 6.2 percent increase over the decade. The 2006 housing stock is estimated at 46,351 units, representing an annual housing stock growth of almost 1.65 percent since the year 2000 (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006).

The City's 2007 housing stock includes 27,530 single-family detached residences (or 58.6% of the housing stock), with 3,649 single-family attached homes (7.8%), 4,057 dwelling units within small multi-family developments consisting of 2 to 4 units (8.6%) and 9,512 units within large multi-family

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development projects with 5 units or more (20.2%), and 2,211 mobile homes (4.7%). As of January 2007, approximately 45,238 housing units were occupied and 1,721 units were vacant (for a 3.66 percent vacancy rate). The average household size is estimated 3.793 persons per household (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

There are no housing units on the site. Single-family residences are located to the east and south of the project site. Multi-family residences (condominiums) are located to the west.

Employment

The largest employer in the City of Ontario is the United Parcel Service, with approximately 3,500 employees. Other large employers (with over 500 employees) in the City include Mag Instruments, Verizon, Burns International Security Services, Marriott International Hotel, and Toyota North America (City of Ontario Facts at a Glance website, accessed 3/8/2007).

According to the Labor Force Data from the California Employment Development Department, the City had an estimated 2006 labor force of 83,800 persons, of which 79,600 persons were employed. This translates to an unemployment rate of 5.0 percent. This rate is higher than the County average of 4.7 percent for the same period (EDD Labor Force Data for Sub-County Areas, 2006 Benchmark).

The California Employment Development Department estimates the City's labor force at 85,300 persons as of February 2007, of which 80,900 persons are employed. This translates to the City's unemployment rate of 5.2 percent, which is slightly higher than the San Bernardino County-wide unemployment rate of 4.9 percent for the same time period (EDD Labor Force Data for Sub-County Areas, April 2007).

Two commercial structures and the kiosk located on the project site are not in use. Only the Hollywood Video store is in use, a portion of which is dedicated as a Game Crazy store (both owned by Hollywood Entertainment). Hollywood Video employs approximately 9 persons and Game Crazy employs 4 persons, based on consultations with the on-site store managers (Robin Friscia and Curtis Preston, pers. comm. 2/28/2007). Also, on-site security guards patrol the vacant commercial buildings and are present at the site on continuous 8-hour shifts. Various commercial retail and office uses are found to the north and east of the site.

Projections

The Southern California Association of Governments (SCAG) has developed regional growth projections for use in regional planning efforts. The projections for the City of Ontario and the County of San Bernardino are provided in Table 4.3-2, *Regional Projections*. As shown, the City of Ontario is projected to have 305,509 residents, 90,417 households in housing units, and 147,785 jobs by the year 2030 (SCAG RTP Growth Forecasts, 2004).

TABLE 4.3-2 REGIONAL PROJECTIONS						
Year	Ontario			County		
	Population	Households	Employment	Population	Households	Employment
2005	171,154	45,374	85,536	1,919,215	567,172	669,028
2010	180,059	48,749	97,366	2,059,420	618,782	770,877
2015	212,734	58,981	109,637	2,229,700	686,584	870,491
2020	244,977	69,473	122,204	2,397,709	756,640	972,243
2025	275,873	79,909	134,897	2,558,729	826,669	1,074,861

TABLE 4.3-2 REGIONAL PROJECTIONS						
Year	Ontario			County		
	Population	Households	Employment	Population	Households	Employment
2030	305,509	90,417	147,785	2,713,149	897,739	1,178,890
Sources: SCAG RTP Growth Forecasts, 2004 (SCAG website, accessed 3/8/2007)						

4.3.2 Threshold of Significance

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on population and housing, if its implementation results in any of the following:

- ◆ Induces substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- ◆ Displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- ◆ Displaces substantial numbers of people, necessitating the construction of replacement housing elsewhere.

4.3.3 Environmental Impacts

Employment at the Hollywood Video store will remain in place. The proposed Wal-Mart Supercenter would increase the number of employees at the site and lead to the introduction of patrons and visitors to the project. Roadway and utility improvements would not lead to population and housing impacts.

Population Growth (*Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*)

Residents

The proposed Ontario Wal-Mart Supercenter does not propose the construction of housing units on the site. The proposed commercial use would not lead to the introduction of residents to the site or to induce population growth directly as no housing units would be built on the site. The proposed Wal-Mart Supercenter is expected to provide goods and services to the residents of the surrounding community but is not expected to induce residential development in adjacent areas or directly influence residents to relocate near the site. Rather, the project recognizes the presence of established communities in the project area and would meet the demand for retail goods and groceries from these residents.

