

ARCHITECTURAL AND PRESERVATION COMMISSION RESOLUTION NO. 2025-__

A RESOLUTION OF THE ARCHITECTURAL AND PRESERVATION COMMISSION OF THE CITY OF CLAREMONT, CALIFORNIA, APPROVING PHASE 1 IMPROVEMENTS FOR THE CLAREMONT COLLEGES EAST CAMPUS (NOW REFERRED TO AS THE ROBERTS CAMPUS EAST) TO PROVIDE FOR DEVELOPMENT OF THE EAST CAMPUS INTO A SPORTS COMPLEX CONSISTING OF ATHLETIC AND RECREATIONAL FIELDS, SUPPORT FACILITIES, PARKING, A PARKING STRUCTURE AND PEDESTRIAN TUNNEL UNDER CLAREMONT BOULEVARD (SPORTS BOWL) (FILE #23-A02); APPLICANT: CLAREMONT MCKENNA COLLEGE.

WHEREAS, Claremont McKenna College (CMC) has purchased the Roberts East Campus properties from the Claremont University Consortium (CUC) and is now the owner of 75 acres located south of Foothill Boulevard, east of Claremont Boulevard, north of Arrow Route, and west of Monte Vista Avenue, of which approximately 30 acres (Claremont Property) are located in Claremont, and approximately 45 acres are located in the City of Upland (Upland); and

WHEREAS, on June 15, 2016, the Architectural Commission of City recommended approval of the Conceptual Master Site Plan for the Claremont Colleges East Campus; and

WHEREAS, On November 8, 2016 the City of Claremont (City) approved Tentative Parcel Map No. 70243 (TPM 70243) to subdivide the Claremont Property into three parcels, a Conceptual Site Plan to provide for the general development of the East Campus into a sports complex consisting of athletic and recreational fields, support facilities, and parking; and, a Development Agreement between City and CUC to provide for the phased development of the East Campus, timing for completion of the required off-site improvements, and future establishment of Joint Service Agreements for cross-jurisdictional services (collectively, the “Claremont Entitlements”); and

WHEREAS, May 23, 2016, the City Council of Upland approved Tentative Parcel Map No. 18989 (TPM 18989) to subdivide the approximately 45 acres in Upland into six parcels; a Conditional Use Permit (CUP) No. 14-19, and, Master Site Plan No. 08-10 to provide for the general development of Parcels 4-6 of TPM 18989 into a sports complex consisting of athletic and recreational fields, support facilities, with Parcels 1-3 to remain vacant until future uses for the lots are identified and approved; and, a Development Agreement between Upland and CUC to provide for the phased development of the proposed East Campus facilities, timing for completion of the required off-site improvements, and future establishment of a Joint Services Agreement between the City and Upland for cross-jurisdictional services (collectively, the “Upland Entitlements”); and

WHEREAS, together the Claremont Entitlements and the Upland Entitlements comprise the East Campus project; and

WHEREAS, the proposed use of the Claremont Property is consistent with the property's General Plan designation of Institutional and zoning designation of Institutional Educational (IE), and all applicable standards of the City's General Plan and Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §21000 *et seq.*), the State CEQA Guidelines (14 C.C.R §§ 15000 *et seq.*), and the Local CEQA Guidelines of City and Upland, the City of Upland, as lead agency, prepared and certified a Final Environmental Impact Report SCH#2010021040 (Final EIR) was prepared for the East Campus project, in order to analyze all potential adverse environmental impacts of the Project and related actions; and

WHEREAS, on November 8, 2016, in its limited role as a responsible agency under CEQA, the City Council found that the Final EIR was completed in compliance with CEQA, the State CEQA Guidelines, and the City's Local CEQA Guidelines; the Final EIR contains a complete and accurate reporting of the environmental impacts associated with the East Campus project, including the Claremont Entitlements; and, the benefits of the East Campus project outweigh the adverse environmental impacts not reduced to below a level of significance. The City Council also considered Upland's Statement of Overriding Considerations, adopted the statement, and approved and adopted the MMRP prepared for the East Campus project; and

WHEREAS, little work was performed on the East Campus Project until the entirety of the properties were purchased by CMC with the purpose of constructing the project in accordance with the Claremont and Upland Entitlements; and

WHEREAS, in the process of preparing to develop the East Campus Project solely to serve CMC, CMC determined that the Conceptual Site Plan could be redesigned to be more efficient, attractive and sustainable; and

WHEREAS, in March 2023, CMC applied to both the City of Upland and City of Claremont to modify the Conceptual Site Plan to revise the orientation of the major athletic fields to meet current best practices, eliminate some multi-purpose athletic fields previously slated for use by other colleges, eliminate the hard court activities shown in the original plan, add a pedestrian and bicycle tunnel under Claremont Boulevard to link the CMC Campus to the Sports Bowl, and consolidate some parking spaces into a twolevel partially subterranean parking structure located near the tunnel; and

WHEREAS, to address the requirements of the California Environmental Quality Act (CEQA), as it pertains to the proposed revisions to the original Conceptual Site Plan, the applicant worked with both the City of Upland and City of Claremont to determine that the appropriate approach was an Addendum to the previously certified FEIR for the Project; and

WHEREAS, An Addendum to the FEIR (SCH#2010021040) has been prepared by Environmental Science Consultants (ESA) for the Cities of Upland and Claremont pursuant to CEQA (Title 14, Sections 15162 and 15164) as the minor changes included

within the Proposed Project will not involve new significant environmental effects or a substantial increase of the severity of significant effects already identified in the certified FEIR, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program adopted in 2016

WHEREAS, on April 24, 2024, the Architectural and Preservation Commission of the City of Claremont held a duly noticed public hearing to conduct a preliminary review of the Conceptual Site Plan, at which time all persons wishing to testify in connection with the Conceptual Site Plan were heard and directions regarding the design were provided to the Applicant;

WHEREAS, on June 26, 2024, the Upland Planning Commission held a duly noticed public hearing to review the revised Conceptual Site Plan, Addendum to the FEIR, and revised MMRP, heard public comment and approved the Revised Project; and

WHEREAS, on July 24, 2024, the Claremont Architectural and Preservation Commission fully studied the Revised Conceptual Site Plan, Addendum and revised MMRP, considered all relevant public comments on such matter, balanced the arguments in support and in opposition of the Conceptual Site Plan, and approved the revised Conceptual Site Plan, Addendum and MMRP;

WHEREAS, the Revised Conceptual Site Plan includes a plan to construct the sports bowl improvements in two phases, the first of which is located on approximately the southern half of the 75-acre East Campus site and includes surface parking, the parking structure, the pedestrian and bicycle tunnel, pedestrian paths, all of the athletic buildings and the bulk of the athletic fields (Phase 1 Improvements);

WHEREAS, in March 18, 2025, CMC applied for final design approval for the Phase 1 Improvements located in the City of Claremont (“Claremont Phase 1 Improvements” or “Project”); and

WHEREAS, on May 28, 2025, the Claremont Architectural and Preservation Commission held a duly-noticed public hearing and fully studied the submitted plans for the Claremont Phase 1 Improvements (“Project”), considered all relevant public comments on such matter, balanced the arguments in support and in opposition, and desires to approve the Project; and

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

SECTION 1. CEQA COMPLIANCE. In accordance with CEQA and the State CEQA Guidelines, the City Council made responsible agency findings for the portions of the East Campus project within its jurisdiction pursuant to State CEQA Guidelines Sections 15091, 15093, and 15096 to certify the FEIR (SCH#2010021040) for the project and adopted a Statement of Overriding considerations and related MMRP on November 8, 2016.

