5 Other CEQA Considerations

5.1 Introduction

California Environmental Quality Act (CEQA) Guidelines Section 15126 requires Environmental Impact Reports (EIRs) to include a discussion of the significant environmental effects of a project, the unavoidable significant environmental effects if the project is implemented, any irreversible changes should the project be implemented, and growth-inducing impacts. The following section incorporates these analyses, as required by CEQA.

5.2 Effects Found Not to Be Significant

CEQA provides that an EIR focus on the significant effects on the environment, discussing the effects with emphasis in proportion to their severity and probability of occurrence (CEQA Guidelines Section 15143). Effects dismissed in an Initial Study (Environmental Checklist) as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless information inconsistent with the finding in the Initial Study is subsequently received.

Section 21100(c) of the California Public Resources Code states that an EIR must 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. CEQA Guidelines Section 15128 adds, "Such a statement may be contained in an attached copy of an Initial Study."

The Initial Study prepared and circulated with the Notice of Preparation (Appendix A) for public review on November 19, 2021, for the West Campus Upper Plateau Project (Project) concluded that the Project would not result in significant impacts to the issue areas discussed below. Moreover, the discussion below reflects the impact analysis under the potential buildout scenario presented in Recirculated Chapter 3, Project Description, of this EIR.

5.2.1 Aesthetics

The Project would result in no impact to aesthetics for the following reasons:

Scenic Resources within a State Scenic Highway: According to the California Department of Transportation's California Scenic Highway Program, no officially designated or eligible state scenic highways are located adjacent to or near the Project site (Caltrans 2021). The Specific Plan Area is a primarily vacant/previously developed area and the Conservation Easement would be managed for its wildlife habitat value for sensitive species in compliance with the Center for Biological Diversity (CBD) Settlement Agreement (Appendix S). As the Project site is not located adjacent to or near an officially designated or eligible state scenic highways, no substantial adverse effect on scenic resources would occur. **No impact** would occur.

5.2.2 Agricultural Resources

The Project would result in no impact to agriculture and forestry resources for the following reasons:

Conversion of Farmland to Non-Agricultural Use: Per the State of California Department of Conservation, the Project site is located within areas designated as Farmland of Local Importance; however, it is not located within an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2016). The site is

designated as "Urban and Built Up Land," "Vacant or Disturbed Land," and "Non- Irrigated Farmland" per the California Important Farmland Finder for Riverside County (DOC 2016). The Project site is located within March Joint Powers Authority (JPA) land use jurisdiction, adjacent to the March Air Reserve Base, and is not used for farming or agricultural activities. **No impact** would occur.

Conflict with Zoning for Agricultural Use or Williamson Act Contract: The Project site and surrounding area do not encompass agricultural resources or land under a Williamson Act contract (DOC 2017). The March JPA General Plan designates the site as Business Park (BP) and Park/Recreation/Open Space (P/R/OS) (March JPA 1999). The Project site has not been assigned a zoning designation per the official March JPA Zoning Map, as shown on Figure 3-3, March JPA Zoning Designations. Therefore, the Project would not conflict with agricultural zoning or an existing Williamson Act contract and **no impact** would occur.

Conflict with Zoning for Forest Land or Timberland: The Project site is designated Business Park (BP) and Park/Recreation/Open Space (P/R/OS) under the March JPA General Plan, which does not allow for timberland production. The Project site has not been assigned a zoning designation per the official March JPA Zoning Map, as shown on Figure 3-3, March JPA Zoning Designations. In addition, there are no forest lands or timberland on or in the vicinity of the Project site. Therefore, the Project would not conflict with zoning for forest land or timber land and **no impact** would occur.

Loss of Forest Land or Convert Forest Land to Non-Forest Use: There are no forest lands on or in the vicinity of the Project site; thus, the proposed Project would not result in the loss of forest land or conversion of forest land to non-forest use. As such, **no impact** would occur.