The project may be a factor in the relocation of residents to nearby housing units or the development housing near the site, but is not expected to be the only factor, or a major factor, in the selection of a residence. Rather, households moving into the area are likely to consider the overall condition of the community services and quality of neighborhoods, as afforded by the presence of nearby goods and services, along with other factors such as housing availability, cost, affordability, convenience, and personal preference. Thus, the presence of a Wal-Mart Supercenter is not expected to directly lead to occupancy of vacant housing units in nearby areas or the development of new residential units near the site. Impacts related to the increase in residents in the area are expected to be less than significant.

Employment

The proposed project will generate jobs for the local community. Operation of the proposed Wal-Mart Supercenter would create permanent jobs on-site. Wal-Mart estimates that approximately 450 persons

would be employed at the site once the project is constructed and in operation. This would lead to an increase in the daytime employee population at the site.

Employment positions at the project would consist of retail sales persons, cashiers, store managers, and clerks. These jobs would be filled by local hires and transfers from other stores. The current February 2007 unemployment rate in the City is 5.2 percent (representing approximately 4,400 persons) and is 4.9 percent unemployment in the County (representing approximately 43,700 persons) (EDD Labor Force Data for Sub-County Areas, April 2007). Thus, there are unemployed residents in the City and the County that may fill the employment positions that would be generated by the project. In addition, other unemployed residents of the surrounding counties and cities may also fill project-generated jobs. Thus, beneficial impacts related to the increase in employment in the City and County would occur with the project.

Future employees are expected to come from the local labor force and from current Wal-Mart employees relocating to nearby areas. Some employees may relocate near the site and a demand for housing by employees would occur. However, the actual number of employees that would move near the site or into the surrounding area, versus staying at the current place of residence cannot be quantified with any degree of certainty.

The 2005 American Community Survey estimates that 31.8 percent of workers 16 years and older in the City worked in the City and 68.2 percent worked outside the City (US Census Bureau American Factfinder website, accessed 4/19/2007). Assuming the project would reflect the City-wide average, it can be assumed that 143 employees of the Wal-Mart Supercenter are living in or would relocate to the City. If all 143 future employees are not living in the City now and would relocate to the City upon employment at the project, a potential demand for 143 housing units in the City could occur. In a worst case scenario, all 450 employees could potentially relocate to the City and a demand for 450 housing units may be generated by the project.

The City has approximately 1,721 vacant housing units, as of January 2007, which may be occupied by these employees. Also, there are 4,596 new housing units planned or proposed for construction in the City, which are identified as related projects in Section 6.0, *Cumulative Impacts*. Thus, available housing is present in the City to meet the potential demand for housing by future Wal-Mart employees. However, the actual number of the employees that would move into the area (versus those that are already living in the area) would likely be less than 450 households. Also, housing in the nearby cities of Upland and Montclair, as well as in the rest of the County and the region may also be occupied by future employees. With the dispersal of housing demand throughout the region, impacts are expected to be minimal in each City. Less than significant adverse impacts relating to the potential increase in demand for housing in the area are expected.

Demand for goods and services may be generated by the future employees. These employees may obtain goods and services from the project or from nearby commercial developments. There are various commercial uses near the site and along Mountain Avenue north and south of the site, which are expected to meet this demand. Impacts relating to the increase in demand for goods and services are expected to be less than significant.

Short-term construction employment would be generated when the project is under construction. The number of persons that would be employed as part of the demolition and construction crew for the project would be highly dependent on the contractor and the construction schedule. These employees would be temporarily on-site during the different phases of development and are not expected to generate a permanent demand for housing, goods, or services in the surrounding area. Thus, no indirect change in

the population and housing of the City or the surrounding area is expected with the presence of demolition and construction crews on-site. Impacts associated with demand for goods and services from demolition and construction crews are expected to be short-term and would be met by commercial uses near the site. Impacts are expected to be less than significant.

No change to the employment at the Hollywood Video store would occur with the proposed Wal-Mart Supercenter. No displacement would occur on the employees of the video store. On-site security personnel would also be provided for the Wal-Mart Supercenter. Thus, no employee displacement impacts would occur with the project.

