

RESOLUTION NO. 2026-**A RESOLUTION OF THE CLAREMONT ARCHITECTURAL AND PRESERVATION COMMISSION APPROVING SIGN REVIEW #15-S01AMD, FOR REVISIONS TO PREVIOUSLY-APPROVED SIGN PROGRAM FOR THE CLAREMONT MCKENNA COLLEGE CAMPUS. APPLICANT – CLAREMONT MCKENNA COLLEGE**

WHEREAS, on February 18, 2026, Claremont McKenna College (CMC) submitted an application for City approval of revisions to its previously-approved campus sign program to accommodate the expansion of the campus to updated sign designs and additional regulatory signs, wayfinding signs, and monument signs to mark new entrances to the 75-acre Roberts East Campus Sports Bowl (Sports Bowl), which is currently under construction on the east side of Claremont Boulevard between Sixth Street and Foothill Boulevard (“Sign Program Amendment”); and

WHEREAS, the sign program also includes a previously-approved, coordinated program of monument, wayfinding, and regulatory signs for the entire Claremont McKenna Campus that remain unchanged and have been serving the campus since at least 2013; and

WHEREAS, on July 10, 2012, the City Council adopted Resolutions 2012-49, 2012-50, 2012-51, and 2012-52, which approved a new Master Plan for CMC (“Master Plan”) that included expansion to the east campus along with adoption of the final Environmental Impact Report and other associated documents and permits; and

WHEREAS, on April 15, 2026, the Architectural and Preservation Commission of the City of Claremont conducted a review of the Sign Program Amendment, heard public comment, and considered the information contained therein at a duly noticed meeting at which time all interested parties were heard.

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

SECTION 1. CEQA. On July 10, 2012, a Final Environmental Impact Report (EIR), along with a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program, was adopted by the City Council in conjunction with the approval of the Claremont McKenna College Master Plan. The scope and potential impacts of these minor revisions to the previously-approved sign program for the campus were fully identified and analyzed by the Final EIR, and all applicable mitigation measures have either been implemented already or will be implemented pursuant to the proposed conditions of approval for this project. The Community Development Director has determined, based on the application submittals and the whole of the administrative record, that no subsequent EIR is necessary pursuant to Section 15162 (a) of the California Environmental Quality Act, as no substantial changes to the project are proposed, no substantial changes in the circumstances under which the project is undertaken have occurred, and no new information of substantial importance has been provided. Therefore, no additional review is required at this time.

SECTION 2. Design Review Criteria. The Architectural and Preservation Commission finds that the required criteria contained in Section 16.300.060.A of the Claremont Municipal Code can be made in regard to the above-described landscape revisions as follows:

A. Conformity with Development Standards - The proposed Sign Program Amendment is in conformity with all development standards of the Institutional Education (IE) District as follows:

1. **Setbacks:** The proposed signs will be required to comply with setback requirements for the IE District unless those signs are part of an approved streetscape plan that allows for reduced setbacks, as has already been approved for Sixth Street.
2. **Floor Area Ratio (FAR):** The project will not result in changes to Floor Area Ratio in that the scope of work entails construction of signs and complementary landscape features. No habitable square footage is being added.
3. **Parking:** No new students, staff, or other parking-related activities will be added as a result of the Sign Program Amendment; however, some of the signs will provide for wayfinding and regulatory signage for a new parking structure and a new surface lot located in the Roberts East Campus. The signage is anticipated to facilitate the efficient use of these new parking facilities.
4. **Building Height:** The proposed signs and associated landscape walls are all less than eight feet in height, which is well below height limits for the IE District. While some of the signs, and in particular the vertical monument sign (pillar sign), exceed the maximum height for institutional entry signs (six feet), the additional height is warranted due to the size and below-grade location of the Sports Bowl. These additional heights can be approved by the Architectural and Preservation Commission as part of an institutional sign program as provided for in CMC Sections 18.030.020.H and 18.025.120.
5. **Permitted Use:** The Sign Program Amendment will not result in a change of use in that the scope of work entails the addition of entry signs, wayfinding signs, and regulatory signs and associated landscape features to an existing college campus with an approved Master Plan.

B. General Plan Consistency - The proposed project, which amends CMC's existing planned Sign Program to allow new signs and complementary landscape elements along the campus' Claremont Street frontage and within its new Sports Bowl complex, is consistent with the following goals and policies of the Claremont General Plan:

1. *Insist on excellence in architectural design of new construction in the city (Policy 2-5.1)* – The signs are attractive, consisting of very high-quality materials (colored concrete, Corten steel slabs, aluminum letters, and indirect illumination) and are designed to blend with and subtly update existing signs found throughout the existing CMC campus.
2. *Establish thresholds and entryways to our neighborhoods and streets that make positive impressions of our neighborhoods. (Goal 2-8)* – The signs provide an attractive entry to the CMC campus and Sports Bowl and are of a size that is needed to provide a needed visual marker for facilities that are large but generally difficult to see from the street due to their below-grade elevation within a former mining pit.
3. *Encourage artistry and innovation in signs that improve the appearance of the buildings and neighborhoods in which they are placed. (Policy 2-12.6)* – The signs are subtle and artistic, consistent with recent signs at the college, and innovative with their use of natural materials and Corten patina that blend well with their surroundings.
4. *Achieve a city-wide network of streetscapes that are interesting and attractive. (Goal 2-13)* – The signs provide visual interest as well as helpful wayfinding cues that add to the adjacent City streets.

