

Claremont McKenna Roberts Campus Sports Bowl Mitigation Monitoring and Reporting Program

Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
Aesthetics Mitigation Measures							
4.1.A-1	Prior to issuance of building permits, any structure proposed on the Project site shall be reviewed during the appropriate jurisdiction’s standard review process to ensure that proposed building materials do not create glare in a manner that could endanger motorists on adjacent roadways, create a nuisance for surrounding properties, or otherwise impact the community. Use of reflective materials such as polished metal or glass shall be prohibited unless the applicant can provide substantial evidence prepared by a qualified professional to the appropriate jurisdiction’s Development Services or Community Development Director that use of such materials shall not cause glare impacts on surrounding properties or roadways.	Prior to Building Permits	Issuance of Building Permits	City of Upland Planning and Building and Safety Divisions  City of Claremont Planning and Building and Safety Divisions			
4.1.A-2	<del>(Revised) Prior to issuance of building permits, the project proponent shall submit photometric plans verifying that the construction and installation of any future lighting complies with the provisions of Section 17.16.210 (Design Review Meetings and Review Procedures) of the Upland Zoning Code that prohibits eliminates</del> nuisance glare and lighting of surrounding properties. <del>Compliance with Section 17.16.210 shall be confirmed through the preparation of a A</del> photometric plan prepared by a qualified professional demonstrating that proposed lighting impacts have been minimized (e.g. through shielding or other methods) and does not exceed 0.5 foot-candles at the property line of neighboring properties.	Prior to Building Permits	Issuance of Building Permits	City of Upland Planning Division			
4.1.A-3	<del>(Revised) Prior to issuance of building permits, the project proponent shall submit photometric plans verifying that construction and installation of any future lighting within proposed parking lots eliminates nuisance lighting. complies with the provisions of Section 17.22.060.D (Design and Improvement of Parking Areas—General, Limitations on Lighting) of the Upland Zoning Code prohibiting nuisance parking lot lighting. Compliance shall be confirmed through postconstruction light level analysis performed by a A</del> qualified professional <del>shall confirming</del> that lighting impacts have been minimized (e.g. through shielding or other methods) and does not exceed 0.5 foot-candles at the property line of neighboring properties and is consistent with applicable regulations and the approved lighting and photometric plans.	Prior to Building Permits	Issuance of Building Permits	City of Upland Planning Division			
Air Quality Mitigation Measures							

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4.2.A-1	<p>Before issuance of building permits, the permittee must submit, to the satisfaction of the Community Development or Community and Economic Development Director, or designee of the approving jurisdiction, a Coating Restriction Plan (CRP), consistent with South Coast Air Quality Management District (SCAQMD) guidelines and a letter agreeing to include in any construction contracts and/or subcontracts a requirement that the contractors adhere to the requirements of the CRP. The CRP measures must be implemented to the satisfaction of the Community Development or Community and Economic Development Director, or designee. These measures shall include the following:</p> <ul style="list-style-type: none"><li>- The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed 100 grams per liter (g/l) for non- residential interior and exterior applications.</li></ul> <p>Pursuant to SCAQMD Rule 1113 (Architectural Coatings), this measure shall conform to the performance standard that emissions of volatile organic compounds from application of interior or exterior coatings shall not exceed the daily emissions thresholds established by the South Coast Air Quality Management District.</p>	Prior to Building Permits	Issuance of Building Permits	<p>City of Upland Planning and Building and Safety Divisions</p> <p>City of Claremont Planning and Building and Safety Divisions</p>			
Biological Resources Mitigation Measures							
4.3.A-1	<p>Prior to issuance of on- or off-site landscape permits, the approving jurisdiction’s Development Services or Community Development Director shall verify that landscaping plans reflect planting of locally-indigenous native plant species, to include alluvial fan scrub, on all disturbed slopes on the <u>Pproject</u> site <u>perimeter</u>, selected from the list of plants occurring on the <u>Pproject</u> site as identified in the <u>Pproject</u> 2007 biological report prepared by Impact Sciences. The plans shall also include a maintenance protocol for the native landscaping areas. College landscape maintenance staff shall perform maintenance activities in accordance with the following maintenance standards: (1) the native landscaping restoration areas shall be inspected for invasive plants and adequate irrigation shall be provided monthly during the first year and quarterly during the second and third years; (2) once installed, inspections of vegetation health, density, and diversity shall be performed at least twice annually; (3) the native vegetative cover (including AFSS) within the disturbed slopes</p>	Prior to Landscape Permits	Prior to Landscape Permits	<p>City of Upland Planning Division</p> <p>City of Claremont Planning Division</p>			