To address the requirements of the California Environmental Quality Act (CEQA), as it pertains to the 2024 revisions to the Conceptual Site Plan for the East Campus (Revised Conceptual Plan), an Addendum to the FEIR (SCH#2010021040) was prepared by Environmental Science Consultants (ESA) for the Cities of Upland and Claremont pursuant to CEQA (Title 14, Sections 15162 and 15164). The Addendum indicates that the Revised Conceptual Plan consists of minor changes to the previously-approved Conceptual Site Plan that do not modify the type of uses, increase density or intensity, create new or increased environmental impacts that cannot be mitigated, or result in health and safety violations and that these minor modifications will not result in any new or substantially more severe environmental impacts than those previously identified in the certified FEIR, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program adopted in 2016.

Because the final design for the Claremont Phase 1 Improvements, including the addition of the pedestrian tunnel and parking structure, are fully consistent with the Revised Conceptual Plan as analyzed in the FEIR and Addendum to the FEIR, no further environmental review is required for the City to adopt this resolution approving the Claremont Phase 1 Improvements.

SECTION 2. FINDINGS FOR APPROVAL OF CLAREMONT PHASE 1

IMPROVEMENTS. The Architectural and Preservation Commission finds the revised Claremont Phase 1 Improvements are consistent with the City's General Plan, are in conformity with the development regulations of Claremont's Zoning Ordinance, are sensitive to development surrounding the 75-acre East Campus site, and incorporate principals of sustainability. The proposed development provides for the reuse of a former quarry site as a recreational/sports facility, employing minimal grading to follow the contours of the site. The Claremont Phase 1 Improvements meet the applicable review criteria of the Claremont Municipal Code, Section 16.300.060, as follows:

- A. **Conformity with Development Standards** - The Project conforms to the development regulations of the property's IE (Institutional Educational) zoning and implements a less intensive use of the East Campus site than originally approved as several of the smaller sports facilities are being removed from the plan in favor of increased walking paths and native plantings. The IE District provides for the development and enhancement of campuses for schools and colleges, affiliated institutions, places of assembly, and associated housing for students, staff, and faculty. In addition, the Project, meets the development standards of the IE District including setbacks, height, and lot coverage.
- B. **General Plan Consistency.** The revised Claremont Phase 1 Improvements are consistent with the Claremont Property's Institutional designation as it provides for the development and enhancement of the campus of a private college. The Project is also consistent with and help achieve the following goals and policies of the City's General Plan:

1. Goal 2-1. Make Claremont a model for the application of sustainable development practices as several of the smaller sports facilities were removed from the plan and the parking is being consolidated into a twolevel parking structure to increase space available for permeable walking paths and native plantings.
2. Policy 2-4.1. Encourage the preservation of different types of open spaces as the Project includes a more natural design with increased open space and native planted areas. The cohesive and natural concept design will be unique from other open spaces in the City and region.
3. Policy 2-4.3. Require creative and attractive open space to be incorporated into development projects, as the Project is highly creative and designed to be extraordinarily attractive by a renowned design firm.
4. Policy 2-9.1. Provide crosswalks and sidewalks along streets that are accessible for people with disabilities and people who are physically challenged as the new street improvements associated with the Project, especially those along Foothill Boulevard and Claremont Boulevard are designed to meet the City's new "Complete Streets" policy while also meeting all new accessibility standards for public streets and sidewalks.
5. Policy 2-10.2. Make walking comfortable at intersections through trafficcalming, landscaping, and designed crosswalks as the associated Claremont Boulevard improvements include ladder-style crosswalks and bulbed-out intersection planters. In addition, the proposed addition of a pedestrian tunnel is expected to eliminate the need for a majority of the pedestrian trips to cross Claremont Boulevard to access the Sports Bowl.
6. Goal 2-12. Create distinctive places throughout Claremont as the unique and iconic design of the revised Claremont Phase 1 Improvements will be highly distinctive and consist of a bold and attractive design that is applied across the entire East Campus.
7. Policy 2-12.3. Encourage new developments to incorporate droughttolerant and native landscaping that is pedestrian friendly, attractive, and consistent with the landscaped character of Claremont as the proposed landscape plan includes extensive use of native and drought-tolerant plants and an increased area available for native plants.
8. Policy 4-2.5. Provide medians on all major and secondary streets with sufficient right-of-way, and use bulb-outs and pedestrian refuge medians where appropriate, as the Project incorporates bulb outs and protected bicycle lane medians on Claremont Boulevard.
9. Policy 4-6.2. Require The Claremont Colleges and other institutions to provide parking in a manner that minimizes the impact on adjacent neighborhoods, in that the Project relocates a large amount of parking to

be closer to the Ninth Street crossing and pedestrian tunnel, where it will be adjacent to the Colleges and away from non-college land uses.

10. Implementation Measure II-11. Work with property owners to reclaim lands mined prior to the Surface Mining and Reclamation Act of 1975 (SMARA) to a beneficial end-use as the Project enables the applicant to redevelop the 75-acre Robert's East Campus, which is a largely un-reclaimed pit created by aggregate surface mining, into a vibrant, attractive, and ecologically sound sports complex to serve Claremont McKenna College.
- C. Compatibility with Surrounding and Development: The proposed development is relatively isolated from surrounding development in that it is surrounded by busy streets with wide rights of way. Surrounding uses include college uses to the west, automobile service and commercial to the north, commercial and residential uses to the east, and retail commercial and residential to the south. The Project reduces the intensity of the development over the originally approved Conceptual Plan, introduces a tunnel to create a grade separation for a large portion of the pedestrian crossings and reduce traffic disruptions to Claremont Boulevard, and relocates some parking to a partially subterranean parking structure to take advantage of the convenience of the new tunnel. The Project is designed by the same architect that designed a large academic building located immediately west and takes many design queues from that building's design.
 - D. Compatibility of Quality with Surrounding Development – The Project features a well-considered design by a world-renowned architect that employs, highquality materials and a thoughtful design narrative that draws its inspiration from the natural environment of the site and region. The design of the new structures are subtle, low profile, based on natural forms, and intended to compliment the adjacent science building (located west across Claremont Boulevard) by providing a complementary contrast to the formal lines and commanding presence of that building, which was designed by the same architect.
 - E. Internal Consistency of Design – The design theme, natural forms rendered primarily in concrete and stone designed to blend with the native landscape, local stone, and mountains that can be seen from the site, is fully integrated into every portion of the Project.
 - F. Privacy – The Project does not affect privacy for surrounding development as the site is isolated, surrounded by wide streets on all sides, and involves structures and activities that will be located in the center of the site, well below the grade of adjacent development. The addition of new trees and large shrubs indicated in the landscape plan will further protect the privacy of surrounding development.

- G. Internal Circulation - The Project provides a vast improvement to the internal circulation of the original Conceptual Plan by providing a more organized plan for the athletic fields and an intuitive network of circular walkways and roadways that connect all facilities to the primary project entries at Ninth Street and the pedestrian tunnel. In addition, parking has been moved from the center of the Sports Bowl to the parking structure in order to reduce paving as well as pedestrian/vehicle conflicts within the Sports Bowl site. The Claremont Phase 1 Improvements eliminate a planned driveway entrance along Claremont Boulevard because the parking lot footprint has been reduced and another driveway entrance along Arrow Route has been moved to Monte Vista Avenue to provide more direct access to the small parking lot on that side of the Sports Bowl site.
- H. Sustainability - The Claremont Phase 1 Improvements greatly reduce the amount of non-permeable surfaces and increase the area available for native landscapes. The Project incorporates principles of sustainability as follows:
1. Uses existing topography and landforms of the site to minimize cut and fill operations.
 2. Utilization of low-impact stormwater management practices.
 3. Employs landscaping designed to require minimal irrigation and reflect the native vegetation of the surrounding area.
 4. Planting of a significant number of new trees.
 5. Use of low-flow plumbing fixtures and advanced irrigation control systems to minimize water usage.
 6. On-going participation in the colleges' existing waste diversion programs.
- I. Tree Preservation. The Project will result in an increase in the total area of landscaping and does not significantly increase the potential for removal of some trees located on the perimeter of the site. The project will preserve most existing off-site trees; however, approximately eight trees need to be removed on Claremont Boulevard in order to provide driveway access to the project. The City's Tree Committee reviewed the tree removals in 2016 and recommended approval. Replacement trees will be required at a 2:1 ratio, with minimum 24" box trees. Additional street trees have already been planted on Foothill Boulevard with the implementation of the Foothill Master Plan. Few trees are currently located on-site of the Claremont Property; none of which were found to be significant through the EIR analysis. Although all on-site trees are anticipated to be removed, over 100 new trees are anticipated to be planted in and around the project.
- J. Light and Air. The Project will not impinge on neighbors' existing access to light or use of prevailing wind for natural ventilation, or cast a shadow over an existing solar energy system. The site is bounded by public streets that separate the site from surrounding development. Planned facilities include

