

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, when feasible, and alternatives to a proposed project be considered and discussed. Section 15130 of the State CEQA Guidelines requires that the cumulative impacts resulting from the incremental impacts of the proposed project, in conjunction with past, present, and reasonably foreseeable probable future projects, be evaluated. The significant environmental effects of the proposed project are addressed in the individual subsections of Section 3, *Environmental Impact Analysis*. Mitigation measures that are proposed to minimize significant effects are also addressed in these subsections. Alternatives to the proposed project are identified and analyzed in Section 4, *Alternatives*, of this EIR, and cumulative impacts are discussed under each environmental issue area in Section 3. The remaining topics identified above are addressed in this section.

The following discussion focuses on a summary of significant environmental effects which cannot be avoided, significant irreversible changes associated with project implementation, growth-inducing impacts, and effects found not to be significant for the proposed project.

5.1 Significant Unavoidable Impacts

Based on the evaluations in Section 3 and the Initial Study included in Appendix A, the proposed project would not result in any significant unavoidable impacts after the imposition of mitigation measures.

5.2 Significant Irreversible Environmental Changes

An EIR must examine irreversible changes to the environment. More specifically, the 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, and mineral resources.

The proposed YWCA Kimpton Hotel project involves the construction and operation of a hotel on North Marengo Avenue in the City of Pasadena. The project site is located within the Pasadena Civic Center Historic District, within the Civic Center/Midtown Sub-District of the Central District Specific Plan. The new hotel would consist of approximately 179 guestrooms and suites, approximately 1,989 square feet of meeting facilities, approximately 5,630 square feet of ballroom space, approximately 1,197 square feet of hospitality parlors, and an approximately

2,350 square-foot, 140-seat restaurant. Parking for the new hotel would be valet-only, with vehicles then taken to and from an off-site location provided at an existing parking structure in the nearby area.

Nonrenewable resources used during the construction of the proposed project would include construction materials and fossil fuels to power construction equipment. Additionally, 1.93 acres of land, including the existing vacant YWCA building, a parking lot, and landscaped area, would be redeveloped with uses of a higher intensity than what previously occurred at the site. During operation of the project, water for landscaping and domestic use, as well as energy resources in the form of natural gas and electricity, would be required. In addition, fossil fuels would be used by vehicles traveling to and from the proposed project site. However, as discussed in the analysis in Section 3, impacts associated with increased resource use and consumption would not be significant. Nonetheless, the resources utilized in association with the proposed project would be permanently committed to the project and, therefore, their use would be irreversible.

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 would occur in the short-term. Upon completion of construction, the project would provide an estimate 244 new jobs within the central area of the City. Based on the Southern California Association of Governments (SCAG) 2012 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), adopted by SCAG in April 2015, employment in the City of Pasadena is forecast to grow at a healthy pace between now and 2035, with approximately 19,952 additional jobs occurring within the City between 2013 and 2035 (SCAG 2012). The new jobs associated with the proposed project would support that projection of a substantial increase in employment within the City of Pasadena over the upcoming years. The growth associated with the proposed project would not result in significant environmental impacts beyond those identified in the analysis included in Section 3 of this EIR. 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 Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, Recreation, and Utilities and Service Systems. Refer to the Initial Study in Appendix A for detailed explanations as to why these effects were found not to be significant.

This page intentionally left blank.