



7.0 Other CEQA Considerations

Section 7.0 of the 2011 Certified EIR identifies several CEQA considerations related to the implementation of 2011 General Plan, including long term implications, irreversible environmental changes, growth inducing impacts, and energy conservation. Those considerations have been addressed below, to the extent that they are impacted by the proposed Project.

7.1 Long-Term Implications of the Proposed Project

Buildout of the proposed Project would result in the development of the same vacant and underutilized land as was analyzed in the 2011 Certified EIR and would result in the same potential short- and long-term impacts on a local level. During site-specific project grading and construction, portions of surrounding uses may be temporarily impacted by dust and noise and short-term soil erosion. There may also be an increase in vehicle pollutant emissions caused by grading and construction activities. However, these disruptions would be temporary and may be avoided or lessened to a large degree through mitigation cited in the 2011 Certified EIR, as supplemented by this SEIR, and through compliance with the *Murrieta, California Municipal Code*.

Further, in addition to the potential long-term environmental consequences identified in the 2011 Certified EIR, development pursuant to the proposed Project would potentially create increased traffic volumes, increased natural resource consumption, and an incremental degradation of local and regional air quality as a result of mobile source emissions generated from project-related traffic and stationary source emissions.

7.2 Irreversible Environmental Changes that would be Involved with the Proposed Action Should it be Implemented

CEQA Guidelines Section 15126.2(c) requires a discussion of any significant irreversible environmental changes that would be caused by the proposed project, and states:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts, and particularly,



secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The environmental effects of the 2011 General Plan are discussed in Sections 5.0 and 7.0 of the 2011 Certified EIR. These effects are summarized in Section 5.0 of this SEIR and supplemented, to the extent that they are impacted by the proposed Project, in Section 4.0. As discussed in the 2011 Certified EIR, a majority of Murrieta is developed. The 2011 General Plan focused on development in vacant and underutilized areas within the City, allowing for new developments that would entail the irreversible commitment of natural resources, energy, land, and human resources. Buildout of the proposed Project would result in the development of the same vacant and underutilized land and result in the same irreversible commitments. The proposed Project would also result in potential additional long-term impacts from an increase in vehicular traffic and the associated air pollutant emissions.

7.3 Growth Inducing Impacts

CEQA Guidelines Section 15126(d), Growth Inducing Impact of the Proposed Project, requires that an EIR “discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.” The *CEQA Guidelines* also indicate that it must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. This section analyzes potential growth-inducing impacts, based on the criteria outlined below, as suggested in the *CEQA Guidelines*. In general terms, a project may foster spatial, economic, or population growth in a geographic area, if it meets any one of the following criteria:

- Removal of an impediment to growth (e.g., establishment of an essential public service and provision of new access to an area);
- Fostering of economic expansion or growth (e.g., changes in revenue base and employment expansion);
- Fostering of population growth (e.g., construction of additional housing), either directly or indirectly;
- Establishment of a precedent-setting action (e.g., an innovation, a change in zoning and general plan amendment approval); or
- Development of or encroachment on an isolated or adjacent area of open space (being distinct from an in-fill project).



Should a project meet any one of the above-listed criteria, it may be considered growth inducing. The potential growth-inducing impacts of the 2011 General Plan are discussed in Section 7.0 of the 2011 Certified EIR and supplemented below, to the extent that they are impacted by the proposed Project.

As mentioned above, future development pursuant to the proposed Project may result in development of the same vacant and underutilized land analyzed in the 2011 Certified EIR, concentrated along Interstates 15 and 215. Section 5.2 of the 2011 Certified EIR identified the existing population, housing, and employment statistics for the City of Murrieta and evaluated how buildout of the 2011 General Plan would induce population growth in the city, both directly and indirectly, using data from the Southern California Association of Governments (SCAG), U.S. Census 1990 and 2000, and California Department of Finance.

The proposed Project's anticipated change in dwelling units and non-residential square footage over the estimated buildout in the 2011 General Plan is 1,572 additional dwelling units and a reduction of 2,405,601 square feet of non-residential uses. While the proposed Project would result in a slight increase to the number of dwelling units, there would be a substantial reduction in non-residential square footage. As such, the growth forecast between the 2011 General Plan and the proposed Project is relatively consistent. Therefore, the proposed Project is not likely to induce a substantial change in projected population growth from that which was analyzed in the Certified EIR.

In addition, any future development pursuant to the proposed Project would be subject to future review for potential impacts and would further be required to comply with applicable federal, state, and local regulations, relevant General Plan goals and policies, and mitigation measures as identified in Section 5.0 of the 2011 Certified EIR and supplemented in Section 4.0 of this SEIR.

Overall, implementation of the proposed Project would result in similar growth-inducing impacts as identified in Section 7.0 of the 2011 Certified EIR.