

Section 4.3: Population and Housing

4.3.1 Environmental Setting

Population

The California Department of Finance (DOF) population estimates for the City of Ontario and the County of Bernardino are provided in Table 4.3-1, *Population Growth*.

**TABLE 4.3-1
POPULATION GROWTH**

Year	City of Ontario	Annual Growth	San Bernardino County	Annual Growth
1980	88,820	--	895,016	--
1990	133,179	5.0%	1,418,380	5.8%
2000	158,007	1.9%	1,710,139	2.1%
2001	159,995	1.3%	1,747,822	2.2%
2002	163,588	2.2%	1,794,507	2.7%
2003	166,595	1.8%	1,842,904	2.7%
2004	168,937	1.4%	1,897,950	3.0%
2005	170,790	1.1%	1,946,202	2.5%
2006	171,113	0.2%	1,991,829	2.3%
2007	172,701	0.9%	2,028,013	1.8%
2008	173,690	0.6%	2,055,766	1.4%
2009	173,188	-0.29%	2,060,950	0.25%
2010	174,536	0.78%	2,073,149	0.59%

Source: California Department of Finance, 2010

The City of Ontario's resident population is estimated at 174,536 persons, as of January 2010. This represents a less than one percent increase over the 2009 population and is 8.4% of the County of San Bernardino's total population for the same year.

There are no residents on the site at this time. Also, no residents are present in the Specific Plan area.

Housing

The City of Ontario's current housing stock is estimated at 47,390 dwelling units, as of January 2009. The City has an average household size of 3.768 persons per household and a vacancy rate of approximately 3.67 percent. Historic housing stock growth is provided in Table 4.3-2, *Housing Stock Growth*.

**TABLE 4.3-2
HOUSING STOCK GROWTH**

Year	Housing Stock	Annual Growth
1980	31,339	--
1990	42,536	3.6%
2000	45,182	0.6%
2001	45,237	0.1%
2002	45,519	0.6%
2003	45,756	0.5%
2004	45,850	0.2%
2005	46,070	0.5%
2006	46,351	0.6%

Section 4.3: Population and Housing

**TABLE 4.3-2
HOUSING STOCK GROWTH**

Year	Housing Stock	Annual Growth
2007	46,959	1.3%
2008	47,276	0.7%
2009	47,390	0.2%
2010	47,795	0.9%
Source: California Department of Finance, 2010		

There is a US Post Office trailer on the site. Between Planning Areas 2 and 3 but outside the site are 5 unoccupied historic bungalows, an abandoned historic market building, and an abandoned historic firehouse.

Employment

The California Economic Development Department estimated the City's labor force at 81,600 persons (as of December 2010), of which 69,800 persons were employed. Therefore, the City's estimated unemployment rate was 14.5 percent, which is slightly higher than the County-wide unemployment rate of 13.7 percent.

The US Post Office on the site currently employs 4 people. A security guard also patrols the site and surrounding area for OM Guasti, LLC, the property owner.

Regional Projections

The Southern California Association of Governments (SCAG) has developed regional projections for growth by city in the region. The projections for the City of Ontario and San Bernardino County are provided in Table 4.3-3, *Regional Projections*.

**TABLE 4.3-3
REGIONAL PROJECTIONS**

Year	Ontario			County		
	Population	Households	Employment	Population	Households	Employment
2010	187,060	48,491	123,270	2,182,049	637,250	810,233
2015	213,839	56,242	136,302	2,385,748	718,602	897,489
2020	246,304	65,872	147,518	2,582,765	787,142	965,778
2025	277,799	75,132	160,654	2,773,945	852,986	1,045,480
2030	308,088	83,784	174,924	2,957,753	914,577	1,134,960
2035	337,095	91,936	187,671	3,133,801	972,561	1,254,749
Source: SCAG Growth Forecasts, 2008.						

As shown, the 2010 population of the City (174,536 persons) is less than the SCAG projections for 2010. The City of Ontario is expected to have 337,095 residents, 91,936 households in housing units, and 187,671 jobs by the year 2035. This translates to a population growth of 93.1% from the 2010 population and a 92.3% growth in housing stock within the next 25 years. The City's projected population, housing stock, and employment base would also represent 10.8% of the County's total population; 9.5% percent of the County's total households; and 15.0% of the County's employment base in 2035.

Section 4.3: Population and Housing

4.3.2 Threshold of Significance

According to 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

Future residential development under the proposed *Guasti Plaza Specific Plan Amendment* would lead to the construction of 500 new housing units on the site, resulting in an increase in the City's housing stock and resident population. Future commercial development under the current Specific Plan would have created approximately 1,287 jobs (assuming 2.86 jobs per 1,000 square feet of office uses and 450,000 square feet of floor area).

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)?*)

Population

Planned commercial development would not increase the City's population. Residential development under the proposed Amendment could lead to 500 new housing units, along with a reduction in projected employment on the site. If these units were built this year, they would increase the City's 2010 housing stock to 48,295 units (or 1.06%). These proposed 500 new residences would help meet the City's future housing needs and is not considered a significant adverse impact.

