

SECTION 2.0: ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

The project site for the proposed Ontario Wal-Mart Supercenter is a 16.29-acre parcel located west of Mountain Avenue and north of Fifth Street, approximately ¼ mile south of the San Bernardino (I-10) Freeway in the northwestern section of the City of Ontario. The site is currently developed with vacant commercial buildings previously occupied by a Target department store, a Toys R Us toy store, and a Ralph's/Food 4 Less grocery store. Target and Food 4 Less shared the building at the western section of the site and Toys R Us occupied a freestanding building at the southeastern section of the site. A Hollywood Video store is currently operating in a freestanding building located at the northeastern corner of the site, and an abandoned kiosk (formerly Jack's Key Service) is located just south of the Hollywood Video store. The project site does not include a 0.52-acre parcel occupied by a 76 gas station at the northwestern corner of Mountain Avenue and Fifth Street. These existing conditions are used as the baseline conditions, on which impacts of the project are evaluated in Section 4.0, *Environmental Analysis*.

2.1.1 Regional Setting

The City of Ontario covers a land area of approximately 31,760 acres (or nearly 50 square miles) and is located in the southwestern portion of the County of San Bernardino (Ontario General Plan, 1992 p.7-3 and City of Ontario Sphere of Influence (SOI) General Plan Amendment (GPA), 1998 p.1-6). San Bernardino County and Riverside County together form the Inland Empire of Southern California. The County of San Bernardino, covering approximately 20,000 square miles (San Bernardino County General Plan, 1998, p viii), is the largest county in the United States, and consists of 24 incorporated cities Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006). The County is home to approximately 2.0 million residents, making it the fourth most populated county in California (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006). Population growth of approximately 20.6 percent is estimated to have occurred in San Bernardino County between the 1990 population of 1,418,380 persons and the 2000 population of 1,710,139 persons. The County's current January 2007 resident population is estimated at 2,028,013 persons and its existing housing stock consists of 676,909 dwelling units by the California Department of Finance (DOF) (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

The City of Ontario is located in the Chino Valley, approximately 25 miles west of the City of San Bernardino, 40 miles east of the City of Los Angeles, and 28 miles northeast of the City of Santa Ana in Orange County. To the west, the City of Ontario is bounded by the cities of Chino and Montclair and unincorporated San Bernardino County land. The cities of Upland and Rancho Cucamonga border the City to the north, while the City of Fontana and unincorporated Riverside County land border the City to the east. The San Bernardino/Riverside County line and unincorporated Riverside County land border the City on the south (Thomas Guide, 2005 pp. 571, 572, 601, 602, 603, 604, 641, 642, 643, 644).

The San Bernardino Freeway or Interstate 10 (I-10) Freeway crosses through the northern portion of the City in an east-west direction. The Pomona Freeway or State Route 60 (SR-60) Freeway passes through the central portion of the City, also in an east-west direction. Additionally, the Ontario Freeway or Interstate 15 (I-15) Freeway passes through the eastern portion of the City in a north-south direction. The roadway network in the City consists of a grid pattern, with major east-west streets consisting of Fourth Street, Holt Boulevard, Philadelphia Avenue, Mission Boulevard, and Riverside Drive and major north-south streets consisting of Mountain, Euclid, Grove, Etiwanda, and Milliken Avenues (Ontario General Plan Land Use Map, 2007). Figure 2-1, *Regional Map*, shows the regional location of the City.

Ontario Wal-Mart Supercenter

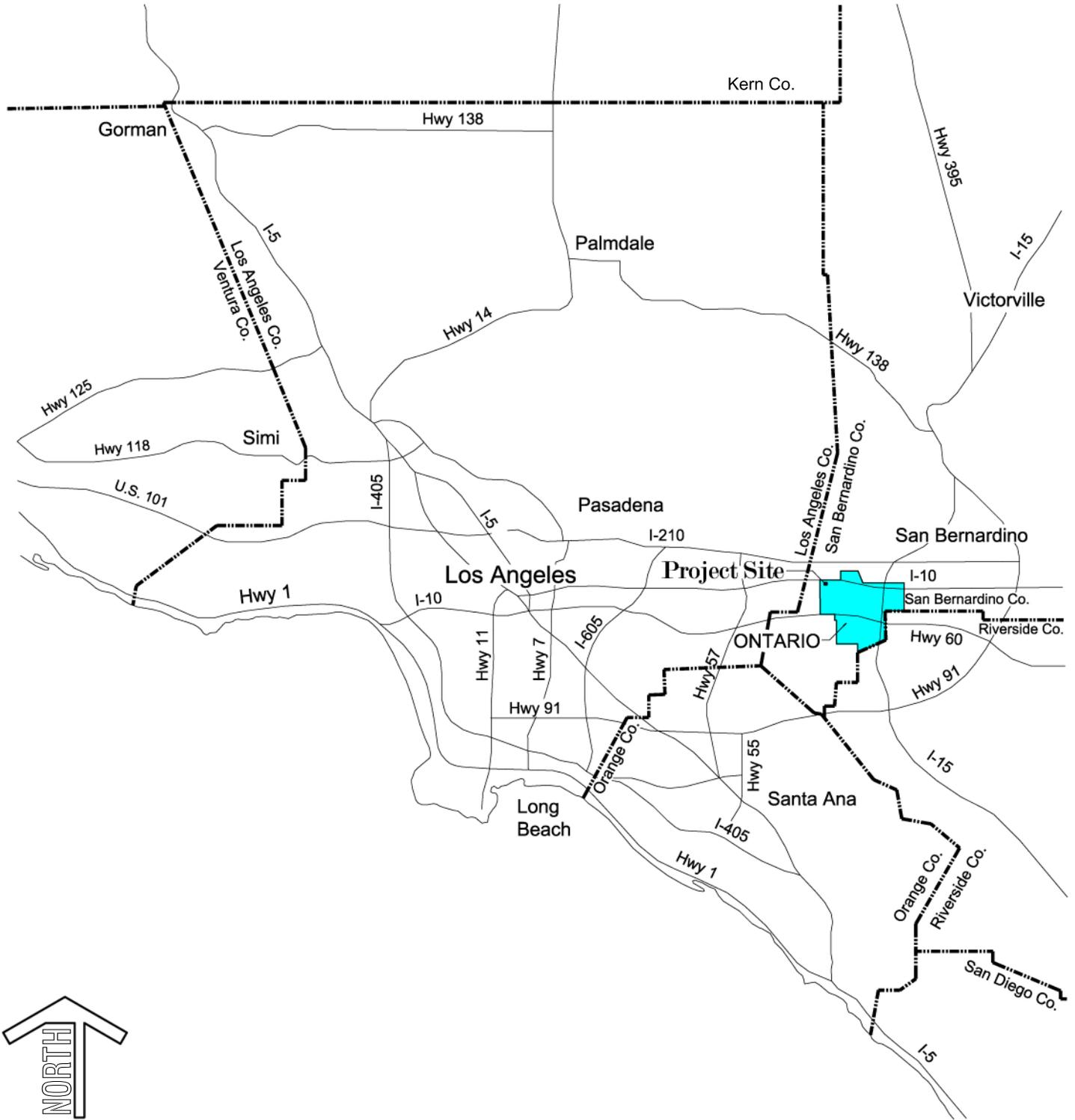


Figure 2-1

Regional Map

Section 2.0

Environmental Setting (continued)

The City of Ontario is developed with a mix of land uses, with residential areas in the southern and western sections, industrial areas around the Ontario International Airport in the eastern section of the City and commercial areas in the northeastern section, along major roadways, and at freeway interchanges. Agricultural uses are located in the New Model Colony area at the southern section of the City.

The downtown area and development core of the City is located south of the I-10 Freeway, along and near Euclid Avenue. This area contains the City's older commercial and residential areas. New residential tracts and neighborhoods are located in the southern section of the City, generally south of the SR-60 Freeway. Here, relatively new residential developments are slowly replacing the agricultural uses and dairies.