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	shall be maintained at 75 percent within three years of initial planting. If the vegetation on the disturbed slopes has more than 50 percent mortality, the area shall be immediately replanted to achieve 75 percent cover; and (4) vegetation shall be established without the use of fertilizers. Use of herbicides and pesticides shall be minimized to the extent feasible.						
4.3.A-2	<p><b>(Revised):</b> Prior to commencement of any site clearing or grading activities related to construction of <u>the Revised Project during the bird-breeding (nesting) season (February 15 – September 15), any facilities identified in the Master Site Plan, Site Plan, or development agreements that would disturb existing native scrub habitat, the project proponent shall submit a focused survey to determine the presence or absence of any special status plants determined to have the potential to occur on the site. The focused survey shall follow the Department of Fish and Wildlife’s Protocols for Survey and Evaluating Impacts to Special Status Species, Native Plant Populations, and Natural Communities. Upon completion of the focused survey by a qualified biologist, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the approving jurisdiction’s Community Development Director or Development Services Director for review and approval. In addition, a pre-construction survey performed by a qualified biologist to the approving jurisdiction’s Development Services or Community Development Director to determine if any <u>nesting birds are special status plant or animal species is nesting, foraging, or otherwise present on the project site shall be submitted, prior to commencement of any site clearing or grading activities related to construction of any facilities identified in the Master Site Plan, Site Plan, or development agreements that would disturb existing native scrub habitat.</u> The pre-construction survey shall be conducted <u>within three days of commencement of any site clearing or grading activities, weekly during the prior flowering season and within 30 days prior to the commencement of any site clearing activities related to construction of any facilities. The final survey shall be conducted no more than three days prior to commencement of site clearing activities related to construction of any facilities</u> Should any special status species be found, avoidance shall be the primary measure. If avoidance is not</u></p>	Weekly within 30 days prior to Commencement of any Site Clearing Activities / Final Survey conducted no more than 3 days prior to Site Clearing Activities	Issuance of Grading Permit	City of Upland Planning Division  City of Claremont Planning Division			

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	<p><del>feasible, then a mitigation plan shall be prepared and submitted for review and approval by the approving jurisdiction's Development Services or Community Development Director. The mitigation plan shall use the following measures and protocols to avoid or mitigate any impacts to special status species, as applicable:</del></p> <p><del>—Avoidance of the species</del></p> <p><del>—Capture or salvage and relocate the species</del></p> <p><del>—Compensation through payment into a conservation bank</del></p> <p><del>For special status plants, the mitigation plan shall identify: (1) the number of plants to be replanted; and (2) the measures necessary for the establishment of self-sustaining populations in a suitable open space relocation area(s) as identified in the mitigation plan that is discussed above, to ensure the long-term survivability of the impacted species. Salvage and relocation activities will include: seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into an open space habitat deemed acceptable by the approving jurisdiction. Annual monitoring for at least two years will also be required to assist in the establishment of any special status species.</del></p> <p><del>For special status wildlife, surveys shall include examination of trees, shrubs, and the ground, as several bird species known to the area are shrub or ground nesters, including mourning doves. In the event that nesting birds are observed within 250 <u>500</u> feet of a construction area (<u>500-foot survey area</u>), species-specific exclusion buffers determined by a City-approved biologist and the adjustment of the construction area is required. Protected bird nests that are found within the construction zone <u>or within a 500-foot survey area</u> shall be protected by a buffer of 300 feet for most species or 500 feet for raptors, <del>unless the buffer distance is modified by the California Fish and Wildlife Department, or as determined by the City-approved biologist,</del> demarcated by construction fencing or other means that shall allow avoidance of the nests until young birds have fledged, and no continued use of the nest is observed, as determined by a qualified biologist. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that</del></p>						