surface parking lots, a partially subterranean parking structure, sports and recreational fields, landscaping and walking paths that would utilize the existing topography and landforms of the former quarry in order to minimize cut and fill operations, and to take advantage of the natural grade elevations for the athletic fields and spectator areas. Building projects would be limited to restrooms, miscellaneous storage and maintenance buildings, a small field house, and a larger building that would contain offices, team rooms, classrooms, lockers, concession facilities, and storage. All of these buildings would be located well below the grade of neighboring properties and well set back from streets. Similarly, the top level of the newly proposed parking structure is located largely below current grade at Claremont Boulevard with a partially subterranean lower level takes advantage of the existing steep slopes of the former mining pit portion of the property.

- K. Cultural Resource Preservation - The existing site is a vacant mining pit that has been used for decades as an inert landfill. No portion of the site is listed on the Claremont Register and the Site has been previously studied for the existence of cultural resources, with none found. The Project will be subject to conditions of approval requiring monitoring of the site during grading to ensure that any disturbed resources are properly identified and preserved.
- L. Health and Safety - The Project has been fully analyzed for potential health and Safety impacts through the development of a FEIR, Statement of overriding considerations, Addendum to the FEIR. A revised MMRP and Conditions of Approval have been included with this approval to help ensure that public health and safety are protected. Staff regards the new tunnel to separate much of the anticipated pedestrian and bicycle traffic from vehicular traffic on Claremont Boulevard as a significant improvement to safety on the campus. While concerns were raised about the length of the tunnel and how it intersects with the parking garage, these concerns have been addressed in the latest design by completely separating vehicular traffic within the parking structure from pedestrians and providing large open areas to increase sight lines and freedom of movement in the vicinity of the tunnel and parking structure. Views from adjacent public streets will not be detrimental to the public interest, health, safety, convenience, or welfare. The design is consistent with the character of the surrounding streetscape and adjacent uses. As such, the proposed Project does not have the potential to be detrimental to the public interest, health, safety, convenience, or welfare.

SECTION 3. APPROVAL OF CLAREMONT PHASE 1 IMPROVEMENTS.

Based on the entire record before the Architectural and Preservation Commission, including the above findings, and all written and oral evidence presented to the Architectural and Preservation Commission, the Architectural and Preservation Commission hereby approves the Claremont Phase 1 Improvements subject to all the mitigation measures in the MMRP and the following Conditions of Approval:

GENERAL CONDITIONS

- A. This approval is for the Claremont Phase 1 portion of the Roberts Campus East Project, as revised and dated July 24, 2024. The Project plans identify the future location of recreation and athletic fields, sports courts, parking and support facilities on approximately 30 acres located south of Foothill Boulevard, west of the Los Angeles County boundary, north of Sixth Street, and east of Claremont Boulevard. These conditions do not represent an approval of related reviews that are underway at the City including (preliminary grading, stormwater catchment, or final map and Claremont Boulevard Street Improvements).
- B. Final construction drawings submitted for building and final grading permits shall be consistent with the final plans associated with this Design Review (File #25-A01).
- C. CUC shall submit, within two (2) days of this approval, a copy of the receipt from the San Bernardino County Clerk showing the Department of Fish and Wildlife Fee was paid with the Notice of Determination (NOD) for the Claremont College East Campus project filed by the City of Upland, the Lead Agency, and a check in the amount of \$75 made payable to the Los Angeles County Clerk for the environmental filing fee for the Notice of Exemption (NOE), as required by CEQA.
- D. This approval of the Claremont Phase 1 Improvements shall not be valid until an associated minor amendment to the Development Agreement between CUC and City is approved to incorporate the changes contemplated in the Revised Concept Plan and construction schedule and the associated Addendum to the Claremont Colleges East Campus Final Environmental Impact Report. The Development Agreement, with any amendments, shall include at least the following provisions:
 1. The Agreement shall be for a thirty-year period from the date the original Agreement was executed or for a period otherwise specified in the Agreement.
 2. All development within the Project boundaries shall be consistent with the 2024 Revised Conceptual Site Plan.
 3. CMC shall implement and comply with (1) the EIR mitigation measures in the MMRP for the Claremont Colleges East Campus Final Environmental Impact Report, as revised by the Addendum; and (2) applicable Conditions of Approval for TPM 70243, and the Conditions of Approval in this resolution, as provided in the Addendum and the Amended Development Agreement.
 4. CMC shall provide all off-site public improvements within the timeframes as set forth in the Amended Development Agreement.
 5. CMC shall work with the City, Upland, County of Los Angeles, and County of San Bernardino to address issues related to cross-jurisdictional services, including public safety, refuse collection, water supply, sewer, and stormwater runoff/retention basin.

- E. This approval of the Claremont Phase 1 Improvements shall expire the earlier of: (i) thirty years after the date of execution of the Original Development Agreement; or, (ii) termination of the Development Agreement, unless otherwise extended by the City.
- F. Prior to any development identified in the Claremont Phase 1 Improvements, CMC shall do the following:
 - 1. Pay any and all outstanding development review fees related to the City's review of the TPM 70243, 2024 Revised Conceptual Site Plan, and Development Agreement. CMC will be notified by separate notice of the specific amount of the outstanding fees owed.
 - 2. Prepare and secure approval from the City Engineer of a reciprocal easement agreement for shared access, drainage, and maintenance of shared facilities within the East Campus (now Roberts East Campus) project area. The agreement shall address the use and maintenance of shared facilities and landscape maintenance of vegetation on slopes, in the retention basin, and within public rights-of-way. Such agreement shall be recorded against Claremont and Upland Properties. CMC shall pay related City costs for the review of the agreement.

TIMEFRAMES FOR PUBLIC IMPROVEMENTS

- G. CMC shall provide all off-site public improvements to Foothill Boulevard, Claremont Boulevard, Sixth Street/Arrow Route, and Monte Vista Avenue as specified and in accordance with the timeframes provided in the Amended Development Agreement. All deficient public improvements in Claremont shall be upgraded to current City standards and to the satisfaction of the City Engineer. Required public improvements include the following:
 - 1. Claremont Boulevard Improvements: Prior to the date agreed to by the City in the Amended Development Agreement, CMC shall commence the construction of the public improvements to Claremont Boulevard. Required off-site improvements to the east side of Claremont Boulevard, between Sixth Street/Arrow Route and Foothill Boulevard, shall include improvements such as sidewalk, corner improvements with disabled access ramps, bike lanes, installation of street lights, landscape and irrigation in the parkway, planting of street trees, undergrounding of certain existing power lines in compliance with CMC Chapter 16.151, improvements to two Foothill Transit bus stops, including two new bus shelters and with relocation of the northern-most bus stop, and installation of a traffic signal and left-hand turn pockets at the intersection of Ninth Street and Claremont Boulevard, all as described in the Conceptual Site Plan.