The City's 1980 population was estimated by DOF at 88,820 persons (Population Estimates For California Counties and Cities: January 1, 1976 Through January 1, 1980). By 1990, the City of Ontario had a population of 133,179 persons (Table 2: City/County Population and Housing Estimates, April 1, 1990). This translates to a population growth of 5.0% per year during the 1980's. The City's 2000 population was estimated at 158,007 persons and the January 2007 population is estimated at 172,701 persons (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007). A more modest 1.9% annual growth occurred during the 1990's and a 1.3% annual increase occurred in the last seven years.

Coupled with the population growth has been the increase in the City's housing stock. From 1980 to 1990, the City's housing stock increased by 35.7 percent from 31,339 dwelling units in 1980 to a 1990 total of 42,536 dwelling units (Population Estimates For California Counties and Cities: January 1, 1976 Through January 1, 1980 and Table 2: City/County Population and Housing Estimates, April 1, 1990). From 1990 to 2000, the number of housing units in Ontario rose to 45,182 units. The current 2007 housing stock is estimated at 46,959 units (a 3.9 percent growth from 2000) (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007). The California Department of Finance's population and housing estimates for the City of Ontario are provided in Table 2-1, *Population 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.

As shown, the City experienced its major population and housing growth in the 1980's, with limited housing development during the last 17 years. Developments during the 1990's and early 2000's consisted mainly of commercial and industrial projects in the eastern section of the City. The northern portion of the City is largely built out, although approximately 8,200 acres consisting of large agricultural uses within the New Model Colony was annexed to the southern end of the City in 1998 (City of Ontario Sphere of Influence General Plan Amendment, 1998 p.1-6). It is anticipated that development of this

Section 2.0

Environmental Setting (continued)

agricultural area with urban uses would represent the majority of the City’s future population and housing growth.

The California Department of Finance estimates the City’s 2007 average household size at 3.793 persons per household and the housing vacancy rate at approximately 3.66 percent (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2007).

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).

2.1.2 Site Location

The project site is a 16.29-acre parcel (APN 1008-431-03) located west of Mountain Avenue and north of Fifth Street in the northwestern section of the City of Ontario. The site is almost square in shape, except that it excludes a 0.52-acre parcel at the northwestern corner of Mountain Avenue and Fifth Street that is occupied by a 76 gas station (Assessor’s Map, 2004 Book 1008 Page 43). Figure 2-2, Vicinity Map, shows the location of the site.

2.1.3 Existing Site Conditions and Land Uses

The project site is relatively flat, with a slight slope to the south. On-site elevations range from 1,111.8 feet above mean sea level at the southwestern corner to 1,128.5 feet above mean sea level at the northeastern edge of the site, with a grade break at the northern boundary and the property to the north up to 3 feet higher in elevation (ALTA/ACSM Land Title Survey, 2004).

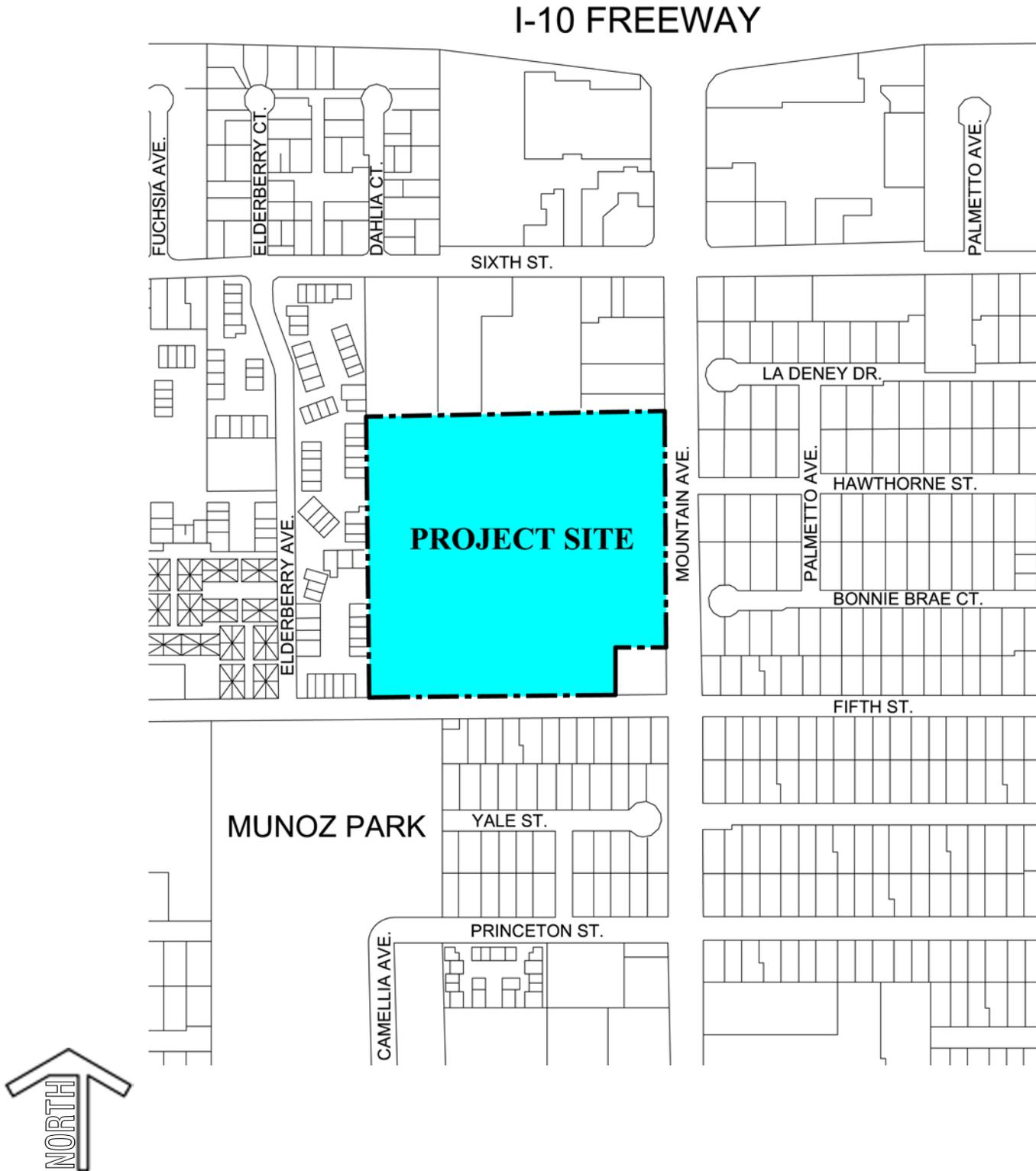
The site is currently developed with two vacant commercial buildings previously occupied by a Target department store, a Toys R Us toy store, and a Ralph’s/Food 4 Less grocery store. Target and Food 4 Less shared the building at the western section of the site and Toys R Us occupied a freestanding building at the southeastern section of the site. In addition, a Hollywood Video store is located and operating on a 1.06-acre area at the northeastern corner of the site. Near the video store is an abandoned kiosk (formerly Jack’s Key Service). The rest of the site is primarily a paved parking lot. Table 2-2, Existing Land Uses, lists the buildings and existing and past tenants and addresses at the site.

| Site Address | Building Size | Use | Building Height |
|----------------------|---|---------------------------------|-----------------|
| 1333 Mountain Avenue | 151,020 square feet plus 12,600-square-foot outdoor garden center | Target and Food 4 Less (closed) | 19 feet |
| 1317 Mountain Avenue | 37,765 square feet | Toys R Us (closed) | 21 feet |
| 1335 Mountain Avenue | 225 square feet | Jack’s Key Service (closed) | 11 feet |
| 1357 Mountain Avenue | 7,035 square feet | Hollywood Video | 19 feet |

Source: ALTA/ACSM Land Title Survey, 2004 and Design Review Plans, 2005.

