

ARCHITECTURAL COMMISSION RESOLUTION NO. 2024-03

A RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, CONDITIONALLY APPROVING ARCHITECTURAL AND SITE PLAN REVIEW #21-A01, DEMOLITION OF THE EXISTING OLDENBORG CENTER AND REPLACEMENT WITH A NEW 111,817 SQUARE FOOT FACILITY TO HOUSE THE GLOBAL CENTER AND LANGUAGE IMMERSIVE RESIDENCE HALL LOCATED AT THE NORTHEAST CORNER OF EAST BONITA AVENUE AND COLLEGE WAY ON THE POMONA COLLEGE CAMPUS – APPLICANT: POMONA COLLEGE

WHEREAS, on May 4, 2021, Pomona College submitted an application to demolish The Oldenburg Center for Modern Language and International Relations (Oldenburg Center) and reconstruct an expanded replacement for the facility currently referred to by the College as the Language Immersion Residence Hall and Center for Global Engagement (LIRH-CGE), which is located near the center of the Pomona College Campus at the northeast corner of College Way and East Bonita Avenue (Project); and

WHEREAS, the Project was included as one of fourteen Facilities Projects included in the Pomona College 2015 Campus Master Plan (Master Plan), which was approved by the City Council on April 12, 2016; and

WHEREAS, on June 9, 2021, the Architectural Commission conducted a preliminary review of the Project, heard public comment, and provided direction to the applicant; and

WHEREAS, on February 14, 2024, the Architectural Commission reviewed the revised Project and considered the information contained therein at a duly noticed meeting at which time all interested parties were heard.

NOW, THEREFORE, THE CLAREMONT ARCHITECTURAL COMMISSION DOES HEREBY RESOLVE:

SECTION 1. On April 12, 2016, a Final Environmental Impact Report (EIR), along with a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, were certified and adopted by the City Council in conjunction with the approval of the Pomona College 2015 Campus Master Plan. The scope and potential impacts of demolishing the Oldenburg Center, constructing a larger replacement facility, and making associated landscape modifications, were identified and analyzed by the Final EIR, and the adopted mitigation measures have either been implemented, or will be implemented in accordance with the proposed Conditions of Approval for this Project, to reduce impacts to less than significant levels.

Mitigation Measure BIO-2(a) requires a qualified arborist approved by the City to survey and determine the exact number, type, and size of trees that may be impacted, via thinning, removal, and/or encroachment by development of any Project of the Master Plan. This report has been prepared by Carlberg and Associates, an arborist that is well-respected and will be approved by the City prior to the issuance of any grading or building permits

with the Project. The results of the report have been included in the landscape plans for the Project.

The arborist documented each tree's location, trunk diameter, health, height, canopy width and coverage area, and the type and extent of impact anticipated as a result of the Project. For those trees expected to be impacted, the arborist determined if the activity will endanger the life of the tree and if it did, whether that tree was suitable for relocation. The applicant is required to implement all recommendations made by the City, the arborist in its report prepared in accordance with Mitigation Measure BIO-2(a), or by conditions imposed by the Architectural Commission during design review.

Generally, the report recommends that nearly all of the heritage class trees on the site (Oaks and Sycamores) be retained. The remaining non-heritage class trees on the site are mostly slated for removal due to poor health, poor form, incompatibility with the new building footprint, and/or general incompatibility with the aesthetic intent for the new landscape. The fifty-four trees slated for removal consist of over twenty tree species that are mostly small and short-lived. These trees will be replaced with seventy-two new trees in more appropriate varieties once the new building is constructed. As required in the Master Plan Mitigation Measures, all trees that are removed will be replaced at a minimum 1:1 ratio. The proposed replacement ratio is 1.3.

The trees that are to remain will be protected in place during construction. Typical impact minimization and tree protection measures will include, but are not limited to:

- A pre-construction meeting shall be held with contractors, prior to commencement of work to discuss tree protection measures.
- Install protection fencing around tree to establish a tree protection zone prior to the start of construction. This fencing shall be placed at a minimum distance of fifteen feet from the trunk of the tree or five feet outside the drip line of the tree, whichever distance is greater.
- Storage of construction equipment or materials shall occur outside of the tree protection zone.
- All attempts shall be made to avoid damage to tree roots during grading and construction, including using appropriate tools and techniques for all activities within the applicable tree protection zone.
- Any roots encountered during grading are 1/2 inch and greater shall be cleanly cut.
- Roots that are greater than two inches within the applicable tree protection zone identified shall not be severed or removed.
- The City Arborist or consulting City Arborist shall monitor Project activities that the City deems necessary to monitor to ensure compliance with the identified tree protection measures and best practices.

Aside from the tree revisions described above, which will be mitigated in accordance with the approved mitigation measures of the Master Plan EIR, the Project design plans do not

present any "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified Final EIR adequately addresses the impacts of demolishing, reconstructing, and expanding Oldenborg Center without modification. Therefore, no further environmental review is necessary.

SECTION 2. The Architectural Commission finds that the required criteria contained in Section 16.300.060.A of the Claremont Municipal Code can be made in regard to the above-described Project as follows:

- A. **Conformity with Development Standards** - The proposed development is in conformity with the development standards of the Institution Educational (IE) District as follows.
1. **Setbacks:** The Project is consistent with the setback requirements of the approved IE District. The minimum set back from Bonita Avenue is twenty-five feet from property line. More than thirty feet has been provided. While not a City code requirement, the new building is consistent with the setback requirements detailed on Page 13 of the Pomona College Campus Planning and Landscape Guidelines (Campus Guidelines).
 2. **Maximum Building Height:** Based on the 1,250-foot distance to the nearest boundary of the IE district that fronts to a residential zone, the height limit for the building is one-hundred feet. Forty-six feet is proposed for the Project in the manner the City measures height to midpoint of the slope of a sloped roof. The building is also consistent with the height recommendation of the Campus Guidelines, which is thirty-five feet to the eave line.
 3. **Maximum lot coverage:** The lot coverage for the IE district is limited to 60% for entire campus. Currently the Pomona College Campus has a lot coverage of less than 25% proposed, including all Master Plan projects. Additionally, the Project represents a relatively small increase in lot coverage (less than 10,000 sq.ft.) because it is being constructed mostly on the footprint of the existing Oldenborg Center, which is being demolished. This represents a less than 1% increase in lot coverage for the College.
 4. **Floor Area Ratio (FAR):** The maximum floor area ratio (FAR) permitted in the IE district is 1:1 for the entire campus of any given institution. The FAR for the Pomona College Campus would rise to only 0.285:1 once all fourteen of the projects proposed under Master Plan, including the Project, are completed. *(Note; These calculations are based on 1,535,000 sq.ft. existing buildings plus 205,400 sq.ft. of additional floor area contained in the Master Plan projects spread over the 140-acre (6,098,400 sq.ft.) Pomona College campus.)*
 5. **Parking:** The Project plans indicate no net change in parking as a result of the Project. Parking for the Project was analyzed and addressed in the Master Plan and related EIR. In approving the Master Plan, both the Planning Commission and City Council concluded that no on-site parking was required. In the Master Plan and EIR, parking requirements for the

College were analyzed on a campus-wide basis in large part because the campus tends to be a "park once" environment, where students and visitors park once and then visit multiple destinations. The College has centralized parking on campus in order to reduce vehicle trips, traffic congestion, and pedestrian-vehicle conflicts.

6. Parking for the new LIRH-CGE will remain largely unchanged from current conditions as the program is expected to have only incremental changes in the number of students, faculty, and staff associated with the programs. Parking is available to staff, students, and visitors in the College's main parking structure, which is located approximately 350 feet (one block) to the southeast of the site. Pomona College currently provides significantly more parking within its campus than is required by City code (last count indicated 286 daytime surplus spaces and 685 night-time surplus spaces), and significantly more than required to meet the current demand for parking within the campus. Currently there are approximately 400 unused spaces in the College's main parking structure.
7. **Permitted Use:** The proposed Project, which consists of demolishing an existing educational facility and constructing a new expanded facility to serve the same educational use, is a permitted use under the IE district.

