

### 4.11 PUBLIC SERVICES AND RECREATION

Public facilities and services are functions which serve residents on a community-wide basis. These functions include fire protection, law enforcement and police protection, educational services and schools, public parks and recreational facilities, and libraries. The proposed Ontario Wal-Mart Supercenter would require public services and/or use of public facilities. Figure 4.11-1, *Public Facilities*, shows the general location of police stations, fire stations, libraries, and schools serving the site and within the project area.

As part of the environmental review process, service providers were contacted to determine the proposed project would have a significant adverse impact on existing public facilities and services. Appendix H includes copies of response letters received as a result of these inquiries.

#### 4.11.1 Police Protection and Law Enforcement Services

##### Environmental Setting

The Ontario Police Department provides police protection and law enforcement services in the City. The Police Department headquarters is located at 2500 South Archibald Avenue, just south of the SR 60 Freeway and approximately six miles southeast of the site. In addition, the Police Department operates a substation at the Ontario Mills Mall and a storefront at the Edwards Cinema parking structure on Sixth Street. The Police Department consists of the Uniform Bureau, Services Bureau, and the Investigations Bureau. The Uniform Bureau consists of patrol units, community-oriented policing (COPS), traffic, Mills substation, and the Special Weapons and Tactics (SWAT) Team. The Services Bureau is responsible for communications, records, personnel, training, and crime prevention. The Investigations Bureau is responsible for the investigation of crimes committed in the City, including narcotics and crime scene investigations (Ontario Police Department website, accessed 3/9/2007).

The Ontario Police Department currently has 346 full-time personnel of which 230 are law enforcement sworn officers and 116 are non-sworn support personnel. The Department also has 158 general patrol cars and special units. The present officer strength of the Department translates to 1.34 sworn officer per thousand residents and 0.68 non-sworn personnel per thousand residents (Ontario Police Department memo dated 1/31/2007).

Response times vary according to the nature of the call and urgency of the matter, with the average emergency call response time for the officer assigned to the beat being within five minutes. Other response times vary according to the level of priority and the availability of an officer (Ontario Police Department memo dated 1/31/2007).

Mutual aid agreements are in place between the Ontario Police Department and the police departments of adjacent cities as a primary resource, and with the County of San Bernardino Sheriff's Department as a secondary resource (Ontario Police Department memo dated 1/31/2007). These agreements allow for combined or supplemental police services, when necessary. The mutual aid agreements between the police agencies in San Bernardino County allows the different police departments to assist each other if, and when, necessary. If the Ontario Police Department cannot manage, or does not have the resources alone to contain a situation, available police officers from nearby agencies would provide services under the mutual aid agreement (Detective Pat Sandford, pers. comm. 2/2/2007).

In addition, police services for the Ontario International Airport are provided by the Los Angeles World Airport (LAWA) Police, which are employees of the City of Los Angeles (Sergeant David Hanlon, LAWA Police, pers. comm. 3/14/2007).

# Ontario Wal-Mart Supercenter

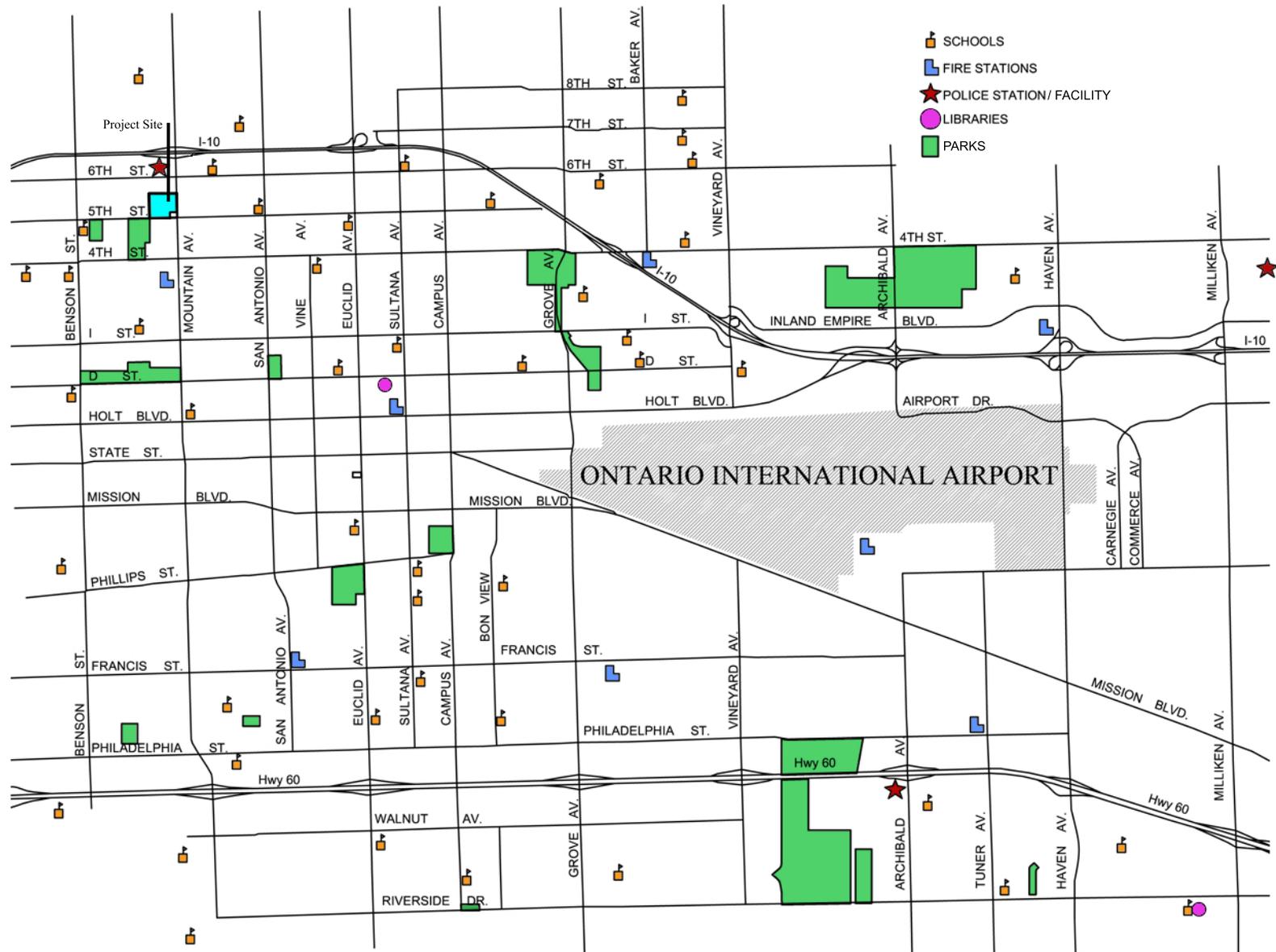


Figure 4.11-1

Public Facilities

Crime activity in Ontario is reported annually to the California Department of Justice, as made by all other police departments in the State. Table 4.11-1, *Crime Incidence*, provides historic crime rates in the City.

Category	2000	2001	2002	2003	2004	2005
Homicide	15	10	7	11	7	12
Rape	68	74	55	47	88	56
Robbery	318	388	391	323	352	294
Assault	725	717	595	523	543	504
Burglary	1,124	1,082	1,139	1,019	980	991
Larceny	3,907	4,432	4,390	4,331	4,053	3,714
Grand Theft Auto	1,496	1,843	1,719	2,122	2,058	2039
Arson	99	95	108	123	69	84
Total	7,752	8,641	8,404	8,499	8,150	7,694
Source: California Department of Justice, California Criminal Justice Profiles website, accessed 3/30/2007						

Crimes from commercial land uses generally consist of shoplifting, fraud, car theft, and other person or property crimes, which would be expected at the Hollywood Video store and in the commercial buildings on-site when they were in use. However, the vacant commercial buildings on the site previously occupied by Toys R Us, Food 4 Less/Target, and Jack's Key Service have been subject to vandalism and are presently boarded up. Crime incidence on the project site has included loitering, vandalism, and trespassing by various individuals in recent years (Detective Pat Sandford, pers. comm. 2/2/2007). The Toys R Us and Food 4 Less/Target buildings are currently surrounded by chain link fencing with green tarp to prevent unauthorized entry. A security guard is also present on-site to protect the property and prevent trespassing and vandalism.