The existing buildings on-site were constructed in 1964, 1970, 1973, and 1997. The main building, constructed in 1964 at the western section of the site, was initially operated as a White Front Store. The building was later occupied by a Target department store, which operated out of an approximately 107,320 square-foot portion at the northern two-thirds of the building. Target was a general merchandise

Ontario Wal-Mart Supercenter



Source: City of Ontario, 2006

Figure 2-2

Vicinity Map

Section 2.0

Environmental Setting (continued)

store with an outdoor garden center at the north end of the building. No plans for the former garden center are available but this area is estimated to have covered approximately 12,600 square feet (based on the survey of existing on-site improvements). Ralph's grocery store shared the building with Target and occupied approximately 43,700 square feet at the southern section of the building. A Food 4 Less grocery store later replaced the Ralph's grocery store (Chuck Mercier, pers. comm. 2/27/2006 and 12/14/2006).

Toys R Us occupied a freestanding building with approximately 37,765 square feet of floor area at the southeastern section of the site, just west of the 76 gas station. This building was constructed in 1970. No records of the original construction date of the key kiosk were found, but the kiosk was enlarged to 150 square feet in 1973 and again to 225 square feet in 1978. The Hollywood Video store currently occupies an approximately 7,035-square-foot building on the northeastern corner of the site, with a portion of the store utilized as a Game Crazy store (Hollywood Video and Game Crazy are both owned by Hollywood Entertainment). This building was constructed in 1997 (Chuck Mercier, pers. comm. 12/14/2006). An approximately 50-foot high freestanding pylon sign is present behind the Hollywood Video store.

At the site, there are two entry driveways on Fifth Street and four entry driveways on Mountain Avenue, with the two northern driveways providing access to the Hollywood Video store. A low 3-foot high block wall, with shrubs and trees behind the wall, runs along the site perimeter on Mountain Avenue and Fifth Street, and a block wall separates the site from the multi-family development to the west. Overhead utility lines on wooden poles are present along the northern and western site boundaries.

There are existing turf grass, shrubs and trees in planter boxes, landscaped areas, and along the building facades. Liquidambar trees and oleander shrubs are present in the landscaped setback area along Fifth Street, with Carolina cherry juniper and liquidambar trees near the Toys R Us building. An Aleppo pine tree is located west of the Toys R Us building and dead trees in raised planter boxes are north of the building.

London Plane trees alternating with bronze loquat trees are located at the parkways on Mountain Avenue, with agapanthus, Indian hawthorne, Texas privet, daylilies, gazania, New Zealand flax, bird of paradise and crape myrtle trees in the landscaped setback.

Liquidambar trees and Indian hawthorne shrubs line the building façade of the Target and Food 4 Less building, with oleanders at the southeast corner of the building. Weeds are also present at the pavement edges and cracks within the parking lot. Trees within the abutting residential areas line the western boundary of the site, behind the perimeter wall. In addition, Italian cypress trees and creeping fig are found behind the block wall and the northern property line.

Approximately 20- to 30-foot high light poles are present along the site boundaries and within the parking lot. Street lights are also present along Mountain Avenue and Fifth Street. Approximately 6-foot wide and 10-foot wide power line easements, which support power lines on wooden poles, run along the northern and western property lines, respectively. In addition, an 8-inch sewer line within a 10-foot wide easement runs through the site in a north-south direction, approximately 300 feet west of Mountain Avenue and the eastern property line. At the southern section of the site, the sewer line swerves slightly to the west and runs southerly along another 10-foot wide easement. An 8-foot wide easement for telephone lines also runs through the site in an east-west direction, approximately 250 feet south of the northern property line and another 8-foot wide easement running north-south, approximately 200 feet east of the western property line. An approximately 5-foot easement is also present along the southeastern site boundaries with the 76 gas station (ALTA/ACSM Land Title Survey, 2004 and Ontario City Atlas, 2006 p. E-13).

The Toys R Us store closed in the fall of 2002 and was soon followed by closure of the Target store. The Food 4 Less store closed in January 2003. Jack's Key Service, near the Hollywood Video store, moved away in 2004. The unoccupied structures at the site were subject to vandalism and illegal entry and the buildings have since been boarded up and chainlink fencing with green tarp erected around the building and site perimeters. However, the parking lot along Fifth Street has been left open and is used as an overflow parking area for Munoz Park. Graffiti and painted over graffiti are present on the building walls and fencing. On-site security has been provided for the vacant buildings. The Hollywood Video store remains in use and has approximately 13 employees, based on consultations with on-site store managers (Robin Friscia and Curtis Preston, pers. comm. 2/28/2007).

2.1.4 Adjacent Developments

Existing land uses and developments around the site include a mix of single-family and multi-family residential uses and commercial retail and office uses. A park and churches are also located near the site. Figure 2-3, *Existing Land Uses*, shows the existing developments on and near the site.

Immediately west of the site is the Carefree Ontario condominium development along Elderberry Court. An approximately 6-foot block wall separates the site from the dwelling units to the west. The Mountain Summit condominium complex is located on the west side of Elderberry Court. Single-family homes are located on Helen Avenue and farther west.

Fifth Street, a two-lane roadway, runs along the southern boundary of the site. Munoz Park and single-family residential uses are present to the south. The parking lot of Munoz Park and 12 single-family homes line Fifth Street across the site. West of Munoz Park are the First Church of the Nazarene, West Park Baptist Church, and the Prince of Peace Lutheran Church. The 76 gas station is located southeast of the site, at the northwest corner of Fifth Street and Mountain Avenue. This station has 10 fueling stations and a kiosk. Farther south along Mountain Avenue are single-family residential uses, with commercial uses and multi-family developments south of Princeton Street and around Fourth Street (Ontario Plaza).

Mountain Avenue, a four-lane arterial street, runs along the eastern boundary of the site, with single-family residential uses located east of the street. An approximately 6-foot high block wall separates the residences from Mountain Avenue, with six single-family residences across from the site. These homes face north or south on Fifth Street, Bonnie Brae Court, Hawthorne Street, and La Deney Drive.

Hawthorne Street is a local residential street creating a T-intersection with Mountain Avenue, northeast of the site. Bonnie Brae Court and La Deney Drive are cul-de-sacs that do not intersect with Mountain Avenue.

A variety of commercial uses are found north of the site. These include the Four Seasons Surgery Center on the northwest, the Sixth Street Center office building and the Jazz Café to the north, and Carl's Jr. restaurant to the northeast. Vacant land used for parking is located at the southwestern corner of Sixth Street and Mountain Avenue. Two vacant parcels are also located to the northeast of the site, where buildings formerly occupied by Leslie's Swimming Pool Supplies (recently moved to Gateway at Mountain Village and building temporarily used as Halloween Costume Center in October 2006) and Mary's Mexican Food (recently moved to the Ontario Plaza near Fourth Street on Mountain Avenue) have been demolished.

Farther northwest of the site are single-family homes along Dahlia Court and Elderberry Court, with Edwards 14 Cinemas and restaurants farther north of the site and Shoe City, 3-day Suit Broker, PennySaver offices, and several other retail shops and offices farther northeast of the site. Figure 2-4, *Aerial Photograph*, shows existing developments at the site, along Mountain Avenue, and the surrounding areas.

