

CHAPTER 4

Other CEQA Issues

4.1 Growth-Inducing Impacts

Section 15126.2(e) of the California Environmental Quality Act (CEQA) Guidelines requires that an environmental impact report (EIR) discuss:

[T]he 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. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas)... It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

The Tiscornia Marsh Habitat Restoration and Sea Level Rise Adaptation Project (Proposed Project or Project) would not directly induce growth because it does not involve the development of new housing or job centers that would attract an additional population. Project construction would not extend roads or include other infrastructure that could indirectly induce growth. Given the relatively small size of the construction workforce (approximately 19 construction workers), construction of the Proposed Project would not be expected to induce demand for housing by attracting workers from outside the area, as workers are expected to be drawn from the local labor pool. Long-term operations and maintenance activities associated with the Proposed Project would be similar to existing activities, and would not increase the number of workers employed by the City of San Rafael.

As described in Chapter 2, *Project Description*, the goal of the Proposed Project is to enhance the ecological function of the Tiscornia Marsh property and increase flood protection for the Canal neighborhood, while maintaining the community value of the Albert J. Boro Community Center and Pickleweed Park. The Proposed Project would use existing water supplies and would not create or expand a water supply source that could remove water supply limitations as a potential obstacle to growth.

Based on this analysis, the Proposed Project would not have a substantial growth-inducing impact, and no mitigation is required. For further analysis, see the Population and Housing section of Appendix B, *Topics Not Requiring Detailed Environmental Analysis*.

4.2 Significant Unavoidable Impacts

In accordance with CEQA Section 21100(b)(2)(A) and Sections 15126(b) and 15126.2(c) of the CEQA Guidelines, the purpose of this section is to identify environmental impacts of the Proposed Project that could not be eliminated or reduced to a less-than-significant level with implementation of the mitigation measures identified in Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures*, or Appendix B, *Topics Not Requiring Detailed Environmental Analysis*. The findings in this chapter are subject to final determination by the City of San Rafael as part of its certification of the Final EIR. No significant unavoidable impacts have been identified in this EIR.

4.3 Significant Irreversible Environmental Changes

CEQA Section 21100(b)(2)(B) and CEQA Guidelines Section 15126.2(d) require that an EIR identify significant irreversible environmental changes caused by implementation of the project. Construction of the Proposed Project would indirectly result in the commitment of nonrenewable natural resources used in the construction process. These may include gravel, soils, petroleum products, construction-related chemicals and paints, steel, and other materials. The Proposed Project would also result in the commitment of slowly renewable materials, such as wood products. This would not, however, be considered a significant adverse irreversible environmental change, given the availability of these products and the Project's relatively small need for these products compared to their overall regional use.

4.4 Mitigation Measures Proposed to Minimize Significant Effects

CEQA Guidelines Section 15126.4 requires that an EIR describe feasible measures that could minimize significant adverse impacts. To this end, mitigation measures have been incorporated into the analysis provided in Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures*, and are summarized in the Executive Summary chapter at the beginning of this EIR. See those sections for additional information.

4.5 References

No references are cited in this chapter.