

# NOTICE OF PREPARATION—ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETINGS

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The City of Pasadena is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the project identified below.

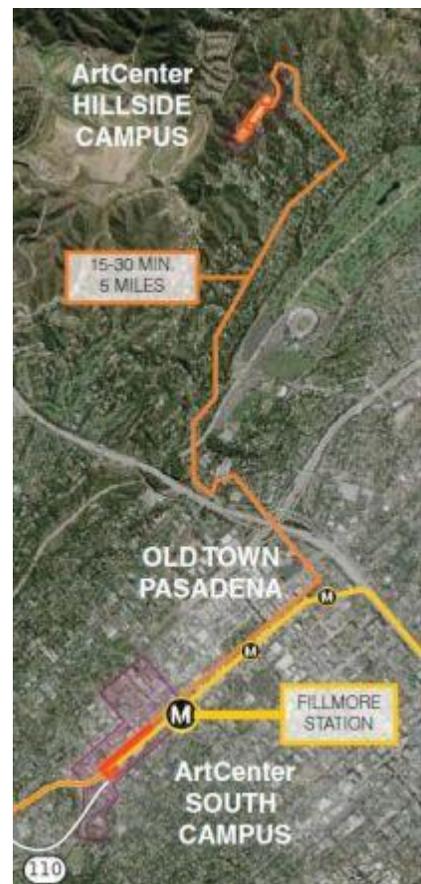
**AGENCIES:** The City requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

**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:** ArtCenter Master Plan

**PROJECT LOCATION:** The Project Site consists of ArtCenter College of Design's (ArtCenter) Hillside and South campuses, both of which are located in the City of Pasadena, within the County of Los Angeles. The Hillside Campus is located at 1700 Lida Street in the San Rafael Hills, a hilly area between State Route 2 (SR-2) and Interstate 210 (I-210) in the northwestern portion of the City. The South Campus is located at 950 S. Raymond Avenue, near the terminus of State Route 110 (SR-110). The South Campus sits between S. Raymond Avenue and S. Arroyo Parkway, just north of E. Glenarm Street. The two campuses are approximately 5 miles apart and are connected via a shuttle system. Regional access to the Hillside Campus is provided by I-210 located 1.5 miles to the east of the campus and regional access to the South Campus is provided by SR-110 immediately across E. Glenarm Street to the southeast.

**PROJECT DESCRIPTION:** ArtCenter was first established in Los Angeles in 1930 and moved to its current Hillside Campus in 1976. In 2004, ArtCenter established a second campus, referred to as the South Campus. As the South Campus has grown and operations have shifted to this campus over time, the Hillside Campus and the South Campus have become increasingly connected. As a result, the ArtCenter has submitted one Master Plan application for a new 15-year Master Plan (the Project) that encompasses development on and comprehensively identifies a vision for both the Hillside Campus and the South Campus. The Project would be implemented in two phases, with Phase I occurring between 2017 and 2022 and Phase II occurring between 2022 and 2032. It is anticipated that upon completion of the Project, total enrollment within ArtCenter would increase from its current enrollment of approximately 2,000 full-time equivalent (FTE) students to a maximum of 2,500 FTE students and increase faculty/staff from 753 faculty/staff members to approximately 994 faculty/staff members between the two campuses.



The majority of the work proposed as part of the Project would occur on the South Campus. Specifically, within the South Campus, the Project would include renovations to existing buildings, demolition of existing buildings and surface parking, construction of new buildings for student housing, development of outdoor quad areas, and construction of a campus cycleway and mobility hub. The Master Plan for the South Campus would incorporate three newly acquired parcels into the Master Plan Boundary, construction of new buildings, and renovation of existing buildings. Phase I work on the South Campus would focus on 950 S. Raymond Avenue, 988 S. Raymond Avenue, and 1111 S. Arroyo Parkway, and includes renovations to the existing building at 950 S. Raymond Avenue. The existing surface parking on 988 S. Raymond Avenue would be demolished, and a new 8-story building to include student housing and other campus uses would be constructed. The existing building on 1111 S. Arroyo Parkway would be renovated, and a new 8-story building would replace existing surface parking. The new building would include student housing and other campus uses. Phase I also includes construction of a large main quad area bridging the Metro Gold Line and a subterranean tunnel under the Metro Gold Line connecting parking areas. A new mobility hub is included in Phase I, which would include a pick-up/drop-off area, bike parking, and a car sharing fleet.

Phase II work on the South Campus would take place on 870 and 888 S. Raymond Avenue. The existing surface parking and building at 888 South Raymond Avenue, as well as the surface parking at 870 S. Raymond Avenue, would be demolished and replaced with 4 new 8-story buildings that would include

student housing and other campus uses, constructed over a common podium, which would include a quad area and subterranean parking.

Both Phases I and II include construction of portions of a cycleway throughout the South Campus. The proposed cycleway would serve as a campus circulation spine for pedestrians, cyclists, electric carts, and others, and would link all school buildings along S. Raymond Avenue.

On the South Campus, the parcels located west of the Metro Gold Line are located within the South Fair Oaks Specific Plan. The parcels, 950 and 988 S. Raymond Avenue are zoned PS (Public, Semi-Public) and the parcels, 870 and 888 S. Raymond are zoned IG-SP-2-HL-56 (Industrial General, South Fair Oaks Specific Plan, Height Limit - 56 feet). A Zoning Map Amendment is proposed to change the zoning of 870 and 888 S. Raymond from IG-SP-2-HL-56 to PS. The parcel located at 1111 S. Arroyo Parkway is located within the Central District Specific Plan and zoned CD-6 (Central District Specific Plan, Arroyo Corridor/Fair Oaks). A Zoning Map Amendment is proposed to change the zoning from CD-6 to Public, Semi-Public (PS). The above land use designations allow colleges and dormitories with a Conditional Use Permit, which a Master Plan is a long-range CUP.

Improvements within the Hillside Campus would include renovations and additions to existing buildings, additional parking, installation of photovoltaic (PV) solar cells, and modifications to campus access. The Hillside Campus is currently designated Institutional under the City's General Plan and is mostly zoned PS (Public, Semi-Public) with a portion zoned RS2-HD (Single-Family Residential, 0-2 lots per acre, Hillside Development). No General Plan or zoning amendments are required or proposed for the Hillside Campus.

**POTENTIAL ENVIRONMENTAL EFFECTS:** An EIR will be prepared to evaluate the Project's potential impacts on the environment and analyze alternatives. The topics anticipated to be discussed in the EIR include Aesthetics, Air Quality, Biology, Cultural Resources, Geology and Soils, Energy, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire), Transportation/Traffic, Utilities and Service Systems (Water, Wastewater, and Energy).

**PUBLIC REVIEW PERIOD:** The Notice of Preparation (NOP) and Initial Study will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b), beginning on September 2, 2016 and ending on October 3, 2016.

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your responses and comments to: Ha Ly, Planner; Phone: (626) 744-6743; Fax: (626) 396-7663; E-mail: haly@cityofpasadena.net; Mailing Address: City of Pasadena, Planning Department, 175 N. Garfield Avenue, Pasadena, CA 91101; Website: [www.cityofpasadena.net/PlanningandDevelopment/](http://www.cityofpasadena.net/PlanningandDevelopment/). The Draft Initial Study can be viewed on the City of Pasadena website at the following address (URL): [http://cityofpasadena.net/Planning/Environmental\\_Notices/](http://cityofpasadena.net/Planning/Environmental_Notices/)

**SCOPING MEETINGS:** A scoping meeting will be held with the Planning Commission to receive comments on the above proposed ArtCenter Master Plan Initial Study and contents of the proposed EIR. A second scoping meeting will also be held. You are welcome to attend either scoping meeting and present environmental information that you believe should be addressed in the EIR. The two scoping meetings are scheduled as follows:

Scoping Meeting #1	Scoping Meeting #2(Planning Commission)
Date: September 20, 2016	Date: September 28, 2016
Time: 6:30 p.m.	Time: 6:30 p.m.
Place: City Hall	Place: City Hall
Council Chambers, Room S249	Council Chambers, Room S249
100 North Garfield Avenue	100 North Garfield Avenue
Pasadena, CA 91101	Pasadena, CA 91101

**DOCUMENT AVAILABILITY:** The NOP and Initial Study are available during regular business hours at the City of Pasadena, Planning Department, 175 N. Garfield Avenue, Pasadena, CA, 91101 between the hours of 8:00 A.M. through 5:00 P.M. Monday through Thursday, and between 8:00 A.M. through 12:00 P.M. on Friday, and at the Pasadena Central Library, 285 E. Walnut Avenue, Pasadena, CA 91101.

If you require additional information please contact Ha Ly at (626) 744-6743 or submit questions and comments by email at [haly@cityofpasadena.net](mailto:haly@cityofpasadena.net).