
EXECUTIVE SUMMARY

INTRODUCTION

This Final Environmental Impact Report (Final EIR) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) in order to address the proposed 16 E. California Project (“the proposed Project”). In accordance with CEQA Guidelines §15123, this section of the EIR provides a brief description of the project; identification of significant environmental impacts; proposed mitigation measures and alternatives that would reduce or avoid such impacts; and, areas of controversy known to the lead agency.

PROJECT LOCATION

The Project site is located in the southern portion of the City of Pasadena, approximately two miles east of the City of Glendale and 11 miles northeast of downtown Los Angeles. The northern terminus of the Pasadena Freeway (I-110), located approximately 0.6 mile southeast of the site, transitions into South Arroyo Parkway, which is located approximately 0.2 mile east of the site. The site is bounded by California Boulevard to the north, Edmondson Alley to the east, commercial uses to the south, and Fair Oaks Avenue to the west.

PROPOSED PROJECT

As further described in Section II, Project Description, the project site is improved with three one-story buildings and associated areas of surface parking. Implementation of the proposed Project would require demolition of the existing buildings and clearing of the entire site in order to develop a four-story, 45-foot high office building with 255 parking spaces located within a two level subterranean parking garage. The building would also include architectural features and screening that may go up to an additional 14 feet to provide building continuity, attractive design, and screening for mechanical equipment. The Project would include 113,200 gross square feet of office floor area, representing a net increase of 100,565 gross square feet of floor area compared to existing conditions on the site. The ground floor of the proposed office building would include a large, centrally located lobby. Office spaces in various configurations would be dispersed throughout the building on the ground floor. The upper floors (levels 2-4) would include smaller lobby spaces of approximately 215 square feet with the remainder of the floors occupied by office space.

The proposed Project would also include a 4,000 square foot plaza proposed at the corner of Fair Oaks Avenue and California Boulevard and a 1,500 square foot courtyard located in the southern-central portion of the site for a total approximately of 5,500 square feet. Landscaping is proposed along the eastern and southern perimeters of the site and street trees along the northern and western portions of the site. The landscape plan includes numerous planters with trees, shrubs, and other ornamental plantings with low to moderate water demand that would be located to provide a varied planting, but continuous landscape theme throughout the project site.

Vehicular access to the site is provided via an ingress-only driveway from Fair Oaks. There is also access to the site via Edmondson Alley from either California Boulevard to the north or Pico Street to the south. A loading area would be located along the ingress driveway from Fair Oaks Avenue with egress from Edmondson Alley. Pedestrian access to the site would be from California Boulevard with secondary pedestrian access provided along the south side of the building.

The proposed Project would include exterior low level lighting on buildings and a card access system to control parking entry, building entry (after hours) and access to individual floors via the elevators.

AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Potential areas of controversy and issues to be resolved by the City of Pasadena include issues known to be of concern to the community and issues raised in response to the Notice of Preparation (NOP) and the Draft EIR. Concerns raised in response to the project's NOP and at a public scoping meeting held at the City on October 16, 2008, involved issues already identified for further analysis in the Draft EIR. In addition to general questions about the proposed Project, the primary concern raised at the public scoping meeting focused on the potential for increases in traffic and associated effects on circulation.

ALTERNATIVES

The CEQA Guidelines require an EIR to “describe the range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The CEQA Guidelines direct that selection of alternatives be guided by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice.

As described in detail in Section V, Alternatives, of this Final EIR, three alternatives to the project were identified and analyzed with respect to the significant effects of the project and the basic objectives of the Project. These alternatives are summarized below.

No Project Alternative. The No Project Alternative assumes that there would be no demolition of the existing buildings on the site and that the buildings would be occupied with commercial uses similar to those which have been on the site in the past. It is assumed that minor tenant improvements would be provided but that there would be no development of new buildings. As such, the No Project Alternative would provide 12,635 square feet of commercial space that would be occupied by restaurants or other complementary uses. The site would continue to contain approximately 75 parking spaces.

Reduced Density Alternative. The Reduced Density Alternative would include the same office uses as the proposed project with the overall site density reduced by 16 percent, which is the point at which the potential traffic impacts along Pico Street would not exceed the City's 4.9 percent threshold for physical mitigation for roadway segments. As such, the Reduced Density Alternative would reduce project development from 113,200 gross square feet to 95,088 gross square feet of development (82,453 gross square feet of new development). With less development on the project site, parking could be reduced from 255 parking spaces to 214 spaces. It is assumed that the site layout and access would be similar to the proposed project since that layout provides efficient accessibility and has been designed to accommodate site access with maximum distances between the garage entrance and site entry points. The most likely design would be a 16 percent reduction in the building footprint.