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	no more than three days shall have elapsed between the survey and ground-disturbing activities.						
4.3.A-3	(Removed): <del>Prior to commencement of construction activities, a qualified biologist shall be retained by the project proponent as the biological monitor subject to the approval of the approving jurisdiction's Development Services or Community Development Director. The biological monitor shall be present during earthmoving activities and will be authorized to stop specific grading activities if special status species are identified. If any special status wildlife species are observed during construction activities, the contractor shall allow the animal to escape or a qualified biologist shall relocate the animal to a preserved/undeveloped area with similar required habitat. If a special status wildlife species is observed onsite, the biological monitor and appropriate regulatory agency shall be notified to implement all measures necessary to protect the sensitive species. The equipment operators shall be informed of the species' presence and/or be provided with pictures in order to help avoid impacts to this species to the maximum extent possible. The biological monitor is authorized to stop specific grading activities if special status species are identified, if violations to mitigation measures are observed, or if violations to any local, state, or federal laws are observed.</del>	Prior to Commencement of Construction / Ongoing During Grading	Issuance of Grading Permit	City of Upland Planning Division  City of Claremont Planning Division			
A.3.A-4	Prior to commencement of construction activities, a qualified biologist or arborist shall determine the exact number, type, and size of trees to be impacted via thinning, removal and/or encroachment, by the proposed <u>P</u> project development phase. The biologist or arborist shall document each tree's location, trunk, diameter, health, height, canopy width, and the type and extent of impact anticipated as part of the site-specific tree survey. For those trees expected to be impacted, the biologist or arborist shall determine if the activity will endanger the life of the tree. The report shall also make recommendations concerning the avoidance and minimization measures to protect trees. If possible, avoidance shall be the primary mitigation measure utilized during the <u>P</u> project design phase and during construction. Impact minimization and tree protection recommendations shall include:	Prior to Commencement of Construction / Ongoing During Grading	Issuance of Grading Permit	City of Upland Planning Division  City of Claremont Planning Division			

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	<div><ul style="list-style-type: none"><li>- A pre-construction meeting shall be held with contractors, prior to commencement of work, to discuss tree protection measures.</li><li>- Install six-foot protection fencing around tree to establish a tree protection zone prior to the start of construction.</li><li>- Storage of construction equipment or materials shall occur outside of the tree protection zone.</li><li>- All attempts shall be made to avoid damage to tree roots during grading and construction.</li><li>- Any roots encountered during grading that are half-inch and greater shall be cleanly cut.</li></ul></div> <div>If any phase of the proposed <u>P</u>project would require the removal of mature trees and/or any native/natural habitat during the bird-breeding season (February 15 – September 15), nesting bird surveys shall be conducted prior to tree/habitat removal by a City-approved biologist (a person with a biology degree and/or established skills in bird recognition). Surveys shall occur at least two weeks prior to initial tree or habitat removal. A copy of the contracts for these services and the results of the on-site survey shall be submitted for review and approval by the approving jurisdiction’s Planning Division or Development Services Department prior to issuance of <u>P</u>project permits.</div> <div><ul style="list-style-type: none"><li>- Trees located within the public right of way – the City of Claremont shall be consulted prior to commencement of any project development phase to determine the extent of impacts on any trees located within the public right-of-way. Compensatory mitigation may be required for tree removals and/or if the biologist or arborist determines that activities will endanger or shorten the life of the tree. Replacement mitigation ratios shall be 1:1 for non-native trees and 2:1 for native trees. Any removal or relocation of trees located within the public right of way shall be reviewed and approved by the City of Upland Development Services Director prior to their removal or location.</li></ul></div>						
4.3.C-1	4.3.C-1 (Revised): Prior to issuance of landscape permits, the approving jurisdiction’s Development Services or Community	Prior to Landscape	Issuance of Landscape	City of Upland Planning Division			