### Threshold of Significance

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as police protection.

### Environmental Impacts

The proposed Wal-Mart Supercenter would require police protection and law enforcement services from the Ontario Police Department. Roadway and utility improvements would not require police protection services.

**Police Facilities** (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

The proposed Wal-Mart Supercenter would lead to the demolition of the existing vacant commercial structures and construction of a new building. Trespassing and vandalism of the unoccupied structures would

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##### *Public Services and Recreation (continued)*

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no longer occur, since the introduction of a daytime population at the site would lead to natural surveillance and prompt reporting to the Police Department (Detective Pat Sandford, pers. comm. 3/1/2007).

The introduction of a new structure, vehicles, and people to the site would be accompanied by a demand for police protection services. The future employees and patrons of the project would require police services, associated with the occurrence of property crimes and personal crimes at the site. Actual crime occurrence cannot be predicted and would depend on the presence of criminal elements and the project's attraction for the persons to commit a crime. However, the types of crime expected are likely to consist of shoplifting, fraud, car theft, forgery, assault, and other crimes that generally occur with commercial uses and, as shown, with other Wal-Mart Superstores. Thus, a demand for law enforcement and police services would be generated by the project, requiring the services of the Ontario Police Department (Detective Pat Sandford, pers. comm. 2/2/2007).

The Ontario Police Department analyzed the potential demand for police services that may be generated by the proposed project, based on data from other Wal-Mart Supercenters and considering the 24-hour activities that would occur with the project (Detective Pat Sandford, pers. comm. 3/1/2007).

The demand for police services that would be generated by the project would lead to the diversion of police officers from other areas of the City and an incremental increase in response times in the City. However, an accurate estimate of the potential increase in response times cannot be made since there are too many variables to consider. Rather, the Police Department will respond to calls for service as they occur and will be seeking to maintain the five-minute response time for all emergency calls (Detective Pat Sandford, pers. comm. 3/1/2007).

In order to ensure that police service levels at other areas of the City are not affected and adequate police services are provided to the project, the Police Department estimates that 0.64 officer, 0.24 non-sworn personnel, and 0.15 police unit would be needed to serve the proposed Wal-Mart Supercenter (Ontario Police Department memo dated 1/31/2007).

In accordance with Title 4, Chapter 11 (Security Standards for Buildings) of the Ontario Municipal Code, the Ontario Police Department requires new developments to implement various standards for the security of buildings; to deter crime; and to reduce the demand for police protection services. These standards address doors, roof openings, street addresses, lighting of parking areas, security fencing, helipads, radio systems, construction site, and security alarm systems. These features are expected to deter the occurrence of crime. The project shall submit a security plan that shows compliance with these standards during the plan check process, for review and approval by the Police Department (OMC Title 4, Chapter 11). Implementation of the security plan would reduce crime incidence at the site and demands on the Ontario Police Department.

The City collects development impact fees to fund public services and facilities in the City, including law enforcement facilities; fire protection facilities; bridges, signals and roadways; storm drainage facilities; water distribution facilities; sewer collection facilities; solid waste collection equipment; general government facilities; library expansion facilities; public meeting facilities; aquatics center facilities; and parkland facilities and development (Chuck Mercier, pers. comm. 11/14/2006). The proposed project would be required to pay development impact fees, which would proportionately fund the services of the Ontario Police Department. This would allow for the increase in the number of police officers and staff, as well as an increase in resources and expansion of facilities needed by the Police Department to adequately provide police services in the City. It is also anticipated that sales tax revenue and tax

increment funds that would be generated by the project would provide annual funds for the police services needed by the project. Thus, impacts related to police facilities are expected to be less than significant.

*Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as police protection?)*

The demand for police services by the project would require resources and facilities from the Ontario Police Department. With the increase in police personnel and units to serve the proposed project (as discussed above), no change in police service levels or the need for new facilities would occur with the project.

Increases in traffic volumes on local streets would also increase the potential for vehicle accidents and demand for police services. Congestion and conflicts with pedestrian traffic could lead to accidents that the Ontario Police Department would have to respond to. However, any increase is expected to be minor with the provision of traffic control in accordance with existing regulations, as discussed in Section 4.4, *Transportation and Circulation*. The Ontario Police Department has indicated that the incidence of accidents cannot be easily quantified as directly related to the project or due to other factors in the surrounding area. Regardless, the services they would provide for accidents in the area would not result in significant adverse impacts on existing service levels (Detective Pat Sandford, pers. comm. 3/1/2007).

The proposed project would provide roadway improvements near the site, which would facilitate traffic flow. These include a new southbound through lane on Mountain Avenue, a traffic signal and traffic island at the Hawthorne Street and Mountain Avenue intersection, and a raised median along Mountain Avenue, north of Fifth Street. In addition, the project would need to provide traffic signs, driveway controls, pedestrian walkways, vision clearance areas, and internal circulation controls, in accordance with the Federal Highway Administration's (FHWA) Manual on Uniform Traffic Control Devices (MUTCD) and the Title 4, Chapter 6 (Traffic) of the City's Municipal Code. These would promote traffic safety and minimize the potential for accidents. Impacts related to altered facilities and services by the Ontario Police Department would be less than significant.

### **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 compliance with the standards in the proposed Specific Plan, development of the proposed police substation in the Entertainment District of the Specific Plan area and the mutual aid agreements with adjacent jurisdictions would reduce impacts on police protection services to less than significant levels. A police storefront has been constructed at the parking structure on Sixth Street.

The project would increase the demand for police services, due to the introduction of persons and property into the site. Continued use of the police store front on Sixth Street would allow for the provision of adequate police services to the site and the surrounding areas.

The Supplemental EIR for the Mountain Village Specific Plan did not provide standard conditions and mitigation measures for police services, although it called for compliance with the requirements of the Ontario Municipal Code, including the following:

- All individual development shall meet the building and safety design requirements of the City of Ontario Fire and Police Department, as per Conditions of Approval.
- An alarm permit shall be filed with the Police Department as required by the current fee ordinance in the City of Ontario. Each business will be required to pay the necessary alarm application processing fees.
- Prior to issuance of occupancy permits, applicants for individual projects within the Mountain Village Specific Plan area shall enter into an agreement with the Ontario Police Department to enforce all applicable federal, state and local laws. A written security plan shall be submitted to the Police Department for its review and ultimate approval prior to issuance of occupancy permits.
- The applicant shall meet all of the related conditions of the City of Ontario's Building and Security Ordinance No. 2482 (Title 4, Chapter 11 - Security Standards for Buildings - of the Ontario Municipal Code).
- The City shall provide adequate parking for the police substation.

The project shall comply with the Conditions of Approval; shall obtain an alarm permit; shall prepare a security plan; and shall comply with the City's Building Security Ordinance. A police storefront is present within the Entertainment Center of the Mountain Village Specific Plan (in the parking garage for the Edwards movie theaters) for use by officers preparing citizen reports.

***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that new development and redevelopment in the Added Area, including the project site, would increase demands for police protection services, although revitalization of the Added Area would reduce the local incidence of crime. Police facilities constructed under the Redevelopment Plan would have beneficial impacts on public service levels. Security design measures incorporated into individual projects and plan review by the Police Department are expected to reduce demand of police services. Since this EIR was adopted, the Ontario Police Department has moved into a larger building on Archibald Avenue and has opened the Mills substation.

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*Public Services and Recreation (continued)*

The proposed project would demolish the vacant commercial buildings. This would eliminate trespassing and vandalism that has occurred at the site.