Medical Office/Commercial Use Alternative. If an office building of the type proposed did not proceed, possible alternative uses that might be pursued include medical office and/or commercial activity. Therefore, an alternative has been included in this analysis that is based on a building of generally similar size and configuration to that of the proposed project; but with an alternative mix of uses. The No Project – Medical/Office Commercial Use Alternative would include 75,000 square feet of medical office use, and 25,000 square feet of commercial space, in a four story building with commercial activities on the ground floor. It would include commercial activity to complement the on-site medical uses as well as serve the off-site project vicinity.

Environmentally Superior Alternative. The findings of the alternatives analysis presented in Section V, Alternatives, indicate that of the alternatives analyzed in this Final EIR, the No Project Alternative is considered the environmentally superior alternative, as it would avoid the proposed Project's significant impacts due to construction (i.e. NO_x emissions) and street segment impacts on Pico Street. In addition, the No Project Alternative would avoid the remaining less than significant impacts that would occur under the project. However, the No Project Alternative would be less beneficial with respect to the Air Quality Management Plan

and would meet none of the project objectives. However, the State CEQA Guidelines require the identification of an environmentally superior alternative to the proposed Project and, if the environmentally superior alternative is the “No Project Alternative,” the identification of an environmentally superior alternative should be from among the remaining alternatives.

As the No Project Alternative is determined to be the environmentally superior alternative, an alternative selection is required. The Medical Office/Commercial Alternative would increase project impacts including the intensity of the Project’s significant impacts. In contrast, the Reduced Density Alternative would avoid the proposed Project’s potentially significant impact regarding street segments but would not avoid its significant air quality (NOx) impacts due to construction. Beyond this, the Reduced Density Alternative would marginally reduce the proposed Project’s non-significant impacts. Therefore, the Reduced Density Alternative remains as the environmentally superior alternative amongst the alternatives analyzed.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 on page ES-5 presents a summary of the environmental impacts associated with the proposed project, the mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following implementation of the mitigation measures.

Table ES-1

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
A. AIR QUALITY		
<p>Construction. Construction-related daily maximum regional construction emissions would not exceed the SCAQMD daily significance thresholds for PM₁₀, PM_{2.5}, CO, VOC, or SO_x. However, construction NO_x emissions would exceed SCAQMD daily significance thresholds. Thus, construction emissions would result in a significant short-term regional air quality impact.</p>	<p>A-1: Contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.</p> <p>A-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer’s specifications.</p> <p>A-3: Contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p> <p>A-4: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.</p> <p>A-5: All construction vehicles shall be prohibited from idling in excess of ten minutes, both on- and off-site.</p>	<p>Significant and Unavoidable.</p>
B. CULTURAL RESOURCES		
1. Historical Resources		
<p>The two neon signs associated with the former Monty’s Steak House building at 592 S. Fair Oaks, would be removed from the site prior to the demolition of the building. The pole-mounted sign is designated as a historic resource on a local listing by the City, and both signs are considered historic resources for the purposes of CEQA compliance. Demolition of the building would ordinarily result in a significant impact to historic resources; however, consistent with the preservation methods included in the National Park Service’s Preservation Brief 25, “The Preservation of Historic Signs,” the Project includes the relocation of the signs to a Museum.</p>	<p>B-1: Recordation and Photography. Prior to removal and relocation of the two signs, a pole-mounted sign and a wall-mounted sign presently situated at 592 S. Fair Oaks, a Historic American Buildings Survey (HABS) level III recordation shall be prepared. The signage shall be documented in large format black-and-white photographs and written narrative in accordance with HABS requirements. Completion of the HABS level III recordation of the existing signs on the project site should be implemented prior to their removal and before commencement of construction activities. This documentation shall be prepared by a qualified</p>	<p>Less Than Significant.</p>

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>architectural historian or historic architect and a photographer experienced in Historic American Building Survey (HABS) photography. The building's exterior showing the signs in place, as well as the property setting and contextual views shall be documented. Original archival prints shall be submitted to the California Office of Historic Preservation, the City of Pasadena Planning and Development Department and the Pasadena Public Library.</p> <p>B-2: Signage Relocation. To assist the general public and interested parties in understanding the history of neon signage in Pasadena and to make these historic resources available to the public, the neon and metal signage of the circa 1951-1953 pole-mounted sign located at 592 S. Fair Oaks Avenue shall be preserved on site (if feasible) and, if it cannot be preserved on site, it is preferred that it remain in the City and be exhibited in a suitable location in public view. The wall mounted sign (circa 1961) may be donated to a suitable off-site repository or collection, preferably one located either within Pasadena or another location within the Los Angeles metropolitan area, such as the Museum of Neon Art in Los Angeles, which will ensure the continued preservation of the signage. To reduce potential damage to the signs during their relocation, the applicant shall obtain the services of a qualified conservator experienced in the removal and conservation of neon signage and who shall prepare and implement a relocation plan. Prior to the issuance of a demolition permit and any permits for the relocation of the signs, the relocation plan shall be</p>	