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	Development Director shall verify that landscaping plans identify the <u>inclusion of riparian habitat with native species. The Project will include 1.3 acres of riparian habitat on the Project site (which would replace the 0.7-acre willow scrub habitat and 0.6-acre of season ponding habitat that was identified in the Final EIR as existing on the Project site in 2007).</u> <del>proposed retention basin as a native riparian habitat area to be populated naturally by native species.</del> Installation of such landscaping shall be verified during final inspection. A maintenance plan shall be provided identifying landscape practices that will ensure the <u>success</u> <del>continuation</del> of riparian habitat. The plans shall also include a maintenance protocol for the native landscaping areas. College landscape maintenance staff shall perform maintenance activities in accordance with the following maintenance standards: (1) the native landscaping restoration areas shall be inspected for invasive and adequate irrigation monthly during the first year and quarterly during the second and third years; (2) once installed, inspections of vegetation health, density, and diversity shall be performed at least twice annually; (3) the <u>riparian habitat provided for herein</u> <del>native vegetative cover within the retention basin</del> shall be maintained at 75 percent within three years of the initial planting. If <del>this the riparian habitat vegetation within the retention basin</del> has more than 50 percent mortality, the area shall be immediately replanted to achieve 75 percent cover; and (4) vegetation shall be established without the use of fertilizers. Use of herbicides and pesticides shall be minimized to the extent feasible.	Permit	Permit	City of Claremont Planning Division			
Geology and Soils Mitigation Measures							
4.4.A-1	<b>(Revised): Ground Settlement.</b> To minimize the potential for ground settlement, future development proposals shall reflect the recommendations of the <u>Revised Project preliminary Geotechnical Report</u> <del>assessment, or project specific updates to that report,</del> relating to removal and overexcavation of on-site soils where structures are proposed on the <u>Project East Campus</u> site. This could include removal of dumped fill soils, compacted fill, road fill, and miscellaneous alluvial soils, as necessary to support structures. <del>Removal of vegetation, scarification, moisture conditioning, and compaction may be required depending on the results of the project specific geotechnical report.</del> Over-excavation and recompaction of building area and exterior flatwork shall follow the recommendations of the Revised Project	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Engineering Division  City of Claremont Engineering Division			

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	<del>Geotechnical Report. may also be required depending on the results of the project-specific geotechnical report. Prior to approval of grading permits, all recommendations regarding removal and over-excavation from the Revised Project Geotechnical Report and the approved final geotechnical investigation report preliminary geotechnical assessment and any project-specific report shall be reflected in the project grading design. Compliant grading shall be verified through routine inspection prior to occupancy.</del>						
4.4.A-2	<b>(Revised): Oversized Fill.</b> <u>The design of the pPlacement of oversized (greater than 12 inches in maximum dimension) landfill deleterious materials (i.e. large boulders) shall be placed 10 or more feet below the finished fill surface as recommended in the Revised Project Geotechnical Report. Placement of oversized landfill materials shall be grade in future fill soils shall be permitted on the East Campus site, provided that placement areas within fill soils are identified on project-specific grading plans, observed and reviewed by the project soils engineer for fill stability, and approved by the approving jurisdiction’s City Engineer, prior to approval of grading permits.</u>	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Engineering Division  City of Claremont Engineering Division			
4.4.A-3	<b>(Revised): Foundation Design and Slab Criteria.</b> <del>Prior to issuance of grading permits for the East Campus site, f</del> <u>Foundation design for the proposed minor structures (i.e., press box, field house, storage, field structures and dugouts) and building floor slab criteria for the proposed primary structures (i.e., parking structure, pedestrian arcade, and maintenance facility) shall follow the recommendations provided in the Revised Project Geotechnical Report and the approved final Geotechnical Report to ensure be identified for future development in project-specific geotechnical reports submitted for review and approval by the approving jurisdiction’s City Engineer ensuring that the potential for settlement damage is minimized. This shall include specifications for conventional spread and continuous or mat-type footings, density and thickness of soil compaction, reinforcement of slabs, floating foundations, and/or flexible utility lines. Compliance with these recommendations shall be reviewed and approved by the approving jurisdiction’s City Engineer prior to issuance of grading permits for any grading other than rough grading.</u> Compliant foundation design shall be verified through routine inspection prior to occupancy.	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Building Division  City of Claremont Engineering Division			