Assuming the average household size that would occupy the units is 2.002 persons per household, the 500 new units would be occupied by approximately 1,001 residents. This would increase the City's 2010 population of 174,536 residents to 175,537 residents (an increase of 0.6%).

While the Amendment would increase the local population, the increase in population itself is not considered a significant adverse impact. Rather, demand for goods and services that may be created by the new residents could indirectly lead to impacts. Commercial goods and services would be provided by future development within the Guasti Plaza Specific Plan area, as well as existing and proposed commercial developments near the site. Demand for public services and impacts of future residential development on these services are discussed in Section 4.11, *Public Services and Recreation*. Demands for utility services are discussed in Section 4.12, *Utilities*. Direct impacts related to the increase in residents in the area are expected to be less than significant.

Section 4.3: Population and Housing

Employment

The proposed Amendment would not lead a direct employment generation at the site. Rather, residential uses could replace future office and commercial development that would generate job opportunities in the City. Approximately 1,287 jobs were expected, assuming 450,000 square feet of office space with 2.86 employees per 1,000 square feet (as assumed in TOP) that would be potentially lost with future residential development.

Short-term construction employment would be generated when future residential development is under construction. The number of persons that would be employed as part of the construction crew would be highly dependent on the contractor and the construction schedule. These employees would be temporarily on-site during the different phases of construction 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 construction crews on-site. Impacts associated with demand for goods and services from 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.

In the long term, removal of the US Post Office from the site would result in the loss of 4 employment positions at the site. However, these employees would be relocated into other sections of the Specific Plan area. This is not considered a significant impact.

Infrastructure

Future residential development would include construction and improvement of roadways and utility infrastructure systems on and near the site. The availability of utility infrastructure in the surrounding area could induce the development of adjacent vacant lands. However, the need for utility line upgrades or costs to pay for new service would still have to be paid by individual developments and future developments connecting to the water, sewer, storm drain, power, gas, telephone and cable lines would pay development impact fees to the City or other utility agencies. Since developments proposed north and west of the project site would include new or upgraded utility lines to serve these adjacent uses and existing lines are present on Turner Avenue to serve future development on the City-owned parcel to the northeast or to serve the redevelopment of the industrial use to the southeast, no growth inducement is expected from infrastructure improvements that would be constructed with future residential development on the site. This is discussed further in Section 7.0, *Growth-Inducing Impacts*.

Projections

Future residential development under the proposed Specific Plan Amendment would not adversely affect population, housing and employment growth in the City and would not contribute to any exceedance of population, housing and employment projections.

The 1,001 residents that are expected to occupy the 500 housing units would lead to an increase in the City's resident population. The on-site population would represent only 0.7% percent of the projected 25-year population increase in the City between 2010 and 2035 (150,035 new residents). Thus, the Amendment would be consistent with regional population growth forecasts.

The 500 residential units that would be built on the project site would represent only 1.15% percent of the projected 25-year housing growth in the City between 2010 and 2035 (43,445 new housing units). Thus, the Amendment would be consistent with regional housing growth forecasts.

Section 4.3: Population and Housing

The 4 postal jobs would not be lost, but only relocated to another site. The planned 450,000 square feet of office uses are estimated to generate approximately 1,287 jobs. This potential employment would represent 2.0% of the anticipated job growth in the City between 2010 and 2035 (64,401 jobs). If the commercial uses are not developed, the decrease in future job creation is not considered significant since it is not a direct loss of jobs and the Amendment would not conflict with regional employment growth forecasts.

No exceedance of population, housing and employment projections would occur with the Amendment and no significant adverse impact is expected.

The Regional Housing Needs Assessment (RHNA) was recently updated and the RHNA housing allocation shows a future housing construction need of 7,662 units and an existing housing need of 23,190 housing units/households in the City of Ontario for the 2006 to 2014 planning period. The 500 new residential units that could be built on the site would help meet the City's regional housing needs and would represent 6.5% of the City's total regional allocation. No conflict with the RHNA is expected.

TOP anticipates buildout of the City to include a total housing stock of 104,052 units and 358,355 residents. Future residential development under the proposed Amendment would represent a 0.5% of the City's housing stock capacity and a 0.3% of the City's residential population at buildout. Since residential development on the site has been accounted in TOP, no change in General Plan buildout would occur with the proposed Amendment.

With future residential development on the site, a loss of potential employment would occur. Using the employment factor in TOP, approximately 1,287 potential jobs would be lost with 4,419 jobs expected within the rest of the Specific Plan area. Since this is a theoretical loss, no actual jobs would be lost or employees displaced.

While a change in buildout capacity would occur due to the proposed Specific Plan Amendment, the change in housing (500 units) and population (1,001 residents) capacities would represent a minor amount of the City's total housing and population capacity. A potential decrease in employment capacity (1,287 jobs less) is also only 0.7% of 2035 employment projections for the City of 187,671 jobs. No significant adverse impact to the City's future population, housing stock, and employment base are anticipated to occur with implementation of the proposed Specific Plan Amendment.

