

Chapter 6 Other CEQA Considerations

Section 15128 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) requires that an Environmental Impact Report (EIR) contain a brief statement disclosing the reasons why various possible significant effects of a project were found not to be significant and, therefore, would not be discussed in detail in the EIR. The City of Perris reviewed the Perris Airport Logistics Center Project (Proposed Project) against the environmental issue areas in Appendix G of the CEQA Guidelines. All environmental issue areas, including those found to have potentially significant impacts, are addressed in Chapter 4, Environmental Analysis, of this EIR except the following: Agriculture and Forestry Resources, Mineral Resources, Population and Housing, Public Services, and Wildfire. These environmental issue areas were determined to result in no impact or a less than significant impact from implementation of the Proposed Project and, therefore, are addressed separately in Section 6.1, Impacts Found Not to Be Significant, of this chapter.

In addition, Section 15126 of the CEQA Guidelines requires that all aspects of a project be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must identify the following three components, which are also addressed in this chapter:

- Significant environmental impacts that could not be avoided if the project is implemented (addressed in Section 6.2, Significant and Unavoidable Environmental Impacts)
- Significant, irreversible environmental impacts that would be involved in the project should it be implemented (addressed in Section 6.3, Significant and Irreversible Changes Due to the Proposed Project).
- Growth-inducing impacts of the project (addressed in Section 6.4, Growth-Inducing Impacts)

6.1 Impacts Found Not to Be Significant

A Notice of Preparation (included as Appendix A of this EIR) and initial study were prepared in accordance with CEQA Guidelines Section 15063(c), during the environmental scoping process.

Section 15128 of the CEQA Guidelines states that “an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR”. The Notice of Preparation for this EIR, included in Appendix A, identified environmental issues for which it was determined the Project would result in no impact or less than significant impacts. This included the following topical issues:

- Agriculture and Forestry
- Mineral Resources

- Population and Housing
- Public Services
- Recreation
- Wildfire

In accordance with CEQA Guidelines Section 15128, a brief justification regarding the effects found not to be significant (e.g., the environmental resource areas not analyzed in Chapter 4) can be found in Appendix A.

6.2 Significant and Unavoidable Environmental Impacts

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe any significant impacts that could not be avoided, even with the implementation of feasible mitigation measures. The environmental effects of the project on various aspects of the environment are discussed in detail in Chapter 4 of this EIR.

This EIR did not determine any significant and unavoidable environmental impact that would result from development of the Proposed Project.

6.3 Significant Irreversible Changes Due to the Proposed Project

Section 15126.2(d) of the CEQA Guidelines requires a discussion of any significant, irreversible environmental changes that would be caused by the project. Generally, a project would result in significant, irreversible environmental impacts if the following would occur:

- The project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts would generally commit future generations to similar uses (e.g., a highway improvement that provides access to a previously inaccessible area).
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

Implementation of the Proposed Project would involve construction of new industrial warehouse buildings and additional trailer truck storage spaces within the City of Perris. Therefore, additional commitment of nonrenewable and/or slowly renewable energy resources, natural resources, and human resources would be necessary. Irreversible construction materials, such as lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metal, water, etc., would be consumed, and increased commitment of social services and public maintenance services such as police, fire, sewer, water, solid waste, natural gas services, etc., would also be required. These energy and social service commitments would be long-term obligations. Once these commitments

are made, it is improbable that the project area would revert to its current condition. Additional development intensities can be more readily accommodated with minimal physical impact, relieving development pressure from other areas where more intensive use of nonrenewable resources would be necessary. Nonetheless, the Proposed Project would result in significant irreversible changes to the environment throughout the lifespan of the structures.

6.4 Growth-Inducing Impacts

Pursuant to Sections 15126(d) and 15126.2(d) of the CEQA Guidelines, this section is provided to examine ways in which the proposed project could directly or indirectly foster economic or population growth or the construction of additional housing in the surrounding environment. Also required is an assessment of other projects that would foster other activities which could affect the environment, individually or cumulatively. To address this issue, potential growth-inducing effects will be examined through analysis of the following questions:

- Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?
- Would this project result in the need to expand one or more public services to maintain desired levels of service?
- Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?
- Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

Please note that growth-inducing effects are not to be construed as necessarily beneficial, detrimental, or of little significance to the environment. This issue is presented to provide additional information on ways in which the Proposed Project could contribute to significant changes in the environment, beyond the direct consequences of developing the land use concept examined in the preceding sections of this EIR.