Ontario Wal-Mart Supercenter

I-10 FREEWAY

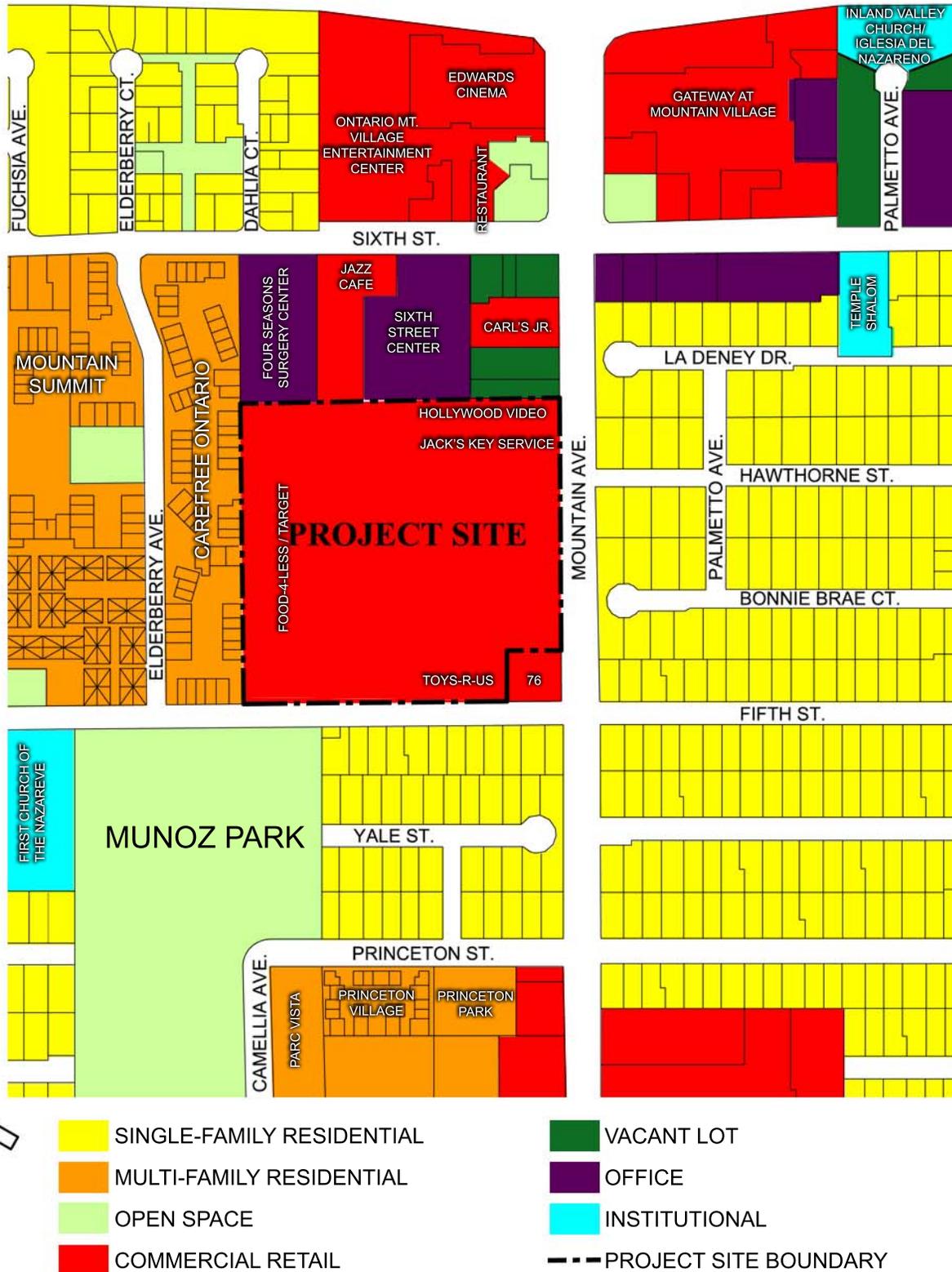
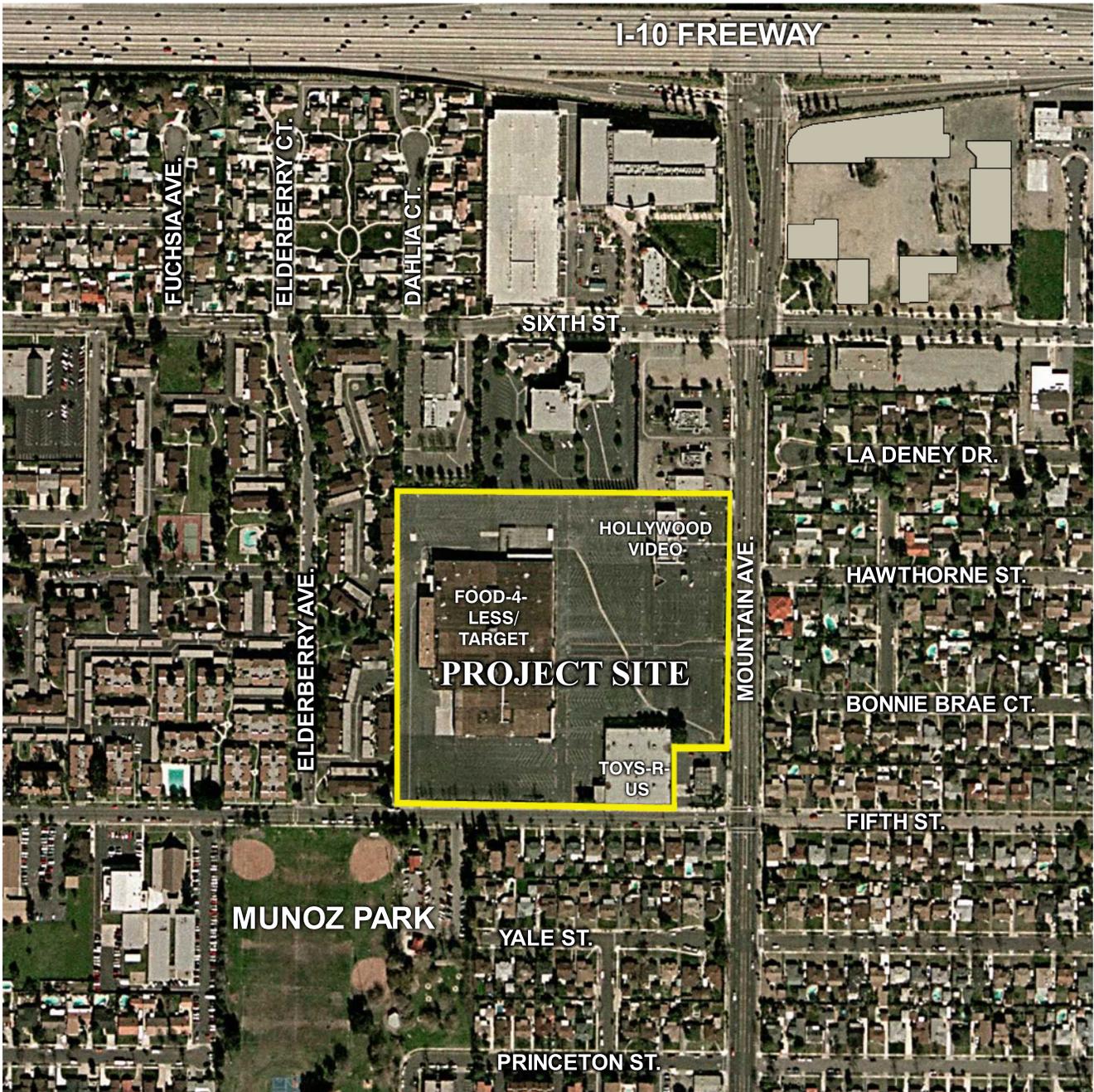


Figure 2-3

Existing Land Uses

Ontario Wal-Mart Supercenter



Source: Aerial Photobank, 2006

Figure 2-4

Aerial Photograph

The project site is located within the Mountain Village Specific Plan area, which includes a 55.8-acre area located on both sides of Mountain Avenue from the I-10 Freeway to Fifth Street. This Specific Plan area is developed with a mix of commercial and residential land uses. Just south of the I-10 Freeway and east of Mountain Avenue, the Gateway at Mountain Village is a new commercial development located on the northeast corner of Mountain Avenue and Sixth Street.

This new commercial center is occupied by various restaurants, retail shops, and offices, including Shoe City, 3-day Suit Broker, PennySaver offices, Health and Fitness, Windor, Leslie's Swimming Pool Supplies, Verizon Wireless, and various restaurants. East of this commercial center is a vacant lot, the Inland Valley Church/Iglesia del Nazareno, and the Ontario-Montclair School Employees Federal Credit Union office.