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>reviewed by City of Pasadena Design & Historic Preservation staff. The signs may be temporarily relocated in an effort to protect their integrity if deemed necessary and with the approval of City Historic Preservation staff.</p>	
<p>2. Archaeological and Paleontological Resources</p>		
<p>Paleontological Resources. Paleontological records search indicates that excavations into the older Quaternary Alluvium deposits within the Project site are likely to contain significant vertebrate fossils. Thus, construction of the Project, primarily excavation associated with the parking structure at depths averaging 20 feet, has the potential to result in significant impacts associated with the permanent loss of, or loss of access to, a paleontological resource. Thus, impacts to paleontological resources are considered potentially significant prior to mitigation.</p>	<p>B-3: A qualified paleontologist shall attend a pre-grade meeting and develop a paleontological monitoring program to cover excavations in the event they occur into the older Quaternary Alluvium. A qualified paleontologist is defined as a paleontologist meeting the criteria established by the Society for Vertebrate Paleontology. If excavation into Quaternary Alluvium occurs, monitoring shall consist of visually inspecting fresh exposures of rock for larger fossil remains and, where appropriate, collecting wet or dry screened sediment samples of promising horizons for smaller fossil remains. If it is determined that excavation will not encounter Quaternary Alluvium, no further measures need be taken. The frequency of monitoring inspections shall be based on the rate of excavation and grading activities, the materials being excavated, and if found, the abundance and type of fossils encountered.</p> <p>B-4: If a fossil is found, the paleontologist shall be allowed to temporarily divert or redirect grading and excavation activities in the area of the exposed fossil to facilitate evaluation and, if necessary, salvage.</p> <p>B-5: At the paleontologist’s discretion and to reduce any construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.</p>	<p>Less Than Significant.</p>

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>B-6: Any fossils encountered and recovered shall be prepared to the point of identification and catalogued before they are donated to their final repository.</p> <p>B-7: Any fossils collected shall be donated to a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County. Accompanying notes, maps, and photographs shall also be filed at the repository.</p> <p>B-8: If fossils are found following completion of the above tasks the paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted by the Project Applicant to the lead agency, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the Project and required mitigation measures.</p>	
<p>Archaeological and Native American Resources. No prehistoric archaeological sites were identified on or within a one-half mile radius of the project site. In addition, the project site has been intensely urbanized and developed for over 100 years and surficial and buried archaeological resources that may have existed prior to the disturbances are likely to have been displaced. Thus, impacts to archaeological resources are considered less than significant. Nonetheless, in the event archaeological resources are unexpectedly encountered during project implementation, mitigation measures are recommended.</p>	<p>B-9: If archaeological resources are encountered during project implementation, an archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (the “Archaeologist”) shall be immediately notified and retained by the Project Applicant and approved by the City to oversee and carryout the mitigation measures stipulated in this EIR.</p> <p>B-10: If archaeological resources are encountered during project implementation, the qualified archaeologist should coordinate with the Project Applicant as to the immediate treatment of the find until a proper site visit and evaluation is made by the</p>	<p>Less Than Significant.</p>

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
<p>No Native American resources in or adjacent to the project site have been identified and no responses from Native American individuals or organizations contacted have been received. Thus, no impacts are anticipated to Native American resources. However, if Native American resources are unexpectedly encountered during project implementation, the mitigation measures recommended would address potential impacts.</p>	<p>archaeologist. The archaeologist shall be allowed to temporarily divert or redirect grading or excavation activities in the vicinity in order to make an evaluation of the find and determine appropriate treatment. Treatment will include the goals of preservation where practicable and public interpretation of historic and archaeological resources. All cultural resources recovered will be documented on California Department of Parks and Recreation Site Forms to be filed with the CHRIS-SCCIC. The archaeologist shall prepare a final report about the find to be filed with Project Applicant, the City, and the CHRIS-SCCIC, as required by the California Office of Historic Preservation. The report shall include documentation and interpretation of resources recovered. Interpretation will include full evaluation of the eligibility with respect to the National and California Register of Historic Places and CEQA. The report shall also include all specialists' reports as appendices. The Lead Agency shall designate repositories in the event that significant resources are recovered. The archaeologist shall also determine the need for archaeological and Native American monitoring for any ground-disturbing activities thereafter. If a need is warranted, the archaeologist will develop a monitoring program in coordination with a Native American representative (if there is potential to encounter prehistoric or Native American resources), the Project Applicant, and the City. The monitoring program will also include a treatment plan for any additional resources encountered and a final report on findings.</p>	

