

SECTION 8.0: IMPACTS FOUND NOT TO BE SIGNIFICANT

Pursuant to Section 15128 of the CEQA Guidelines, an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project are determined not to be significant and are, therefore, not discussed in detail in the EIR.

The Initial Study that was prepared for the Ontario Wal-Mart Supercenter determined that the proposed project would not have the potential to cause significant adverse effects on the following environmental issue:

8.1 AGRICULTURAL RESOURCES

The northwestern section of the City of Ontario, where the site is located, supported orange groves during the first half of the 20th century. However, construction of the I-10 Freeway through the area in the late 1950's led to the development of homes and the loss of agricultural uses (MVSP, 1998 p.2). Today, the northern section of the City of Ontario is largely built out with urban land uses, although the City annexed the New Model Colony area to the south in 1998, which includes large areas occupied by dairy farms and agricultural fields. The New Model Colony area is located at the southern section of the City, generally south of the Pomona (SR-60) Freeway and Riverside Avenue (SOI GPA, 1998 p. 3-1). The project site is located approximately 4.5 miles north of this area. The City's Agricultural Overlay Zoning District only applies to the New Model Colony, where agricultural uses are allowed to continue until such time that a Specific Plan is approved for that area (Ontario Municipal Code Section 9-1.2700).

The project site does not have an Agricultural Overlay Zoning District designation (Ontario Zoning Map, November 2005). The site is also developed with two commercial buildings and a kiosk that are not in use and one commercial building in use. The rest of the site is largely a paved parking lot. Adjacent land uses include various commercial and residential uses and a City park. There are no agricultural uses on or near the site. The site is zoned Specific Plan and the adjacent areas are zoned AP (Administrative Professional), R-1 (One Family Residential), R-E (Residential Estate), R-1.5 (Low Density Residential) and OS (Open Space) (Ontario Zoning Map, November 2005).

The project area is urbanized and there are no designated Farmlands in the project area, under the California Farmland Mapping and Monitoring Program. Rather, the project site and surrounding areas are designated as Urban and Built-Up Land (San Bernardino County Important Farmland, 1992). There are no lands under a Williamson Act contract on or near the site (SOI GPA, 1998 p. 3-5). The proposed project would not convert agricultural land to non-agricultural uses. Thus, no impact on farmlands would occur with the proposed project.

The Initial Study for Amendment No. 1 determined that there are no agricultural resources in the Added Area, including the project site. The Initial Study for the Mountain Village Specific Plan also indicated that there are no agricultural operations in the Specific Plan area and no impacts on agricultural resources would occur.

Based on the previous Initial Studies and the Initial Study for the Wal-Mart Supercenter project, no impacts on agricultural resources are anticipated with the proposed Ontario Wal-Mart Supercenter.