Cause a Change in Existing Environment that Could Result in the Conversion of Farmland to Non-Agricultural Use or Conversion of Forest Land to Non-Forest Use: The Project site is designated Business Park (BP) and Park/Recreation/Open Space (P/R/OS) under the March JPA General Plan (March JPA 1999) and is surrounded by residential and industrial developments. The Project site has also not been assigned a zoning designation per the official March JPA Zoning Map, as shown on Figure 3-3, March JPA Zoning Designations. The Project site does not contain farmland and/or forest land, and the proposed Project would not result in the conversion of existing farmland or forest land to non-agricultural or non-forest uses. In addition, the proposed Project would not result in the loss of any forest land, nor would it convert either agriculture or forest land and timberland. **No impact** would occur.

5.2.3 Geology and Soils

The Project would result in a less-than-significant impact to the following geology and soils issue areas:

Rupture of a Known Earthquake Fault: The nearest fault zone, the San Jacinto Fault zone, is located approximately 10 miles east of the Project site (DOC 2018). As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Specific Plan outlines land uses planned for the Project area, and this ~~Draft~~ Final EIR assumes a buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement would not result in the rupture of a fault. However, construction of the proposed Specific Plan Area would be required to meet California Building Code standards. In addition, March

JPA would review and approve the plans and specifications of the proposed Specific Plan Area to ensure compliance with the provisions of the California Building Code and Title 24, which regulates building standards. Title 24 is administered by the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. Under state law, all building standards must be centralized in Title 24 or they are not enforceable. Because the Project site is not within an Alquist-Priolo Earthquake Fault Zone, pursuant to the Department of Conservation's Fault Activity Map of California (DOC 2018), and given that the proposed Project is required to comply with the provisions of the California Building Code and Title 24, the potential for exposing people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known Alquist-Priolo earthquake fault is low. Therefore, Project impacts related to the rupture of a known earthquake fault would be **less than significant**.

Soil Erosion or Loss of Topsoil: As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Specific Plan outlines land uses planned for the Project area, and this ~~Draft~~ Final EIR assumes a buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement would not result in soil erosion. However, construction activities, such as excavation and grading of the Specific Plan Area, may have the potential to cause short-term soil erosion or the loss of topsoil. Short-term erosion effects during construction of the proposed Specific Plan Area would be minimized through implementation of a Stormwater Pollution Prevention Plan (SWPPP) as required in compliance with the NPDES program, and through incorporation of best management practices intended to reduce soil erosion. A SWPPP will be prepared for the proposed Project by March JPA in order to comply with the NPDES program. The SWPPP is required by the March JPA during plan review and approval of the proposed Specific Plan Area improvement plans. The SWPPP may include standard construction methods, such as temporary detention basins, to control on-site and off-site erosion. With implementation of an approved SWPPP, impacts resulting from soil erosion or loss of topsoil would be minimized. Therefore, impacts resulting from soil erosion or loss of topsoil would be minimized, and impacts would be **less than significant**.

Septic Tanks/Alternative Wastewater Disposal Systems: The Project would not result in the need for a septic tank or alternative wastewater disposal system because the facilities constructed as part of the Project would connect to an existing sewer system surrounding the Project site's local vicinity through the incorporation of planned infrastructure improvements (see Recirculated Chapter 3, Project Description, of this ~~Draft~~ Final EIR for more discussion). The Project would not involve other alternative wastewater disposal methods. As such, **no impact** would occur.

5.2.4 Hazards and Hazardous Materials

The Project would result in a less-than-significant impact to the following hazards and hazardous material issue areas:

Located on a Site Included on a List of Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5: According to the GeoTracker database, the Project site is not located on a site with known contamination (SWRCB 2021). In addition, according to the EnviroStor database, the Project site is not located on a hazardous materials site (DTSC 2021). As such, **no impact** would occur.

Interfere with an Adopted Emergency Response Plan or Emergency Evacuation Plan: March JPA adopted a Disaster Preparedness and Recovery Plan within the Safety/Risk Management Element of the General Plan (March JPA 1999). This plan outlines the implementation programs needed to prevent risks to occupants and to minimize injury from an unavoidable disaster or emergency. As part of the Project, 445.43 acres would be established as a Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement will not have a substantial adverse effect on an emergency response plan.

Entrances to the Specific Plan Area would be located along the west, north, and east sides of the Specific Plan Area. Primary access to the Specific Plan Area would be provided from the east via Cactus Avenue, which would be extended to the west from its current western terminus through the Campus Development. A north and south entrance to the proposed Park would be accessed by extending Barton Street to connect from Alessandro Boulevard to Barton Drive, which the Project would construct. The entrance to the east of the Project site would be located along Cactus Avenue, approximately 1 roadway mile west of the I-215/Cactus Avenue on-/off-ramp. The Project would also have an additional access point to the north via Brown Street which the Project would construct to connect from Alessandro Boulevard to the new extension of Cactus Avenue. In addition, the Specific Plan Area includes the construction of Arclight Drive, Airman Drive, Linebacker Drive, and Bunker Hill Drive, which would provide access to the various parcels within the Specific Plan Area. Truck routes are proposed along Cactus Avenue to I-215, as well as along Brown Street to Alessandro Boulevard. All roadways constructed as part of the Specific Plan Area would provide access for passenger and emergency vehicles. Furthermore, by extending Barton Street and Brown Street, the proposed Specific Plan Area would increase the connectivity between the existing residential communities to the north, west, and south, as well as the industrial development to the east. As shown in Figure 3-6, trucks from the Specific Plan Area would be unable to access the Barton Street extension. Trucks would also be prohibited from turning left on Brown Street to access Alessandro Boulevard.

An access driveway to the site would be provided on Cactus Avenue and Brown Street. According to the March JPA General Plan's Transportation Element, Cactus Avenue and Brown Street are classified as Major Arterial roadways, which provide access to I-215 to the east. Brown Street connects to Alessandro Boulevard (Arterial Highway) to the north which then connects to I-215 to the east (March JPA 1999). The proposed site plan, including the access driveways, would be reviewed and approved by March JPA, the Riverside County Sheriff's Department, and the Riverside County Fire Department during plan review to ensure that emergency access would be provided at all times. To minimize the impact of construction activities, the Project applicant would be required to develop and implement a March JPA-approved Construction Traffic Management Plan addressing potential construction-related traffic detours and disruptions. In general, the Construction Traffic Management Plan (**PDF-TRA-1**) would ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses. Any potential impacts created by the proposed Specific Plan Area would be mitigated to a level of less-than-significant with implementation of the Disaster Preparedness and Recovery Plan programs within the General Plan. Therefore, impacts would be **less than significant**.

5.2.5 Land Use and Planning

The Project would result in a less-than-significant impact to the following land use and planning issue area:

Physically Divide an Established Community: As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Project proposes a Specific Plan with a planned buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement would not physically divide an established community. The Specific Plan Area is previously disturbed and surrounded to the north, west, and south by residential developments, and to the east by industrial developments. The Project site is located within the jurisdiction of March JPA, which has designated the area for Business Park (BP) and Park/Recreation/Open Space (P/R/OS) in the March JPA General Plan. The Project includes a General Plan Amendment to redesignate the site's land to allow for industrial, business park, and mixed-use areas, consistent with the surrounding areas. Therefore, the Project would not divide an established community and impacts would be **less than significant**.

5.2.6 Mineral Resources

The Project would result in a less-than-significant impact to mineral resources for the following reasons:

Loss of a Known Mineral Resource: According to Figure OS-6 of the County of Riverside General Plan Multipurpose Open Space Element, the Project site is located within the Mineral Resource Zone 3 (MRZ-3), which is classified as an area where the significance of mineral deposits is undetermined (County of Riverside 2015). The Project site's existing land use designation is Business Park and Park/Recreation/Open Space. The Project would implement a proposed Specific Plan to allow for industrial, business park, mixed-use areas, park/recreation/open space, and public facilities. These land use designations would not allow for mining activities (see Table 3-2 of this Draft EIR). In addition, the proposed Project includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S), which would not result in any physical changes to the environment. Therefore, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the state. As such, **no impact** would occur.

Loss of a Locally Important Mineral Resource Recovery Site: The Project site is not designated as a locally important mineral resource recovery site in the March JPA General Plan (March JPA 1999). The Project would not result in land uses allowing for the extraction of mineral resources. Therefore, the proposed Project would not result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan. As such, **no impact** would occur.

5.2.7 Noise

The Project would result in no impact to the following noise issue area for the following reasons:

Evening and Morning Aircraft Operations: The Project includes a Specific Plan Area and a Conservation Easement, neither of which involve aircraft operations. Therefore, **no impact** would occur.

5.2.8 Population and Housing

The Project would result in no impact on population and housing for the following reasons:

Displace People or Housing: As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Project proposes a Specific Plan with a planned buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). The Project site does not contain housing and its current General Plan designation would not allow housing. Therefore, the Project would not result in the displacement of people or housing. Therefore, **no impact** would occur.

5.2.9 Transportation

The Project would result in a less-than-significant impact to the following transportation issue areas:

Geometric Design Feature or Incompatible Use Hazards: As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Project proposes a Specific Plan with a planned buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement would not increase hazards due to design features. Regional access to the Specific Plan Area is provided via I-215, with local access provided via Cactus Avenue, Brown Street, and Barton Street (Park access only). Within the proposed Specific Plan Area, Cactus Avenue would terminate at the loop roadway system that surrounds the two central Industrial parcels. However, a gated emergency vehicle access roadway would be incorporated into the Project to provide an emergency connection between Barton Street on the west and Cactus Avenue on the east; as such, trucks and vehicles from the Campus Development would not have access to Barton Street. The proposed vehicular access point and circulation outside/inside the Specific Plan Area, including the proposed parking lots, would be reviewed and approved by March JPA's planning and engineering staff. The Specific Plan Area does not include any non-standard design features, nor does it have any hazardous elements. Impacts would be **less than significant**.

Inadequate Emergency Access: As discussed in detail in Recirculated Chapter 3, Project Description, of this EIR, the Project proposes a Specific Plan with a planned buildout of the Specific Plan Area consisting of ten Business Park parcels, six Mixed Use parcels, three Industrial parcels, two Public Facilities parcels, and three Open Space parcels. These parcels would be created, designated, and graded. Buildings B and C would be constructed on two of the Industrial parcels. The remaining parcels would be developed with square footages as allowed under the Specific Plan. The Project also includes a park and infrastructure improvements. The proposed Project also includes the establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). As no physical changes are anticipated as part of this action, the Conservation Easement would not have an adverse effect on emergency access. The Specific Plan Area consists of previously disturbed land with some existing development. The proposed Specific Plan Area would provide access to the development through the extension of Cactus Avenue, Brown Street, and Barton Street. A gated emergency vehicle access roadway would be incorporated

into the Project to provide an emergency connection between Barton Street on the west and Cactus Avenue on the east. Access to the Specific Plan Area would be designed according to March JPA standards and all applicable emergency access standards. Furthermore, as evaluated in Threshold FIRE-1 in Section 4.18, Wildfire, of this EIR, the Specific Plan Area would be consistent with the October 2022 California Office of the Attorney General guidance outlining best practices for analyzing and mitigating wildfire impacts of development projects under CEQA. Through March JPA's site plan review, March JPA would ensure that the proposed Project would meet code requirements related to emergency access. Impacts would be **less than significant**.

5.3 Significant and Unavoidable Environmental Effects

CEQA Guidelines Section 15126(b) further directs EIRs to address impacts from a project that will result in significant impacts, including those that cannot be mitigated below a level of significance. A summary of all the environmental issue areas and the resultant significance and listing of mitigation measures is found in Chapter 1, Executive Summary, of this EIR. To summarize, the following issue areas would result in significant impacts even after mitigation measures have been incorporated, thus resulting in unavoidable impacts:

- Air Quality (impacts associated with operational air quality)
- Cultural Resources (impacts to historical and archaeological resources)
- Noise (impacts associated with operational traffic noise)
- Tribal Cultural Resources (impacts associated with construction)

5.4 Significant Irreversible Changes

CEQA Guidelines mandate that EIRs address any significant irreversible environmental changes that would occur if a Project were implemented (14 CCR 15126[c]). An impact would fall into this category if (14 CCR 15126.2[d]):

- The Project would involve a large commitment of nonrenewable resources.
- The primary and secondary impacts of the Project would generally commit future generations of people to similar uses.
- The Project involves uses in which irreversible damage could result from any potential environmental incidents associated with the Project.
- The proposed consumption of resources is not justified (e.g., the project results in wasteful use of energy).

Determining whether the proposed Project may result in significant irreversible effects requires a determination of whether key resources would be degraded or destroyed in such a way that there would be little possibility of restoring them. Construction of each of the Project components would result in the use of nonrenewable resources and energy sources, including fossil fuels, natural gas, and electricity, as further discussed in Section 4.5, Energy, and Section 4.17, Utilities and Service Systems, of this ~~Draft~~ Final EIR. Fossil fuels would be used to power construction equipment and delivery and construction employee vehicles. Construction equipment would also use electricity and natural gas. Use of these energy sources would be considered a permanent commitment of resources. In addition, a variety of resource materials would be used during the construction process, including steel, wood, concrete, and fabricated materials. Once these materials and fuels are used for purposes of construction, the commitment of such materials and fuels would be considered irreversible. However, the proposed Project, when taking into consideration the global use of these materials, would not result in a large commitment of these resources.

Construction

Construction of each of the Project components would result in the use of nonrenewable resources and energy sources, including fossil fuels, natural gas, and electricity, as discussed in Section 4.5, Energy, of this EIR. Fossil fuels would be used to power construction equipment and delivery and construction employee vehicles. Construction equipment would also use electricity and natural gas. Use of these energy sources would be considered a permanent commitment of resources. However, Project impacts related to consumption of nonrenewable resources during construction are considered to be less than significant because the Project would not use unusual or wasteful amounts of energy or construction materials. Refer to Section 4.5 for a discussion of energy use during construction of the proposed Project, and conservation measures that would be implemented. As described therein, there is sufficient capacity to serve construction of the proposed Project.

In addition to energy resources, a variety of nonrenewable resource materials would be used to construct the proposed facilities, including steel, wood, concrete, and fabricated materials. Once these materials and fuels are used for construction, the commitment of such materials would represent the loss of nonrenewable resources and would be considered irreversible. However, these construction materials and fuels would likely be committed to other development projects in the region if not used for this Project. Moreover, the resources used for construction of the Project would be typical of similar mixed-use, business park, and industrial developments within the region. Therefore, although irretrievable commitments of resources would result from construction of the proposed Project, such changes would be **less than significant**.

Operation

Although the Project site is mostly vacant, existing development consists of a nonoperational water tower, an existing public facility, paved and dirt access roads, and ~~16~~ 14 bunkers that were previously used for munitions storage by the Air Force prior to March AFB's realignment in 1993. Once constructed, it is reasonable to assume that the industrial facilities would use nonrenewable energy resources, which would be an irreversible commitment of such resources. Therefore, once operational, Project components would consume more energy on a daily basis than is currently consumed on the Project site. However, the Project would be a relatively minor energy consumer compared to other local and regional users. Thus, the proposed energy consumption would not be considered a significant irreversible environmental effect.

Although the resources used for the Project would be permanently committed and, therefore, be considered irreversible, the proposed Project would not consume an unusual or wasteful amount of energy or materials and would comply with California Building Energy Efficiency Standards (24 CCR Part 6). In addition, the Project would implement a number of mitigation measures (MMs), including **MM-GHG-1** through **MM-GHG-12~~14~~**, which would serve to reduce the Project's use of nonrecoverable materials and energy. The utilities that service the Project and the design of the proposed Project are all subject to regulations that are working to reduce the amount of nonrenewable resources from development projects. Although sustainability measures would reduce the use of materials and energy during construction and operation of the Project, they would nevertheless be unavailable for other uses. The resources used for the Project would be permanently committed and, therefore, be considered irreversible.

Irreversible changes may also occur from environmental damage incurred by the operation of the Project, such as spill or release of hazardous material or accidental fire resulting from mechanical or industrial failure. Although there are other types of accidents possible, those listed above represent the key sources for irreversible damage that can be associated with the types of future development proposed. However, it is assumed that all new uses of hazardous materials would occur pursuant to applicable laws and regulations. That is, industrial use involving hazardous materials would obtain and comply with a valid materials license specifying the requisite safety

measures for the use, handling, storage, transportation, and disposal of these materials. In addition, the Project would implement mitigation measures, including **MM-HAZ-1** and **MM-HAZ-2**, which would serve to ensure impacts related to hazardous material releases or spills would be avoided. Therefore, this would not be considered a significant irreversible environmental effect or cause irreversible environmental damage.

5.5 Growth-Inducing Impacts

Section 15126.2(e) of the CEQA Guidelines requires a discussion of how the potential growth-inducing impacts of a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Induced growth is distinguished from the direct employment, population, or housing growth of a project (14 CCR 15126.2[e]). If a project has characteristics that "may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively," then these aspects of the project must be discussed as well. Induced growth is any growth that exceeds planned growth and results from new development that would not have taken place in the absence of that project. Typically, the growth-inducing potential of a project is considered significant if it stimulates population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities, such as the Southern California Association of Governments (SCAG).

The CEQA Guidelines also indicate that growth should not be assumed to be either beneficial or detrimental (14 CCR 15126.2[e]). According to Section 15126.2(e) of the CEQA Guidelines, a project may foster economic or population growth, or additional housing, either indirectly or directly, in a geographical area if it meets any one of the following criteria:

- The Project would remove obstacles to population growth.
- Increases in the population may tax existing community service facilities, causing significant environmental effects.
- The Project would encourage and facilitate other activities that could significantly affect the environment.

As discussed in detail in Recirculated Chapter 3, Project Description of this EIR, the Specific Plan outlines the land uses planned for the Project area, and this ~~Draft~~ Final EIR assumes the following buildout of the Specific Plan Area for analysis:

- Building B – 1,250,000 square feet (SF) of high-cube fulfillment center warehouse use
- Building C – 587,000 SF of high-cube fulfillment center warehouse use
- Industrial Area – 725,561 SF of high-cube fulfillment center warehouse use
- Industrial Area – 500,000 SF of high-cube cold storage warehouse use
- Business Park Area – 1, 280,403 SF of business park use
- Mixed Use Area – 160,921 SF of retail use (25%)
- Mixed Use Area – 482,765 SF of business park use (75%)
- 60.28-acre park (with Active and Passive uses)
- 17.72 acres of Open Space use
- Public Facilities – 2.84 acres for future sewer lift station and electrical substation

The proposed Project also includes the placement establishment of a 445.43-acre Conservation Easement in compliance with the CBD Settlement Agreement (Appendix S). The Project site is surrounded by residential uses to the north, west, and south; the Meridian North and West Campuses, located within the March JPA planning area, to

the east; and two new industrial buildings built by Exeter, located in Riverside County, to the east and north. The Project would not involve the development of additional housing. However, the Project would require the hiring of temporary construction workers during construction activities and ~~part-time/full-time employees during Project operations~~ creation of approximately ~~2,600~~ 3,622 jobs~~employees~~ at Project buildout. Additionally, for the purposes of this analysis, this EIR assumes the Project's employees during operations would be filled by existing residents of the surrounding communities.

According to the SCAG Growth Forecast (an appendix to the SoCal Connect 2020–2045 RTP/SCS; SCAG 2020a), employment is anticipated to grow from 743,000 in 2016 to 1,103,000 by 2045 within Riverside County (SCAG 2020b). Total ~~employees/staff for~~ jobs created by the Project at buildout is estimated to be approximately ~~2,600~~3,622, which would be ~~0.93~~1.29% of the County's total employment growth (280,000 jobs) in 2045. As such, the increase in employment would be minimal in comparison to the anticipated increase of the SCAG Growth Forecast. Therefore, the Project would not stimulate population growth or a population concentration above what is assumed in local and regional land use plans, or in projections made by regional planning authorities.

Indirect growth can also occur by a Project installing infrastructure that can support further growth. The Project site would be served by existing public services and connected to existing utilities; no new off-site utility systems would be needed to serve the Project. Therefore, indirect growth inducement into a new area would not occur.

Overall, the Project would indirectly stimulate population growth through the addition of approximately ~~2,600~~3,622 new ~~employees/~~jobs. This growth would be consistent with employment growth envisioned in local and regional land use plans and in projections made by regional planning authorities, because the planned growth of the Project and its land use intensity have been factored into the underlying growth projections of the SCAG 2020-2045 RTP/SCS (SCAG 2020a, 2020b).

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