The project may induce the early development of two vacant parcels northeast of the site on Mountain Avenue. These parcels could accommodate approximately 14,932 square feet of commercial development, based on the maximum floor area ratio of 0.40 allowed under the General Commercial designation (Ontario General Plan, 1992 p. 7-24). Future development of these parcels would lead to an increase in the employment base of the City (estimated at approximately 30 employees assuming one employee per 500 square feet of commercial floor area) and would provide goods and services for the surrounding area. Due to the size of the parcels, their limited potential for commercial uses, and their recent development with commercial structures, these developments are not expected to have a major impact on employment in the City. Less than significant adverse impacts are expected.

Infrastructure

The project would include construction of an additional southbound lane on Mountain Avenue and installation of a traffic signal at the Hawthorne Street/Mountain Avenue intersection. Hawthorne Street and Main Street would also be improved on the site, as envisioned in the Mountain Village Specific Plan. These street improvements would serve existing land uses in the area. An 84-inch storm drain line would also be constructed on Mountain Avenue from Fifth Street to Sixth Street.

New commercial development may be induced on vacant commercial parcels to the northeast of the site. The vacant parcel at the southwest corner of Mountain Avenue and Sixth Street is planned for the development of a 7,000-square-foot commercial use. Two other parcels along Mountain Avenue are vacant and cover a total of 0.857 acre. These parcels could accommodate approximately 14,932 square feet of commercial development, based on the maximum floor area ratio of 0.40 allowed under the General Commercial designation (Ontario General Plan, 1992 p. 7-24). The future development of these parcels would lead to an increase in the employment base of the City and would provide goods and services for the surrounding area. Due to its limited size, no significant adverse impacts related to growth inducement from infrastructure improvements by the project are expected.

Regional Projections

The proposed project would not have an adverse affect on population and housing growth in the City and would not contribute to any exceedance of population and housing projections. The indirect demand for housing associated with the estimated 143 to 450 employees that would live near the site would increase the local population by up to 143 to 450 households or 543 to 1,707 residents (based on the City's average household size of 3.793 persons per household). This population growth would represent a maximum of 19.2 percent of the anticipated population growth (8,905 residents) in the City between 2005 and 2010 and 13.3 percent of the anticipated household growth (3,375 households) between 2005 and 2010 (SCAG RTP Growth Forecasts, 2004). Thus, potential indirect increases in population and households would not exceed projections and impacts are considered less than significant.

It is anticipated that the approximately 450 jobs created by the proposed Wal-Mart Supercenter would be filled by the local workforce in the City, as well as by residents of the surrounding communities and the

region. Consequently, the project's impacts on employment would be beneficial for the City, as well as for residents of the Inland Empire. The increase in employment would also represent only 3.8 percent of the anticipated job growth (11,830 jobs) in the City between 2005 and 2010 (SCAG RTP Growth Forecasts, 2004). Thus, the increase in employment would not exceed projections and impacts are considered less than significant.

No exceedance of population, housing and employment projections, or adverse impact is expected. With the jobs created by the project, improvements to the City's unemployment rate and employment base would occur. Thus, no significant adverse impact related to population growth, as may be induced by the project, is expected. The growth-inducing impacts of the project are discussed in greater detail in Section 7.0, *Growth Inducing Impacts*.

Housing Displacement (*Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*)

There are no dwelling units on the project site. Thus, no displacement of existing residential uses near the site would occur with the proposed project. Since no housing displacement would occur, no housing replacement is necessary. The proposed Wal-Mart Supercenter would also not involve the construction of housing units on the site. Thus, no increase or decrease in housing stock would occur with the project. No impacts related to housing displacement are expected.

Population Displacement (*Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*)

Adjacent residents are not expected to be displaced by the project, since no housing demolition would accompany the project. No housing units are proposed as part of the proposed project. Thus, no direct increase in the City's resident population would occur as a result of the project. No impacts related to population displacement are expected. In addition, existing businesses or employees would not be displaced by the project.

4.3.4 Previous Analysis

To the extent applicable, this Subsequent EIR tiers off previous environmental documents relating to the development of the project site. As outlined in Section 1.2.1, *Previous Environmental Review*, previous analyses include a Supplemental EIR considering the environmental impacts associated with future development within the Mountain Village Specific Plan area (which included the project site) and the EIR analyzing the environmental impacts of new development and redevelopment within the Added Area, which was part of Amendment No. 1 to the Ontario Redevelopment Project No. 2.