2. Sixth Street/Arrow Route Improvements: Prior to the date agreed to by the City in the Amended Development Agreement, CMC shall construct all offsite improvements to the north side of Sixth Street/Arrow Route, between Claremont Boulevard and Monte Vista Avenue. Required off-site improvements to the north side of Sixth Street/Arrow Route shall include improvements such as sidewalk, corner improvements with disabled access ramps, installation of street lights, landscape and irrigation in the parkway, planting of street trees, and undergrounding of certain existing aboveground utilities in compliance with CMC Chapter 16.151, all as described in the Conceptual Site Plan.
 3. Monte Vista Avenue Improvements. Prior to the earlier of: Prior to the date agreed to by the City in the Amended Development Agreement or CUC shall construct all off-site improvements to the west side of Monte Vista Avenue. Required off-site improvements to Monte Vista Avenue shall include improvements, such as lane improvements and curb and gutter, construction of sidewalks, installation of streetlights, installation of perimeter fencing, planting of trees on-site within a "tree zone," undergrounding of certain existing aboveground utilities, and installation of landscaping and irrigation in the parkway and in the median, all as described in the Conceptual Site Plan.
 4. Construction on the traffic signal at Ninth Street and Claremont Boulevard shall commence prior to commencement of grading activities on the site.
- H. All street improvement plans shall be designed by a registered civil engineer, completed to the satisfaction of the City Engineer. All landscape plans for public rights-of-way shall be subject to the City's Architectural Review pursuant to Claremont Municipal Code Chapter 16.300. 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. Street improvement plans shall include, as applicable:
1. Street right-of-way construction, including asphalt paving, curb and gutter, medians, public sidewalks, streetlights, accessible ramps, bike lanes and driveway approaches as required for American with Disabilities (ADA)/Title 24, parkway landscaping and irrigation, street lighting, street trees, and bus stop improvements.
 2. For Claremont Boulevard, a fully activated traffic signal, and other necessary traffic control signs and striping, as required by City Engineer.
 3. Private drives/roads constructed in accordance with the approved typical sections shown on the tentative map and constructed with a minimum four inches of asphalt over four inches of compacted native materials. Names for private driveways shall be subject to prior approval by the City Engineer.

4. Underground placement of all aboveground utilities in accordance with Chapter 16.151 of the Claremont Municipal Code.
 5. Landscaping and irrigation improvements within public rights-of-way. CUC shall maintain all new street trees for a period of one (1) year after installation to ensure that the trees are fully established, and as a guarantee of their continued health and condition.
 6. Location of all existing street trees within the public right-of-way. Additional street trees shall be provided as required by the Director of Community Services.
 7. Prior to approval of street improvement plans for Claremont Boulevard, CUC shall submit landscape plans for review and approval of the Director of Community Development. The landscape plans shall include perimeter fencing and landscaping to encourage students to cross Claremont Boulevard at intersection crosswalks. (Mitigation Measure 4.11.C-1.)
- I. Prior to approval of street improvement plans for Sixth Street, CMC shall work with The Claremont College Services (TCCS) to ensure that all required public improvements on the north side of Sixth Street/Arrow Route, between Mills Avenue and Claremont Boulevard, and between Claremont Boulevard and Monte Vista Avenue, including the undergrounding of existing above ground utilities, are constructed concurrently, or as otherwise required by the Amended Development Agreement. CMC's obligation to construct public improvements along the north side of Sixth Street, between Mills Avenue and Claremont Boulevard, concurrently with TCCS's construction of public improvements, between Claremont Boulevard and Monte Vista Avenue, is set forth in development approvals for the CMC Master Plan.
 - J. Intentionally blank
 - K. Prior to issuance of on- or off-site landscape permits, the Director of Community Development shall verify that landscaping plans reflect planting of locally indigenous native plant species, to include alluvial fan scrub, on all disturbed slopes on the project site perimeter, selected from the list of plants occurring on the project site as identified in the project's 2007 Biological Report prepared by Impact Analysis (EIR Appendix E.) 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 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. (Mitigation Measure 4.3.A-1)
- L. Prior to commencement of any site clearing or grading activities related to construction of the Revised Project during the bird-breeding (nesting) season (February 15 – September 15) a pre-construction survey performed by a qualified biologist to the Director of Community Development to determine if any nesting birds are nesting on the project site shall be submitted. The preconstruction survey shall be conducted within three days of commencement of any site clearing or grading activities. In the event that nesting birds are observed within 500 feet of a construction area (500-foot survey area), 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 or within a 500-foot survey area shall be protected by a buffer of 300 feet for most species or 500 feet for raptors, or as determined by the City-approved biologist, 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 preconstruction surveys shall be conducted so that no more than three days shall have elapsed between the survey and ground-disturbing activities. (Mitigation Measure 4.3.A-2.)
- M. 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 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 project design phase and during construction. Impact minimization and tree protection recommendations shall include:
1. A pre-construction meeting shall be held with contractors, prior to commencement of work, to discuss tree protection measures.
 2. Install six-foot protection fencing around trees to establish a tree protection zone prior to the start of construction.

3. Storage of construction equipment or materials shall occur outside of the tree protection zone.
4. All attempts shall be made to avoid damage to tree roots during grading and construction.
5. Any roots encountered during grading that are half-inch and greater shall be cleanly cut.

The City 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 nonnative 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 City prior to their removal or location. Any removal or relocation of trees located with the public right-of-way shall be reviewed pursuant to the requirements of City's Street Tree Policy Manual, prior to their removal or location. (Mitigation Measure 4.3.A-4.)

- N. Prior the issuance of any grading permit on the Claremont Property, or as otherwise provided herein or required by the Community Development Director, the project proponent shall provide the following to the City:
1. 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. (Mitigation Measure 4.6.B-3.)
 2. Copy of the landfill closure plan. The landfill closure shall be conducted in accordance with the California Public Resources Code Section 40000 and other applicable regulations including final covering, monitoring, and inspection requirements. Pursuant to the Regional Water Quality Control Board (RWQCB) Order No. 00-070, Provisions No. 10, CUC is required to submit a closure plan to RWQCB a minimum of 90 days prior to the cessation of landfill operations on the project site. The technical report would include methods and controls to be used to assure protection of groundwater resources during final landfill operations and during any subsequent land uses, including the proposed sports facilities. Monitoring and inspection procedures are required to be established as part of the landfill closure plan.
 3. Proof of complete destruction of existing wells in accordance with Section 13700 of the California Water Code and utilizing the guidance provided in California Department of Water Resources Bulletins 74-81 and 74-90, known as the "California Well Standards", or well retention or destruction as may be otherwise required or permitted by the Regional Water Quality Control Board, the local enforcement agencies or other government

entity(ies) having jurisdiction. Three known wells are located on the project site. Two additional wells may be located within the right-of-way of Monte Vista Avenue.

4. Written verification that all requirements of the Los Angeles Fire Department (Fire Department) for the development have been satisfied. Such verification shall be provided to the City Engineering and Planning Divisions. Fire Department requirements may include:
 - a. Fire hydrant improvement plans shall be submitted to Fire Department for review and approval prior to issuance of building permits.
 - b. Access shall comply with Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
 - c. Department access shall be extended to within 150 feet of the exterior portion of all structures.
 - d. Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on Final Map. Turnarounds shall be designed, constructed and maintained to insure integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet.
 - e. Grading and driveway design shall be consistent with Fire Department standards for grade pitch, and subject to Fire Department review and approval.
 - f. Private driveways shall be indicated as "Private Driveway and Firelane" with the widths clearly depicted and shall be maintained in accordance with Fire Code.
 - g. Vehicular access shall be provided to all required hydrants, and maintained serviceable throughout construction.
 - h. As this property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4), a "Fuel Modification Plan" shall be submitted and approved prior to any issuance of any grading permit.
 - i. Fire Department or City-approved street signs and building access numbers shall be provided prior to occupancy.
 - j. Water mains, fire hydrants, and fire flows shall be provided as required by the Fire Department, as follows:
 - The required fire flows for public fire hydrants for this project is 5,000 gallons per minute at 20 psi for a duration of five hours, over and above the maximum daily domestic demand. Three hydrants flowing simultaneously may be used to achieve the required fire flow.
 - The installation of 10 public fire hydrants is required. All hydrants shall measure 6'x4'x2½' brass or bronze, conforming to current AWWA standard C503 or approval equal.