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4.4.A-4	<p><b>(Revised): Pavement Design Parameters.</b> <del>Prior to the issuance of grading permits for the East Campus Sports Complex,</del> <u>Pavement design parameters shall follow the recommendations provided in the Revised Project Geotechnical Report and the approved final Geotechnical Report for future on- and off-site improvements shall be identified in project specific geotechnical reports for review and approval by the approving jurisdiction's City Engineer to minimize settlement impacts to future parking lots and pathways/roadways. Pavement performance shall be based on R-value tests, traffic index values, and consideration of soils and subgrade. Compliance with these recommendations shall be reviewed and approved by the approving jurisdiction's City Engineer prior to issuance of grading permits for any grading other than rough grading.</u> Compliant pavement design shall be verified through routine inspection prior to occupancy,</p>	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Engineering Division  City of Claremont Engineering Division			
4.4.A-5	<p><b>(Revised): Subsurface Drainage and Infiltration.</b> <del>Prior to the issuance of grading permits for the East Campus Sports Complex and subject to the approving jurisdiction's City Engineer,</del> <u>requirements for subsurface drainage and infiltration design shall follow the recommendations in the Revised Project Geotechnical Report and the approved final Geotechnical Report to ensure that surface and subsurface moisture is adequately transported to prevent settlement impacts to foundations, slabs, and structures. Compliance with these recommendations shall be reviewed and approved by the approving jurisdiction's City Engineer prior to issuance of grading permits for any grading other than rough grading.</u> Compliant drainage design shall be verified through routine inspection prior to occupancy,</p>	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Engineering Division  City of Claremont Engineering Division			
4.4.A-6	<p><b>(Revised): Landsliding.</b> To prevent impacts related to landsliding on the East Campus site as part of the East Campus Sports Complex construction, <u>As part of project construction, slopes shall be graded and buttressed in accordance with the recommendations provided in the Revised Project Geotechnical Report that includes a maximum gradient of 2:1, but in cases where steeper slopes are needed, the slopes shall include geotextile reinforcement and/or soil-cement at an inclination of 2:1 or flatter, where necessary and not including slopes along Monte Vista Avenue or the southern portion of the site. The dimensions and requirements for terrace drains and benches shall be specified in the project-specific geotechnical report and approved by the approving jurisdiction's</u></p>	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Engineering Division  City of Claremont Engineering Division			

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	City Engineer to verify <u>to ensure</u> that potential impacts due to slope failure are minimized.						
Hazards and Hazardous Materials Mitigation Measures							
4.6.A-1	(Revised): Prior to initiation of any ground disturbing activities as part of the <u>Roberts Campus Sports Bowl East Campus Sports Complex</u> construction, those areas identified in the project Phase II Environmental Site Assessment as being contaminated by total petroleum hydrocarbons-carbon chain (TPHcc) (identified as the “stained soil” and in the “dry pond” area) shall be excavated by a qualified contractor, characterized for waste classification, and transported to an appropriate facility for treatment and disposal. All remedial work shall be coordinated with the Los Angeles Regional Water Quality Control Board for agreement with the remedial action plan and all necessary approvals obtained. A final soil analysis shall be conducted within the excavated areas to affirm complete removal of all identified spills. The remedial action plan and final soils analysis shall be submitted to the appropriate jurisdiction’s Director of Development Services or Community Development Director for review and approval prior to initiation of earthmoving activities as part of the <u>Roberts Campus Sports Bowl East Campus Sports Complex</u> construction in areas of known contamination.	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Planning Division  City of Claremont Planning Division			
4.6.A-2	(Revised): The applicant shall prepare a Soils Monitoring and Contingency Plan prior to the issuance of grading permits for the <u>Roberts Campus Sports Bowl East Campus Sports Complex</u> . This plan shall specifically identify procedures for remediating any previously unidentified chemically contaminated soils within the <u>Roberts Campus Sports Bowl East Campus Sports Complex</u> site, including proposed methods to identify the nature, source, and estimated volume of the released contamination, identify the lateral and vertical extent of the soils and/or groundwater contamination, and identify the concentration of the contaminants.	Prior to Grading Permit	Issuance of Grading Permit	City of Upland Planning and Building Divisions  City of Claremont Planning and Building Divisions			
4.6.B-1	Any activity proposed on the project site (including long-term operational activities and short-term special events) shall be prohibited from emitting smoke (or visibility-reducing emissions) or producing electromagnetic frequencies at levels that could interfere with the safe operation of Cable Airport.	Ongoing During Construction and Ongoing Throughout Life of Project	Issuance of Use Permit or Occupancy Permit	City of Upland Planning and Building Divisions  City of Claremont Planning and Building Divisions			