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>B-11: If human remains are encountered unexpectedly during construction excavation and grading activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the NAHC. The NAHC will then identify the person(s) thought to be the Most Likely Descendent of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains. Preservation of the remains in place or Project design alternatives shall be considered as possible courses of action by the Project Applicant, the City, and the Most Likely Descendent.</p>	
C. NOISE		
<p>Construction. Estimated construction-related noise at the nearest single-family residential uses along Concordia Court, the hospital use on Fairmount Avenue, and the residences along Pico Street would not exceed existing ambient noise levels. In addition, construction equipment noise levels would be below the City’s noise limit of 85 dBA at a distance of 100 feet. As such, construction-period noise impacts would be less than significant. Nonetheless, mitigation measures are recommended to reduce noise levels at adjacent properties where construction noise would exceed ambient noise levels.</p>	<p>C-1: Construction activities shall be limited to the following hours in accordance with the City’s Municipal Code: From 7:00 A.M. to 7:00 P.M. Monday through Friday; From 8:00 A.M. to 5:00 P.M. on Saturday; Construction shall not occur on Sundays and Holidays.</p> <p>C-2: Noise-generating construction equipment operated at the project site shall be equipped with effective noise control devices, (i.e., mufflers, lagging, and/or motor enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.</p>	<p>Less than Significant.</p>

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>C-3: Engine idling from construction equipment such as bulldozers and haul trucks shall be limited, to the extent feasible.</p> <p>C-4: To the extent feasible, construction activities shall be scheduled so as to avoid operating several pieces of heavy equipment simultaneously, which causes high noise levels.</p>	
Operation.	No Mitigation Measures	Less than Significant.
D. TRANSPORTATION		
Construction. With implementation of the construction-related measures identified in the Construction Staging and Traffic Management Plan required for the Project, construction-related traffic impacts are concluded to be less than significant.	No Mitigation Measures	Less Than Significant.
Operation. Although daily traffic volumes on Pico Street between Raymond Avenue and Edmondson Alley would remain modest under the 2010 With Project condition, and the adjacent intersection at Raymond Avenue is projected to operate smoothly at LOS A during both peak hours, the estimated 8.2 percent increase in daily traffic on this segment of Pico Street would be a significant impact requiring mitigation based on the City’s street segment significance criteria.	D-1: <u>Pico Street between Raymond Avenue and Edmondson Alley</u> – In order to address increased traffic volumes on Pico Street associated with the proposed project the applicant shall provide a contribution to the citywide traffic monitoring program to purchase and install two traffic monitoring stations on Pico Street.	Significant and Unavoidable.

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
E. HAZARDS		
<p>Construction. The two on-site buildings within the western portion of the site are known to contain Asbestos Containing Materials (ACM). In addition, the auto body shop building may also contain ACM. Demolition of buildings containing ACM is therefore considered to be a potentially significant impact.</p>	<p>E-1: Prior to the issuance of demolition permits, the Applicant shall submit to the City a comprehensive pre-demolition asbestos survey in accordance with SCAQMD Rule 1403. The survey shall be reviewed and approved by the City of Pasadena Building and Safety Division. All identified ACM shall be removed and disposed of by a registered Cal-OSHA-certified asbestos abatement contractor prior to any disturbance of the material, and the Applicant shall submit documentary proof of such handling to the City.</p>	Less Than Significant.
<p>Construction. Lead Based Paint (LBP) materials were found on various interior and exterior surfaces in both buildings within the western portion of the site. In addition, the auto body shop building may also contain LBP. Therefore, demolition of buildings containing LBP is considered to be a potentially significant impact prior to mitigation.</p>	<p>E-2: Prior to issuance of demolition permits, the Applicant shall submit to the City of Pasadena Building and Safety Division a lead-based paint survey for all existing buildings located on the project site. All identified lead-based paint shall be handled and disposed of pursuant to OSHA regulations, and the Applicant shall submit documentary proof of such handling to the City.</p>	Less Than Significant.
<p>Construction. No physical evidence or documentary evidence indicates USTs have existed on the project site. However, it is possible that undocumented USTs were used at the site and may still exist despite extensive redevelopment of the site over the years. Unknown USTs discovered during excavation of the site could contain hazardous materials, which may create hazards to construction workers and is considered to be a potentially significant impact prior to mitigation.</p>	<p>E-3: Prior to initiating grading on the site the Applicant shall inform contractor of the potential for discovery of underground storage tanks (USTs), as well as former above ground storage tanks, or remnants thereof, in the subsurface. In the event USTs or former above ground storage tanks are encountered, work in the immediate area shall be halted and the Pasadena Fire Department shall be contacted to ensure that proper procedures are established and followed for their removal. A qualified environmental consultant shall be contacted to evaluate the soil conditions in the</p>	Less Than Significant.

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
<p>The southern portion of the site may contain remnants of former above ground tanks or drums present in the subsurface. Unknown remnants of former above ground tanks or drums discovered during excavation of the site could potentially contain hazardous materials, which may create hazards to construction workers and is considered to be a potentially significant impact prior to mitigation.</p>	<p>area surrounding the tanks. Work in the area shall only continue with authorization from the Pasadena Fire Department.</p>	
<p>Construction.</p> <p>Chemical testing for metals on site revealed that concentrations of metals and TPH concentrations were below levels constituting the need for special handling, treatment or disposal of the soil cuttings. Nonetheless, it is possible that the soils in this area could yield contamination above and beyond what was identified in the Phase I and Limited Phase II ESA during project construction excavation and/or grading activities. This is considered to be a potentially significant impact.</p> <p>In addition, as the site has historically been improved with a mix of uses that potentially utilized and/or handled hazardous materials, the potential for unknown soil contamination on the site does exist. Thus, contaminated soils removed from the site during excavation could create hazards to construction workers, and result in a potentially significant impact prior to mitigation.</p>	<p>E-4: Prior to initiation of excavation and grading activities, the Applicant shall retain a qualified environmental consultant to prepare a soils management plan, which will be submitted to the City of Pasadena Building and Safety Division for review and approval. The soils management plan shall be implemented during excavation and grading activities at the site to ensure that any contaminated soils are properly disposed of off-site. The plan shall include but not necessarily be limited to the following:</p> <p>A qualified environmental consultant shall be present at all times during digging or grading activities to monitor compliance with the soils management plan and to actively monitor the soils and excavations for evidence of contamination.</p> <p>Any soil encountered during future excavation or grading activities that appears to have been affected by hydrocarbon or any other contamination shall be evaluated, based upon appropriate laboratory analysis, by a qualified environmental consultant prior to offsite disposal at a licensed facility.</p> <p>Soils in the southwestern corner of the site near Boring Location B-1, as identified in the Phase I and Limited</p>	<p>Less Than Significant.</p>

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	<p>Phase II ESA, shall be segregated and analyzed prior to off-site disposal. Identified contamination shall be removed to the extent practicable. This may require over-excavation in this area and further analysis of this soil to determine the extent of soil contamination.</p> <p>All detectable contaminated soils shall be properly handled and transported to an appropriately licensed disposal facility.</p>	
Operation	No Mitigation Measures	Less Than Significant.
F. WATER SUPPLY		
<p>As water supplies face challenges from drought, climate change, and pumping restrictions, both MWD and the City include conservation as a portion of the future strategy to ensure that water supplies are maximized, while consumer demand is minimized. Although Pasadena Water and Power would be able to supply the projected water demand, impacts to water supply are considered potentially significant without the implementation of conservation measures.</p>	<p>F-1: The water usage of the proposed building to be retained shall be reduced by 20 percent, in accordance with section 14.90.050 of the Pasadena Municipal Code. In order to demonstrate this reduction, the Applicant must submit a water-conservation plan for review and approval by the Planning Division. This plan is also subject to review and approval by the City’s Water and Power Department and the Building Division before the issuance of a building permit. The plan must demonstrate the ability to limit water consumption to 80 percent of its originally anticipated amount. The project’s irrigation and plumbing plans are also required to comply with the approved water-conservation plan. For this project, the original amount is 22,640 gallons/day and the required 20 percent reduction is 4,528 gallons/day. Plumbing permits required in order to complete this reduction shall be finalized prior to certificate of occupancy.</p> <p>F-2: The Applicant shall submit a detailed landscape plan that proposes the planting of “California Friendly” plants and the use of high efficiency irrigation</p>	Less Than Significant.

Table ES-1 (Continued)

Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

Potential Environmental Impacts	Proposed Mitigation Measures	Level of Significance After Mitigation
	technology. Landscape and irrigation plans shall be submitted for review with each phase of the project and shall be reviewed by the Design Commission in combination with the building plans.	