- All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected by a two-hour rated firewall. Locations shall be as shown on file with the Fire Department and the Claremont Planning Division.
 - All required hydrants shall be installed, tested, and accepted or bonded for prior to any grading permit.
- k. Additional water system requirements will be required when the property is further subdivided or during the building permit process.
- l. Evidence of compliance with all applicable conditions of the following, consistent with the Addendum, updated MMRP and any amendments to Development Agreement:
- Tentative Parcel Map70243
 - the CUC/Claremont Development Agreement
 - Agreement for Completion of Public Improvements for TPM#70243 (recorded 6/9/2017)
 - First Amendment to the Public Improvements Agreement recorded on 8/21/2017.
- m. Provide a copy of the approved Final Landfill Closure Plan or other applicable approval.
- n. Comply with all applicable conditions/requirements stated on the approved Final Landfill Closure Plan.
- o. Provide a copy of approved Fuel Modification Plan
- p. Submit a Construction Management Plan to be reviewed and approved by Community Development. The Plan shall include the following, but not limited to:
- construction fencing,
 - contractor parking,
 - construction truck routing,
 - materials staging,
 - street, sidewalk and bike route closures for the construction of the project.
 - NPDES compliance, including applicable BMPs.
- q. Compliance with applicable conditions from the MMRP approved by Claremont City Council Resolution 2016-73, as revised by the Addendum, which may include without limitation the following. This includes conditions applicable prior to permit issuance and through construction activities.
- 4.3.A-1
 - 4.3.A-2
 - 4.4.A-3

- 4.4.A-4
 - 4.4.A-5
 - 4.4.A-6
 - 4.6.A-1
 - 4.6.A-2
 - 4.6.B-1
 - 4.6.B-2
 - 4.6.B-3
 - 4.11.C-1
- r. Approval of all applicable technical support documents and required plans, and adherence of all conditions as stated in Exhibit C of Development Agreement recorded 12/15/2016, as modified herein or by the Addendum or amended Development Agreement
- s. Address all plan review comments of rough grading plans and associated technical documents necessary to approve rough grading operations
5. A soils report prepared by a geotechnical engineer, which addresses the geology, the stability of the project site, the grading requirements, and all necessary erosion control measures and soil stabilization methods. The geotechnical engineer's report shall include, but not be limited to, the possible provisions for minimum setbacks from the edge of slopes and specific details for specialized foundations for such things as buildings, accessory structures, fences, and walls. All retaining walls shall be designed to incorporate recommendations from the geotechnical engineer. All project specific grading shall be subject to the following mitigation measures in the EIR, as revised by the Addendum:
- a. To minimize the potential for ground settlement, future development proposals shall reflect the recommendations of the Revised Project Geotechnical Report, relating removal and over-excavation of on-site soils where structures are proposed. This could include removal of dumped fill soils, compacted fill, road fill, and miscellaneous alluvial soils, as necessary to support structures. Over-excavation and recompaction of building area and exterior flatwork shall follow the recommendations of the Revised Project Geotechnical Report. Prior to approval of the grading permits, all recommendations regarding removal and over-excavation from the Revised Project Geotechnical Report and the approved final geotechnical investigation report shall be reflected in the project grading design. The Engineering Division shall verify compliant grading through routine inspection prior to occupancy. (Mitigation Measure 4.4.A-1.)

- b. The design of the placement of any oversized (greater than 12 inches in maximum dimension) landfill materials (i.e. larger boulders) shall be placed ten or more feet below the finished fill surface as recommended in the Revised Project Geotechnical Report. Placement of oversized landfill materials shall be identified on project-specific grading plans, observed and reviewed by the project soils engineer for fill stability, and approved by the City Engineer prior to issuance of grading permits. (Mitigation Measure 4.4.A-2.)
- c. 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 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, and utility lines. Compliance with these recommendations shall be reviewed and approved by the City Engineer prior to issuance of grading permits for any grading other than rough grading. The Engineering Division shall verify compliant foundation design through routine inspection prior to occupancy. (Mitigation Measure 4.4.A-3.)
- d. Pavement design parameters shall follow the recommendations provided in the Revised Project Geotechnical Report and the approved final Geotechnical Report to minimize settlement impacts to future parking lots and pathways/roadways. Compliance with these recommendations shall be reviewed and approved by the City Engineer prior to issuance of grading permits for any grading other than rough grading. Compliant pavement design shall be verified through routine inspection prior to occupancy. (Mitigation Measure 4.4.A-4.)
- e. Subsurface drainage and infiltration design shall follow the recommendations in the Revised Project Geotechnical Report and the approved final Geotechnical Report to ensure 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 City Engineer prior to issuance of grading permits for any grading other than rough grading. Compliant drainage design shall be verified through routine inspection prior to occupancy. (Mitigation Measure 4.4.A-5.)
- f. To prevent impacts related to landsliding, 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 City Engineer to ensure that potential impacts due to slope failure would be minimized. (Mitigation Measure 4.4.A-6.)

- g. Prior to initiation of any ground-disturbing activities as part of the East Campus 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 Director of Community Development for review and approval prior to initiation of earthmoving activities as part of the East Campus construction in areas of known contamination. (Mitigation Measure 4.6.A-1.)
 - h. The applicant shall prepare a Soils Monitoring and Contingency Plan prior to the issuance of grading permits for the East Campus sports complex. This plan shall specifically identify procedures for remediating any previously unidentified chemically contaminated soils within the East Campus sports complex 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. (Mitigation Measure 4.6.A-2)
6. A 50-year hydrology study prepared in conformance with the standards and requirements of the Los Angeles County Flood Control District. The hydrology study shall address the entire site, bounded by Foothill Boulevard, Monte Vista Avenue, Arrow Route/Sixth Street, and Claremont Boulevard, and how potential grading, in conjunction with the drainage conveyance systems, will allow building pads and adjacent properties to be safe from inundation from rainfall runoff and will protect downstream properties from any drainage caused by alteration of existing drainage patterns. The hydrology study shall include the runoff from the tributary areas to the north of the site. All drainage shall be designed to contain a ten-year event within curb-to-curb area, and a 50-year event within the

public right-of-way. All drainage structures within Claremont shall be per City of Claremont and Los Angeles County Standards. CUC shall be required to comply with all recommendations of the hydrology report, which may include installation of swales or drainage devices to convey water to the proposed retention basin for the relevant development phase prior to the issuance of the first Certificate of Occupancy or final inspection.

7. A comprehensive drainage plan for the entire East Campus site as a whole and for each lot within the subdivision. The plan shall be prepared and duly wet stamped by a licensed civil engineer with expertise in the Los Angeles County MS4 permit. The plan shall demonstrate compliance with the recommendations of the geotechnical report and the City's Storm Water Ordinance (MS4 Permit). The drainage plan shall be designed to control surface run off, including runoff from the tributary areas to the north of the site and surface runoff originating from within the project site, and to direct the runoff away from the existing slope on the east and southeast boundary of the property to an approved non-erosive drainage facility in the area. The drainage plan shall be provided to the City Engineer upon submittal of the initial grading plans. Precise grading plans for specific development of each parcel and specific site plan development of each parcel shall demonstrate compliance with the recommendations of the geotechnical report, hydrology study, and drainage plan for the entire East Campus site, and be in conformance with Chapter 70 of the Uniform Building Code, the City's standard grading requirements, and the City's MS4 Permit requirements.
 - a. The drainage plans shall be coordinated with the precise grading plans, the specific site plans for the development of each lot, and in conformance with Chapter 70 of the Uniform Building Code and the City's standard grading requirements.
 - b. Plans shall be prepared and duly wet stamped by a licensed civil engineer and shall demonstrate compliance with the recommendations of the geotechnical engineer.
 - c. All building and/or grading plans shall demonstrate compliance with the recommendations of the geotechnical report for the project including possible installation of permanent swales or drainage devices as necessary to convey water directly to the proposed overflow located in the County of San Bernardino in Upland. Maintenance agreements shall be in place addressing specific maintenance responsibilities associated with each parcel.
8. A comprehensive grading plan prepared by a registered civil engineer with expertise in complying with Los Angeles County MS4 permit. At a minimum, the grading plan shall include the following (provided that some improvement details may not be finalized prior to issuance of rough grading plans):