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4.6.B-2	No more than 72-hours prior to commencement of any large, special one-day events, the property owner of the property where the event is to be held shall ensure the event proponent notifies the Cable Airport authority to issue a “Notice to Airmen” to avoid overflight of the event.	Ongoing Throughout Life of Project	Ongoing	Claremont McKenna Colleges (CMC) / Pitzer			
4.6.B-3	Prior to recording of final parcel maps, the project proponent shall provide a copy of a recorded and deed restricted avigation easement between the property owner (grantor) and Cable Airport (grantee) establishing a perpetual right and easement for the unobstructed flight of aircraft over and in the vicinity of each proposed parcel and the perpetual right to cause noise and other impacts inherent in the operation of aircraft of all types to the approving jurisdiction.	Prior to Recordation of Final Map	Recordation of Final Map	City of Upland Planning Division  City of Claremont Planning Division			
Noise Mitigation Measures							
4.9.A-1	Prior to issuance of occupancy permits for the baseball field and/or the softball field, the project applicant shall obtain a valid permit from the City of Upland prior to installing the public address systems at the project site. Through the permitting process, the type, location, and operation of future proposed public address systems will be evaluated and designed to minimize noise at surrounding receptors.	Prior to Occupancy Permits for Baseball Field and/or Softball Field	Issuance of Occupancy Permits for Baseball Field and/or Softball Field	City of Upland Planning Division			
4.9.A-2	<b>(Revised):</b> Scheduled games and practices shall not be permitted on the Project site between the hours of 10:00 pm and 7:00 am. All games and practices at the Project site shall be scheduled to allow sufficient time for all participants and spectators to leave the Project site by 10:00 pm. Participants and spectators of the scheduled games and practices shall not be permitted to be on the Project site prior to 7:00 am.	Ongoing Throughout Life of Project	Ongoing	Claremont McKenna Colleges (CMC) / Pitzer			
4.9.A-3	Site maintenance work shall only be permitted between the hours of 7:00 AM and 8:00 PM Monday through Saturday.	Ongoing Throughout Life of Project	Ongoing	Claremont McKenna Colleges (CMC) / Pitzer			
4.9.D-1	<b>(Revised):</b> To minimize construction noise levels at the nearby properties, the construction contractor shall, to the extent practical, put into effect the following noise abatement measures: a) Construction activities shall only occur during the hours permitted by the Municipal Codes for the cities of Claremont and Upland. b) No construction equipment shall be used that generates a noise level in excess of 85 dBA at a distance of 100 feet from the equipment. If construction equipment is anticipated to generate noise in excess of 85 dBA at 100	Ongoing During Construction	Ongoing	City of Claremont Planning and Building and Safety Divisions			

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	<p>feet, temporary solid noise barriers or berms shall be erected between construction equipment and sensitive off-site receptors where feasible.</p> <p>c) Construction storage areas shall be located away from sensitive receptors. Where this is not possible, the storage of waste materials, earth, and other supplies shall be positioned in a manner that will function as a noise barrier to the closest sensitive receivers.</p> <p>d) All construction and demolition equipment shall be fitted with properly sized mufflers.</p> <p>e) Noisy construction equipment items shall be located as far as practicable from the adjacent properties.</p> <p>f) In order to minimize the time during which any single noise-sensitive receptor is exposed to construction noise, construction shall be completed as rapidly as possible.</p> <p>g) The quietest construction equipment owned by the contractor shall be used. The use of electric powered equipment is typically quieter than diesel, and hydraulic powered equipment is quieter than pneumatic power. If compressors powered by diesel or gasoline engines are to be used, they shall be contained or have baffles to help abate noise levels.</p> <p>h) All construction equipment shall be properly maintained. Poor maintenance of equipment typically causes excessive noise levels.</p> <p>i) Noisy equipment shall be operated only when necessary, and shall be switched off when not in use.</p> <p>j) Notice shall be posted prior to construction identifying the location and dates of construction, and the name and phone number of a contact person at the Claremont <del>University Consortium</del> McKenna College in case of complaints. The notice shall encourage the residents to call the contact person rather than the police in case of complaint. The notice shall inform residents of any changes to the schedule. The designated contact person shall be on site throughout the project construction with a mobile phone. If a complaint is received, the contact person shall log all complaints and take whatever reasonable steps are necessary to resolve the complaint.</p> <p>k) No idling of construction equipment or trucks for extended periods</p>						

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Transportation and Traffic Mitigation Measures							
4.11.A-1-	<p>Prior to issuance of grading permits, the project proponent shall submit a Construction Management Plan for review and approval by the approving jurisdiction’s City Engineer to minimize short-term impacts from construction vehicles. The Construction Management Plan shall include, the following:</p> <ul style="list-style-type: none"><li>— Ingress/Egress for the construction traffic would be via Driveway 3 located along Claremont Boulevard and/or Driveway 5 on Arrow Route</li><li>— Prohibit construction traffic on local and residential streets</li><li>— Provide traffic control for any lane closure, detour or other disruption to traffic circulation</li><li>— Identify the routes that construction vehicles shall utilize for the delivery of construction materials</li><li>— Require the Applicant to keep all material handling routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets of any material which may have been spilled, tracked or blown onto adjacent streets or areas. Material handling shall be in compliance with all National Pollutant Discharge Elimination System (NPDES) permit regulations.</li><li>— Hauling or transport of oversize loads shall be allowed between the hours of 9:00 AM and 11:30 AM only, Monday through Friday, unless approved otherwise by the approving jurisdiction’s City Engineer. Hauling or transport may be permitted/required during nighttime hours, weekends or Federal holidays, at the discretion of the approving jurisdiction’s City Engineer. An approved Haul Route Permit shall be required from the appropriate City.</li><li>— Hauling or transport trucks entering or exiting public streets shall at all times yield to public traffic.</li><li>— If hauling operations cause any damage to existing pavement, street, curb and/or gutter along the haul route, the applicant shall be fully responsible for repairs.</li></ul>	Prior to Grading Permits / Ongoing During Construction	Issuance of Grading Permits / Ongoing During Construction	City of Upland Engineering Division  City of Claremont Engineering Division			
4.11.A-2	<p>Prior to issuance of building permits, the project proponent shall pay development impact fees to the approving jurisdiction in accordance with local municipal code requirements and the project traffic study to implement “fair share” improvements at impacted</p>	Prior to Building Permits	Building Permit Issuance	City of Upland Building Division			

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					Initials	Date	Remarks
	intersections in order to reach acceptable operating levels of service. Required fair share payments are summarized in Table 4.11.16 of the project Environmental Impact Report.			City of Claremont Building and Safety Division			
4.11.A-3	<del>Prior to issuance of occupancy permits for the baseball and/or softball field, the project proponent shall submit a traffic management strategy to the City of Upland Community Development Director and to the City of Claremont Community Development Director identifying the measures that shall be implemented by Claremont McKenna College if attendance during simultaneous baseball and softball games exceeds 500 spectators to ensure that no more than 129 vehicles are permitted to exit the project site during one PM peak hour to ensure that impacts resulting from weekday game traffic do not exceed those anticipated in the project traffic study.</del>	Prior to Occupancy of baseball and/or softball field	Issuance of Occupancy	City of Upland Planning Division  City of Claremont Planning Division			
4.11.C-1	Prior to approval of street improvement plans for Claremont Boulevard, the project proponent shall submit landscape plans for review and approval by the City of Claremont Community Development Director. The landscape plans shall include perimeter fencing and landscaping to encourage students to cross Claremont Boulevard at intersection crosswalks.	Prior to Approval of Street Improvement Plans	Issuance of permit for Street Improvement Plans for Claremont Blvd.	City of Claremont Planning Division			