

Section 5.0

Other CEQA Considerations

Section 15126.2 of the *California Environmental Quality Act (CEQA) Guidelines* requires that an environmental impact report (EIR) include a discussion of significant environmental effects of a proposed project; significant environmental effects which cannot be avoided if a proposed project is implemented; significant irreversible changes which would be involved in implementation of a proposed project; and growth-inducing impacts of a proposed project. Sections 15126.4 and 15126.6 of the *State CEQA Guidelines* require that mitigation measures be proposed to minimize significant effects and alternatives to a proposed project are considered and discussed. Cumulative impacts are discussed under each environmental issue area in Section 3.0 pursuant to Section 15130 of the *State CEQA Guidelines*. Alternatives are analyzed in Section 4.0 of this EIR.

The following discussion will focus on a summary of significant environmental effects, growth-inducing impacts, and effects found not to be significant for the proposed project.

5.1 Significant Irreversible Environmental Changes

An EIR must examine irreversible changes to the environment. More specifically, *State CEQA Guidelines* require an EIR to consider whether “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” (*State CEQA Guidelines* section 15126.2(c)). “Nonrenewable resource” refers to the physical features of the natural environment, such as land, waterways, etc.

The proposed project involves the construction and operation of a 144-room, five story extended stay hotel on a flat, vacant lot at 233 North Fair Oaks Avenue in Pasadena. The hotel would be 94,091 square feet in size. The building footprint for the proposed hotel would be 35,705 square feet. The proposed project would include 2,880 square feet of landscaping and a total of nine trees would be planted on the site, mostly along North Fair Oaks Avenue. One level of subterranean parking is proposed and would accommodate 117 parking spaces. The Marriott Residence Inn caters to extended stay guests; as such, all 144 guest rooms would include individual kitchens.

Nonrenewable resources used during the construction of the project include construction materials and fossil fuels to power construction equipment. During operation of the project, water as well as energy resources in the form of natural gas and electricity would be required. Impacts would also result from the incremental increase in vehicular traffic, and the associated air emissions. However, as discussed in the analysis within the EIR, impacts associated with increased resource use and consumption for would not be significant. Nonetheless, the resources utilized for the proposed project would be permanently committed to the project and therefore be considered irreversible.

5.2 Significant Unavoidable Impacts

As demonstrated in the analysis within Section 3.0 of this EIR, no significant unavoidable environmental impacts would result from the proposed project. With implementation of mitigation measures, all potentially significant impacts can be reduced to less than significant levels.

5.3 Growth Inducing Impacts

Section 15126(d) of the *State CEQA Guidelines* 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. Growth-inducing impacts are caused by those characteristics of a project that tend to foster or encourage population and/or economic growth. Inducements to growth include the generation of construction and permanent employment opportunities in the support sector of the economy. A project could also induce growth by lowering or removing barriers to growth or by creating an amenity that attracts new population or economic activity.

During project construction, a temporary increase in the number of workers associated with the construction of the project will occur in the short-term. Upon completion of construction, the hotel project would directly create eight additional long-term jobs within the City. However, given the availability of local workers, the proposed project would not be considered growth inducing from an employment perspective.

The proposed project has the potential to foster moderate economic growth by accommodating additional visitors to downtown Pasadena. Guests of the extended stay hotel would likely visit restaurants and retail stores within the downtown area of the City, and specifically Old Town, the Civic Center, and the Playhouse districts. Activity at existing commercial businesses would modestly increase as guests patronize the establishments. However, the existing commercial businesses can adequately support the anticipated modest increase in the number of patrons associated with the proposed project.

Therefore, construction and operation of the proposed project do not have the potential to result in significant growth-inducing impacts.

5.4 Effects Found Not to be Significant

The Initial Study, included in Appendix A of this EIR, determined that several impacts were not found to be significant within the issue areas of Agricultural and Forest Resources, Biological Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems. Please refer to the Initial Study in Appendix A for detailed explanations as to why these effects were not found to be significant.