- a. Delineation all proposed improvements, including but not limited to driveway and pedestrian facilities, parking facilities, athletic and recreational facilities, structures and buildings, landscaping, and drainage facilities for on-site retention of storm waters, including retention basis, slopes, bio-swales, etc.)
 - b. Delineation of public rights-of-way and existing and proposed improvements.
 - c. Floor elevations for all structures (bathrooms, fields, parking lots, etc.).
 - d. Flow line of proposed drainage and grading.
 - e. Locations of existing utility boxes land and any proposed relocation of boxes. If relocation is required, CUC shall make adequate arrangements with applicable utility companies.
 - f. Summary of earthwork volumes.
 - g. Existing and proposed sewer connections.
 - h. Location of various utilities to serve the site. All existing aboveground utilities shall be placed underground in accordance with Chapter 16.151 of the Claremont Municipal Code.
9. A Planning Development Document (PDD), formerly known as a Standard Urban Stormwater Mitigation Plan (SUSMP), prepared in compliance with LA County's MS4 regulations. The PDD 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, and shall be subject to the review and approval of the City Engineer. CUC shall work with the City's NPDES consultant at CUC's expense to ensure compliance with all applicable NPDES requirements.
 10. Proof of the submittal of a Notice of Intent with the Regional Water Quality Control Board.
 11. A storm water pollution prevention plan (SWPPP), prepared concurrently with the Notice of Intent with the Regional Water Quality Control Board. The SWPPP shall be prepared and implemented in compliance with NPDES permit requirements, and shall be subject to review and approval by the City Engineer.
 12. Retention basin and stormwater plan to be approved by the City. CMC shall construct and maintain a retention basin and associated drainage improvements to direct storm water runoff so that all stormwater runoff from the East Campus is treated and retained on the East Camps property in compliance with the required storm event, including the 100-year floods. Prior to the construction of the retention basin or other City approved stormwater catchment and percolation system, CMC shall obtain hydrology and geotechnical reports in accordance with the City's requirements to calculate the design volume and determine the required capacity of the retention basin or other City approved stormwater catchment and

percolation system in accordance with the City's storm water requirements. The retention basin or other City approved stormwater catchment and percolation system shall be constructed pursuant to retention basin plan and shall be completed prior to the issuance of any Certificate of Occupancy (or other such final permit granting full usage rights) for any portion of the Revised Project (Roberts Campus East).

13. Landscape plans shall be reviewed by the Director of Community Development prior to issuance of landscape permits. The Director shall verify that landscaping plans identify the 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 0.6acre of season ponding habitat that was identified in the Final EIR as existing on the Project site in 2007). Installation of such landscaping shall be verified during final inspection. A maintenance plan shall be provided identifying landscape practices that will ensure the success 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 riparian habitat provided for herein shall be maintained at 75 percent within three years of the initial planting. If this riparian habitat 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. (Mitigation Measure 4.3.C-1.)
14. Landscape plans for slopes within Claremont. Prior to issuance of on- or off-site landscape permits, the Director of Community Development shall verify that landscaping plans reflect planting of locally-indigenous native plant species, to include alluvial fan scrub, on all disturbed slopes on the project site perimeter, selected from the list of plants occurring on the project site as identified in the project's 2007 Biological Report prepared by Impact Analysis (EIR Appendix E). 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 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. (Mitigation Measure 4.3.A-1.)

15. Water supply plans to serve the East Campus designed to the satisfaction of Golden State Water Company, the City Engineer, and the Los Angeles County Fire Department. CMC, TCCS and the City shall cooperate with each other and with Upland and Golden State Water Company to establish the water supply plan for the provision of potable and recycled water (if available) to the East Campus in a logical and efficient manner, which addresses the cross-border improvements and activities and usages that may extend across the border of City and Upland. In the event that: (a) recycled water is provided in sufficient quantity by Upland; (b) Golden State Water Company allows the usage of recycled water supplied by Upland in City; (c) City allows the usage of recycled water supplied by Upland in City; and, (d) the Local Agency Formation Commissions for both San Bernardino County and Los Angeles County approve the usage of recycled water supplied by Upland in City, then the water supply plan shall include an agreement for the usage of recycled water to irrigate the entire East Campus. The water supply plan shall be established prior to the issuance of construction permits for any cross-border improvement; however, the construction and occupancy of facilities located wholly within a single city may commence prior to the establishment of the water supply plan, if water is to be provided to such facilities by the utility regularly serving the city in which the facilities are to be located. CUC shall pay all customarily required connection and development impact fees to the applicable jurisdiction, agency, or provider at the time that permits are obtained for the necessary connections; provided, however such fees shall not exceed the fees customarily charged to other users of similar capacity by such jurisdiction, agency, or provider. The applicant shall not be required to install infrastructure for recycled water (“double piping”) in the event recycled water is not available and approved for use on site at the time of installation of water infrastructure.
16. Sewer plans to serve the Revised East Campus prepared by a registered civil engineer. Plans shall identify wastewater conveyance facilities. CMC and City shall cooperate with each other and with Upland to establish the sewer plan for the provision of sanitary sewers to the East Campus in a logical and efficient manner, which addresses the Cross-Border Improvements and activities and usages that may extend across the border of City and Upland. The sewer plan shall be established prior to the issuance of construction permits for any cross-border improvement; however, the construction and occupancy of facilities located wholly within a single city may commence prior to the establishment of the sewer plan,

if sanitary sewer service is to be provided to such facilities by the utility regularly serving the city in which the facilities are to be located. CMC shall pay all customarily required connection and development impact fees to the applicable jurisdiction, agency, or provider at the time that permits are obtained for the necessary connections; provided, however such fees shall not exceed the fees customarily charged to other users of similar capacity by such jurisdiction, agency, or provider. Studies involving the sewer capacity may be required as determined appropriate by the City Engineer.

17. Submit a Construction Management Plan for review and approval of the city engineer to minimize short-term impacts from construction vehicles. The Construction Management Plan shall meet applicable standards established in the current California Manual on Uniform Traffic Control Device (MUTCD), as well as the requirements of the City. The Construction Management Plan shall include, at a minimum, the following:
 - Ingress/egress for the construction traffic.
 - Construction traffic shall be prohibited on local and residential streets.
 - Traffic control shall be provided for any lane closure, detour, or other disruption to traffic circulation.
 - Routes that construction vehicles would utilize for the delivery of construction materials shall be identified.
 - Requirement that project proponent 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 project proponent shall clean adjacent streets, as directed by the City Engineers, of any material, which have been spilled, tracked, or blown onto adjacent streets or areas. Material handling shall be in compliance with all NPDES permit regulations.
 - Hauling or transport of oversized loads shall be allowed between the hours of 9:00 AM and 11:30 AM only, Monday through Friday, unless approved otherwise by the City Engineer. Hauling or transport may be permitted/required during the nighttime hours, weekends or Federal holidays, at the discretion of the City Engineer. An approved Haul Route Permit shall be required from the Engineering Division.
 - Hauling or transport trucks entering or exiting public streets shall at all times yield to public traffic.
 - If hauling operations cause any damage to existing pavement, street, curb and/or gutter along the haul route, the project proponent shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer.

- All construction-related parking and staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site.
 - The project proponent shall comply with the requirements of the Construction Management Plan for the duration of the construction.
18. The conditions of approval may be clarified or modified by the Community Development Director as appropriate for rough grading and for site preparation and other pre-grading activities.