The EIR for Amendment No. 1 identified policies in the Ontario General Plan, which would reduce demand for police protection services. These are listed below, along with the project's compliance.

<b>General Plan Policy in EIR</b>	<b>Project Compliance</b>
5. The Police Department shall continue to enforce the Ontario Building Security Code.	The project shall comply with this ordinance, as a standard condition.
6. Continue Police Department review of proposed new development.	Project plans shall be reviewed by the Ontario Police Department, as a standard condition.

The EIR for Amendment No. 1 also included mitigation measures to reduce potential adverse impacts on police services. These are listed below, along with the project's compliance.

<b>Mitigation Measure</b>	<b>Project Compliance</b>
4. Input from the City's Police Department shall be solicited during the project review process regarding measures for ensuring the safety and security of construction sites.	The project would need to comply with Section 4.11.11, Construction Site Security Provisions, of the Ontario Municipal Code, as a standard condition.
5. Adequate security design measures shall be required for all new development, based upon Police Department recommendations received during the site plan review process.	The project shall comply with the City's Security Standards for Buildings and plans shall be subject to review by the Ontario Police Department, as a standard condition.

Based on the comparative discussion above, the project's impacts on police services are no different than those analyzed in the previous EIRs. However, specific impacts of the Wal-Mart Supercenter are discussed above.

**Standard Conditions and Mitigation Measures**

*Standard Conditions*

In addition to other project-specific conditions which may be imposed by the City, the City will impose the following standard conditions on the project as part of any future approval:

*Standard Condition 4.11.1: The project shall comply with the City's Building Security Ordinance, through the provision of security alarm systems, locking devices, building addresses, exterior lighting, and construction site security, as required under Title 4, Chapter 11 (Security Standards for Buildings) of the Ontario Municipal Code. To ensure compliance, the project's security plan shall be subject to review and approval by the Ontario Police Department. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)*

*Standard Condition 4.11.2: The project shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate police protection and law enforcement services to the proposed project.*

### *Mitigation Measures*

Implementation of the standard conditions would prevent adverse impacts on police services. No mitigation measures are recommended. Also, no mitigation measures for police protection services are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1 outside of the standard conditions above.

### **Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study for the project indicated that potentially significant adverse impacts on police services may occur due to the introduction of improvements and increased activities at the site. The analysis in the Subsequent EIR, as provided above, provides details on anticipated changes in police protection and law enforcement demand that may be created by the project.

The analysis indicates that the project would generate a demand for police protection and law enforcement services. Review of building plans by the Ontario Police Department would ensure that the project complies with the City's Security Standards for Buildings; does not attract criminal elements; and deters crime. Payment of developer impact fees would also assist in funding the needed police services and service improvements needed to serve the project. Implementation of the standard conditions would reduce potential adverse impacts on police services to less than significant levels. No unavoidable significant adverse impacts are expected.

#### **4.11.2 Fire Protection Services**

### **Environmental Setting**

Fire protection and emergency medical services (EMS) in the City of Ontario are provided by the Ontario Fire Department through eight fire stations. The Ontario Fire Department serves an approximately 50 square mile area. It has eight paramedic engine companies, two truck (ladder) companies, two battalion supervisors, and 42 emergency personnel on duty 24 hours per day, 7 days a week (Ontario Fire Department letter dated 11/27/2006). This refers to the total number of captains, engineers, firefighters, and battalion chiefs who are on duty at any one time in the City (Richard Smith, pers. comm. 3/26/2007).

The nearest fire station to the site is Fire Station #4, located at 1005 Mountain Avenue, approximately ½ mile south of the project site (Ontario Fire Department letter dated 11/27/2006). This station is manned by four firefighters, including two paramedics, and is equipped with one Engine Company (Ontario Fire Department memo dated 2/5/2007).

The Department has indicated that fire protection services in the area are currently adequate and no new fire stations, facilities or expansions are being planned (Ontario Fire Department memo dated 2/5/2007).

The Ontario Fire Department also provides Emergency Medical Dispatch (EMD), Emergency Medical Technician (EMT-1) Basic Life Support/ Automated External Defibrillator (AED), and Emergency Medical Technician – Paramedic (EMT-P) Advanced Life Support. The Department maintains a mutual-aid agreement with the Operational Area and the State of California and receives first alarm automatic-aid from the nearby fire departments, including:

- Chino Valley Independent Fire Protection District through Fire Stations 63 and 65
- Montclair Fire Department through Fire Stations 151 and 152

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##### *Public Services and Recreation (continued)*

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- Ontario International Airport Fire Department
- Rancho Cucamonga Fire Protection District through Fire Stations 172 and 174.
- San Bernardino County Fire Department through the Central Valley Battalion Fire Stations 74 and 72
- Upland Fire Department through Fire Station 161 (Ontario Fire Department letter dated 11/27/2006).

The project site is within the jurisdictional boundary of Fire Station #4, which would provide primary response to calls for fire protection services to the site. Other stations noted may respond depending on the circumstances. The Ontario Fire Department indicated that the existing level of fire protection service in the City is adequate at this time and the response time to the site meets Department goals (Ontario Fire Department letter dated 11/27/2006).

#### **Threshold of Significance**

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection.

#### **Environmental Impacts**

The proposed Wal-Mart Supercenter would require fire protection services from the Ontario Fire Department. Roadway and utility improvements would not require fire protection services.

*Fire Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

The construction and operation of the proposed Wal-Mart Supercenter would create a direct demand for fire protection services. The existing buildings on site were built in 1964, 1970, 1973, and 1997 (Chuck Mercier, pers. comm. 2/27/2006 and 12/14/2006). These structures have been subjected to vandalism and are currently boarded up. The proposed project would lead to the demolition of the existing vacant commercial structures and construction of a new building that would comply with current fire code requirements. At the same time, the increase in the on-site population and the introduction of structures to the site would be accompanied by an increase in demand for fire protection services due to activities that may involve fire, fire-causing and flammable materials, and human accidents. This would result in a demand for fire protection services.

The Ontario Fire Department has indicated that the increased demand for fire protection services at the site is not expected to have significant adverse impacts on Fire Station # 4 (Ontario Fire Department letter dated 11/27/2006).

The project would need to comply with fire safety standards and requirements, as defined in the California Fire Code and California Building Code. Compliance with pertinent building standards related to fire safety, emergency access and fire prevention would reduce the demand for fire protection services from the project. These include the provision of fire walls, smoke detectors, fire extinguishers, fire exits, fire truck access and turning radii, fire alarms, fire sprinkler systems, fire hydrants with adequate fire

flows, and other required measures. Plan check by the Fire Department would ensure that appropriate fire safety and fire prevention measures are implemented to minimize the potential incidence of fire and demands for fire protection services prior to issuance of permits (OMC Title 4 – Public Safety and Title 8 – Building Regulations). Thus, no significant fire hazards are expected to be created on the site.

The City also charges development impact fees, which help fund fire services and facilities in the City. Payment of development fees by the project would support fire protection services from the City (Chuck Mercier, pers. comm. 11/14/2006). It is also anticipated that sales tax revenue and tax increment funds that would be generated by the project would provide annual funds for the fire protection services needed by the project. Thus, fire protection service would be adequate to serve the site and impacts related to fire facilities are expected to be less than significant.

*Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as fire protection?)*

Requests for fire protection and emergency services relating to the proposed project will be provided by Fire Station #4. At present, the response time for these services to the site is considered adequate and the City of Ontario Fire Department has stated that no reduction in this level of service is anticipated with the development of the proposed project (Ontario Fire Department letter dated 11/27/2006). Thus, impacts on fire protection facilities and services in the City are not expected to be significant.

### **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 a change in the demand for fire protection services would occur due to new development and the redevelopment of older structures. The Supplemental EIR stated that future development shall require review and approval of a master plan for fire protection that will document measures to assist in protecting the site from fire or other emergencies.

The redevelopment of the project site would demolish the existing older structures and would construct a new structure for the project. The project would be required to comply with pertinent fire safety regulations, as reviewed by the Ontario Fire Department (OMC Title 4 Chapter 4 – Fire Code).