While baseline conditions in this Subsequent EIR reflect the present situation, the linkages between the three documents remain pertinent to the environmental review of the Wal-Mart Supercenter proposal. The following discussion summarizes the salient points of similarity/difference between the previous documents and the Subsequent EIR and, where similar impacts are present, applicable policies, standard conditions or mitigation measures in the previous documents are identified for incorporation or implementation by the current project, where appropriate.

Supplemental EIR for Mountain Village Specific Plan

The Supplemental EIR for the Mountain Village Specific Plan indicated that displacement of existing residents along Dahlia Court, Elderberry Court, and Palmetto Avenue may occur with future development

within the Specific Plan area. Fair compensation and relocation assistance would be provided to displaced persons, in accordance with applicable laws. The Supplemental EIR also indicated that construction employment would be short-term and considered a beneficial impact. Increases in employment and residents under the proposed Specific Plan would not exceed projections for the area and would improve jobs/housing balance in the subregion.

The proposed project would generate short-term construction and long-term retail jobs. The project's long-term jobs would include store managers, stock clerks, cashiers, sales persons, and those typically needed for commercial retail and grocery operations. The proposed project's long-term jobs would represent a portion of the new employment that was analyzed in the Supplemental EIR for the Mountain Village Specific Plan. The Supplemental EIR estimated 161 new employees from future development within the Main Street District (Supplemental EIR, 1998 p. 4.5-4 and MVSP, 1998 p. 116). The project's 450 employees would include these 161 anticipated employees and 289 other employees, which would replace jobs at the former Target, Food 4 Less and Toys R Us stores. Thus, the project would replace on-site jobs that were lost due to the closures of the Target, Toys R Us, and Food 4 Less stores since the former uses and the proposed use are similar commercial retail and grocery uses. While no records on the number of jobs at the former Target, Toys R Us, and Food 4 Less stores are available, the larger floor area of the former commercial uses may imply a larger number of jobs than the proposed Wal-Mart, when using the job generation factor in the Supplemental EIR of 1 employee per 500 square feet of general commercial uses (Supplemental EIR, 1998 p. 4.5-4).

As analyzed in the previous EIR, no adverse impacts on population and housing would occur with redevelopment or future development on the project site. No mitigation measures for population and housing are provided in the Supplemental EIR for the Mountain Village Specific Plan.

EIR for Amendment No. 1

The EIR for Amendment No. 1 indicated that future development and redevelopment in the Added Area, including the site, would lead to increases in employment and residents in the City. The projected population and housing growth would be consistent with the Ontario General Plan and displacement impacts from redevelopment activities would be reduced through compliance with applicable laws concerning the provision of fair compensation and relocation assistance.

The project would lead to the demolition of existing commercial buildings that are not in use. The proposed Wal-Mart Supercenter would generate jobs in the Added Area, but would not displace existing residents, dwelling units, businesses, or employees. Thus, no relocation assistance is necessary.

As analyzed in the previous EIR, no adverse impacts on population and housing would occur with redevelopment or future development on the project site. No mitigation measures for population and housing are provided in the EIR for Amendment No. 1, outside of relocation assistance for displaced residents and businesses. The project's impacts would not involve displacement, as analyzed in the previous EIR. Since no displacement would occur with the proposed Wal-Mart Supercenter, relocation assistance would not be necessary.

4.3.5 Standard Conditions and Mitigation Measures

No significant adverse impact on population, housing, or employment is expected with the project; thus, no standard conditions or mitigation measures are identified. Also, standard conditions or mitigation measures for population and housing, as provided in the Supplemental EIR for the MVSP or the EIR for

Amendment No. 1, are not applicable to the project. However, the City may impose project-specific conditions as part of project approval.

4.3.6 Unavoidable Significant Adverse Impacts

Preliminary analysis in the Initial Study (IS) for the project indicated that implementation of the project is not expected to result in a significant impact associated with the displacement of housing, households, residents, businesses or employees. The project would not directly contribute to the inducement of population growth in the region, but the generation of approximately 450 employment positions and the increase in the provision of services from the site could lead to potential impacts associated with direct or indirect population growth.

The analysis in the Subsequent EIR, as provided above, reflects the IS findings that no housing or population displacement impacts would occur with the project. Detailed analysis of the project's potential for growth-inducement shows that the 450 employees at the site would indirectly lead to an increase in the resident population of the project area and in the demand for housing.

The analysis states that the increase in employment associated with the proposed project is not expected to exceed regional projections for population, housing, and employment growth in the City and would not generate significant adverse impacts on population and housing. No unavoidable significant adverse impacts on population and housing are expected with the project.