



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

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## 100 W. WALNUT PLANNED DEVELOPMENT 100 W. Walnut Street (the “Parsons” Site)

**Date:** June 20, 2014

**To:** Agencies, Organizations, and Interested Parties

**From:** City of Pasadena, Planning & Community Development Department, 175 N. Garfield Ave., Pasadena, CA 91101-1704

**Subject:** Notice of Availability of a Draft Environmental Impact Report for the 100 W. Walnut Planned Development

**NOTICE IS HEREBY GIVEN** that the City of Pasadena has completed the Draft Environmental Impact Report (EIR) for the proposed 100 W. Walnut Planned Development, which is available for public review during the following review period:

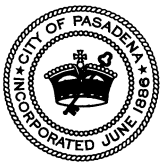
**Public Review Period:** June 20, 2014 to August 4, 2014

**Public Meetings/Hearings:** No public hearings or meetings for the proposed project have been scheduled to date. The City will notice any future public hearings or meetings for the proposed project.

**Comments:** Comments on the Draft EIR may be received in writing during the public review period noted above and orally at public hearings or meetings considering this document. Written comments should be sent to Betty Donovanik at 175 N. Garfield Avenue, Pasadena, CA 91101. If you wish to challenge the Draft EIR in court, you may be limited to raising those issues that you or someone else raised at any public hearing or meeting where this document was considered or in written correspondence delivered to the City at, or prior to, the public hearing.

**Project Description and Location:** The proposed Project is a mixed-use development that seeks to transform the Project Site from a single-function office complex with over 900,000 square feet, which features the 12 story Parsons Corporation tower, to a mixed-use office campus and residential community. The proposed Project includes adding the following uses and buildings to the site: (1) 620,000 square feet of office uses, of which up to 30,000 square feet could be used for ancillary retail uses; (2) 10,000 square feet of restaurant uses; and (3) 475 residential units, which include work/live units along a portion of the Fair Oaks Avenue frontage.

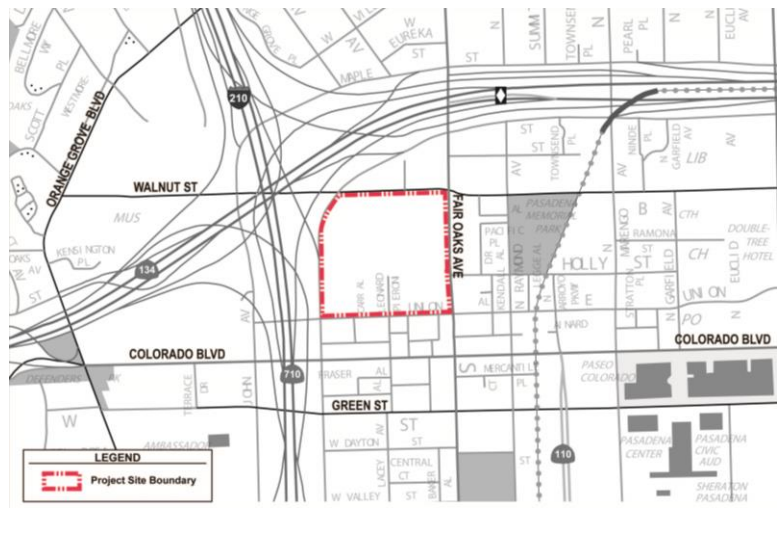
Parking for the proposed Project, as well as replacement parking for the existing on site surface parking that would be displaced by the proposed Project, would be provided via a multi-level subterranean parking structure providing a total of approximately 4,104 parking spaces. The Project also includes improving and extending Holly Street as a traffic and pedestrian corridor connecting Fair Oaks Avenue to Pasadena Avenue. Streetscape improvements are also



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proposed for Holly Street, as well as Leonard J. Pieroni Street, between Holly Street and Union Street, to facilitate pedestrian travel and enhance pedestrian connections between the Project Site and Old Pasadena. North of Holly Street the proposed Project also includes a network of interconnected open spaces, with the largest open space being “Holly Plaza,” a multi-purpose publicly accessible plaza located at the northwest corner of Holly Street and Leonard J. Pieroni Street.