The Supplemental EIR stated that future development shall require review and approval of a master plan for fire protection that will document measures to assist in protecting the site from fire or other emergencies. These include adequate sprinkler systems, testing for fire hydrant and fire extinguishers, and adequate access and turning radii for emergency vehicles. Consistent with Ontario Resolution No. 91-48, project developers must ensure that adequate inspection personnel will be retained to monitor on-site construction work. These measures are expected to reduce potential demand for fire protection services.

A master plan for fire protection was developed by the City, which identified measures to provide adequate fire protection, especially for developing areas. The master plan was not adopted by the City but has since been folded in the Ontario General Plan. (Steve Holtrust, pers. comm. 5/23/2007).

Fire protection measures would be incorporated into the design of the project, in accordance with the Uniform Fire Code and City regulations. Plan check by the Ontario Fire Department will ensure that adequate sprinkler systems, testing for fire hydrant and fire extinguishers, adequate access, and turning radii of emergency vehicles are provided as part of the project. Inspection services would be provided by the City, as paid for by the developer. This will ensure that no fire hazards are created and adequate fire protection services can be provided to the project.

***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that new development would increase demands for fire protection services. However, redevelopment projects in the Added Area, including the site, would reduce fire hazards associated with deteriorated and older buildings. Compliance with current fire safety standards and regulations would prevent the creation of fire hazards from new development. Fire stations constructed under the Redevelopment Plan would have beneficial impacts on public service levels.

The project would lead to the redevelopment of the site, eliminating the presence of deteriorated buildings and construction of a new building that complies with current fire safety standards.

The EIR for Amendment No. 1 identified policies in the Ontario General Plan, which would reduce demand for fire protection services. These are listed below, along with the project’s compliance.

<b>General Plan Policy in EIR</b>	<b>Project Compliance</b>
1. Continue Fire Department review of proposed new development.	The project plans shall be subject to review by the Ontario Fire Department, as a standard condition.
2. Development shall be consistent with City fire flow requirements.	The project shall be required to provide adequate fire flows in accordance with the Uniform Fire Code, as a standard condition.
3. To ensure the health, safety, and welfare of the community, development must be consistent with the fire and life-safety objectives of the City.	The project shall comply with the City’s fire and safety regulations, as a standard condition.
4. Continue to require a minimum 26 feet of clear drive space and an outside turning radius of 55 feet (38-foot inside turning radius) to facilitate emergency vehicle access.	The proposed project shall provide adequate emergency vehicle access, which would be verified as part of the plan check process.

The EIR for Amendment No. 1 also included mitigation measures to reduce potential adverse impacts on fire protection services. These are listed below, along with the project’s compliance.

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*Public Services and Recreation (continued)*

<b>Mitigation Measure</b>	<b>Project Compliance</b>
1. The Agency shall work towards the early rehabilitation or redevelopment of parcels that have fire safety hazards.	The proposed project involves the redevelopment of the site and the demolition of structures that were built before the current Uniform Fire Code.
3. New development and any significant rehabilitation shall be consistent with all accepted fire safety standards. Existing fire safety regulations shall be enforced through established City review and permitting procedures.	The project plans shall be subject to review by the Ontario Fire Department for compliance with applicable fire safety regulations, as a standard condition.

The project would comply with these mitigation measures.

Based on the comparative discussion above, the project's impacts on fire protection services are no different than those analyzed in the previous EIRs.

**Standard Conditions and Mitigation Measures**

*Standard Conditions*

In addition to other project-specific conditions which may be imposed by the City, the City will impose the following standard conditions on the project as part of any future approval:

*Standard Condition 4.11.3: The project shall be subject to building and site plan review by the Ontario Fire Department, for compliance with fire safety, emergency access and fire flow standards and to identify additional development features which could reduce demand for fire services, prevent the creation of fire hazards, and facilitate emergency response to the project site. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan*

*Standard Condition 4.11.4: The project shall pay development impact fees, which would assist in funding the needed public facility expansion and service improvements needed to provide adequate fire protection services to the proposed project.*

*Mitigation Measures*

Implementation of the standard conditions would prevent adverse impacts on fire protection services. No mitigation measures are recommended. Also, no mitigation measures for fire protection services are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1 outside of the standard conditions above.

**Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study for the project indicated that potentially significant adverse impacts on fire services may occur due to the introduction of improvements and increased activities at the site. The analysis in the Subsequent EIR, as provided above, provides details on anticipated changes in fire protection service demand that may be created by the project.

The analysis indicates that the proposed Wal-Mart Supercenter would eliminate fire hazards posed by the older structures but would generate a demand for fire protection services for the new building and the increase in on-site population. Review of building plans by the Ontario Fire Department would ensure that the project does not create a fire hazard. Payment of developer impact fees would also assist in funding the fire protection services and service improvements needed to serve the fire protection needs of the site and the City. Implementation of the standard conditions would reduce potential adverse impacts on fire protection services to insignificant levels. No unavoidable significant adverse impacts are expected.

### 4.11.3 Educational Facilities and Services

#### Environmental Setting

There are several public and private schools near the site. Nearby schools include El Camino Elementary School (1525 W. 5th Street), Hawthorne Elementary School (705 W. Hawthorne Street), Elderberry Elementary School (950 N. Elderberry Avenue), Vernon Middle School (9775 Vernon Avenue in Montclair), Buena Vista Arts Integrated School (5685 San Bernardino Street in Montclair), Redeemer Lutheran Church and School (920 West 6<sup>th</sup> Street), and Citrus Elementary School (925 W. 7<sup>th</sup> Street in Upland) (Thomas Guide 2005, pp. 571, 572, 601, 602).

The project site is within the service boundaries of the Ontario-Montclair School District (OMSD) and the Chaffey Joint Union High School District (CJUHSD). OMSD schools serving the project site include the El Camino Elementary School and the Vernon Middle School (Ontario-Montclair School District letter dated 10/31/2006). The Montclair High School of the Chaffey Joint Union High School District also serves the site (Chaffey Joint Union High School District letter dated 11/1/2006). The schools that serve the project site are listed in Table 4.11-2, *School Enrollment*, along with their existing enrollments.

<b>School/Location</b>	<b>Present Enrollment</b>	<b>Comments</b>
<i>Elementary School (Pre- K, K-6)</i> El Camino Elementary School 1525 West Fifth Street Ontario, CA	911	Overcrowded, 17 portable classrooms
<i>Middle School (6-8)</i> Vernon Middle School 9775 Vernon Avenue Montclair, CA	785	Overcrowded, 11 portable classrooms
<i>High School (9-12)</i> Montclair High School 4725 Benito Street Montclair, CA	2,961	Overcrowded, 30 portables
Sources: Ontario-Montclair School District, 10/31/2006; Chaffey Joint Union High School District, 11/1/2006; Kathy Young, pers. comm. 3/21/2007; Cindy Proffitt, pers. comm. 3/21/2007		

The schools of the Ontario-Montclair School District are currently operating overcapacity and portable classrooms are being utilized to alleviate overcrowding. The District has been experiencing declining enrollment but not at levels that would allow for the removal of portable classrooms. No facility deficiencies are identified at the El Camino and Vernon Schools at this time (Ontario-Montclair School

District letter dated 10/31/2006). Montclair High School also utilizes portables to accommodate all students (Kathy Young, pers. comm. 3/21/2007).

The two commercial buildings and the kiosk on the site are not in use, except for the Hollywood Video store. This store occupies approximately 7,035 square feet of floor area and based on CJUHSD and OMSD factors, the employees of this store are estimated to be generating a total of 1.5 students who create a demand for school services at local schools (Ontario-Montclair School District, 10/31/2006 and Chaffey Joint Union High School District, 11/1/2006).