B. General Plan Consistency - The proposed Project, which renovates and expands an existing educational facility, is consistent with the following goals and policies of the Claremont General Plan:

1. *Accommodate a range of land uses that meet the economic, environmental, educational, and social needs of the City while remaining sensitive to the community's residential character. (Goal 2-3).* The Project improves an existing educational facility located near the Center of the Pomona College campus. The Project will modernize an aging facility and allow the College to better serve the educational needs of their students, faculty, staff, and visitors.
2. *Encourage a variety of architectural styles for new and renovated structures that reflect local architectural character. (Policy 2-11.1)* The Project will greatly enhance the architectural quality and character of the existing Oldenburg facility. The improvements include high quality materials including board formed concrete, cast stone caps, metal louvers, and clay tile roofs. In addition, the classical architectural styling, including concrete arches, and vertical windows will blend with the surrounding historic campus buildings and landscape.
3. *Require that new construction, additions, renovations, and infill developments be sensitive to neighborhood context and building forms and scale. (Policy 2-11.3)* As illustrated in the Project plans, the building has been carefully designed to be sensitive to surrounding campus buildings. Materials, column spacing and fenestration patterns, building height, and roof style have all been designed to blend with surrounding development and reflect the historic character of the Pomona College Campus.

4. *Encourage new developments to incorporate drought-tolerant and native landscaping that is pedestrian-friendly, attractive, and consistent with the landscaped character of Claremont. (Policy 2-12.3)* The landscape consists of a blend of native and drought adaptive shrubs and trees that have been thoughtfully organized to create visual interest and beautiful environment for the Project as well as the surrounding campus and adjacent street. The plans are consistent with the Pomona College Campus Planning and Landscape Guidelines, which call for formal plantings on the west side of the Project and along the east/west enfilade, informal plantings on north side and courtyards, and natural plantings on the east side of the Project. The Project will also include highly efficient irrigation in order to comply with state water efficient landscape requirements as indicated in the irrigation plan.

In addition to the General Plan policies identified here, Table 4.9-1 of the Master Plan EIR contains a detailed discussion of the Master Plan's consistency with applicable goals, objectives, and policies of the City of Claremont General Plan. Because the Project is part of and consistent with the Master Plan, this discussion provides additional information regarding the ways that the Project is consistent with the General Plan. The discussion primarily focuses on those General Plan goals and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment.

- C. **Compatibility of Form with Surrounding Development** - The architectural styling, building massing, building footprint, external circulation patterns, and plazas are consistent with the pattern of surrounding campus development. Most significantly, the building has been designed to restore the east/west enfilade. Similarly, the new entry plaza at the northwest corner of the CGE adds a highly visible entry that opens toward Marston Quadrangle. This entry includes two story tall arches that are designed to harmonize with arched entries on Bridges Auditorium, Bridges Hall of Music, Smith Campus Center, as well as the columns of the more recently constructed entry pavilion for Rains Center (which was designed by the same architect). In addition, the Project's height, roofline, and vertical orientation of the columns have been designed to harmonize with the adjacent historic dormitory (Mudd-Blaisdell Hall) located across Bonita Avenue and historic Sumner Hall located immediately west of the Project site. The height and massing of the Project are consistent with the Master Plan and Campus Guidelines, which are intended to cause the basic form of the Project to blend with surrounding campus development. Finally, building forms, materials, and construction types become more modern on the east façade where the building faces the recently constructed and highly modern Studio Art Hall.
- D. **Compatibility of Quality with Surrounding Development** - Proposed exterior materials include board-formed concrete, precast concrete wall caps, rough-textured stucco, clay tile, and terracotta colored shade louvers. These materials reflect the durable concrete buildings found throughout the Pomona College campus. Windows are deeply-set punched windows in proportions similar to the historic buildings on the Campus. These new materials and high quality

construction techniques, along with the carefully considered architectural design, allow the building to be far more representative of the architecture of Pomona College than the existing stucco building with unarticulated walls and uncharacteristic vertical ribbon windows.

- E. **Internal Consistency of Design** - The Project is large and has a variety of treatments that are carefully designed to harmonize with adjacent buildings; however, the design and material palette appear to be appropriately diverse while also being adequately consistent. The limited color palette helps to hold the design together despite its size and variation. The elevations are architecturally treated in a similar manner and include common elements like board formed concrete walls, rough stucco, precast concrete, arched entries, and clay tile roofs on all elevations. The diversity of materials seems necessary for the building to blend with the diversity of buildings that surround it.
- F. **Privacy** - The Project is located near the center of the Pomona College campus surrounded by existing campus building and heavy landscaping. There are no privacy issues created by the Project.
- G. **Internal Circulation** - The site plan for the Project has been carefully designed to provide pedestrian connections to surrounding development from all sides of the site. The plan also encourages pedestrian circulation throughout the building by creating a series of highly visible entries that draw visitors into the facility. Currently, it is difficult for visitors and guests to locate, enter, and then find activities in the building. The reintroduction of the east/west enfilade will vastly improve circulation in this area of the campus. This important pathway integrates with courtyards and plazas of the Project improving both internal circulation and connections to the surrounding campus.
- H. **Sustainability** - The proposed building is energy and water efficient as it will be required to meet all applicable sustainability codes and guidelines adopted by the City, including the State's green building code. The Project will be required to have a wide variety of energy efficiency features, storm water retention facilities, and drought tolerant landscaping.

The proposed Master Plan's consistency with the City of Claremont Sustainable City Plan (City of Claremont, October 2013) is analyzed under Impact GHG-2 in Section 4.6, Greenhouse Gas Emissions of this EIR, which finds that the Master Plan is consistent with the Sustainable City Plan.

- I. **Tree Preservation** - The applicant has attempted to preserve as many existing on-site trees as feasible. Mitigation Measure BIO-2(a) requires a qualified arborist, approved by the City, to survey and determine the exact number, type, and size of trees that may be impacted via thinning, removal, and/or encroachment by development of any project of the Master Plan. This report has been prepared by Carlberg and Associates and the results of the report are included in the Project plans.

The arborist documented each tree's location, trunk diameter, health, height, canopy width and coverage area, and the type and extent of impact anticipated as a result of the Project. For those trees expected to be impacted, the arborist determined if the activity will endanger the life of the tree and if it did, whether that tree was suitable for relocation. The applicant is required to implement all recommendations made by the City, the arborist in its report prepared in accordance with Mitigation Measure BIO-2(a), or by conditions imposed by the Architectural Commission during design review.

Generally, the report recommends that nearly all of the heritage class trees on the site (Oaks and Sycamores) be retained. The remaining non-heritage class trees on the site are mostly slated for removal due to poor health, poor form, incompatibility with the new building footprint, and/or general incompatibility with the aesthetic intent for the new landscape. The fifty-four trees slated for removal consist of over twenty tree species that are mostly small and short-lived. These trees will be replaced with seventy-two new trees in more appropriate varieties once the new building is constructed. As required in the Master Plan Mitigation Measures, all trees that are removed will be replaced at a minimum 1:1 ratio. The proposed replacement ratio is 1.3:1.

- J. **Light and Air** - The proposed development will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation or cast a shadow over an existing solar energy system as the building is set back from surrounding structures. While slightly increasing height the building set back from adjacent buildings by a large setback and street, which provides ample room for light, air, and space between the structures.
- K. **Environmental Protections** - The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), and meets the environmental protective standards of the Claremont Municipal Code Chapter 16.154 for the reasons stated above in Section 1.
- L. **Health and Safety** - The visual effect of the development from view from the public streets will not be detrimental to the public interest, health, safety, convenience, or welfare. It meets development standards, meets the intent of the Master Plan, and has been designed to provide a visually appealing frontage for all sides of the building.