South of the I-10 Freeway and west of Mountain Avenue is the Ontario Mountain Village Entertainment Center. This commercial center is developed with Edwards Cinemas, several restaurants (Cold Stone Creamery, Quiznos Sub, and Magic Dragon Cuisine) and a 3-level parking structure.

Other developments within the Mountain Village Specific Plan area include a 2-story office building at the southeast corner of Sixth Street and Mountain Avenue, occupied by Bristol Home Loans, Prudential Homes, and Castlehead Escrow. Two vacant office buildings are located farther east on Sixth Street. Farther northeast of the site are the Lutheran Redeemer Church and School, Temple Shalom, and single-family homes on Sixth Street.

2.2 PROJECT BACKGROUND

As stated earlier, the existing commercial structures on the site were built from 1964 to 1997. As part of Amendment No. 1 to the Ontario Redevelopment Project No. 2, the project site was added into a redevelopment project area in 1994. The Amendment added approximately 284 acres of land along Holt Boulevard and Mountain Avenue to facilitate redevelopment in the area. The EIR for the proposed Amendment No. 1 was certified in 1994 (SCH No. 94-072-064) as part of the Amendment adoption.

An Addendum to the EIR for Amendment No. 1 was later adopted in 1996, which updated the information on existing conditions as part of a proposed project on Mountain Avenue and Sixth Street.

The EIR for Amendment No. 1 analyzed the potential impacts associated with future development in the Added Area, as quantified by the range of new development that could occur due to the redevelopment of vacant lots or buildings, substandard designs, or deteriorated structures, as well as the increase in development associated with full buildout of the Added Area.

In addition, impacts of public infrastructure projects that may be undertaken by the Ontario Redevelopment Agency within the Added Area were also addressed. The project site is identified in the EIR as a parcel with blighted conditions that is expected to redevelop in the future. Impacts associated with redevelopment were considered in the EIR for Amendment No. 1.

The Mountain Village Specific Plan was adopted in 1998 and included the project site and other commercial and residential areas and vacant land south of the I-10 Freeway along Mountain Avenue and Sixth Street. The Specific Plan calls for the development of commercial, office, and residential uses within the 55.8-acre planning area. The project site is located within the Main Street District of the Specific Plan, which envisioned the addition of a commercial anchor to the site and the development of Main Street as a pedestrian corridor between the theater to the north and the Target center on the south. A

Supplemental EIR was certified for the Specific Plan adoption, which analyzed the impacts of future development allowed under the Specific Plan.

When the Toys R Us store closed in 2002, it was soon followed by closure of the Target store. The Food 4 Less store then closed in early 2003. The kiosk closed in 2004. In 2004, Wal-Mart approached the City with a proposal to redevelop the project site with generally the same land uses as those that had been previously operating at the site.

In December 2004, an Initial Study was prepared for the proposed Wal-Mart Supercenter, which was anticipated to replace the commercial uses at the site that had recently closed. The Initial Study concluded that the impacts would not be different or substantially greater than those considered in the previous Supplemental EIR and that an Addendum to the EIR would adequately meet CEQA requirements. However, in response to new information, the City reconsidered approval of the Addendum and called for a more detailed analysis of potential project impacts.

Another Initial Study was prepared for the proposed Wal-Mart Supercenter project in October 2006, which provides the basis and focus for this Subsequent EIR.

2.3 APPLICABLE PLANS AND POLICIES

A number of plans and policies adopted by the City of Ontario regulate development on the project site. These are discussed below.

2.3.1 Ontario General Plan

As required by State Planning and Zoning Law, the City of Ontario has developed "*a comprehensive, long-term . . . plan for the physical development of the . . . City...*" (Section 65300 of the California Government Code). The Ontario General Plan was adopted in 1992 and contains goals and policies for the development and conservation of land within the City, and regulates all development within the incorporated area of the City. The General Plan contains seven elements, addressing the various issues that affect development and the quality of life in the City:

- ◆ The Hazards Element identifies existing hazards in the City, including seismic/geologic, flood, fire, hazardous materials, pipelines, and noise hazards, along with emergency procedures and a risk assessment. City goals and policies to promote public safety are identified.
- ◆ The Airport Environs Element discusses aircraft operations at the Ontario International Airport, along with noise and air safety zones for the airport. Goals, policies, and implementation plans for developments near the airport are listed. The Element includes the Airport Environs Land Use Plan, which identifies the allowable land uses near the airport, as required under Section 21675 of the Public Utilities Code for the development of an Airport Land Use Plan to address compatibility between an airport and areas within the existing and projected 65-dB Community Noise Equivalent Level (CNEL) noise contour of the airport. This includes the area around the Ontario International Airport bounded by Etiwanda Avenue on the east, Philadelphia Street, SR-60 Freeway, Mission Boulevard and Francis Street on the south, Euclid and San Antonio Avenues to the west, and Holt Boulevard and the I-10 Freeway on the north.
- ◆ The Natural Resources Element addresses the conservation and protection of groundwater, air quality, soils, and aggregate resources in the City, with goals and policies for resource protection.

Section 2.0

Environmental Setting (continued)

- ◆ The Aesthetic, Cultural, Open Space and Recreational Resources Element identifies the City's concerns, goals and policies for the provision of parks, open space, trails and bikeways, the preservation of scenic highways and vistas, historic and cultural resources, and the provision of library services in the City.
- ◆ The Community Development Element addresses existing and planned land uses in the City and includes a Land Use Policy Map, which includes allowable land uses and the maximum intensity and density of development for each land use. This Element also identifies constraints and opportunities for development, growth and development issues in the City, and specific policies for the downtown and East Holt Boulevard areas.
- ◆ The Infrastructure Element identifies the City's existing and planned utility infrastructure and public services. These include water sources and supply, wastewater system and treatment, solid waste disposal, flood control, schools, police services, and roadway circulation system. The Element outlines the City's goals and policies for the provision of adequate services and infrastructure, including a Circulation Master Plan, which identifies the roadway system and classification needed to support buildout of the City.
- ◆ The 2000-2005 Housing Element discusses the City's population and housing characteristics and identifies its existing and projected housing needs. Goals and policies are established to meet specific housing constraints and opportunities, along with implementation programs to meet the City's regional share for housing. As required under State law, past accomplishments are evaluated and an inventory of affordable units at risk for conversion is also provided, along with programs that would specifically address the City's housing needs.

In the Land Use Map of the Ontario General Plan, the project site is designated as General Commercial. Figure 2-5, *Existing General Plan Designations*, provides the land use designations in the project area.

Review of the Ontario General Plan shows that the project site is overlain by Tujunga loamy sands. The Chino groundwater basin underlies the City. Mountain Avenue is designated as a standard arterial street and an evacuation route. A Class 3 bikeway is proposed along the site boundaries at Fifth Street, although the City has no plans for this bikeway at this time. The site is located within the service boundaries of the Ontario-Montclair School District and the Chaffey Joint Union High School District (Ontario General Plan, 1992 pp. 3-20, 5-8, 6-17, 8-8, 8-29).

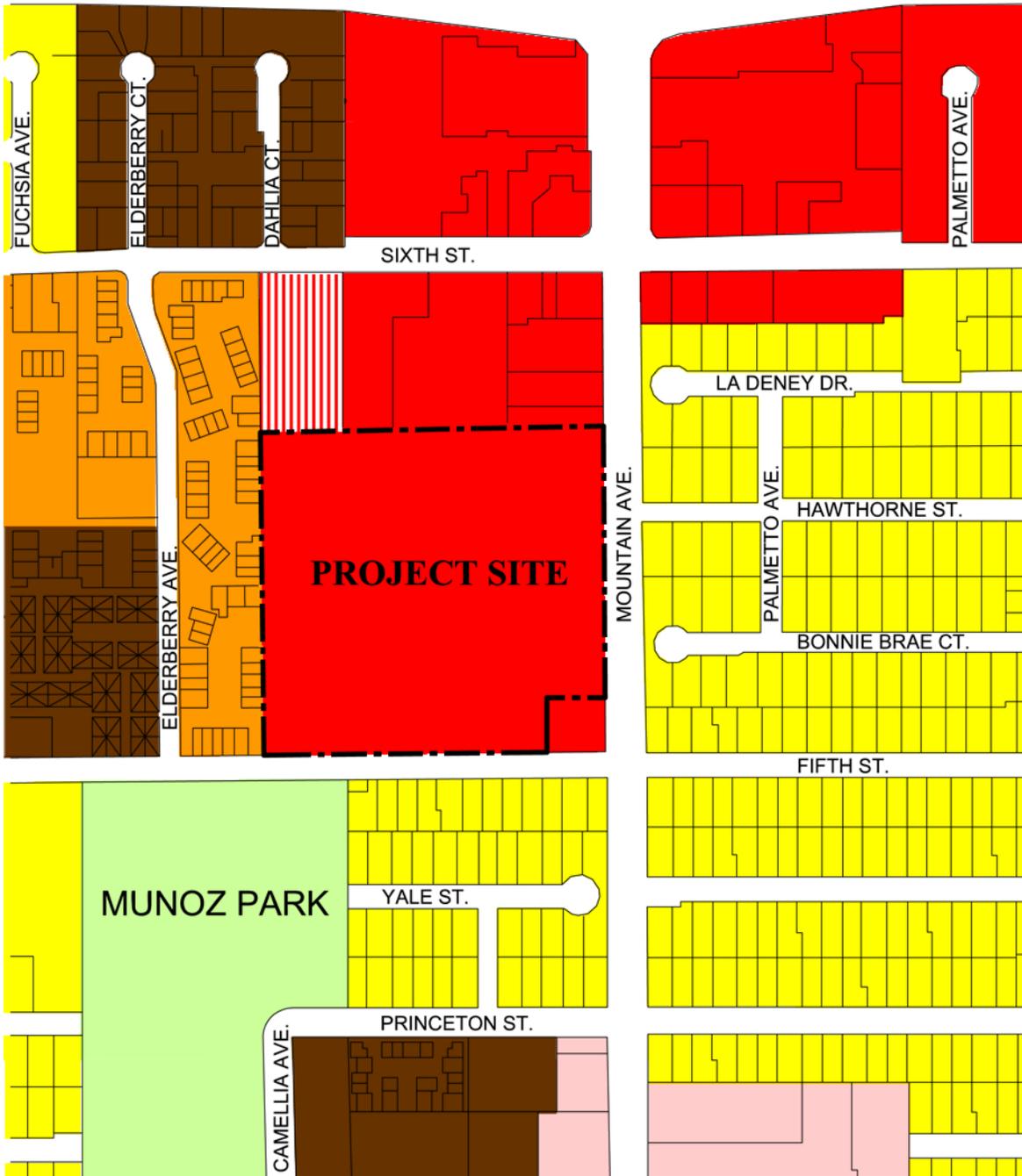
Applicable goals and policies are discussed in Section 4.2, *Land Use and Planning*, of this EIR.

As part of the annexation of the New Model Colony Area at the southern end of the City, a City of Ontario Sphere of Influence General Plan Amendment was adopted in 1998 to regulate development within the annexation area. The General Plan Amendment is a separate document that reflects the organization of the City's General Plan, generally addressing the same issues and topics as they pertain to the new Model Colony and to meet State mandates. While the General Plan Amendment shows existing public facilities and infrastructure near the site, it does not address the project site for the Ontario Wal-Mart Supercenter nor regulate development on the site.

The City's General Plan is currently undergoing a comprehensive update. Community meetings and surveys have been conducted and technical studies are being prepared for the General Plan. No indications on definite changes to the General Plan, which may affect the proposed project or the project site are known at this time.

Ontario Wal-Mart Supercenter

I-10 FREEWAY



- GENERAL COMMERCIAL
- RESIDENTIAL
- RECREATIONAL OPEN SPACE
- NEIGHBORHOOD COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- LOW MEDIUM DENSITY RESIDENTIAL
- ADMINISTRATIVE PROFESSIONAL
- PROJECT SITE BOUNDARY

Source: Ontario General Plan Land Use Map, 2006

Figure 2-5

Existing General Plan Designations

2.3.2 Ontario Development Code

The Development Code for the City of Ontario (Title 9 of the Ontario Municipal Code) outlines the zoning regulations and development standards for new development and redevelopment in the City. The Code establishes zoning districts and regulations to assist in the implementation of the City's General Plan and to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare. Specifically, the Development Code seeks to achieve the following objectives:

- ◆ “To provide a precise guide for the physical development of the City in such a manner as to preserve the character and quality of existing neighborhoods and to foster a harmonious, convenient and workable relationship among all types of land uses;
- ◆ To achieve the proper arrangement of land uses envisioned in the General Plan, maintain the stability of existing neighborhoods, promote the revitalization of areas that require enhancement, and to protect all areas of the community from intrusions by inharmonious or harmful land uses;
- ◆ To prevent excessive population densities and related overcrowding;
- ◆ To ensure the provision of adequate open space for light, air circulation, visual relief from the built environment and to maximize fire safety provisions;
- ◆ To establish reasonable standards and guidelines promoting quality development, well designed buildings and all other structures, while, at the same time, processing development applications in an expedient manner;
- ◆ To reduce the risk of injury or exposure to hazards for people and property;
- ◆ To allow and encourage a full range of office, commercial, industrial and transportation related activities in appropriate locations, in accord with the General Plan, in order to assure a strong local economic base;
- ◆ To require the provision of adequate off-street parking spaces and loading facilities in concert with their need as well as promoting a safe and efficient traffic circulation system;
- ◆ To ensure that new development will not overtax the capacity of existing streets, utilities or community facilities and services;
- ◆ To outline a comprehensive, thorough public review process for new development;
- ◆ To establish development regulations in an understandable format.”

As part of the Development Code, the Zoning Map delineates the boundaries of zoning districts within the City. Figure 2-6, *Existing Zoning*, shows the zoning districts in the project area. As shown, the project site is zoned as Specific Plan, which indicates that the Mountain Village Specific Plan contains the development standards for the site.