College education in the area is provided by the Chaffey Community College District. Chaffey College is located at 5885 Haven Avenue in Rancho Cucamonga, approximately 6.5 miles northeast of the site (Chaffey College website, accessed 3/20/2007). Other nearby educational facilities include California State Polytechnic University in Pomona, California State University – San Bernardino (CSUSB), Claremont Colleges, Mount San Antonio Community College, University of Redlands, University of California – Riverside, San Bernardino Valley College, La Sierra University, Claremont School of Theology, University of La Verne, and California Baptist University, among others (Yahoo Yellow Pages, Colleges and Universities website, 5/23/2007).

### **Threshold of Significance**

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as schools.

### **Environmental Impacts**

The proposed Wal-Mart Supercenter would not lead to the introduction of households or residents to the site and would not have a direct demand for school services. Roadway and utility improvements would not require school services.

*School Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

The proposed project would not involve the construction of housing units nor introduce households to the site, which may generate a direct demand for school services. However, the employees of the proposed Wal-Mart Supercenter may send their school-aged children to nearby schools, as allowed under the inter-district and intra-district transfer programs of the local school districts (Rosemary Lopez, pers. comm. 4/3/2007 and Hector Macias, pers. comm. 4/3/2007).

The OMSD does not have generation rates for commercial uses, which may be used to estimate indirect student generation. However, the CJUHSD prepared a Fee Justification Report for Residential and Commercial/Industrial Development to determine the impacts of future development within the school district boundaries on the school facilities of the CJUHSD. The report estimates the number of high school students generated by each household within the district boundaries; the projected housing

development; the estimated number of high school students that would be brought in by these developments; the cost of providing high school facilities to these students; and the estimated cost per square foot of new residential development that is needed to provide these facilities. In addition, the report estimates the employment generation of various non-residential developments; the number of resident employees within the cities of Ontario and Rancho Cucamonga; the corresponding number of households per resident employee; and the estimated cost per square foot of new non-residential development that is needed to provide the high school facilities for resident employees. The Fee Justification Report was used to support the District's collection of its fair share of statutory fees, as allowed under California Government Code 65995 et seq. (CJUHSD Fee Justification Report, 2006).

The Fee Justification Report estimates that a community shopping center generates 0.697 resident employees per thousand square feet (Fee Justification Report, 2006, page 17). Thus, based on the generation tables in the report, the proposed 190,803-square-foot project could potentially have 133 resident employees (existing residents of the area who will work at the project or future employees that will move in the area). Using the average number of occupied housing units per residential worker (43.52 percent) for the cities of Ontario and Rancho Cucamonga, the project's 133 employees are expected to be part of 58 households, based on 0.303 household per thousand square feet of community shopping center (Fee Justification Report, 2006, page 18). However, since some or all of these resident employees or households may be existing residents of the area, they do not necessarily represent an increase in population or housing demand.

Using the factors in the report, the project could potentially have 58 employee households living in or moving into the area. These 58 households may generate 12 to 24 elementary and middle school students, assuming a factor of 0.212 to 0.406 student per household (generation factor from Ontario-Montclair School District letter dated 10/31/2006) and 8 to 15 high school students, using a factor of 0.1314 to 0.2622 student per household (generation factor from Fee Justification Report, 2006, page 9). These students would require school services from the OMSD and the CJUHSD.

The employees of the proposed Wal-Mart Supercenter that already live in the area would be currently utilizing the services of the OMSD and CJUHSD and no new demand for school services would occur from these resident employees. Project employees that would move into the area would require school services from OMSD and CJUHSD and would be replacing households (including school-age children) at existing residences or would moving into new homes that would be built in the area. New home developments are required to pay school impact fees as part of their construction, with the fees used to fund the school facilities and equipment that would be needed by school-age residents of these new homes. Replacement households would not necessarily increase student generation, since one household moves out before another can come in. The breakdown between future employees that will move into the area and would move into existing or new housing units (representing population growth) and those that are current residents of the area is not known and more specific quantification of population and household growth and student generation cannot be made based on the CJUHSD Fee Justification Report.

Other project employees may live in their existing residences outside the school district boundaries but may send their school-age children to nearby schools, as allowed under the inter-district and intra-district transfer programs of the school districts. These school-age children may request transfers to nearby schools of the OMSD and CJUHSD. However, inter-district and intra-district transfers are only allowed subject to space availability (Rosemary Lopez, pers. comm. 4/3/2007 and Hector Macias, pers. comm. 4/3/2007). Thus, the proposed project would not adversely impact nearby schools unless available capacity exists.

The OMSD and CJUHSD impose a school impact fee from new developments. The proposed Wal-Mart Supercenter would need to pay these fees prior to issuance of building permits. These fees are used to fund school services and facilities needed to provide the necessary school services for students that may be indirectly generated by the proposed project. Payment of school impact fees is expected to mitigate impacts to school services in the area (California Government Code Section 65995(h)). No significant adverse impacts on school facilities are expected.

*Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as schools?)*

As discussed above, no direct demand for school services would be generated by the project. Indirect impacts on schools would be compensated by school impact fees that would be paid by the project. Thus, no changes to the existing facilities and services of the OMSD and CJUHSD are expected with the project. No significant adverse impacts related to altered school facilities or services are expected.

### **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 the proposed Specific Plan would lead to fewer students than anticipated due to the loss of housing capacity within the Specific Plan area. Employment generation within the Specific Plan area may indirectly lead to student generation requiring school services. The Supplemental EIR stated that payment of school impact fees and redevelopment pass-through funds would assist in the funding of needed school services and facilities.

The proposed commercial redevelopment would not directly lead to the introduction of students into the area, which may require school services. Payment of school impact fees by the project would assist in funding school services in the area.

The Supplemental EIR for the Mountain Village Specific Plan provided standard conditions, which are listed below, along with the project's compliance. No mitigation measures for school services were provided.

**Section 4.11**

*Public Services and Recreation (continued)*

<b>Standard Conditions</b>	<b>Project Compliance</b>
SC 4.6.1.3-1: The City Planning or Building Department will collect school impact fees prior to the release of the Certificate of Occupancy or when deemed necessary.	The project would pay school impact fees prior to the issuance of the Certificate of Occupancy, as a standard condition.
SC 4.6.1.3-2: The OMSD collects \$2.17 per square foot for residential development and \$0.207 per square foot of commercial development at the present time, pursuant to Assembly Bill 2926. Currently, the CJUHSD collects \$0.57 per square foot for residential development and \$0.093 per square foot for commercial development.	The project would pay school impact fees, as a standard condition.

The project would comply with these standard conditions.

***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that future housing development in the Added Area would generate a demand of school services. Coordination with the school districts and payment of school impact fees would reduce impacts to insignificant levels. The proposed Wal-Mart Supercenter would not create a direct demand for school services, as no dwelling units are proposed. Inter-district transfers would be allowed based on availability and are not expected to result in significant adverse impacts on local schools.

The EIR for Amendment No. 1 identified policies in the Ontario General Plan, which would reduce impacts on school services. These are listed below, along with the project’s compliance.

<b>General Plan Policy in EIR</b>	<b>Project Compliance</b>
7. Coordinate efforts between the Redevelopment Agency and the Ontario-Montclair School District (OMSD) to find a site for the OMSD central kitchen and maintenance facilities.	The proposed project is not involved in this effort.
8. Establish a joint task force comprised of City staff and representatives of the school districts serving the City to explore means of developing and funding new school construction in areas where it is most needed.	The proposed project is not involved in this effort.

The EIR for Amendment No. 1 also included mitigation measures to reduce potential adverse impacts. These are listed below, along with the project’s compliance.

<b>Mitigation Measure</b>	<b>Project Compliance</b>
2. The Agency shall coordinate with the Ontario-Montclair School District, the Chaffey Unified High School District, and the Chaffey College District, prior to the development of the Agency’s housing projects, in order to prevent overcrowding at existing facilities.	The project does not propose any housing development.

Section 4.11

Public Services and Recreation (continued)

Mitigation Measure	Project Compliance
6. All new development pursuant to the Amendment will be required to pay the applicable development impact fees relating to schools.	The project would pay school impact fees, as a standard condition.