The Project is proposed to be developed in two phases. Phase 1 development (east of the existing Parsons Corporation tower) consists of 210,000 square feet of office uses, 10,000 square feet of restaurant space, and all proposed residential and work/live units. Phase 2 development consists of 410,000 square feet of office uses, of which up to 30,000 square feet could be developed with ancillary retail uses. Phase 1 development is proposed to be completed in 2016, and Phase 2 development (west of the existing Parsons Corporation tower) is proposed to be completed in 2020. Based on current market conditions, Phase 2 construction would start after Phase 1 construction has been completed.

Project Location	Property Information
 <p><b>LEGEND</b> Project Site Boundary</p>	<p><b>Applicant Name:</b> PPF OFF 100 West Walnut, LP</p> <p><b>Project Site Address and Cross Street(s):</b> 100 W. Walnut Street (bounded by Fair Oaks Avenue on the east, Union Street on the south, Pasadena Avenue on the west and Walnut Street on the north) Pasadena, Los Angeles County, CA</p> <p><b>Zoning District:</b> CD-1 (Central District Specific Plan, Old Pasadena Subdistrict)</p> <p><b>General Plan Designation:</b> SP (Specific Plan)</p>

**Approvals Needed:** Zone Change from CD-1 to PD (Planned Development); Development Agreement; Vesting Tentative Tract Map; and Lot Line Adjustment.

**Anticipated Environmental Effects:** The Draft EIR analyzed the following environmental topics: (1) land use; (2) transportation; (3) parking; (4) aesthetics, visual character, and views; (5) light, glare, and shading; (6) historic resources; (7) archaeological and paleontological resources; (8) air quality; (9) greenhouse gas emissions; (10) noise and vibration; (11) hydrology; (12) hazardous materials; (13) police protection; (14) fire protection; (15) schools; (16) parks and recreation; (17) libraries; (18) water supply; (19) sewer; (20) solid waste; and (21) energy. The Draft EIR identified potentially significant effects related to the following topics: (1) transportation; (2) archaeological and paleontological resources; (3) air quality; (4) noise



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(cumulative only); (5) hazardous materials; (6) police protection; (7) fire protection; and (8) energy. With the incorporation of mitigation measures, the Draft EIR determined that all potentially significant effects would be reduced to a less than significant level except for the following impacts, which would be significant and unavoidable environmental effects of the Project:

- **Transportation:** Increased traffic volumes cause a significant impact at the intersection of Fair Oaks Avenue/Walnut Street (#34) under the following traffic scenarios: (1) Future (2016) with Phase 1 development; (2) Existing (2013) with Phase 2 development; and (3) Future (2020) with Phase 2 Development. In addition, increased traffic volumes also cause a significant impact along street segments with Phase 1 as well as Phase 2 development. These significant impacts occur on a Project-level and cumulative basis.
- **Air Quality:** Regional emissions of nitrogen oxides during some periods of Phase 1 construction would cause a significant impact. Regional operational emissions of nitrogen oxides and volatile organic compounds associated with Phase 1 and Phase 2 development as well as at Project buildout would also cause a significant impact. These significant impacts occur on a Project-level and cumulative basis.
- **Noise:** Significant and unavoidable cumulative construction noise impacts could occur if Project construction occurred concurrently with the construction of Related Project Nos. 19 (Marriott Residence Inn) and 48 (167 E. Walnut Street).

**Hazardous Material Sites:** The Project Site is listed on the RCRA Small-Quantity Generator database as well as the Historical Auto Stations and Historical Cleaners databases pursuant to Section 65962.5 of the Government Code. With compliance with applicable regulatory requirements and the implementation of the mitigation measures identified in the Draft EIR, all impacts related to these listings would be reduced to a less than significant level.

**Availability of Environmental Documentation:** The Draft EIR and supporting documents may be viewed on the City of Pasadena website at <http://www.cityofpasadena.net/Parsons.aspx>.

The documents are also available during regular business hours at the City of Pasadena, Planning & Community Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101 (Window #3) between the hours of 8:00 a.m. through 5:00 p.m. Monday through Thursday, and between 8:00 a.m. and 12:00 p.m. on Friday, and at the Pasadena Central Library, 285 E. Walnut Street, Pasadena, CA 91101.

For additional information contact: Betty Donovanik, Senior Planner, (626) 744-6756, [bdonavanik@cityofpasadena.net](mailto:bdonavanik@cityofpasadena.net).

**ADA:** *In compliance with the American with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 24-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice by calling (626) 744-4009.*