

APPENDIX A

Notice of Preparation



NOTICE OF PREPARATION & ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

Los Robles Apartments Project

262, 272, and 282 N Los Robles Avenue and 251, 265, 275, 285,
and 303 N Oakland Avenue, Pasadena, CA 91101
State Clearing House # 2017011014

To: Agencies, Organizations, and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report in Compliance with the California Environmental Quality Act and Notice of Scoping Meeting

Date: February 3, 2017

The City of Pasadena is the lead agency for this Project and intends to prepare an Environmental Impact Report (EIR) to comply with the requirements of the California Environmental Quality Act (CEQA). Pursuant to the CEQA Guidelines Section 15082, after a Lead Agency decides an Environmental Impact Report (EIR) is required, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared.

The City distributed an NOP for a prior project on the same site on January 9, 2017. Since that time, the project has changed. As a result, the City is re-starting the CEQA process with a new Project description and NOP.

Agencies: The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

Project Title: Los Robles Apartments

Project Applicant: Carmel Partners

Project Location: The Project Site is bound by N Los Robles, Corson Street, N Oakland Avenue and commercial buildings on the south (the "Project Site"). The Project Site corresponds with the following addresses: 262, 272 and 282 N Los Robles Avenue; 251, 265, 275, 285, and 303 N Oakland Avenue, Pasadena, Los Angeles County, CA.

The previous NOP reflected a 3.34-acre site consisting of 7 parcels. The Applicant has now included an additional parcel (272 N Los Robles) resulting in a total site area of 3.53 acres.

Project Description: The Project consists of removing the existing buildings and improvements from the site and constructing a four-story residential apartment complex containing approximately **307 dwelling units**. Parking for the residential uses would be provided in two levels of subterranean parking containing up to approximately **521 parking spaces**. The Project would also contain approximately **40,430 square feet of courtyards** that would provide outdoor amenities to residents.



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Requested Actions: The Project Applicant is requesting that the City take the following actions:

- **Concept Design Review.** For a four-story residential apartment complex with 307 dwelling units.
- **Development Agreement Amendment.** To remove the property from the existing Development Agreement between the City of Pasadena and Fuller Theological Seminary.
- **Master Development Plan Amendment.** To remove the property from the Fuller Theological Seminary Master Development Plan.
- **Vesting Tentative Tract Map.** To merge the existing lots into a single consolidated lot.
- **Private Tree Removal Permit.** To allow the removal of on-site trees.
- **Public Tree Removal Permit.** To allow the removal of street trees.

Probable Environmental Effects: While an Initial Study has not been prepared for this Project, the City expects that the EIR would evaluate the following issue areas:

Air Quality – The EIR will calculate air pollutants associated with construction and operational activities of the Project and compare the estimated pollutants against existing air quality conditions and current air quality management plans and standards.

Energy – The EIR will examine the consumption of non-renewable resources by the proposed Project, specifically, oil, energy, and water.

Greenhouse Gas Emissions – The EIR will model the potential emissions of greenhouse gases associated with the Project and compare them to applicable policies and plans adopted for the purpose of reducing the emissions of greenhouse gases.

Land Use & Planning – The EIR will evaluate consistency of the Project with applicable land use plans and policies of the City of Pasadena.

Noise – The EIR will model and evaluate the potential noise impacts on surrounding uses from Project construction and the long-term increased density at the site.

Population & Housing – The EIR will discuss the consistency of the proposed demolition of existing housing against the housing policies and goals of the City.

Transportation & Traffic – The EIR will evaluate the impact of the Project on existing traffic, transit, pedestrian and bicycle patterns, volumes, and policies.

Tribal Cultural Resources – The EIR will consider potential impacts to Tribal Cultural Resources, particularly to potential buried resources.

Utilities and Service Systems – The EIR will examine impacts on water, wastewater and solid waste infrastructure.



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Public Review Period: The City has made this Notice of Preparation (NOP) available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The comment period begins February 3, 2017 and ends March 6, 2017.

Comment: This notice commences a thirty-day review period during which the City welcomes and will consider all written comments regarding potential environmental impacts of the project and issues to be addressed in the EIR. Comment should be submitted by March 6, 2017. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Please direct your comments 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.

SCOPING MEETING: A scoping meeting will be held to receive comments on the scope of the Project's Environmental Impact Report (EIR). You are welcome to attend and present environmental information that you believe should be addressed in the EIR. The meeting is scheduled for:

Date: Wednesday, February 8, 2017
Time: 6:30 P.M.
Place: Regular Planning Commission
Pasadena City Hall
Council Chambers (Room S249)
100 N. Garfield Avenue, Pasadena

Document Availability: This NOP is available for review during regular business hours at the City of Pasadena, Planning Department, 175 N. Garfield Avenue and on the City of Pasadena website at the following address (URL): http://cityofpasadena.net/Los_Robles_Apartments_Project/