The proposed Wal-Mart Supercenter would pay school impact fees as a standard condition.

Based on the comparative discussion above, the project's impacts on school services are no different than those analyzed in the previous EIRs.

**Standard Conditions and Mitigation Measures**

*Standard Conditions*

In addition to other project-specific conditions which may be imposed by the City, the City will impose the following standard condition on the project as part of any future approval:

*Standard Condition 4.11.5: The project shall pay school impact fees to the Ontario-Montclair School District and Chaffey Joint Union High School District prior to the issuance of the Certificate of Occupancy, which would fund school services in the project area. (EIR for Amendment No. 1 and Supplemental EIR for Mountain Village Specific Plan)*

*Mitigation Measures*

Implementation of the standard condition above would prevent adverse impacts on school services. No mitigation measures are recommended. Also, no applicable mitigation measures for school services are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1 outside of the standard condition above.

**Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study for the project indicated that no direct demand for school services are expected with the project but less than significant adverse impacts on school services are expected from employees that may send their school-age children to area schools. The analysis in the Subsequent EIR, as provided above, looks into greater detail at the potential indirect impacts on school service demand that may be created by the project and includes consultation with the local school districts.

The analysis reconfirms that proposed project would not generate a direct demand for school services. However, employees that move into the area and others that may utilize inter-district or intra-district transfers for their school-aged children would create an indirect demand for school services. Payment of school impact fees would help fund the needed school construction/expansions and service improvements needed to serve this indirect demand for school services. Implementation of this standard condition would reduce potential adverse impacts on school services to insignificant levels. No unavoidable significant adverse impacts are expected.

#### 4.11.4 Library Services

##### Environmental Setting

The Ontario Main Library provides library services to the City and is located at 215 East C Street, within the City's Civic Center (approximately two miles southeast of the site). The City also has a joint use public library/High School library at Colony High School at 3850 Riverside Drive (approximately 7.5 miles southeast of the site) (Ontario City Library flyer, October 2005).

The Ontario Main Library has 58,000 square feet of floor area and has 147,773 book volumes and 29,649 audio-visual items. It is staffed by 28 full-time employees and 27 part-time employees. The library is open on Mondays to Thursdays from 10 AM to 9 PM, on Fridays to Saturdays from 10 AM to 6 PM, and on Sundays from 1 PM to 4 PM. It offers free computer and internet use to the public, wireless access, circulating and reference collections, local history room, foreign language collection, and periodicals. Programs at the Main Library include weekly story times, summer and winter reading programs, book discussion groups, computer classes, movie series, and special programs throughout the year (Judy Evans, pers. comm. 11/16/2006).

The Colony Branch Library has 12,000 square feet of floor area and has 53,069 book volumes and 3,518 audio-visual items. It is staffed by 3 full-time employees and 11 part-time employees (Judy Evans, pers. comm. 11/16/2006).

The existing vacant commercial buildings and the Hollywood Video store are not expected to be generating a direct demand for library services. Employees at the site are not expected to be using the City libraries mainly due to their employment at the site.

##### Threshold of Significance

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as libraries.

##### Environmental Impacts

The proposed Wal-Mart Supercenter, including roadway and utility improvements that would be implemented by the project, would have no direct demand for library services.

*Library Facilities (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

The employees and patrons of the proposed Wal-Mart Supercenter are not expected to require library services due to their employment or patronage of the proposed commercial development. Due to the location of the libraries in relation to the site, it is unlikely that employees or patrons would go to the Ontario Main Library and then head to the Wal-Mart Supercenter or from the Wal-Mart Supercenter head

over to the library as a matter of course or common practice. No direct demand for library services is expected to occur with the project.

The proposed project would not involve housing construction or the introduction of households to the site, which may generate a demand for library services and facilities. The Ontario Library indicated that the project is not likely to have an impact on library services (Judy Evans, pers. comm. 11/16/2006). No impacts related to library facilities are expected.

*Altered Facilities and Services (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as libraries?)*

As discussed above, no direct demand for library services is anticipated to be generated by the project. Future employees of the project that may move into the area would create an indirect demand for library services. This demand services would be met by the services provided at the Ontario Main Library and the Colony High School Library. Impacts are expected to be insignificant when comparing the number of employees that may move into the area with the City's total population, as currently served by the libraries. Thus, no significant adverse changes to the existing facilities and services of the Ontario Library are expected with the project. Also, no significant adverse impacts related to altered library facilities or services are expected.

### **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 Initial Study for the Mountain Village Specific Plan reiterated the conclusions of the EIR for Amendment No. 1. No standard conditions or mitigation measures were provided in the Supplemental EIR for the Mountain Village Specific Plan. Similarly, the project would have no adverse impacts on library services.

### ***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that increased demand for library services are expected from future development in the Added Area. This demand would be incremental and is not expected to be significant. No standard conditions or mitigation measures were provided in the EIR for Amendment No. 1. As stated above, the project would have no adverse impacts on library services.

### **Standard Conditions and Mitigation Measures**

No impacts on library services are expected from the project and no standard conditions or mitigation measures are necessary. Also, no applicable standard conditions or mitigation measures for library services were provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1. However, the City may impose project-specific conditions as part of project approval.

### **Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study indicated that the project is anticipated to result in less than significant impacts associated with the provision of library services. The analysis in this Subsequent EIR for the project included consultation with the City Library to better determine project impacts. The analysis above indicates that the Wal-Mart Supercenter would not generate a direct demand for library services. No adverse impacts on library facilities and services are expected with the project. No unavoidable significant adverse impacts are expected.

#### **4.11.5 Medical Facilities and Services**

##### **Environmental Setting**

The closest major health care facility to the site is the Montclair Hospital Medical Center (formerly the Doctors Hospital of Montclair), located at 5000 San Bernardino Street and approximately 1.5 miles southwest of the site. This hospital provides general medical and surgical care and has 102 beds (Montclair Hospital Medical Center website, accessed 4/2/2007). Other nearby hospitals include the San Antonio Community Hospital at 999 San Bernardino Road in Upland, the Pomona Valley Hospital and Medical Center at 1798 Garey Avenue in Pomona and the Kaiser Permanente (KP) of Southern California Hospital at 9310 Sierra Avenue in Fontana (Yahoo Yellow Pages Hospitals website, accessed 4/2/2007 and KP National Locations Directory, 2005-2006 p. 12).

There are several other medical service facilities in the region, including the Chino Community Hospital, Arrowhead Regional Medical Center, Loma Linda Community Medical Center, Loma Linda University Medical Center, Riverside Community Hospital, Redlands Community Hospital, Saint Bernadine Medical Center, and Pettis Veterans Affairs Medical Center. Any of these facilities or other hospitals may potentially serve the employees and patrons of the project and the City of Ontario (Yahoo Yellow Pages Hospitals website, accessed 4/2/2007).

The Hollywood Video store is in use and employees and patrons of the video store may generate a demand for medical services, although not necessarily due to unsafe or hazardous conditions at the site. The other buildings at the project site are unoccupied and are not expected to be generating a demand for medical services. Demand for medical services from the on-site security may be expected.

##### **Threshold of Significance**

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or

- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as medical services.

### **Environmental Impacts**

The proposed Wal-Mart Supercenter, including roadway and utility improvements that would be implemented by the project, would not directly require medical services, as part of daily operations.

**Medical Facilities** (*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)*

The proposed project would not create health and safety hazards that may generate a direct demand for medical services and facilities in the area, as the proposed project would be built in accordance with current City, County, state and federal regulations that protect public health and safety.

Employees and patrons of the project may require incidental medical services for health maintenance, medical reasons, and emergencies. Unforeseen medical service demands (accident or injury) generated by the proposed project may be estimated by utilizing occupational injury statistics for private industry retail services. The California Department of Industrial Relations (DIR) estimates a potential for 100.7 non-fatal workplace injuries per 10,000 employees annually (DIR Division of Labor Statistics and Research website, last accessed 3/21/2007). Based upon this data, the proposed Wal-Mart Supercenter would have the potential to generate five (4.53) lost time injuries requiring medical treatment annually, based on a predicted workforce of 450 persons.