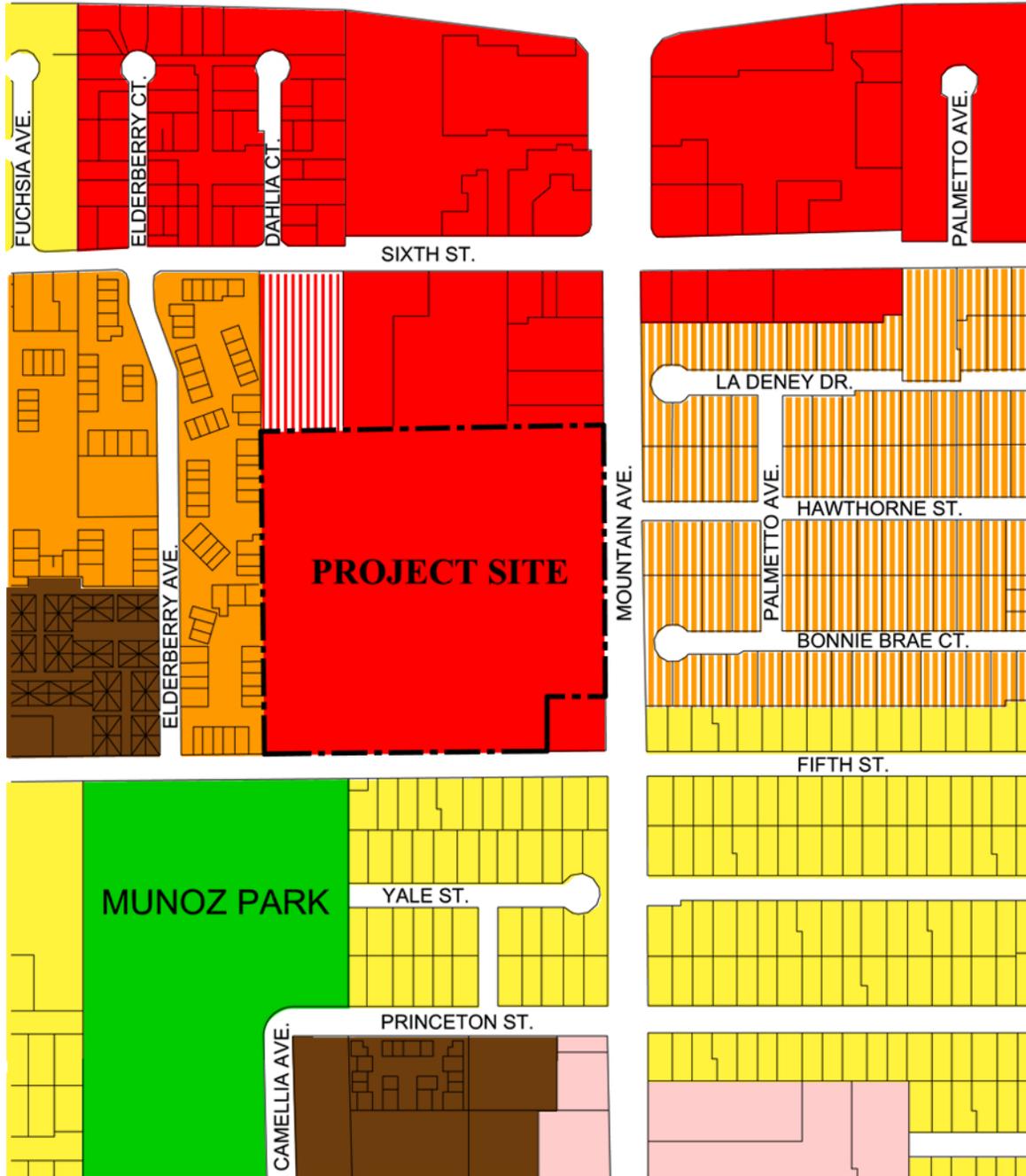
2.3.3 Redevelopment Plan for Project No. 2

The primary goal of the Ontario Redevelopment Agency is the elimination of blight and the improvement of the quality of life of residents in the City. Redevelopment plans are development mechanisms used to promote the rehabilitation and redevelopment of blighted areas through the use of tax increment financing. The Ontario Redevelopment Agency established the Redevelopment Plan for Project No. 2 in October 5, 1982 for the development of 17 non-contiguous vacant areas covering a total of 414 acres and which are now developed primarily with residential uses (City of Ontario website, accessed 3/8/2007).

In December 1994, the Redevelopment Agency amended the Plan to add approximately 284 acres into the Redevelopment Project Area. This Added Area is generally located along Mountain Avenue from the I-10 Freeway to the Union Pacific Railroad tracks, and along Holt Boulevard, from Benson Avenue to just

Ontario Wal-Mart Supercenter

I-10 FREEWAY



- | | |
|--|--|
| SPECIFIC PLAN | R-3: HIGH DENSITY RESIDENTIAL DISTRICT |
| R-1: ONE-FAMILY RESIDENTIAL (1 to 5 d.u. /acre) | R-1.5: LOW DENSITY RESIDENTIAL |
| OS: OPEN SPACE | RE: RESIDENTIAL ESTATES |
| C-1: SHOPPING CENTER COMMERCIAL | AP: ADMINISTRATIVE PROFESSIONAL |
| | PROJECT SITE BOUNDARY |



Source: Ontario Zoning Map, 2005

Figure 2-6

Existing Zoning

west of San Antonio Avenue. Figure 2-7, *Redevelopment Project Areas*, shows the parcels within Redevelopment Project No. 2 (DEIR for Amendment No. 1, 1994 Exhibit 2-3).

Under the Redevelopment Plan for Project No. 2, the Ontario Redevelopment Agency proposes the development of vacant lots and the redevelopment of blighted areas, the provision of new or upgraded public improvements (roadways, traffic signals, utility undergrounding, storm drainage, water system, and street lighting projects), the construction, rehabilitation, and expansion of public safety and recreational facilities, and the development of affordable housing projects (DEIR for Amendment No. 1, 1994 p.3-1).

A number of residential and commercial developments have been constructed in the Redevelopment Project Area since the Redevelopment Plan was adopted. The 16 non-contiguous areas of the original plan are developed with single-family and multi-family developments. Various residential and commercial developments have also occurred within the Added Area since it was added into the Redevelopment Plan for Project No. 2, and include the Gateway at Mountain Village and the Ontario Mountain Village Entertainment Center south of the I-10 Freeway and the Ontario Plaza at Fourth Street and Mountain Avenue (City of Ontario Redevelopment Agency website, accessed 3/8/2007).

In addition, major roadway and infrastructure projects have been completed in the project area. These include new traffic signals, streetlights, curbs and gutters, medians, and landscaping along Mountain Avenue between Fifth Street and the I-10 Freeway and traffic calming measures on Sixth Street between Bonita and Palmetto Avenues (Charity Hernandez, pers. comm. 12/21/2006).

The Redevelopment Agency is in the process of acquiring the properties at the southwest corner of Mountain Avenue and Sixth Street, to facilitate the redevelopment of this area (Ontario CIP, 2005 p. 387). This included the recent relocation of Mary's Mexican Food to the Ontario Plaza and of Leslie's Swimming Pool Supplies to the Gateway at Mountain Village. Future development is anticipated to include a 7,000-square-foot retail store at the southwest corner of Sixth Street and a new commercial retail development on the vacant parcels (Development Activity Report, January 2007).

2.3.4 Mountain Village Specific Plan

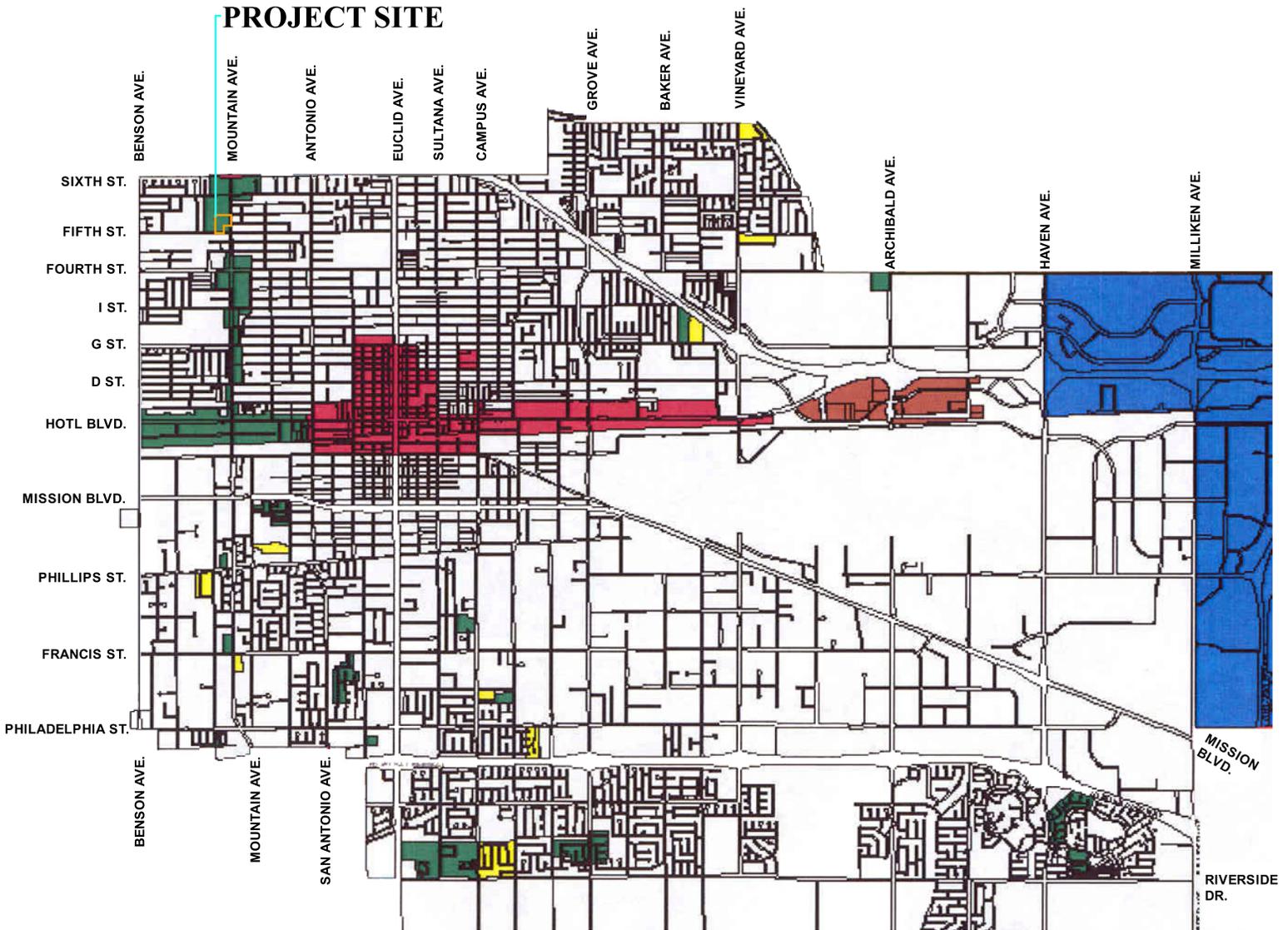
The Mountain Village Specific Plan was adopted in 1998 and regulates development on approximately 55.8 acres of land located along Mountain Avenue, from the I-10 Freeway to Fifth Street. Figure 2-8, *Mountain Village Specific Plan*, shows the Illustrative Plan for the Mountain Village Specific Plan area.

