

SECTION 4.0: ENVIRONMENTAL IMPACT ANALYSIS

4.1 INTRODUCTION

This section analyzes the potential environmental impacts associated with the proposed Ontario Wal-Mart Supercenter. The project is proposed for construction on a 16.29-acre parcel at the northwestern section of the City of Ontario. Elements of the environment which may be significantly affected by the project are analyzed in this section. Based on the analysis in the Initial Study for the project and comments received on the NOP, the environmental analysis in this EIR focuses on the following issues:

- ◆ Land Use and Planning
- ◆ Population and Housing
- ◆ Transportation and Traffic
- ◆ Air Quality
- ◆ Noise
- ◆ Geology and Soils
- ◆ Hydrology and Water Quality
- ◆ Biological Resources
- ◆ Mineral Resources
- ◆ Public Services and Recreation
- ◆ Utilities and Service Systems
- ◆ Hazards and Hazardous Materials
- ◆ Visual Quality and Aesthetics
- ◆ Socio-Economic Conditions
- ◆ Cultural Resources

Each subsection describes existing conditions on the project site and in the surrounding area and identifies the potential changes to existing conditions or environmental impacts that may result from implementation of the proposed project. Project impacts are then compared to the impacts identified in the EIR for Amendment No. 1 and the Supplemental EIR for the Mountain Village Specific Plan. Relevant mitigation measures in the previous EIRs are identified and additional mitigation measures are provided for any potentially significant adverse impacts.

To facilitate the analysis of each issue, a standard format was developed to analyze each environmental issue thoroughly. This format is presented below, with a brief discussion of the information included under each environmental issue area.

- ◆ **Environmental Setting** - This section describes the existing physical and regulatory conditions related to each issue area. In accordance with Section 15125, *Environmental Setting*, of the State CEQA Guidelines, both the local and regional settings are discussed as they exist prior to implementation of the proposed project and during the NOP publication (October 2006).
- ◆ **Threshold of Significance** - The threshold of significance identifies criteria used in determining whether an impact is considered significant and is derived from the environmental concerns outlined in the Environmental Checklist provided as Appendix G to the CEQA Guidelines. In addition, City policies, as well as standards and thresholds adopted by other public agencies with jurisdiction over select environmental issues, are used as thresholds of significance. Accepted technical and scientific data are used in other instances to determine if an impact would be considered significant.

- ◆ **Environmental Impacts** - This section of the EIR identifies and describes the short-term and long-term environmental impacts, direct and indirect impacts, both adverse and beneficial, which would result from project implementation. All project-related impacts are analyzed in accordance with Section 15126, *Consideration and Discussion of Environmental Impacts*, of the State CEQA Guidelines. The analysis is structured by identifying the potential impact issue (with the corresponding threshold statement/question), followed by the analysis and a conclusion of impact significance. In the analysis, the project's potential impacts are compared to the threshold of significance criteria to determine if they exceed the thresholds; and thus, are considered significant and adverse. Impacts, which are considered significant and adverse, are identified as such at the end of the analysis. Cumulative impacts are discussed separately in Section 6.0, and growth-inducing impacts are discussed in Section 7.0 of this EIR.
- ◆ **Previous Analysis** – Project impacts are also compared to the impacts identified in the previous EIRs to determine if the impacts are the same and to identify the applicable mitigation measures that have been previously developed for these impacts. As a Subsequent EIR, a discussion of the environmental impacts analyzed in the Supplemental EIR for the Mountain Village Specific Plan is provided, along with those in the EIR for Amendment No. 1, as they relate to the proposed project and the project site. This provides a comparison of the impacts of the proposed Wal-Mart Supercenter with those anticipated at the site and analyzed in the previous EIRs and to identify mitigation measures in the previous EIRs that would be applicable to the proposed project. It should be noted that the baseline conditions in this discussion are derived from the EIR for Amendment No. 1 (1994) and the Supplemental EIR for the Mountain Village Specific Plan (1998). Thus, they reflect existing conditions in 1994 and 1998 when the EIRs were under preparation.
- ◆ **Standard Conditions and Mitigation Measures** - Existing regulations that the proposed project would need to comply with are identified in this section. These include federal, state, county and City regulations and ordinances that are applicable to the proposed project and similar other developments and that would reduce or prevent adverse impacts due to project implementation.

In addition, where a potential significant and adverse environmental effect has been identified in the environmental analysis, mitigation measures have been included in this section of the document. These measures are designed to “... *minimize significant adverse impacts ... for each significant environmental effect identified in the EIR*”, as prescribed in Section 15126 of the State CEQA Guidelines. They include mitigation measures in the previous EIRs that are applicable to the project and additional mitigation measures to reduce the project-specific and significant adverse impacts of the proposed Ontario Wal-Mart Supercenter. Where impacts have been identified and called out in the analysis (i.e., *Impact 4.5.1*), the mitigation measures that would reduce this impact have been numbered similarly (i.e., *Mitigation Measure 4.5.1*).

- ◆ **Unavoidable Significant Adverse Impacts** – A summary of the preliminary analysis in the Initial Study and the findings of the analysis in this EIR are provided under this section. Unavoidable significant adverse impacts are project impacts which, either, cannot be mitigated or remain significant even after mitigation. The level of significance of any potentially significant adverse impact, after the implementation of the standard conditions and recommended mitigation measures, is identified in this section the EIR.