The incidence of non-occupational illness or injury directly associated with patronage of the proposed Wal-Mart Supercenter is much more difficult to quantify. It is assumed that the demand for medical services would reflect that of the general population and would be accounted for in the planning strategies for existing medical service providers in the local area and region.

There are several medical facilities near the site and in the region that would provide medical and emergency services to the patrons and employees of the project, depending on the type of demand. The three medical service centers nearest to the project site (Montclair Hospital Medical Center, San Antonio Community Hospital, and Pomona Valley Hospital and Medical Center) all maintain 7 day / 24 hour emergency rooms capable of managing the range of illnesses and injuries likely to be associated with the proposed project (Yahoo Yellow Pages Hospitals website, accessed 4/2/2007).

The proposed project would be required to comply with pertinent public health and safety regulations to prevent the creation of hazards to the health and safety of employees and patrons at the site. Since no hazardous conditions are expected to be intentionally created by the proposed project, as discussed in Section 4.13, *Human Health and Hazards*, specific demand for medical services relating to hazardous incidents are not expected.

The analysis demonstrates that while medical services would be required by employees and patrons of the proposed Wal-Mart Supercenter, the occurrence, type, and number of medical services and emergencies are expected to be relatively minor and consistent with accident, injury and illness patterns in the general community. Thus, the proportionate demand for medical services from the project is also expected to be minor and no significant adverse impacts on medical facilities and services are expected with the project.

***Altered Facilities and Services*** (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as medical services?)

As discussed above, demand for medical services is anticipated to be less than significant with the proposed project. Thus, no changes to the existing medical facilities and services in the area are expected with the project. No significant adverse impacts related to altered medical facilities or services are expected.

### **Previous Analysis**

The EIR for Amendment No. 1 and the Supplemental EIR for the Mountain Village Specific Plan did not specifically address impacts on medical services. Rather, hazards that would be generated by future development and redevelopment in the Added Area and by future development under the Specific Plan were addressed and are discussed in Section 4.13, *Human Health and Hazards*, of this EIR.

No significant adverse impacts on medical facilities and services are expected with the project.

### **Standard Conditions and Mitigation Measures**

No significant adverse impact on medical services and facilities is expected with the project; thus, no standard conditions or mitigation measures are recommended. Also, no standard conditions or mitigation measures for medical services are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1. However, the City may impose project-specific conditions as part of project approval.

### **Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study indicated that the project is anticipated to result in less than significant impacts associated with the provision of governmental and public services. The analysis above indicates that the proposed project is not expected to generate significant adverse impacts on existing medical services and facilities. No unavoidable significant adverse impacts are expected.

#### ***4.11.6 Recreation Services***

### **Environmental Setting**

The City of Ontario provides recreational services through public parks, recreational programs, and organized activities. The City has 13 parks on approximately 176.4 acres on scattered sites throughout the City. The nearest park to the site is Munoz Park (formerly Colony Park), located at 1250 West Fourth Street, southwest of the project site and across Fifth Street (Ontario General Plan, 1992 pp. 6-1 to 6-2).

The Anthony Munoz Park covers approximately 18 acres of land and provides picnic areas, soccer fields, open fields, basketball courts, swimming pool, playground, volleyball court, and the Anthony Munoz Community Center. The park and community center offer special events, recreational activities, arts and crafts, classes, senior and teen activities, indoor and outdoor games, and sports. The American Youth Soccer Association plays at the park during the fall and spring (August to May) from Monday to Saturday, with adult soccer on most Sundays. The Recreation and Community Services Department of the City also sponsors basketball, tee-ball, and swim lessons at the park, along with group picnics. The Community Center hosts

various classes and private reservations on week nights and weekends throughout the year (Roberto Perez, pers. comm. 11/22/2006).

Proposed improvements to the park include sports climbing equipment and park monument signs, improvement of picnic shelters, security lights, restroom doors, gates, and play structure, and expansion of the community center (Ontario CIP, 2005 pp. 33, 37 and 71). The Master Site Plan for Munoz Park, recently adopted by the City, plans the future development of synthetic soccer fields, turf soccer fields, sports field lighting, an expanded parking lot, an expanded community center, climbing tot lot, and park entry monument signs. Under the plan, the parking area and game fields along Fifth Street would be reconfigured to provide a parking area all along Fifth Street, with three access driveways. The middle driveway would align with Elderberry Court, with the two other driveways located mid-block. The eastern driveway would be moved west of its existing location but would still be approximately 60 feet east of the western driveway for the proposed project (Master Plan – Anthony Munoz Park, 2007).

The Hollywood Video store is not expected to be generating a direct demand for park services and employees of the video store are not expected to be extensively utilizing the park due mainly to their employment at the store, as the store is on the northeastern corner of the site on Mountain Avenue and the park is southwest of the site on Fifth Street, with direct route to the park blocked by the chainlink fencing enclosing the rest of the project site.

### **Threshold of Significance**

In accordance with Appendix G of the CEQA Guidelines, a project could have a significant adverse impact on recreation, if its implementation would result in any of the following:

- ◆ Would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- ◆ Includes recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services such as recreational services.

### **Environmental Impacts**

The proposed project would have no direct demand for parks and recreation services but may affect activities at the adjacent Munoz Park. Roadway and utility improvements would not require parks and recreational services.

*Park Use (Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?)*

The proposed Wal-Mart Supercenter would not include the development of housing units or the introduction of households that may generate a direct demand for parks and recreational services. However, some park users may visit the proposed Wal-Mart Supercenter upon leaving the park and patrons of the project may pass by the park upon leaving the site. Some employees of the Wal-Mart

Supercenter may also use Munoz Park during breaks. The Ontario Recreation Department has indicated that the actual number of park visitors that may be coming from the project site is not easily quantifiable (Roberto Perez, pers. comm. 11/22/2006).

The increase in the use of recreational facilities at Munoz Park is not expected to lead to a substantial physical deterioration of facilities at the park or the need to construct additional recreational facilities. This is because park users that come to the Wal-Mart Supercenter before or after their park use do not represent new park users or an increase in the number of park visitors. Employees and patrons of the Wal-Mart Supercenter that go to the park before, during, or after their visit to the project, are not likely to consist of entire sports teams or large groups that would regularly go to the park. Rather, they are expected to be intermittent visitors throughout the day and in small numbers at any one time, as employees take breaks at the park or as visitors stop by the park before or after store visits. Impacts related to the use of park facilities are expected to be less than significant.

Per Section 9-2.1500 of the Ontario Development Code, the project would not be required to pay Quimby fees or to provide park and recreational facilities since the proposed project would not be used for residential purposes (OMC Section 9-2.1500).

However, the heavy usage of the park by local residents, especially during the weekends, poses a potential for conflicts with vehicle traffic to and from the proposed Wal-Mart Supercenter. Parking demand at Munoz Park is likely to spill over to Fifth Street, Elderberry Court, the project site, and adjacent residential developments, as has been occurring and observed during site visits. Consequently, with the increase in traffic on Fifth Street due to the project, a greater potential for park users/pedestrians to park on the site and cross Fifth Street to get to and from the park, a potential for pedestrian-vehicle conflict is greater. The potential for accidents due to vehicle/pedestrian conflict is addressed in Section 4.4, *Transportation and Circulation*.

***New Recreational Facilities*** (Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?)

As discussed above, no direct demand for parks or recreational services would be generated by the project. Minor changes to the existing recreational facilities at Munoz Park are expected with the project, as employees use the park or as visitors and patrons of the Wal-Mart Supercenter go to the park before or after coming to the site. Impacts on recreational facilities are expected to be less than significant.

***Park Facilities*** (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

The proposed Wal-Mart Supercenter would not include the provision of parks or recreational facilities for the project area. Thus, no impact associated with park provision is expected.