The Specific Plan calls for the development and redevelopment of the planning area with single-family homes, mixed uses, a multi-plex cinema, retail stores, offices, and restaurants. At buildout, approximately 782,555 square feet of commercial uses and 110 high density residential units were expected in the Specific Plan area. This would equate to 473,855 square feet of new commercial uses and a loss of 29 dwelling units.

These developments were planned within four development districts, each characterized by different land uses and design objectives. The project site is located within the Main Street District, which is a 22.3-acre area along the western side of Mountain Avenue, from Fifth Street to Sixth Street. The Main Street District envisions the development of Main Street as a pedestrian friendly corridor between the theater to the north and the "Target Center" on the south. Additionally, "a tower of architectural merit" is proposed to "establish a visible landmark at Main Street's southern end".

The project site is referred to as the Target Center within the Specific Plan and is designated for Commercial land uses. Development on the site is expected to include the addition of a commercial anchor, an expanded garden center, several new small shops, and new landscaping.

Ontario Wal-Mart Supercenter



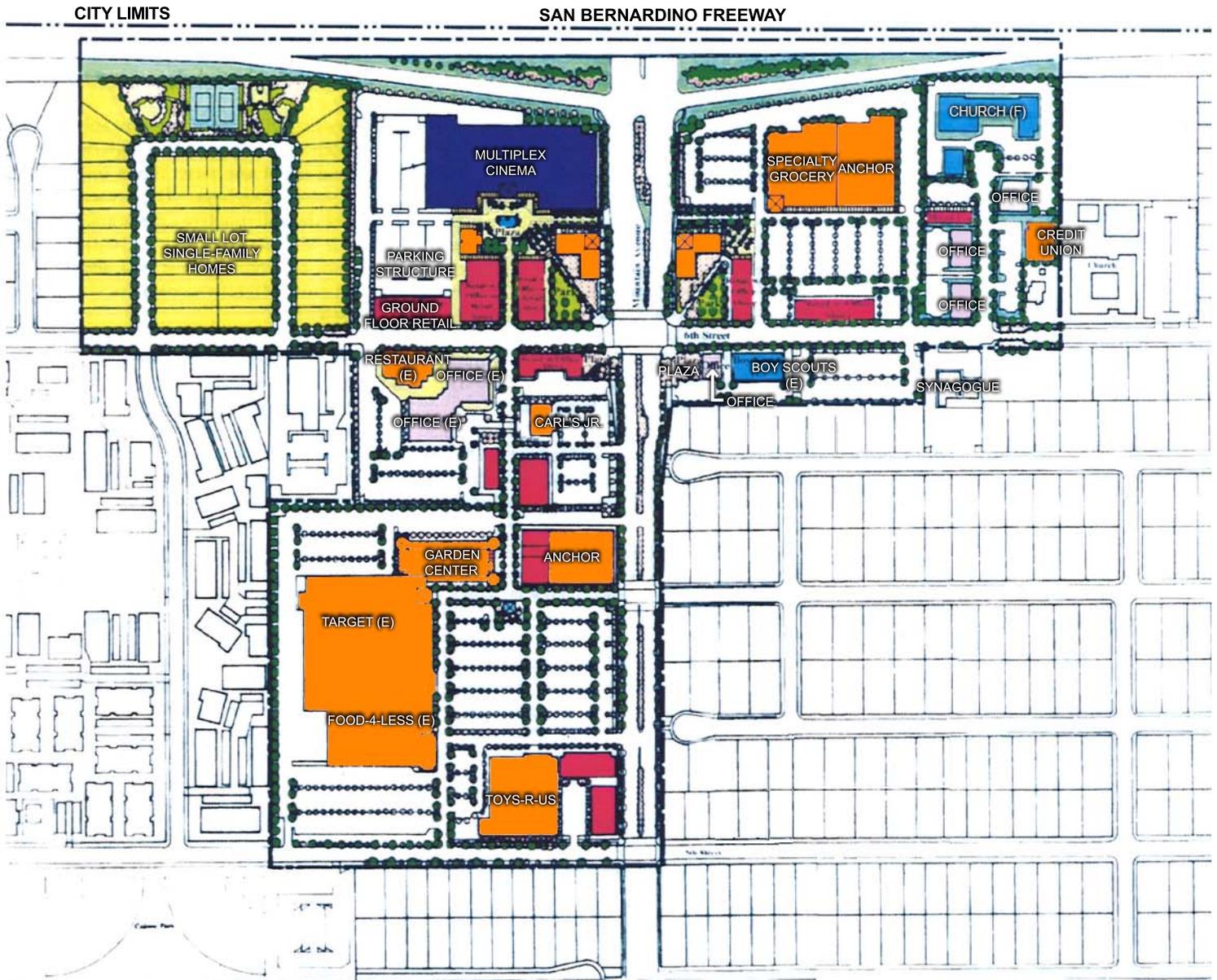
- PROJECT AREA 1
- PROJECT AREA 2
- CENTER CITY
- GUASTI
- CIMARRON

Source: City of Ontario, 2006

Figure 2-7

Redevelopment Project Areas

Ontario Wal-Mart Supercenter



- CINEMA
- SMALL LOT SINGLE-FAMILY
- RETAIL WITH UPPER STORY
- CIVIC USE
- RETAIL OR RESTAURANT
- PARKS
- OFFICE

Source: Mountain Village Specific Plan, 1997

Figure 2-8

2.3.5 Regional Plans

In addition to the City's land use and planning regulations, a number of regional plans regulate development in the City of Ontario and the region. These include the Southern California Association of Governments' (SCAG) Regional Comprehensive Plan and Guide (RCPG), Regional Housing Needs Assessment (RHNA), and Regional Transportation Plan (RTP); the San Bernardino Associated Governments' (SANBAG) San Bernardino County Congestion Management Program (CMP) and Comprehensive Transportation Plan (CTP); the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP); and the Regional Water Quality Control Board's (RWQCB) Water Quality Control Plan for the Santa Ana River. These plans are summarized in Section 4.2, *Land Use and Planning*, of this EIR.