PRIOR TO COMMENCEMENT OF ANY SITE CLEARING:

- O. Prior to commencement of any site clearing, CUC or project proponent shall:
1. Obtain both a public works permit and grading/on-site improvement permit from the Engineering Division.
 2. If during the bird-breeding (nesting) season (February 15 to September 15), submit to the Director of Community Development a pre-construction survey performed by a qualified biologist to determine if any nesting birds are nesting on the project site. The preconstruction survey shall be conducted within three days of commencement of any site clearing or grading activities. Protected bird nests that are found within the construction zone or within a 500-foot survey area shall be protected by a buffer of 300 feet for most species or 500 feet for raptors, or as determined by the Cityapproved biologist, 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. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days shall have elapsed between the survey and grounddisturbing activities. . (Mitigation Measure 4.3.A-2.)

DURING GRADING AND CONSTRUCTION OPERATIONS:

- P. During grading and construction operations CUC or project proponent shall:
1. Comply with California Code of Regulations Title 22 in the handling, transport, and disposal of any hazardous materials.
 2. Control fugitive dust emissions from grading and other construction activities in accordance with the provisions of South Coast Air Quality Management District Rule 403. To minimize nuisance levels of construction activity emissions such as dust, emissions, and off-site impacts, CMC or other project proponents shall implement best available control measures (BACMs). BACMs shall include but are not limited to the following:

- All exposed surfaces shall be watered at a minimum of three times a day, including haul and other unpaved roads. (Measures 19-2, 4a)
 - Establishing a maximum 15 miles per hour speed limit for all vehicles traveling on unpaved roads. (Measure 19-1)
 - Cover all haul trucks or maintain at least two feet of freeboard.
 - Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - Cover or water twice daily any on-site stockpiles of debris, dirt, or dusty material.
 - Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - Stabilize any cleared area, which is to remain inactive for more than 96 hours after clearing is completed.
 - Require 90-day low-NOx tune-ups for off-road equipment.
 - Limit allowable idling to five minutes for trucks and heavy equipment. □ Encourage carpooling for construction workers.
3. Ensure the following measures are honored during all construction-related activities for the project to reduce construction impacts to surrounding uses:
- Construction activities shall comply with the provisions of Municipal Code §16.154.020 (Noise and Vibration Standards). The hours of construction activities that may exceed the City's adopted noise standards are limited to 7:00 AM to 8:00 PM, Monday-Saturday. Construction activities that exceed the City's adopted noise standards are prohibited on Sundays and National holidays.
 - Staging areas shall be located away from surrounding residential uses, student dormitories, and the children's pre-school.
 - All construction equipment shall use properly operating and maintained mufflers. Park construction vehicles off traveled roadways. Limit lane closures to off-peak travel periods. Encourage receipt of material during non-peak traffic hours.
 - Sandbags shall be utilized at construction sites for erosion control.
 - Prior to the release of the guarantee provided by CMC for implementation of Subdivision Improvement Plan, the following shall be done to the satisfaction of the City Engineer.
 - All grading and public works improvements shall be completed to the satisfaction of the City Engineer, and in compliance with the time frames provided in the Development Agreement between the City and CMC.
 - All existing overhead utility lines located on-site and/or within the rights-of-way adjacent to the project site, and all new utility lines serving the subdivision, shall be placed underground. All utility lines shall be placed underground from an existing power pole or other point of connection off-site in accordance with Chapter 16.151 of the Claremont Municipal Code.

- Sewer connections shall be installed to serve all parcels.
- A licensed surveyor shall identify and field mark with monuments the corner locations of each parcel.
- Street trees and landscaping shall be installed and maintained within parkways and easements in compliance with Community Services Department policies. All street trees shall be a minimum 24-inch box size, planted and double-stacked, and maintained in good health and condition for one year after installation to ensure trees are fully established. The Community Services Director shall determine the tree type, number, placement, and health. Upon a final inspection after the one-year period by the Community Services Department, on-going pruning and fertilizing of the trees will be the responsibility of the City. Regular watering of the street trees shall remain the responsibility of CMC, or subsequent property owner. Landscape plans shall require architectural review approval pursuant to Municipal Code Chapter 16.300. Prior to issuance of landscaping permits, the Community Development Director shall verify that landscaping plans reflect planting of locally-indigenous native plant species, selected from the list of plants occurring of the project site as identified in the project 2007 Biological Report prepared by Impact Sciences (EIR Appendix E). (Mitigation Measure 4.3.A.1)

- Q. 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:
1. Construction activities shall only occur during the hours permitted by the Municipal Codes for the cities of Claremont and Upland.
 2. 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 feet, temporary solid noise barriers or berms shall be erected between construction equipment and sensitive off-site receptors where feasible.
 3. 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.
 4. All construction and demolition equipment shall be fitted with properly sized mufflers.
 5. Noisy construction equipment items shall be located as far as practicable from the adjacent properties.

6. 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.
 7. 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.
 8. All construction equipment shall be properly maintained. Poor maintenance of equipment typically causes excessive noise levels.
 9. Noisy equipment shall be operated only when necessary, and shall be switched off when not in use.
 10. 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 CMC in case of complaints. The notice shall encourage residents to call the contact person rather than the police in case of complaints, and 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.
 11. No idling of construction equipment or trucks for extended periods. (Mitigation Measure 4.9.D-1)
- R. Private drives/roads shall be constructed in accordance with the approved typical sections shown on the tentative map and constructed with minimum four-inches of asphalt over four-inches of compacted native materials. Names for the north and west private driveways shall be subject to prior approval by the City Engineer.

PRIOR TO ISSUANCE OF BUILDING PERMITS FOR FUTURE CONSTRUCTION:

- S. Prior to the issuance of building permits for future construction, CUC or the project proponent shall do the following:
1. Ascertain and comply with all Planning Division, Building and Safety Division, and Los Angeles County Fire Department requirements.
 2. Pay all development impact fees and other development fees in accordance with City ordinances and resolutions, and the project traffic study to implement “fair-share” improvements at impacted intersections in order to reach acceptable operating levels of service.
 3. Submit to the Building Official a construction schedule for any on- or off-site improvements that provides and ensures that site preparation and grading activities do not exceed the South Coast Air Quality Management District

daily threshold for emissions of nitrogen oxides. Provided the applicable emission thresholds are not exceeded, site preparation and grading may occur concurrently.

4. For any proposed construction on the site subject to the requirements of Federal Aviation Regulations related to the obstruction of airport operations, submit to City an official determination by the Federal Aviation Agency pursuant to Federal Aviation Regulations Part 77 (currently initiated through a filing of a Notice of Intent to Construct, Form 7460-1) verifying that proposed structures and activities shall not obstruct or otherwise interfere with the operation of Cable Airport.
5. Submit architectural plans for all development for Architectural Review pursuant to Municipal Code Chapter 16.300. Detailed architectural plans for proposed development shall include the design, height, size, details, materials, and exterior colors of all proposed buildings and structures, walls, fences, signs, and exterior lighting. Detailed plans shall also be provided for all proposed landscaping, irrigation, and hardscape elements. Such plans shall be reviewed in accordance with Municipal Code Chapter 16.300. Any structure proposed on the project site shall be reviewed during the Architectural Review process to sure that the building materials would not create a 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 satisfaction of the Director of Community Development that use of such materials would not cause glare impact of surrounding properties or roadways. (Mitigation 4.1.A.1)
6. Submit photometric plans prepared by a qualified professional verifying that the construction and installation of any future lighting complies with the provisions of Municipal Code §16.154.030 (Outdoor Lighting and Glare), which prohibits nuisance glare and lighting of surrounding properties. Compliance with Section §16.154.030 shall be confirmed through the preparation of a 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. (Mitigation Measure 4.1.A-2)
7. Submit photometric plans prepared by a qualified professional verifying that construction and installation of any future lighting complies with the provisions of Municipal Code §16.136.050 (Development Standards for Parking Areas with Six or More Spaces), which prohibits nuisance parking lot lighting. Compliance shall be confirmed through post-construction light level analysis performed by a qualified professional confirming that lighting impacts have been minimized (e.g. through shielding or other methods),

does not exceed 0.5 foot-candles at the property line of neighboring properties, and is consistent with applicable regulations, approved lighting, and photometric plans. (Mitigation Measure 4.1.A-3)