SECTION 3. The Architectural Commission hereby approves Architectural and Site Plan Review File #21-A01 based on the findings outlined in Sections 1 and 2 above, subject to the following conditions of approval:

- A. This approval is for the site plan, architectural design, and conceptual landscaping for the proposed demolition of the Oldenburg Center and replacement with an improved facility located at the northeast corner of East Bonita Avenue and College Way, as described in the staff report and depicted on the approved plans. The Project replaces the existing 78,600 square foot facility with a new facility having up to 111,817 square feet of floor area including two basement areas.

- B. The building will be used for college-related activities that already exist on the campus and are not intended to accommodate increased student population or uses that do not already exist on the campus beyond those already contemplated in the Pomona College 2015 Campus Master Plan.
- C. This design approval shall be valid for two years from the date of the Architectural Commission action. If building permits are not issued or a time extension granted during this period, this architectural approval will automatically expire without further action by the City.
- D. The applicant shall submit within one day of Architectural Commission approval a check in the amount of \$75 payable to the Los Angeles County Clerk for filing a Notice of Exemption (NOE), as required by the California Environmental Quality Act.
- E. Plans submitted for plan check shall be in substantial compliance with the plans approved by the Architectural Commission. If the plan check submittal is not in substantial compliance with the approved design review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay implementation of the Project, and require additional fees.
- F. The applicant and its contractor shall comply with all applicable measures contained in the Mitigation Monitoring and Reporting Program (MMRP) for the Pomona College 2015 Campus Master Plan, which is attached as an Exhibit to this resolution hereby incorporated as a condition of approval for the Project.
- G. Prior to issuance of demolition, grading, or building permits, the applicant shall:
 - 1. Provide an access plan approved by Los Angeles County Fire Department that demonstrates fire access to the project and adjacent buildings using private roads and managed roads.
 - 2. Have the structures to be demolished inspected by a qualified professional and tested for the existence of asbestos. If asbestos is found within any structure, a report shall be prepared documenting how the asbestos was disposed of in compliance with State and Federal regulations. Compliance with Rule 1403 of the South Coast Air Quality Management District (SCAQMD) is required whether or not asbestos is found in the structure
 - 3. Provide to City staff a signed statement from the contractor, acknowledging receipt of these conditions of approval and any additional City reviews that have applicable conditions of approval. The signed statement shall state that the contractor understands that violation of these conditions of approval is a misdemeanor under the Claremont Municipal Code.
 - 4. Provide to City staff and receive approval from the City Engineer of a detailed plan regarding the construction fencing, contractor parking, construction truck routing, materials staging, and street, sidewalk and bike route closures for the construction of the Project. The design of any construction fencing shall

comply with the standards previously approved by the Architectural Commission on March 29, 2017.

- H. Prior to the issuance of any clearing/grubbing/and/or grading permit, the applicant shall:
1. Submit a stamped and signed grading/drainage plan, prepared by a licensed Civil Engineer per attached Preparation of Grading Plan requirements. At a minimum, such plan shall include the following:
 - i. Delineate all proposed improvements, including but not limited to, flat work, new residence and garage, accessory structures, entry gates and doors, walls, landscaping, etc.
 - ii. Clearly identify public right of way improvements.
 - iii. Delineate finished floor elevations.
 - iv. Show any utility boxes found on the property. If relocation is required, the applicant shall make adequate arrangements with applicable utility companies.
 - v. Show summary of earthwork volumes.
 - vi. Show City trees and tree protection zones.
 - vii. Show existing trees, trees to be removed, trees to be protected in place with the Project, and tree protection zones.
 - viii. Show proposed sewer connection. Show installation of backflow prevention device if upstream manhole is not lower than finished floors of all buildings. If existing sewer later is proposed to be used, the applicant shall provide proof that the lateral is in good condition. Denote the underground location of various utilities to serve the site. All utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.
 - ix. Be in compliance with any applicable MS4 permit requirements subject to the review and approval of the City Engineer. The developer shall work with the City's MS4 consultant (at the applicant's expense) to ensure compliance with all applicable MS4 requirements.
 2. Submit a compaction test for grading pad(s).
 3. Prepare a soils report, which addresses the geology, stability of the site, and grading requirements. Items to be included in soils report and noted in regard to soils report, includes, but is not limited to:
 - i. Specific evaluation of the site's conditions.
 - ii. Mitigations addressing impacts to existing topography and recommendations associated with proposed structures.
 - iii. Denote proposed vegetation and landscaping to be used for new construction.
 - iv. Mitigation measures and recommendations developed in this report shall be incorporated in the final grading plans and foundations plans.

- v. Following rough-grade completion, compaction tests shall be conducted within the pad areas and compaction test reports shall be submitted to the City.
4. Be in compliance with *City's Stormwater Ordinance (MS4 Permit)*, as well as, all other state, county, and city water, wastewater, and hydrological requirements. This includes, but is not limited to:
 - i. Conserve natural area.
 - ii. Provide storm drain system stenciling and signage.
 - iii. Divert roof runoff to vegetated areas before discharge unless the diversion would result in slope instability.
 - iv. Direct surface flow to vegetated areas before discharge unless the diversion would result in slope instability.
 - v. No site drainage discharge through underground pipes or any other conveyance to the City's MS4.
 - vi. Maximize the percentage of pervious surfaces to allow percolation of storm water into the ground.
 - vii. Minimize the quantity of storm water directed to impervious surfaces and the City's Municipal Separate Storm Sewer System (MS4).
 - viii. Control runoff from impervious surfaces through infiltration, bioretention, and/or rainfall harvest and use.
5. Provide a twenty-five year hydrology study for the proposed Project site prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The study shall address how potential grading, in conjunction with the drainage conveyance systems, will allow the building pad and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from drainage caused by the alteration of drainage patterns. All drainage structures shall be per City of Claremont on Los Angeles County standards.
6. Prior to construction of any new building, the applicant shall perform flow monitoring at locations identified by the City Engineer to identify the current capacity of sewer lines serving Pomona College, and the necessary upsizing of the sewer lines or other improvement required to address existing and expected deficiencies. Data shall be collected while school is in session for a minimum of one week. Data collected from October 15th to April 15th will require the addition of a rain monitor. Sewer line videotaping will be required before and after project construction and connection to the City's sewer line. Improvements required to address a noted deficiency shall be completed prior to occupancy of the building.
7. Pay all fees established by City ordinances and resolutions including, but not limited to, those set forth in the Municipal Code and the Claremont Municipal Code. These shall include, but not be limited to:
 - i. Permit, plan check, and inspections;
 - ii. Transportation Impact;
 - iii. Drainage;

- iv. Sewer Connection;
 - v. Street Resurfacing;
 - vi. Public Works Permit and Plan Check Fees;
 - vii. Grading/on-site Permit and Plan Check Fees.
8. Obtain approval from the City Engineer of street and pedestrian improvement plans, consistent with the configuration included in the Pomona College Master Plan, for the intersection of Sixth Street and College Way. Plans shall be designed by a registered civil engineer and shall address all public right of way improvements such as sidewalk construction, accessibility improvements, street light installation (per City's Streetlight Policy), as well as bicycle improvements. No construction within the public right of way shall commence until a public works permit is obtained from the City's Engineering Division and all applicable fees are paid. A traffic study may be required prior to final staff approval of the street plans. Current applicable Federal and State ADA Standards and Guidelines shall be incorporated into the street design.
9. Revise the landscape plans and street plans for College Way adjacent to the project site. The Pomona College 2015 Campus Master Plan calls for retaining this portion of the College Way as an open, private street; not a managed street as shown on the plans. This is likely due to its use for access to the Sumner Hall parking lot. It is also likely that it serves as access to the area by the Fire Department and other first responders.
10. Regarding conversion of any portion of Fourth Street to a managed street, the applicant must first obtain approval from the Community Development Department. Plans shall include signage and physical elements (curbs, bollards, and striping) to limit and direct vehicles in the area to prevent congestion in dead ends or turn around areas. Plans shall be designed by a registered civil engineer and shall address all street/walkway improvements such as sidewalk construction, accessibility improvements, street light installation (per City's Streetlight Policy), as well as bicycle improvements.
11. Submit a Notice of Intent with the Regional Water Quality Control Board. In addition, the applicant shall prepare and implement a storm water pollution prevention plan (SWPPP). A registered civil engineer shall prepare the SWPPP in compliance with the National Pollution Discharge Elimination System (NPDES) permit requirements and is subject to review and approval by the City Engineer.
12. A Low Impact Development (LID) Document will be required for this Project. This document shall comply with the City's Stormwater Ordinance and the MS4 Permit regulations. The LID shall be approved prior to grading plan approval. The document shall be in compliance with any applicable National Pollution Discharge Elimination System (NPDES) permit requirements, subject to the review and approval of the City Engineer.

