

## 2.0 INTRODUCTION

---

### A. PURPOSE

This introduction is intended to provide the reader with general information regarding the following: (1) an overview of the proposed Project and site; (2) the purpose of an environmental impact report (EIR); (3) the standards for EIR adequacy; (4) an overview of the content of this EIR; and (5) an overview of the California Environmental Quality Act (CEQA) process.

### B. PROJECT DESCRIPTION

CP IV Corson Street LLC Partners (“Project Applicant”) has submitted applications to the City of Pasadena for the land use entitlements necessary to construct and operate the Los Robles Apartment Project (“Project”). The Project would be located on approximately 3.53 acres bounded by Los Robles Avenue to the west, Corson Street to the north, Oakland Avenue to the east, and Walnut Street to the south (the “Project Site”). The Project would involve the demolition of existing structures on the site and the construction of a new residential community containing 307 apartments.

### C. PURPOSE OF CEQA AND THIS EIR

CEQA requires that a public agency of the State of California conduct an environmental review to identify potential environmental impacts of a project, subject to an approval action, unless the project is otherwise exempt or excluded. In this case, the City of Pasadena is the primary approving agency and, therefore, for CEQA purposes, is the Lead Agency.

CEQA was enacted to ensure that decision makers are aware of the consequences of their decisions, that the public is involved, and that ways are sought to avoid or reduce significant environmental effects. As described in Sections 15121(a) and 15362 of the State CEQA Guidelines, an EIR is an informational document that will inform public agency decision makers and the public of the potential environmental effects of a project; identify possible ways to mitigate any significant environmental effects; and identify and evaluate a reasonable range of alternatives to the project that could mitigate or avoid the project’s potentially significant environmental effects while still feasibly accomplishing most of the basic project objectives.

## D. EIR ADEQUACY

The standards for adequacy of an EIR, as defined in Section 15151 of the CEQA Guidelines, are that it be prepared with a sufficient degree of analysis to provide decision makers with information that enables them to make an intelligent decision that takes account of environmental consequences. The evaluation of environmental effects need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. This EIR has been prepared by the City of Pasadena in accordance with CEQA, the CEQA Guidelines, and City guidelines for the implementation of CEQA.

## E. ORGANIZATION OF THIS REPORT

A description of the organization of this EIR and the content of each section is provided below to assist the reader in using this EIR as a source of information about the Project.

**Section 1.0, Executive Summary**, contains a brief summary of the Project; potential significant effects with proposed mitigation measures; alternatives; areas of controversy known to the Lead Agency, including issues raised by agencies and the public; and issues to be resolved.

**Section 2.0, Introduction**, contains introductory information on the CEQA process and organization of the EIR.

**Section 3.0, Project Description**, presents a detailed description of the Project.

**Section 4.0, Environmental Impact Analysis**, contains analysis of the impacts of the Project and identifies mitigation measures where appropriate.

**Section 5.0, Alternatives**, discusses and analyzes alternatives to the Project in accordance with the requirements of CEQA.

**Section 6.0, Other CEQA Considerations**, discusses other issues required to be included by Section 15126 of the State CEQA Guidelines, including irreversible environmental changes and growth inducement.

**Section 7.0, References**, lists the principal documents, reports, maps, and other information sources reviewed or referenced in the preparation of this EIR.

**Section 8.0, List of Preparers**, lists persons involved in the preparation of this Draft EIR or who contributed information incorporated into this Draft EIR.

**Appendices** include technical information and other materials used in the preparation of this EIR.

## F. ENVIRONMENTAL REVIEW PROCESS

The CEQA Guidelines outline a process for environmental review that includes a series of steps that must be completed prior to a final decision on the Project.

To determine which environmental topics should be addressed in this EIR, the City of Pasadena prepared and circulated a Notice of Preparation (NOP). The Applicant had initially proposed a slightly smaller project for which an NOP was issued on January 9, 2017. The Applicant subsequently proposed the Project as described in this EIR, and a new NOP was prepared. That NOP was circulated for 30 days, from February 3 through March 6, 2017. Comments received on the NOP are provided in **Appendix A**.

CEQA requires that the Lead Agency provide the public and agencies the opportunity to review and comment on the Draft EIR. In accordance with Section 15087 of the CEQA Guidelines, the City is providing a 45-day period for review and comment on the Draft EIR, starting September 13, 2017, and ending October 27, 2017. Copies of this Draft EIR have been sent to the State Clearinghouse, responsible agencies, agencies that have commented on the Notice of Preparation (NOP), and all other interested parties that have requested notice and copies of the Draft EIR.

During the 45-day review period, the Draft EIR will be available to the general public for review at the following locations:

City of Pasadena Planning Department: 175 North Garfield Avenue, Pasadena, CA 91101  
City of Pasadena Public Library, Central Branch: 285 East Walnut Street, Pasadena, CA 91101

Additionally, the Draft EIR can be downloaded or reviewed via the Internet at:

[http://cityofpasadena.net/Los\\_Robles\\_Apartments\\_Project/](http://cityofpasadena.net/Los_Robles_Apartments_Project/)

Interested parties may provide written comments on the Draft EIR. Written comments on the Draft EIR should be received by October 25, 2017, and should be addressed to:

David Sanchez, Senior Planner  
Planning & Community Development Department, City of Pasadena  
175 N. Garfield Avenue, Pasadena, CA 91101  
(626) 744-6707  
dasanchez@cityofpasadena.net

After completion of the 45-day review period, a Final EIR will be prepared that includes responses to comments submitted on the Draft EIR and any necessary corrections or additions to the Draft EIR. Once the Final EIR is complete, the City may prepare Findings and issue a Notice of Determination, the final step in the CEQA process.