8. Provide soils and foundation analysis and design for all future development demonstrating compliance with the recommendations of the project's preliminary soils report prepared by a geotechnical engineer and the requirements of California Building Code to minimize potential impacts related to expansive soils, liquefaction, differential settlement, varying soil strength, and slope failure through appropriate soil preparation and foundation, slab, pavement, and structure strength.
9. Submit a letter from a geotechnical engineer approving building pad and a pad certification letter from the registered civil engineer of record. Obtain inspection and approval by Public Works Inspector and submit compaction tests and pad certification to the Engineering Division.
10. Incorporate the following measures into the design and construction of the project, and specific building projects. The Building Division shall verify the implementation of these measures through routine inspection, prior to occupancy.
 - a. Energy efficiency measures:
 - Install landscape and construct development that takes advantage of shade, prevailing winds, and landscaping
 - Install efficient lighting and lighting control systems
 - Install energy efficient outdoor lighting
 - b. Water conservation and efficiency measures:
 - Adopt a comprehensive water conservation strategy that includes the following measures:
 - Create water-efficient landscapes within the development
 - Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls
 - If available, use reclaimed water for landscape irrigation within the project.
 - Restrict watering methods by prohibiting systems that apply water to non-vegetative surfaces and control runoff
 - c. Solid waste measures:
 - Reuse and recycle construction waste including soil, vegetation, concrete, lumber, metal, and cardboard.

- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - Provide employee education about reducing waste and available recycling services.
11. Submit a letter from a geotechnical engineer approving building pad and a pad certification letter from the registered civil engineer of record. Obtain inspection and approval by public works inspector and submit compaction tests and pad certification to the Engineering Division.
 12. Submit and obtain approval for construction plans, structural calculations, and Title 24 Energy Calculations as required by the Building Division. When submitting plans at the time of plan check, if any substantial changes have been made since architectural review approval, the plans may require additional architectural review pursuant to Municipal Code Chapter 16.300 before issuance of building permits.
 13. Submit to the Building Official a construction schedule for any on- or off-site improvements that provides and ensures that the South Coast Air Quality Management District (SCAQMD) daily threshold for emissions of nitrogen oxides would be not be exceeded.
 14. Submit, to the satisfaction of the Director of Community Development, or designee of the approving jurisdiction, a Coating Restriction Plan (CRP), consistent with 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 Director of Community Development or designee. These measures shall include the following:
 - a. The volatile organic compounds (VOC) of proposed architectural coatings cannot exceed 100 grams per liter (g/l) for non-residential interior and exterior applications.
 - b. 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 SCAQMD. (Mitigation Measure 4.2.A-1)
 15. Submit landscaping plans for review and approval of the Planning Division. Prior to issuance of landscaping permits, the Director of Community Development shall verify that landscaping plans include alluvial fan scrub on all disturbed slopes on the project site perimeter and reflect planting of locally-indigenous native plant species selected from the list of plants occurring on the project site as identified in the project 2007 biological report prepared by Impact Analysis (EIR Appendix E). (Mitigation Measure 4.3.A.1)

16. Submit landscaping plans for review and approval of the Planning Division. Prior to issuance of landscape permits, the Director of Community Development shall verify landscaping plans that identify the 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). The Planning Division shall verify the installation of such landscaping during final inspection. CMC or the project proponent shall provide a maintenance plan identifying landscape practices that will ensure the success of riparian habitat. (Mitigation Measure 4.3.C-1)
17. Secure approval of a trash pickup plan from the Community Development and Community Services Departments.
18. Demonstrate compliance with applicable Federal Aviation Regulations (FAR) Part 77, which currently requires a filing of Notice of Intent to Construct (Form 7460-1) to the FAA for proposed structures that would penetrate Cable Airport's imaginary surfaces.

PRIOR TO THE OCCUPANCY OF ANY CROSS-BORDER IMPROVEMENT

- T. Prior to the occupancy of any cross-border improvement, the following shall be established:
 1. Public Safety Plan. CMC and City shall cooperate with each other, and with Upland, the County of San Bernardino, and the County of Los Angeles to establish the Public Safety Plan for the provision of public safety-related services (police, fire, and emergency medical) to the East Campus in a logical and efficient manner, which addresses the cross-border improvements and activities and usages that may extend across the border of City and Upland. The public safety plan shall be established prior to the occupancy of any cross-border improvement; however, construction of cross-border improvements and the construction and occupancy of facilities located wholly within a single city may commence prior to the establishment of the public safety plan.
 2. Refuse Plan. CMC and City shall cooperate with each other and with Upland, the County of San Bernardino, and the County of Los Angeles to establish the refuse plan for the disposal of trash generated in the East Campus in a logical and efficient manner, which addresses the cross-border improvements and activities and usages that may extend across the border of City and Upland. The refuse plan shall be established prior to the occupancy of any cross-border improvement; however, construction of cross-border improvements and the construction and occupancy of facilities located wholly within a single city may commence prior to the establishment of the refuse plan.

PRIOR TO ISSUANCE OF OCCUPANCY FOR THE BASEBALL AND/OR SOFTBALL FIELDS

- U. Prior to issuance of occupancy permits for the baseball field and/or the softball field, the project applicant shall do as follows:
1. Obtain a valid permit from 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. (Mitigation Measure 4.9.A-1)
 2. Submit a traffic management strategy to the Director of Community Development identifying the measures that shall be implemented by CMC 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, and to ensure that impacts resulting from weekday game traffic do not exceed those anticipated in the project traffic study. (Mitigation Measure 4.11.A-3)

ON-GOING CONDITIONS:

- V. The handling, transport, and disposal of any hazardous materials shall comply with the regulations of California Code of Regulations Title 22.
- W. Site maintenance work shall only be permitted between the hours of 7 AM and 8 PM, Monday through Saturday. (Mitigation Measure 4.9.A-3)
- X. Fugitive dust emissions from grading and other construction activities shall be controlled in accordance with the provisions of SCAQMD Rule 403. Applicable BACMs and large contingency control measures include the following:
- a. All exposed surfaces shall be watered at a minimum of three times a day, including hauling and other unpaved roads. (Measures 19-2, 4a)
 - b. Establishing a maximum 15 miles per hour speed limit for all vehicles traveling on unpaved roads. (Measures 19-1)
- Y. 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. (Mitigation Measure 4.6.B-1)
- Z. Scheduled games and practices shall not be permitted on the project site between the hours of 10 p.m. and 6 a.m. All games and practices at the project site shall be scheduled to allow sufficient time for all participants and spectators to leave the site by 10 p.m. Participants and spectators of the scheduled games and practices shall not be permitted to be on site prior to 6 a.m. (Mitigation Measure 4.9.A-2)

- AA. No more than 72 hours prior to commencement of any large, special one-day events, the owner of the property where the event is to be held shall ensure that the event proponent notifies the Cable Airport authority to issue a "Notice to Airmen" to avoid overflight of the event. (Mitigation Measure 4.6.B-2)
- BB. TCCS and CMC shall continue to comply with the agreement between the City and CUC on behalf of itself and The Claremont Colleges with regard to transportation impact fees dated April 21, 1997.
- CC. 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 and/or the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.
- DD. The applicants/owners, 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 applicants/owners 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 applicants/owners of its obligation hereunder.
- EE. 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 applicants agreed to when permits were pulled to construct the project.

SECTION 4. The Architectural and Preservation Commission Chair shall sign this Resolution and the Commission Secretary shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED, AND ADOPTED this 11th day of June, 2025.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary