

SECTION 9

GROWTH-INDUCING EFFECTS OF THE PROPOSED PROJECT

Section 15126(g) of the State CEQA Guidelines requires that the growth-inducing effects of a proposed CEQA Project be addressed in an environmental impact report. The evaluation of whether a project would result in growth-inducing effects focuses on the consideration of factors which are outlined in § 15126(g). A project would be considered to have a growth-inducing effect if it would:

- ' foster economic or population growth, or the construction of additional housing,
- ' remove obstacles of population growth,
- ' tax existing community service facilities, or
- ' encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

As such, this Section of the EIR analyzes the potential environmental consequences of the foreseeable growth and development of the surrounding area that would be induced by implementation of the proposed CEQA Project, and all related entitlement actions.

The proposed CEQA Project would result in the creation of a substantial number of jobs due to development of residential and commercial land uses. As described in the EIS, implementation of the Reuse Plan would directly create approximately 943 new jobs. The cumulative socioeconomic (i.e., population, housing and employment) impacts associated with implementation of the Reuse Plan and NHP Master Plan were described in the EIS cumulative impacts evaluation. Since the NHP Master Plan is not part of the Agency's proposed CEQA Project, the amount of Project-induced growth described in the EIS cumulative socioeconomic evaluation (which included the combined effects of the Navy-owned DODHF Planning Areas and the NHP Master Plan Area) would exceed that generated by the DODHF properties alone. The EIS concluded that no cumulative impacts related to job growth would be generated. Since the Project employment impacts previously evaluated in the EIS would exceed those generated by the proposed CEQA Project, and the EIS concluded that no significant individual or cumulative impacts related to the inducement of employment growth would occur, the Project would result in no new or additional impacts related to employment growth.

Reuse of existing housing at Capehart/Hillside and replacement of the Rafael Village units would provide 1,208 housing units. As described in the EIS, the combination of new housing and job creation associated with the proposed Project would result in a direct population increase within Marin County of approximately 3,432 people at buildout. The cumulative socioeconomic (i.e., population, housing and employment) impacts associated with implementation of the Reuse Plan and NHP Master Plan were described in the EIS

cumulative impacts evaluation. Since the NHP Master Plan is not part of the Agency's proposed CEQA Project, the amount of Project-induced growth described in the EIS cumulative socioeconomics evaluation (which includes the combined effects of the Navy-owned DODHF Planning Areas and the NHP Master Plan Area) would exceed that generated by the DODHF properties alone. The EIS concluded that no cumulative impacts related to population growth would be generated. Since the Project population impacts previously evaluated in the EIS would exceed those generated by the proposed CEQA Project, and the EIS concluded no significant individual or cumulative impacts related to the inducement of population growth would occur, the Project would result in no new or additional impacts related to population growth.

The increase in population and jobs would have the indirect effect of creating an undetermined number of additional jobs to provide support services for new residents and job holders. These induced jobs would further induce new economic and population growth in the region.

However, the increase in population and employment would not be considered significant when compared to baseline conditions. Pursuant to §21083.8.1(b)(1), Baseline Provisions, of the State CEQA statutes, when preparing and certifying an environmental impact report for a reuse plan, the determination of whether the reuse plan may have a significant effect on the environment may be made in the context of the physical conditions which were present at the time that the federal decision became final for the closure of the base. DODHF Novato was closed on September 30, 1996. The portion of DODHF Novato known as Rafael Village housing area was closed on September 30, 1995. Therefore, the analysis of growth-inducing impacts has been made in the context of replacing the prior active uses on the site. Under baseline conditions, the existing housing units at DODHF Novato were vacant. The project proposes to reuse these existing developed areas for similar types of uses. This would include the reuse of existing roadway and public utility infrastructure. In addition, the Novato General Plan anticipates the land uses in the Reuse Plan and Redevelopment Plan Area. Therefore, the Project's anticipated population and employment growth would be consistent with growth projections and policies established in the Novato General Plan. Because the proposed CEQA Project would be replacing previously existing uses, the anticipated growth-inducing impacts would be considered less than significant.