Employees or patrons of the proposed project may utilize the adjacent Munoz Park. However, this demand is not expected to require new park facilities or a new park. Discussion of potential park use from the project is provided above.

***Altered Facilities and Services*** (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services or other public facilities?)

The proposed commercial project is not expected to generate a demand for parks or recreational programs from the City. Thus, no new park or park expansion is needed to serve the proposed Wal-Mart Supercenter. Also, employees or patrons of the project are not expected to require recreational services or participate in recreational programs in the City primarily due to their employment or patronage of the project.

### **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 new residential developments would create additional demand for recreational facilities and open space. The Specific Plan would provide 2.4 acres of parks and plazas to meet the demand of surrounding areas. No significant adverse impacts related to recreation would occur with future development under the Specific Plan.

The project would not involve residential development that may create a direct demand for parks and recreational facilities and would not lead to a significant adverse impact on the nearby Munoz Park.

The Supplemental EIR for the Mountain Village Specific Plan did not provide mitigation measures relating to recreation.

### ***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that future housing development and redevelopment in the Added Area would generate a demand for parks and recreation services. The development of undeveloped parkland in the City is expected to meet the demand for parks and recreational facilities by new residents of the Added Area. No significant adverse impacts related to recreation would occur with the project.

The proposed project is not expected to create a direct demand for parks or generate a significant adverse impact on Munoz Park or other parks in the City.

No mitigation measures for recreation are provided in the EIR for Amendment No. 1. However, policies in the Ontario General Plan, which would reduce and eliminate potential adverse impacts on recreation,

**Section 4.11**

*Public Services and Recreation (continued)*

were outlined in the EIR for Amendment No. 1. These are listed below, along with the project's compliance with each policy.

<b>General Plan Policies listed in EIR</b>	<b>Project Compliance</b>
1. Explore the potential for funding of open space from commercial/industrial development. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 1.6)	The proposed project would not include plazas or open space, but the Mountain Village Specific Plan includes the provision of open space areas at other sections of the Main Street District.
2. Encourage the provision of active and passive open spaces by developers within industrial areas such as par courses and outdoor picnic areas. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 1.7)	The proposed project is not an industrial use.
3. Protect and maintain existing bikeways and recreational trails, in particular equestrian trails and easements. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 4.1)	There are no existing bikeways on or near the site. The project would pay development impact fees for the development of the City's bikeway system.
4. Include new pedestrian and equestrian trails and bikeways in new development under Development Code and specific plan procedures. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 4.2)	The proposed project would provide pedestrian walkways.
5. Complete the linkages proposed in the Master Plan of Bikeways. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 4.8)	The project would pay development impact fees for the development of the City's bikeway system. Bike route signs along the site on Fifth Street will be provided by the City when connections to other bikeways in the area are planned or completed.
6. Encourage underground placement of utilities. (Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 5.6)	The project would include the undergrounding of overhead power lines along the northern and western boundaries of the site.
7. Actively encourage new development to landscape adjacent freeways and railway rights-of way. Aesthetic, Cultural, Open Space, and Recreational Resources Element Policy 5.7)	The project site is not located near a freeway or railway right-of-way.

The proposed project is consistent with applicable policies.

Based on the comparative discussion above, the project's impacts are no different than those analyzed in the previous EIRs.

**Standard Conditions and Mitigation Measures**

Impacts on parks and recreation would not be significant and no standard conditions or mitigation measures are recommended. Also, no applicable standard conditions or mitigation measures for recreation are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1. However, the City may impose project-specific conditions as part of project approval.

## Unavoidable Significant Adverse Impacts

The preliminary analysis in the Initial Study indicated that no significant impacts related to the construction or expansion of recreational facilities are expected from the project. Impacts relating to the use of project employees of the nearby Munoz Park are expected to be less than significant. The analysis in this Subsequent EIR reflects this conclusion and states that the proposed Wal-Mart Supercenter would not create a direct demand for parks and recreational facilities. Impacts on recreational facilities will be less than significant.

### 4.11.7 Other Governmental Services

#### Environmental Setting

Aside from police and fire protection, libraries, and park services, the City of Ontario provides governmental services to the site and the rest of the City through local governance and the implementation of City regulations and ordinances. This is generally provided through the review and approval of land uses and activities in the City, the issuance of permits, and code enforcement actions. In addition, the City is responsible for the maintenance of public improvements, such as streets, water systems, sewer systems, storm drain systems and solid waste disposal (City of Ontario website, accessed 4/2/2007).

#### Threshold of Significance

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

- ◆ Results in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or
- ◆ Creates a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services or other public facilities.

#### Environmental Impacts

The proposed Wal-Mart Supercenter, including utility and roadway improvements that would be implemented by the project would require governmental services from the City of Ontario.

**Government Facilities** (Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities?)

Governmental and city services provided by the City of Ontario within its jurisdictional boundaries would be available to the site and the project. ~~These include~~ No new governmental facilities would be needed by the project, outside of those currently existing and serving the City. No significant adverse impacts related to governmental facilities would occur.

**Altered Facilities and Services** (Would the project create a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services or other public facilities?)

The proposed project would require City services during the processing of permits and inspections, but these services would be paid by fees imposed on the project, in accordance with the City's set fee schedule (Ontario Planning Department Fee Schedule, September 1, 2004).

The construction of the new southbound lane on Mountain Avenue, the traffic signal at Mountain Avenue and Hawthorne Street, the raised median, traffic island, and the new segments of Main Street and Hawthorne Street would be part of the project. However, upon completion these improvements, the rights-of-way for Main Street and Hawthorne Street would be dedicated to the City for long-term maintenance. This would lead to an increase in the maintenance responsibilities of the City. This increase in maintenance activities is expected to be relatively minor when compared to the number of traffic lights and the total roadway area that is present throughout the City and is currently subject to City maintenance.

Impacts on the City's water system, sewer system, storm drainage, and solid waste disposal services are discussed in Section 4.12, *Utilities*. Upon completion of utility improvements, these lines would be dedicated to the City for long term maintenance. The City currently maintains these water and sewer lines. The upgraded lines that would be provided by the project are expected to require less maintenance from the City than the existing older lines. Thus, no adverse impacts are expected.

In addition, construction of the storm drain on Mountain Avenue would improve the City's storm drain system, thus, reducing maintenance requirements. Impacts on City facilities and services are expected to be less than significant.

### **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 Initial Study for the Mountain Village Specific Plan reiterated the conclusions of the EIR for Amendment No. 1. It also states that impacts on roadway maintenance would be less than significant. No standard conditions or mitigation measures were provided in the Supplemental EIR for the Mountain Village Specific Plan. The project's impacts on City services would be less than significant.

### ***EIR for Amendment No. 1***

The EIR for Amendment No. 1 indicated that increased demand for site inspections and other City services are expected from future development in the Added Area. This demand would be incremental

and is not expected to be significant. No standard conditions or mitigation measures were provided in the EIR for Amendment No. 1. The project's impacts on City services would be less than significant.

### **Standard Conditions and Mitigation Measures**

#### *Standard Conditions*

In addition to other project-specific conditions which may be imposed by the City, the City will impose the following standard condition on the project as part of any future approval:

*Standard Condition 4.11.6: The project shall pay fees for the processing of permits and other services needed by the project.*

#### *Mitigation Measures*

Implementation of the standard conditions would prevent adverse impacts on City services. No mitigation measures are recommended. Also, no mitigation measures for governmental services are provided in the Supplemental EIR for the MVSP or the EIR for Amendment No. 1.

### **Unavoidable Significant Adverse Impacts**

The preliminary analysis in the Initial Study indicated that the project is anticipated to result in less than significant impacts associated with the provision of new or physically altered government facilities. The analysis in this Subsequent EIR, as provided above, reflects the same conclusions. The analysis shows that the project would require city services for permits and maintenance of public facilities that would be constructed by the project. The implementation of the standard condition above would reduce potential adverse impacts on City services to insignificant levels. No unavoidable significant adverse impacts are expected.