13. Install all public right of way improvements and private on-site improvements including, but not limited to, drive approaches, landscape areas, sidewalks meeting Americans with Disabilities Act (ADA) standards. Streetlights shall be installed by City's Streetlight Policy.
 14. Applicant must hire a licensed land surveyor to identify and field mark surveying monuments locations of the property. Licensed Land Surveyor shall prepare a certification letter addressing monument preservation within the boundaries of the Project. All work related to these monuments to be in accordance with the California Business and Professions Code Section 8771(b) & (c). The monument preservation certification addressing boundaries of the Project shall be provided to the Engineering Division prior to issuing any permits to start the work.
 15. If applicant's land surveyor cannot prepare this certification, the City's Acting Land Surveyor will conduct his own work/investigation (at the applicant's expense) to certify monument preservation within the boundaries of the project. The project schedule could be impacted should applicant chose to go with this option.
- I. During grading and construction operations, the applicant shall:
1. Implement best available control measures (BACMs) to minimize nuisance levels of construction activity such as dust, emissions, and off-site impacts. BACMs shall include, but are not limited to, the following:
 - i. Water all active construction areas at least twice daily.
 - ii. Cover all haul trucks or maintain at least two feet of freeboard.
 - iii. Pave or apply water four times daily to all unpaved parking or staging areas.
 - iv. Sweep or wash any site access points within thirty minutes of any visible dirt deposition on any public roadway.
 - v. Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - vi. Suspend all operations on any unpaved surface if winds exceed twenty-five miles per hour (mph).
 - vii. Hydro seed or otherwise stabilize any cleared area, which is to remain inactive for more than ninety-six hours after clearing is completed.
 - viii. Require ninety-day low-NOx tune-ups for off-road equipment.
 - ix. Limit allowable idling to five minutes for trucks and heavy equipment.
 - x. Encourage carpooling for construction workers.
 - xi. Limit lane closures to off-peak travel periods.
 - xii. Park construction vehicles off traveled roadways.
 - xiii. Wet down or cover dirt hauled off-site.
 - xiv. Wash or sweep access points daily.
 - xv. Encourage receipt of material during non-peak traffic hours.
 - xvi. Sandbag construction sites for erosion control.

2. Paint no more than 26,600 square feet of building area in any one-day.
3. Report immediately to the City Engineer if any archaeological or paleontological artifacts are found by contractors/subcontractors during the grading/excavation associated with the Project or associated improvements, which shall provide direction to contact a monitor. All excavation shall cease in the area of the find until the monitor is on-site.
4. If significant paleontological artifacts (those having potential to increase scientific knowledge, including all identifiable vertebrate remains) are encountered on the property, the following procedures or similar are to be followed:
 - i. The monitor retained for the Project shall immediately evaluate the artifacts that have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation. If artifacts are found, the monitor shall be empowered to temporarily halt or redirect excavation equipment to allow evaluation and removal of the artifacts as needed. To minimize construction delays, the monitor should be equipped to speedily collect specimens if they are encountered.
 - ii. The monitor, with assistance if necessary, shall collect individual artifacts and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost-efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and screen wash it off-site. Artifacts recovered during earth moving or as a result of screen washing of sediment, shall be cleaned, and prepared sufficiently to allow identification. This allows the artifacts to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.
 - iii. A report of findings shall be prepared and submitted to the San Bernardino County Museum and any other body deemed appropriate. This report would minimally include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance. The paleontological specimens recovered as a result of mitigation shall be transferred to a qualified scientific institution where they would be afforded long-term preservation for future scientific study.
 - iv. If Native American cultural resources are discovered during Project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall Project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the applicant or his archaeologist shall contact the Gabrieleno/Tongva Tribal Council. If requested by the Tribe, the applicant or the project archaeologist

shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts, etc.).

- J. Prior to the issuance of building permits, the applicant shall:
1. Ascertain and comply with all requirements of the City's Building and Engineering Divisions, including the submittal of complete architectural, electrical, mechanical, and structural plans duly wet stamped and signed by a licensed architect or engineer. The construction documents submitted for plan check shall be in substantial conformance with the Architectural Commission approval as well as show compliance with all applicable ADA related items. ADA improvements will need to show compliance with access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curbs, etc. Access shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, and public streets and sidewalks.
 2. Ascertain and comply with the requirements of the Los Angeles County Fire Department.
 3. Secure approval of the design and location for the waste (trash/recycle) enclosures from the Community Services Director. Construction plans for the proposed enclosures must be submitted prior to issuance of a building permit for the Project.
 4. Submit applicable materials to show compliance with the City of Claremont's Water Efficient Landscape Ordinance (WELO).
 5. Submit a compaction report.
 6. Pay all applicable permit and development fees including, but not limited to, fire facility, school, and plan check fees, as established by City ordinances and resolutions.
 7. Pay any/all outstanding development review fees related to Architectural and Site Plan Review File #21-A01.
 8. Provide detailed acoustical noise analysis/study to the Planning and Building Divisions prior to issuance of building permits for new buildings once design approval for the Project has been secured. The noise analysis/study shall outline how noise insulation requirements of the State Building Code, Title 24, and noise requirements of the Claremont Municipal Code for the Institutional Educational zoning district will be met or exceeded. The analysis/study shall include specific measures that would achieve the required levels, including required window glazing, construction techniques, added insulation, etc.
 9. Secure approval of a disposal plan for the construction/demolition (C&D) waste from the Claremont Community Services Department. The plan shall demonstrate diversion of materials from the landfill, which will meet or exceed

the City's construction and demolition debris recycling rate of 90%. The plan shall include:

- i. Estimated tons of material to be disposed of in landfills;
- ii. Estimated tons of material to be diverted from landfills by material type;
- iii. The hauler to be used;
- iv. The name, address, and phone number of the disposal and recycling facilities to be used; and
- v. Copies of the facility permits from the California Department of Resources, Recycling, and Recovery.

The contractor may dispose of C&D waste in one of the two following ways:

- vi. Contractor may haul material to a recycling facility using vehicles owned and operated by the contractor. In no circumstances shall the contractor haul any waste to a landfill; or
- vii. Contractor may utilize the City's solid waste collection service. Under no circumstances shall a private hauler be used to transport material to any facility in violation of the Claremont Municipal Code.

Should the contractor C&D waste plan not be able to achieve a 90% or higher diversion rate, the City's solid waste collection service shall be used.

K. Prior to the issuance of Certificate of Occupancy, the applicant shall:

1. Install all approved exterior lights, pedestrian lighting (pathway bollards, etc.), and street lighting associated with the building and landscape plan.
2. Install landscaping materials in accordance with the approved landscaping plan on file with the Planning Division. All new plant materials shall be disease-free and shall be in vigorous condition at the time of installation.
3. Install all bike racks and TDM measures per applicable code requirements.
4. Place underground all existing on-site overhead wires and existing utility poles serving the improvement. Undergrounding of utility lines shall extend to an existing power pole or other off-site point of connection in accordance with the requirements of Chapter 16.151 and Section 17.016.060 of the Claremont Municipal Code.
5. Install sidewalk improvements at the intersection of Sixth Street and College Way that are fully compliant with the accessibility requirements of the Claremont Municipal Code and the Americans with Disabilities Act.

L. Prior to the release of any public works bonds, the improvements authorized by either the grading permit and/or public works permit(s) shall be completed to the satisfaction of the City Engineer.

- M. The applicant shall ensure that the following measures are honored during all construction related activities for the Project:
1. The hours of construction operation are limited to 7:00 AM, to 8:00 PM, Monday-Saturday, as in effect in the Municipal Code. No construction activities are allowed on Sundays and National holidays.
 2. Staging areas shall be located away from existing residential structures.
 3. All construction equipment shall use properly operating and maintained mufflers.
 4. During the course of all on-site grading and construction activity, the applicant shall employ adequate dust control measures in accordance with the Uniform Building Code, SCAQMD, and City requirements to minimize fugitive dust.
- N. To ensure compliance with the provisions of this Architectural Commission design approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
- O. Upon final inspection, the City will commence a thirty-day lighting level review of all, exterior lights. If illumination levels, glare, or other applicable issues are found to be excessive, the applicant will be directed to modify the lighting as necessary to be at an acceptable level.
- P. Noncompliance with any condition of this approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.
- Q. The applicant/owner by utilizing the benefits of this approval shall thereby agree to defend at its sole expense, any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees that the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.
- R. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 4. The Architectural Commission Chair shall sign this resolution and the Commission's administrative secretary shall attest to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 14th day of February, 2024.



Architectural Commission Chair

ATTEST:



Architectural Commission Secretary

Mitigation Monitoring and Reporting Program

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Pomona College 2015 Campus Master Plan, proposed in the City of Claremont, California. Public Resources Code Section 21081.6(a) requires that a Lead Agency adopt an MMRP before approving a project in order to mitigate or avoid significant impacts that have been identified in an Environmental Impact Report. The purpose of the MMRP is to ensure that the required mitigation measures identified in the Environmental Impact Report are implemented as part of the overall project implementation. In addition to ensuring implementation of mitigation measures, the MMRP provides feedback to agency staff and decision-makers during project implementation, and identifies the need for enforcement action before irreversible environmental damage occurs.

The following table summarizes the mitigation measures for each issue area identified in the Environmental Impact Report for the Pomona College 2015 Campus Master Plan. The table identifies each mitigation measure; the action required for the measure to be implemented; the time at which the monitoring is to occur; the monitoring frequency; and the agency or party responsible for ensuring that the monitoring is performed. In addition, the table includes columns for compliance verification. Where an impact was identified to be less than significant, no mitigation measures were required.



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AESTHETICS							
<p>AES-3: Visual Impacts of Construction. Prior to issuance of grading permits for any construction project carried out under the Master Plan, the City's Architectural Commission, during its review of the project (as already required under Chapter 16.300, <i>Architectural Review</i>, of the Claremont Municipal Code), shall review the temporary construction-related impacts of the project on the visual character and quality of the Plan Area and its surroundings, including its potential cumulative impacts with other concurrent construction projects. If the Commission determines that measures are required during construction to avoid significant impacts in this regard, it shall impose conditions of approval on the project in order to protect the visual character and quality of the area. Examples of such measures include the following:</p> <ul style="list-style-type: none"> • Location of Materials. Materials and equipment should be minimally visible to the public; the preferred location for materials is on-site or in a construction staging area, with a minimum amount of materials within the public right-of-way of other publicly-accessible areas. • Temporary Fencing. Install opaque temporary fencing at construction sites and staging areas for the duration of construction activities, and ensure that the placement and design of such fencing is sufficient to obstruct views of ground-level construction activities and equipment from the perspective of surrounding streets and 	<p>Review the temporary construction-related impacts of the project on the visual character and quality of the Plan Area and its surroundings. If measures are required during construction to avoid significant impacts in this regard, impose conditions of approval on the project in order to protect the visual character and quality of the area.</p>	<p>Prior to issuance of grading permits for any construction project carried out under the Master Plan.</p>	<p>Once before issuance of grading permits.</p>	<p>City of Claremont Community Development Department.</p>			

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<p>publicly-accessible open spaces. Such fencing shall be subject to review by the City's Architectural Commission for visual character and quality.</p> <ul style="list-style-type: none"> • Restoration of Disturbed Areas. Restore and revegetate any areas disturbed by construction activities outside of fenced-off construction areas as expeditiously as possible. <p>Also see Mitigation Measures BIO-2(a) and BIO-2(b)</p>							
<p>AES-4(a): Lighting Plan. In conjunction with site plan development of any project carried out under the Master Plan abutting an off-site residential neighborhood that would include outdoor lighting or produce light spillover, a lighting plan shall be required that minimizes light spillover and conforms to all applicable regulations, including all applicable standards of the Claremont Municipal Code. This includes Project 11 (Expand Seaver Laboratories), as shown on Figure 2-4 of Section 2.4, <i>Project Characteristics</i>, of this EIR.</p>	<p>Development of a lighting plan that minimizes light spillover and conforms to all applicable regulations of the Claremont Municipal Code.</p>	<p>Prior to issuance of building permits and after construction.</p>	<p>Once before issuance of building permits, once after construction.</p>	<p>City of Claremont Community Development Department.</p>			
<p>AES-4(b): Glare. Prior to issuance of building permits, any structure proposed under the Master Plan shall be reviewed during the City of Claremont's standard review process to ensure that proposed building materials do not create glare in a manner that could endanger motorists on adjacent roadways or pilots in nearby airspace, create a nuisance for surrounding properties or uses, or otherwise impact the community. Use of reflective materials such as polished metal or glass shall be prohibited unless the applicant can provide substantial</p>	<p>Review and approve building plans for any structure proposed on the project site.</p>	<p>Prior to issuance of building permits and after construction.</p>	<p>Once before issuance of building permits, once after construction.</p>	<p>City of Claremont Community Development Department.</p>			

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evidence prepared by a qualified professional to the City's Community Development Director that use of such materials will not cause glare impacts on surrounding properties or roadways.							
AIR QUALITY							
AQ-1. Construction Scheduling. Construction scheduling for any construction projects carried out under the proposed Master Plan shall be established such that no more than three construction projects occur concurrently, to ensure that the South Coast Air Quality Management District daily thresholds and LST's for emissions are not exceeded. Prior to issuance of grading permits, Pomona College shall submit a construction schedule to the City of Claremont Community Development Director to verify that scheduling of construction activities conforms to this mitigation measure. If more than three construction projects are to be undertaken concurrently, and the City of Claremont determines that an air quality study completed by Pomona College demonstrates that construction emissions for those activities will not exceed applicable thresholds, then those activities may be carried out concurrently.	Review and approve construction schedule submitted by the project proponent to ensure no more than three projects are to be carried out concurrently under the Master Plan.	Prior to issuance of grading permits to be carried out under the Master Plan.	Once prior to issuance of building permits.	City of Claremont Community Development Director.			
BIOLOGICAL RESOURCES							
BIO-1(a): Focused Wildlife Surveys. Prior to any brush clearing, tree clearing, or grading activities for any project carried out under the Master Plan requiring such activities, Pomona College shall retain the services of a qualified biologist to complete focused surveys to determine the presence or absence of any special-status wildlife	Review and approve a focused wildlife species survey conducted by a qualified biologist to determine presence or absence of special status wildlife, as well as a mitigation plan if special	Prior to commencement of any brush clearing, tree clearing or grading activities for any project carried out under	Once prior to issuance of building permits. If special status species are found, annual	Review and approval by the City of Claremont Community Development Department in consultation			

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<p>species, (i.e. bats) that may potentially occur onsite. If no special status wildlife species or sign of special-status wildlife species are found within the development footprint or fire clearance zone, then no further mitigation is required. Once the pre-construction special-status wildlife species surveys are conducted by a qualified biologist during the proper seasons, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the necessary regulatory agencies for review and approval. No construction shall begin prior to this approval.</p> <p>If any special-status wildlife species are found during pre-construction surveys, a mitigation plan shall be developed and implemented to minimize impacts to any special-status wildlife species and to ensure successful mitigation for impacts to special-status wildlife species. The mitigation plan shall include measures to safely relocate the sensitive wildlife species, to allow wildlife species to escape from harm, and to ensure installation of appropriate temporary fencing prior to development to prevent re-entry. The mitigation plan shall be prepared and submitted to the approving jurisdiction for review and approval.</p>	status species are found on site.	the Master Plan.	monitoring for at least shall be required for any on-site mitigation planting.	with CDFW and/or USFWS.			
<p>BIO-1(b): Raptor, Special Status Species, and Nesting Bird Protection. To avoid disturbance of nesting and special status birds including raptorial species protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the CFGC, activities related to projects carried out under the Master Plan, including, but not</p>	Vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (January 1 through August 31).	No more than 3 days prior to initiation of ground disturbance and vegetation removal if construction is	Once prior to vegetation removal, ground disturbance, construction or demolition.	City of Claremont Community Development Department in consultation with CDFW and/or			

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<p>limited to, vegetation removal, ground disturbance, and construction and demolition shall occur outside of the bird breeding season (January 1 through August 31).</p> <p>If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted no more than 3 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted within the disturbance footprint and a 500-foot buffer as allowable without trespassing on private lands outside the Plan Area. The survey shall be conducted by a biologist familiar with the identification of raptors and special status species known to occur in Los Angeles County using typical methods.</p> <p>Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. Bird survey results shall be submitted to the City and to CDFW.</p> <p>For any fencing installed as part of any project to be carried out under the Master Plan, any hollow fence posts shall be capped and any metal fence stakes with bolt holes shall have these holes plugged with bolts or other plugging materials in order to avoid entrapment, injury, or mortality to reptiles and birds (including raptors). Further information on this subject may be located at: http://kern.audubon.org/Audubon_death_pipes_flyer.pdf.</p>	<p>If construction must begin within the breeding season, then a pre-construction nesting bird survey shall be conducted by a biologist familiar with the identification of raptors and special status species known to occur in Los Angeles County.</p> <p>Cap hollow fence poles and any metal fence stakes with bolt holes shall have these holes plugged with bolts or other plugging materials.</p>	<p>required between September 1 through December 31.</p>	<p>Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults.</p>	<p>USFWS.</p>			

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<p>BIO-2(a): Site-Specific Tree Surveys. Prior to the construction of any project listed in the Master Plan or other project within the Master Plan area requiring discretionary review by the City of Claremont, a qualified biologist or arborist approved by the City shall determine the exact number, type, and size of trees that may be impacted, via thinning, removal and/or encroachment, by development of that project. The biologist or arborist shall document each tree's location, trunk diameter, health, height, canopy width and coverage area, and the type and extent of impact anticipated as part of the site-specific tree survey and report. 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 require avoidance and minimization measures to protect trees to be retained or relocated, consistent with City policy and best practices. Avoidance and retention shall be the primary mitigation measure utilized during the project design phase and during construction. Removal of existing non-hazardous trees (i.e., not posing a significant safety risk to people in their current location) shall be permitted only when retention or relocation are not possible or feasible. Relocation using best practices shall be the secondary mitigation measure utilized during the project design phase and during construction. The applicant shall be required to implement all recommendations made by the City, the biologist or arborist in its report prepared in accordance with Mitigation Measure BIO-2(a), or by conditions imposed by the Architectural Commission during design review. Typical impact minimization and</p>	<p>Review and approve site survey and report performed by a qualified biologist or arborist to determine the exact number, type, and size of trees to be impacted by project construction; monitor compliance and determine additional compensatory mitigation, as necessary.</p>	<p>Prior to issuance of building permits; during implementation activities, as necessary.</p>	<p>Once prior to issuance of building permits; during implementation activities, as necessary.</p>	<p>City of Claremont Community Development Department, City Arborist or consulting City Arborist, and the City Architectural Commission during relevant design review.</p>			

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<p>tree protection measures include, but are not limited to:</p> <ul style="list-style-type: none"> • A pre-construction meeting shall be held with contractors, prior to commencement of work, to discuss tree protection measures. • Install protection fencing around tree to establish a tree protection zone prior to the start of construction. This fencing shall be placed at a minimum distance of fifteen (15) feet from the trunk of the tree or five (5) feet outside the drip line of the tree, whichever distance is greater. • Storage of construction equipment or materials shall occur outside of the tree protection zone. • All attempts shall be made to avoid damage to tree roots during grading and construction, including using appropriate tools and techniques for all activities within the applicable tree protection zone. • Any roots encountered during grading that are ½ inch and greater shall be cleanly cut. • Roots that are greater than 2 inches within the applicable tree protection zone identified shall not be severed or removed. • The City Arborist or consulting City Arborist shall monitor project activities that the City deems necessary to monitor to ensure compliance with the identified tree protection measures and best practices. 							

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<p>BIO-2(b): Tree Replacement and Mitigation. Prior to the construction of any project listed in the Master Plan or other project within the Master Plan area requiring discretionary review by the City of Claremont, Pomona College shall consult with the City of Claremont to determine what compensatory mitigation is specifically required for trees to be harmed or removed under that particular project, and/or if the site-specific tree survey required under Mitigation Measure BIO-2(a) determines that activities will endanger or shorten the life of the tree. Replacement of removed trees shall be in-kind and of similar character at a minimum mitigation ratio of 1:1, with consideration given to tree canopy. Any replacement trees that do not survive shall be replaced as soon as is practical. Where possible, replacement trees shall be planted on the site of, or close proximity to, the project site from which they were removed. For trees that are not removed but the survey determines that project activities will endanger or shorten the life of the tree, additional mitigation will be required, as described in the tree survey and by the City Arborist or consulting City Arborist.</p> <p>Furthermore, within the area identified on page 37 of the Master Plan as the <i>Natural Campus Zone</i> (including the Wash and parts of the East Columbia Avenue (Arts) District and the South Residence Hall and Wig Beach District), trees shall only be replaced with a plant palette associated with the native plant communities immediately surrounding Claremont (i.e. chaparral, Oak woodland, grasslands, and riparian woodlands). Similarly, all heritage trees in the Master Plan</p>	<p>Determine what compensatory mitigation is required for trees to be removed or harmed.</p>	<p>Prior to the issuance of building permits; during implementation activities, as necessary.</p>	<p>Once prior to issuance of building permits; during implementation activities, as necessary.</p>	<p>City of Claremont Community Development Department, City Arborist or consulting City Arborist, and the City Architectural Commission during relevant design review.</p>			

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area and trees included in the historic grove along College Avenue that are impacted by project activities, such impacts shall be mitigated employing best practices for mitigation and restoration of cultural landscapes. All compensatory mitigation employing tree replacements and new plantings shall with trees that reflect the characteristics that justified their recognition as historically relevant, to the greatest extent possible.							
CULTURAL RESOURCES							
CR-1: Previously Undiscovered Archaeological Resources. If any archaeological resources are uncovered during grading and construction carried out under the proposed project, work shall be stopped and the Claremont City Engineer notified. A professional archaeological monitor shall be retained by the contractor to evaluate the resources before work is resumed and monitor the site when work resumes. The monitor shall immediately evaluate the artifacts that have been discovered to determine if they are significant and, if they are determined to be so, the monitor shall develop a treatment plan. The monitor shall be empowered to redirect excavation equipment and remove artifacts as needed. To minimize construction delay, the monitor shall be equipped to speedily collect resources. Recovered artifacts shall be cleaned according to generally accepted procedures and prepared sufficiently to allow identification. A report of findings shall be prepared describing the artifacts and their significance. The report shall be submitted to	City shall verify that construction contractor stops work, notifies City Engineer, and complies with all other applicable provisions of this mitigation measure if any archaeological resources are uncovered during grading and construction carried out under the proposed project.	During, and potentially after, grading and construction.	Ongoing during, and potentially after, grading and construction.	City of Claremont Engineer; project construction contractor.			

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<p>the City Engineer for transmittal to the appropriate institutional repository. The recovered artifacts shall be transferred to a qualified scientific institution where they would be afforded long-term preservation for future scientific study.</p> <p>If Native American cultural resources are discovered, a qualified archaeologist shall be hired to assess the resources and prepare a treatment plan. If resources are found to be significant, the appropriate Tribal Council (such as the Gabrieleno/Tongva Tribal Council or the Tribal Council of the San Manuel Band of Serrano Mission Indians) shall be notified, and if requested by the Tribal Council, the contractor and archaeologist shall, in good faith, consult with the Tribal Council on the discovery and disposition of the artifacts (e.g., avoidance, preservation, return, etc).</p>							
<p>CR-2(a): Bridges Auditorium. To avoid a significant impact on historic resources, projects at Bridges Auditorium called for under the Master Plan shall be completed in accordance with the <i>Secretary of the Interior's Standards for Rehabilitation</i> and the following measures from the Master Plan's "Recommended Planning Guidelines for Bridges Auditorium Addition":</p> <ul style="list-style-type: none"> • Retain the character of the north, south, and west façades • Building addition footprint: only to the east side of the existing structure, within the north and south corners of the existing east wall. Maximum depth of an addition: 60 feet from the existing east wall 	<p>Adhere to the <i>Secretary of the Interior's Standards for Rehabilitation</i> and the Master Plan's "Recommended Planning Guidelines for Bridges Auditorium Addition".</p>	<p>Before and during all construction activities at Bridges Auditorium.</p>	<p>Ongoing during, and potentially after, construction.</p>	<p>City of Claremont Community Development Department.</p>			

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<ul style="list-style-type: none"> Building Height: Maximum height to parapet line equal to parapets at northeast and southeast corners, or top of parapet for the south colonnade 							
<p>CR-2(b): Rembrandt Hall. The Master Plan calls for the removal of non-historic additions and rehabilitation of Rembrandt Hall, possibly including new additions to replace those to be demolished. To avoid a significant impact on historic resources, these activities shall be completed in accordance with the <i>Secretary of the Interior's Standards for Rehabilitation</i> and the following measures from the Master Plan's "Recommended Planning Guidelines for Rembrandt Hall Addition":</p> <ul style="list-style-type: none"> Retain the overall character and the north, east, and west façades of the existing structure. Addition to be on the south side of the existing structure [i.e., replacing extant additions]. Through the use of one or a combination of means – materials, color, architectural elements, or building form – a new building should distinguish the existing building Building height: Two stories, maximum height to LeBus Court eave line Roofs: Predominantly gable or hip roofs with red tile Building colors: Predominantly the family of colors of Bridges Hall of Music, LeBus Court and Rembrandt Hall 	<p>Adhere to the <i>Secretary of the Interior's Standards for Rehabilitation</i> and the Master Plan's "Recommended Planning Guidelines for Rembrandt Hall".</p>	<p>Before and during all construction activities at Rembrandt Hall.</p>	<p>Ongoing during, and potentially after, construction.</p>	<p>City of Claremont Community Development Department.</p>			

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<p>CR-2(c): Thatcher Music Building. Prior to the building being vacated, the College shall document Thatcher Music Building (including the adjacent Lyon Garden). This documentation shall include measures to safeguard any existing original architectural drawings as well as the production of photographs and the recording of video of the building. To ensure its public accessibility, the agreed upon documentation shall be filed with Special Collections of Honnold Library for inclusion in their local/colleges history collection.</p> <ul style="list-style-type: none"> • Drawings: Any existing historic architectural drawings of Thatcher Music Building shall be digitally scanned for storage with the other documentation. • Photographs: Photo documentation of Thatcher Music Building and Lyon Garden shall be prepared, documenting the setting, building exteriors, and building interiors. Photographs must be identified and labeled using HABS (Historic American Buildings Survey) standards. Photographs may be color, 35mm (film), and non-archival. Photographs should include overall views of the site; individual views of important building features; exterior elevations of each façade of the complex; views of major interior spaces including, but not limited to, the lobby and performance hall; and detail views of specific materials or elements. Black and white photographs may be included at the photographer's discretion to highlight 	Document Thatcher Music Building (including the adjacent Lyon Garden).	Before and during all construction activities at Thatcher Music Building.	Ongoing during, and potentially after, construction.	City of Claremont Community Development Department.			

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<p>aspects of the building.</p> <ul style="list-style-type: none"> Digital Video: Digital video of the exterior of Thatcher Music Building and Lyon Garden and the major spaces of the interior (lobby, auditorium, etc.). 							
<p>CR-2(d) Renwick House. Prior to Renwick House being relocated, the following actions shall be taken by the College:</p> <ul style="list-style-type: none"> Renwick House shall be professionally photographed to record its current location and setting. The images must record the setting of the house, the appearance of College Avenue with the house in it, and the current condition (interior and exterior) of the house. Recordation should also focus on the features that will most be affected by the removal from the original site, such as foundations, steps, porches, etc. The rear structure shall also be documented in its architectural details, in general views, in relationship to the main house, and showing its context within the property. Recordation should be completed by an architectural photographer who is experienced with documentation of historic resources. Measurements of Renwick House shall be recorded that are critical to the accurate reestablishment of the house after relocation, including the relationship of the ground to the floor line and to the height of porch floor and steps. The setback of the relocated house from College Avenue shall be consistent with that of other residences 	<p>Properly document the existing conditions of Renwick House (including its rear structure) in the context of its current setting. Carry out the relocation of the house according to best practices for the relocation of historic properties, and in compliance with the Secretary of the Interior's Standards for Rehabilitation.</p>	<p>Before and during all Master-Plan related demolition and relocation activities at Renwick House, including its rear structure.</p>	<p>Ongoing during, and potentially after, construction.</p>	<p>City of Claremont Community Development Department.</p>			

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<p>of the same era that are located on this section of College Avenue.</p> <ul style="list-style-type: none"> The relocation of Renwick House shall be performed according to best practices for the relocation of historic properties, with guidance from publications from the National Park Service or similar sources. This includes protection of historic features to minimize damage and any resulting need for their replacement. The moving and rehabilitation of Renwick House shall meet the Secretary of the Interior's Standards for Rehabilitation. This includes placing it on a new foundation of the same type and height as the historic foundation. If the material of the foundation is different (e.g., the substitution of concrete for stone), its external appearance should mimic the historic foundation in its facing material. Retaining the material of the porch (preferably the actual historic fabric) is also critical to retaining the historic feeling of the exterior of the building. 							
NOISE							
<p>N-1(a): Mufflers. During all project site excavation and grading associated with the Seaver Labs expansion and the new Museum of Art facility, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.</p>	<p>Perform site inspection to confirm compliance with this mitigation measure.</p>	<p>During all project site excavation and grading.</p>	<p>Periodically during all project site excavation and grading.</p>	<p>City of Claremont Building Division.</p>			

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N-1(b): Stationary Equipment. During construction of the Seaver Labs expansion and the new Museum of Art facility, all stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.	Perform site inspection to confirm compliance with this mitigation measure.	During construction.	Periodically during construction.	City of Claremont Building Division.			
N-1(c): Equipment Staging Areas. During construction of the Seaver Labs expansion and the new Museum of Art facility, equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.	Perform site inspection to confirm compliance with this mitigation measure.	During construction.	Periodically during construction.	City of Claremont Building Division.			
N-1(d): Electrically-Powered Tools and Facilities. During construction of the Seaver Labs expansion and the new Museum of Art facility, electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.	Perform site inspection to verify compliance with this mitigation measure.	During construction.	Periodically during construction.	City of Claremont Building Division.			
N-1(e): Smart Back-up Alarms. During construction of the Seaver Labs expansion and the new Museum of Art facility, mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction.	Perform site inspection to verify compliance with this mitigation measure.	During construction.	Periodically during construction.	City of Claremont Building Division.			
N-1(f): Additional Noise Attenuation Techniques. During the clearing, earth moving, grading, and foundation/conditioning phases of construction for the	Perform site inspection to verify compliance with this mitigation measure.	During the clearing, earth moving, grading, and foundation	Periodically during the clearing, earth moving,	City of Claremont Building			

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Seaver Laboratories expansion and the Museum of Art expansion near sensitive residential and park receptors, temporary sound barriers shall be installed and maintained between the construction site and the sensitive receptors. Temporary sound barriers shall consist of sound blankets affixed to construction fencing along all sides of the construction site boundary facing potentially sensitive receptors.		/conditioning phases of construction for the Seaver Laboratories expansion and the Museum of Art expansion near sensitive residential and park receptors.	grading, and foundation/conditioning phases of construction for the Seaver Laboratories expansion and the Museum of Art expansion near sensitive residential and park receptors.	Division.			
<p>N-1(g): City Enforcement - Noise. The Building Official of the City of Claremont shall enforce noise-attenuating construction requirements.</p> <ul style="list-style-type: none"> Excavation, grading, and other construction activities related to construction projects carried out under the proposed Master Plan shall comply with City restrictions on hours of construction activity. All construction vehicles, such as bulldozers and haul trucks, shall be prohibited from idling in excess of 10 minutes. The contractor shall inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features. Construction equipment shall utilize all standard factory silencing features, such as equipment mufflers, enclosures, and barriers. 	Perform site inspection to enforce noise-attenuating construction requirements listed in Mitigation Measure N-1(g).	During all project site excavation, grading, or construction.	Periodically during all project site excavation, grading, or construction.	Building Official of the City of Claremont.			

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N-4(a): Air Intake Turbine Silencers. Any ground-mounted, diesel-powered air intake turbine installed in a new or renovated building proposed in the Master Plan and located within 944 feet of an off-site noise-sensitive receptor such as a residence shall be equipped with a properly operating and maintained silencer, sufficient to reduce operational noise at the nearest off-site noise-sensitive receptor to less than 55 dBA.	Perform site inspection to verify compliance with Mitigation Measure N-4(a).	Prior to issuance of building permits; after installation of equipment.	Once prior to issuance of building permits; once after installation of equipment.	City of Claremont Building Division.			
N-4(b): Rooftop Mechanical Equipment Shielding. A noise-attenuating barrier shall be installed around any new rooftop mechanical equipment installed at the Seaver North building sufficient to reduce operational noise at the nearest off-site noise-sensitive receptor to less than 55 dBA.	Perform site inspection to verify compliance with Mitigation Measure N-4(b).	Prior to issuance of building permits; after installation of equipment.	Once prior to issuance of building permits; once after installation of equipment.	City of Claremont Building Division.			
TRANSPORTATION/CIRCULATION							
T-1: Indian Hill Boulevard/Foothill Boulevard Intersection. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of Indian Hill Boulevard at Foothill Boulevard to provide a second northbound left-turn lane. In addition, the existing traffic signal shall be modified accordingly to accommodate the second northbound left-turn lane. The total contribution shall be \$62.50 (or approximately 0.05 percent of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	Prior to issuance of building permits for any project carried out under the Master Plan.	Once prior to issuance of building permits for any project carried out under the Master Plan.	City of Claremont City Engineer or Community Development Director.			
T-2(a): Indian Hill Boulevard at Foothill Boulevard. The applicant shall provide a proportionate fair-share contribution	Verify payment made pursuant to adopted Development Agreement	Prior to issuance of building permits for any	Once prior to issuance of building permits	City of Claremont City Engineer or			

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<p>towards the widening and/or restriping of Indian Hill Boulevard at Foothill Boulevard to provide a second northbound left-turn lane, a second southbound through lane, and an exclusive eastbound right turn lane. The existing traffic signal shall be modified accordingly.</p> <p>The contribution for the Year 2020 improvements shall be \$518.50 (or approximately 0.17% of the intersection's traffic during the greatest peak hour). The contribution for the Year 2030 improvements shall be \$305.00 (or approximately 0.10% of the intersection's traffic during the greatest peak hour).</p>	and related agreements controlling the provision of public benefits and mitigation measures.	project carried out under the Master Plan.	for any project carried out under the Master Plan.	Community Development Director.			
<p>T-2(b): College Avenue at Foothill Boulevard. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping Foothill Boulevard to provide an exclusive eastbound right turn-lane. The total contribution for the Year 2030 improvements shall be \$100.00 (or approximately 0.20 percent of the intersection's traffic during the greatest peak hour).</p>	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	Prior to issuance of building permits for any project carried out under the Master Plan.	Once prior to issuance of building permits for any project carried out under the Master Plan.	City of Claremont City Engineer or Community Development Director.			
<p>T-2(c): College Avenue at First Street. The applicant shall provide a proportionate fair-share contribution towards installation of a traffic signal and design for 5-phase operation with protected eastbound and westbound left-turn phasing on First Street. With installation of a traffic signal, appropriate crosswalks and pedestrian push buttons shall be implemented. The total contribution for the Year 2030 improvements shall be \$2,350.00 (or approximately 0.94 percent of the</p>	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	Prior to issuance of building permits for any project carried out under the Master Plan.	Once prior to issuance of building permits for any project carried out under the Master Plan.	City of Claremont City Engineer or Community Development Director.			

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intersection's traffic during the greatest peak hour).							
UTILITIES AND SERVICE SYSTEMS							
<p>U-2: Sewer Line Capacity Deficiencies. Prior to construction of any new building, the applicant shall perform flow monitoring at locations identified by the City Engineer to identify the current capacity of sewer lines serving Pomona College, and the necessary upsizing of the sewer lines or other improvement required to address existing and expected deficiencies. Data shall be collected while school is in session for a minimum of a week. Data collected from October 15th to April 15th will require the addition of a rain monitor. Sewer line videotaping will be required before and after project construction and connection to the City's sewer line. Improvements required to address a noted deficiency shall be completed prior to occupancy of the building.</p>	<p><u>Pre-construction</u></p> <ul style="list-style-type: none"> Identify locations for flow monitoring and sewer line videotaping Confirm that results of flow monitoring and sewer line videotaping comply with Mitigation Measure U-2 Identify any necessary upsizing of sewer lines or other improvement required to address existing and expected deficiencies, confirm that any necessary improvements have been completed prior to occupancy of building <p><u>Post-construction</u></p> <ul style="list-style-type: none"> Confirm results of post-construction sewer line videotaping 	Prior to construction of any new building; prior to occupancy of the building once constructed	Once for each activity prior to construction of any new building, once for each activity prior to occupancy of any new building after construction	City of Claremont City Engineer			

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

I, Melissa Sanabria, Administrative Assistant of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Resolution No. 2024-03 was adopted by the Architectural Commission of said City of Claremont at a regular meeting of said Commission held on February 14, 2024, by the following vote:

AYES:	Commissioners:	Castillo, Neiuber, Perri, Spivack, and Zimmerman
NOES:	Commissioners:	None
ABSTENSIONS:	Commissioners:	None
ABSENT:	Commissioners:	Bennett, Cervera



Administrative Assistant
City of Claremont