The proposed Amendment is not expected to induce substantial development in the area since adjacent areas have been planned for development prior to the Amendment. The Amendment has been made in response to economic conditions but adjacent areas are expected to be developed in accordance with the Development Plan approved for Planning Area 1, while Planning Areas 2 and 3 are expected to be developed concurrent with the office and commercial uses proposed by the applicant. Any growth-inducing impacts would be limited to the vacant parcel northeast of the site, as discussed in greater detail in Section 7.0, *Growth Inducing Impacts*, of the SEIR.

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

Section 4.3: Population and Housing

The project site is occupied by a US Post Office. The US Post Office would be relocated into another structure prior to site development. No involuntary displacement of housing units or businesses would occur. The proposed Amendment would lead to the development of a maximum of 500 units within the Specific Plan area. No housing displacement or replacement housing is needed elsewhere and impacts are expected to be less than significant, with no mitigation required.

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

No residents or households are present at the site that would be displaced or would require relocation with future residential or commercial development.

The US Post Office would be relocated into another structure prior to site development. Due to the need for the Post Office to be located within the same zip code, relocation sites would be confined to other structures within the Specific Plan area or nearby areas. The 4 employees of the Post Office are expected to be part of the relocation and would not be displaced. This would not result in any involuntary displacement under the proposed Amendment. Impacts would be less than significant and no mitigation is required.

4.3.4 Previous Analysis

To the extent applicable, this Supplemental EIR tiers off previous environmental documents relating to the development of the project site, which include the EIR for the Guasti Plaza Specific Plan and the EIR for the Guasti Redevelopment Plan. The following discussion summarizes the similarities/differences in potential impacts between the previous documents and this Supplemental 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.

Guasti Plaza Specific Plan EIR

The EIR for the Guasti Plaza Specific Plan indicated that in 1995, there were 12 single-family units within the Specific Plan area, 10 of which were occupied. Also, 381 employees in various commercial and industrial uses were present. The EIR indicated that future development within the Specific Plan area would lead to the displacement of as many as 12 households with 33 to 40 residents and several business tenants and their 381 employees. Mitigation was provided in the previous EIR to provide assistance and relocation of tenants that would be displaced. Impacts were considered less than significant after mitigation. The EIR also indicated that future development and redevelopment under the adopted Specific Plan would lead to 7,258 office, commercial and hotel employees and no housing units or residents. Impacts were not considered significant.

The residential structures (including 5 cottages on the site and 2 residences to be relocated to the site) are no longer occupied and existing residents and businesses have been relocated prior to demolition of several structures on-site. Thus, no resident or household displacement is expected with future residential development under the Amendment. Only the US Post Office is now in use, with 4 employees. Relocation of the US Post office prior to site development would not lead to significant adverse impacts, as discussed above. With the proposed Amendment, potential employment would decrease within the Specific Plan

Section 4.3: Population and Housing

area. Regional projections would not be exceeded and impacts would be less than significant, consistent with the EIR for the Specific Plan.

No mitigation measures were provided under this issue. However, a mitigation measure was provided for land use impacts related to relocation and displacement:

1. Each PAP shall contain a detailed strategy for the assistance and relocation of any tenants of existing buildings within that Planning Area.

This mitigation shall be applicable to the relocation of the Post Office from the site.

Guasti Redevelopment Plan EIR

The EIR for the Guasti Redevelopment Plan indicated that existing housing units would be lost and 8,468 jobs would be created within the Project Area. This would benefit jobs-housing balance in the subregion.

Consistent with the EIR for the Guasti Redevelopment Plan, the loss of 7 unoccupied housing units on the site due to future residential development is not considered a significant adverse impact. Future development under the Amendment would lead to 500 dwelling units with 1,001 residents, with a potential loss of 450,000 square feet of office uses with 1,287 jobs at the site. Regional projections would not be exceeded and impacts would be less than significant, as discussed above.

No mitigation measures were required in this previous EIR.

4.3.5 Standard Conditions and Mitigation Measures

Standard Conditions

No standard conditions are applicable to population and housing impacts under the proposed Amendment.

Mitigation Measures

No significant adverse impact on population and housing is expected with the proposed Specific Plan Amendment. However, mitigation related to the relocation of existing tenants was provided in the EIR for the Guasti Plaza Specific Plan and is applicable to relocation of the US Post Office under the proposed Amendment.

Mitigation 4.3.1: Future development shall include a detailed strategy for the assistance and relocation of any tenants of existing buildings within the project site, in accordance with the Guasti Redevelopment Plan.

4.3.6 Unavoidable Significant Adverse Impacts

The analysis shows that the increase in population and housing associated with future residential development and the loss of job creation from planned commercial development 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, housing, and employment. The 500 new dwelling units would help meet the City's future housing needs.

Section 4.3: Population and Housing

Implementation of the mitigation measure above would avoid any adverse impacts related to relocation of the US Post Office. No unavoidable significant adverse impacts on population and housing are expected after mitigation.