Would this project remove obstacles to growth, e.g., through the construction or extension of major infrastructure facilities that do not presently exist in the project area, or through changes in existing regulations pertaining to land development?

The Project Site is located in the developing area of southeast Perris. Implementation of the Proposed Project would make improvements to the existing infrastructure that is available in the Project Area to allow increased development intensities, including removal of a 15-inch sewer line and replacing it with a 21-inch sewer line, as well as improvements to adjacent roadways consistent with the City of Perris General Plan Circulation Element. Although the Proposed Project is expected to remove some obstacles to growth through improvements to existing infrastructure, the

growth in employment opportunities is expected to be filled by the existing population in the area. The Proposed Project does not propose any changes to existing land development regulations.

Would this project result in the need to expand one or more public services to maintain desired levels of service?

As discussed in the Notice of Preparation and associated Initial Study (see Appendix A), the Proposed Project would not require additional public services to maintain desired levels of service at buildout. Therefore, project implementation would not result in service capacity beyond what is approved, nor would there be physical or significant environmental impacts. The Proposed Project would not, therefore, have significant growth-inducing consequences with respect to public services.

Would this project encourage or facilitate economic effects that could result in other activities that could significantly affect the environment?

During project construction, a number of design, engineering, and construction-related jobs would be created, which would be a direct, growth-inducing effect of the Proposed Project. However, the Proposed Project would create jobs within the City that would be expected to be filled by the existing regional population. The job creation, both in the short-term during construction and the long-term at the proposed warehouse, would not be of a magnitude to induce substantial population growth. Additionally, the Project Site is currently vacant and therefore implementation of the Proposed Project would not necessitate the construction of replacement housing. Additionally, the Proposed Project would create employment opportunities in a housing rich area and is expected to reduce vehicle miles traveled (VMT) and thereby reduce air quality impacts. Therefore, although the Proposed Project would have a direct growth-inducing effect, indirect growth-inducing effects would be minimized due to the balance of land uses set forth by the City's adopted General Plan.

Would approval of this project involve some precedent-setting action that could encourage and facilitate other activities that could significantly affect the environment?

The Proposed Project is consistent with the current light industrial land use and zoning designations for the Project Site. No changes to any of the City's building safety standards (i.e., building, grading, plumbing, mechanical, electrical, fire codes) are proposed or required to implement the Proposed Project. Mitigation measures have been identified in the preceding Sections 4.1 to 4.15 to ensure that the Proposed Project complies with all applicable City plans, policies, ordinances, etc. This would ensure that there are no conflicts with adopted land development regulations and that environmental impacts are minimized.

Pressures to develop other land in the surrounding area may derive from regional economic conditions and market demands for housing, commercial, office, and industrial land uses that may be directly or indirectly influenced by the Proposed Project. As the development intensity associated with the Proposed Project is allocated to future development, proposals may arise to

further amend the General Plan and Zoning Code. However, these amendments would require a full environmental analysis of the impacts of such actions. Therefore, although the Proposed Project may be considered a precedent-setting action, the impacts of subsequent similar actions would require environmental analysis and associated mitigation to ensure that subsequent impacts would not significantly affect the environment.

6.4.1 Elimination of Obstacles to Growth

Elimination of obstacles to growth refers to the extent to which a proposed project removes infrastructure limitations or provides infrastructure capacity, or removes regulatory constraints that could result in growth unforeseen at the time of project approval.

The elimination of either physical or regulatory obstacles to growth is considered a growth-inducing effect although not necessarily a significant one. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

6.4.2 Economic Expansion or Growth

Economic effects refer to the extent to which a proposed project could cause increased activity in the local or regional economy. Economic effects can include such effects as the “multiplier effect.” A “multiplier” is an economic term used to describe interrelationships among various sectors of the economy. The multiplier effect provides a quantitative description of the direct employment effect of a project and the indirect and induced employment growth. The multiplier effect acknowledges that the on-site employment and population growth of each project is not the complete picture of growth caused by the project.

The Proposed Project would affect the local economy through the construction of two warehouse buildings intended to attract distribution firms seeking an inland empire base from which to service their clientele. The proposed warehouse buildings would provide employment opportunities for residents of the City and surrounding area, and reduce VMT and commuting time to employment further away from the City.

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