C. Compatibility of Form with Surrounding Development - This amendment to the CMC Sign Program is proposed specifically to entitle sign designs that will be more compatible with recently-approved projects on the CMC campus, including the Robert Day Sciences Center (Sciences Center), Roberts Pavilion, and the remodel of Marks Hall. The design and scale of the signs and materials, including the Corten steel, tan-colored concrete, and indirect illumination, are the campus standard. The addition of the aluminum letter and verticality of the monolithic Roberts Campus entry monument are more compatible with the designs of the Sciences Center and improve readability for passersby on Claremont Boulevard, an arterial street, than the more subtle designs in the original Sign Program. Low concrete perimeter walls have been proposed to integrate the new signs with the nearby buildings and their surrounding landscapes. Renderings submitted by the applicant illustrate how the proposed signs will be compatible with surrounding developments and how they will fit in with the Claremont Boulevard streetscape.

D. Compatibility of Quality with Surrounding Development - This Sign Program Amendment is proposed specifically to entitle sign designs that will be more compatible with recent surrounding developments in terms of form and quality. The Corten steel, tan-colored integrated concrete, and aluminum are of high quality that will be consistent with the appearance of new and existing development on the campus.

- E. **Internal Consistency of Design** - All elevations of the proposed signs and walls are architecturally treated in a consistent manner and include high-quality materials. CMC has taken great care to design an attractive and visually interesting streetscape along Sixth Street and now along Claremont Boulevard, and the proposed signs will harmonize well with these new streetscape plans and developments.

- F. **Privacy** - The proposed new signs and related landscape and perimeter wall improvements are not anticipated to have an impact on the privacy of nearby institutional buildings or on the privacy of nearby residential neighborhoods. The attractive improvements will add a subtle sense of enclosure at the campus boundary, enhancing the privacy of CMC students without appearing to be unwelcoming, exclusive, or menacing to the public using the adjacent public right-of-way.

- G. **Internal Circulation** - The proposed sign program amendment and related sign, wall, and landscape improvements will not significantly change the use of the property and are therefore not anticipated to have a negative impact on existing circulation patterns in the vicinity of the project. Given that the Claremont Boulevard streetscape will be enhanced as a result of this project, it may increase pedestrian activity along this edge of the CMC campus. In addition, the signs provide a clear indication of two major entry points for the CMC East Campus, making it easier for visitors and new students to navigate throughout the college campuses. The vertical monument sign provides a tall visual marker to help guide visitors, visiting sports teams, and spectators to the athletic facilities that are otherwise out of sight from the street due to their location at the bottom of a former mining pit. Without an obvious visual marker, it is highly likely that visitors would become lost and cause unnecessary circulation in surrounding campuses and neighborhoods as visitors look for the designated field or stadium.

- H. **Sustainability** - The proposed master Sign Program Amendment will not necessarily enhance the sustainability of the campus, but durable, high-quality, recyclable materials and high-efficiency LED illumination are being utilized for the signs and associated improvements. In addition, the associated landscaping has been designed with water-wise plantings consisting of a high percentage of species native to Southern California and Claremont.

- I. **Tree Preservation** - The signs resulting from this Sign Program Amendment are not anticipated to cause the removal of any existing significant trees on the site. In addition, rows of new Western Redbud trees will be installed behind many of the signs to provide additional visual interest and color.

- J. **Light and Air** - The proposed project will not unreasonably impinge on neighbors' existing access to light or use of prevailing winds for natural ventilation, nor will it cast a shadow over an existing solar energy system (active or passive) in that the project only entails the construction of signs and

accompanying low walls, most of which are lower than 6' in height. The taller walls and vertical monument sign at Ninth Street and Claremont Boulevard are as tall as 20 feet, but located hundreds of yards from the nearest non-college development.

- K. **Environmental Protections** - The proposed development has been reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA), and meets the environmental protective standards of the Claremont Municipal Code Chapter 16.154 for the reasons stated above in Section 1.
- L. **Health and Safety** - The project will not be detrimental to the public interest, health, safety, convenience, or welfare. The signs proposed in the Sign Program will meet development standards with the approval of this Sign Program. The signs also meet the intent of the IE district and are designed to contribute to a visually-appealing Claremont Boulevard streetscape. In addition, all new signs and walls will be set back approximately twenty feet from the street to allow adequate visibility for cars and pedestrians in the area. Further, the additional pedestrian-oriented lighting resulting from the project and related streetscape improvements are anticipated to greatly improve the safety of pedestrians using the sidewalks, bike lanes, and crosswalks on Claremont Boulevard.

SECTION 3. Sign Program Findings. The Architectural and Preservation Commission has further determined that each of the applicable Sign Program Findings contained in Claremont Municipal Code Section 18.025.120.D can be made for the proposed Sign Program Amendment as follows:

- A. The proposed Sign Program Amendment is consistent with the intent of the sign regulations set forth in Section 18.025.120 of the Municipal Code, in that the signs are carefully designed, are professional in appearance, and harmonize visually within the context of their setting.
- B. The proposed Sign Program Amendment meets the sign design criteria of Subsection 18.000.000.B, in that the materials, colors, sizes, letter styles, and placement are consistent with what was previously-approved, appropriately selected, and designed.
- C. The proposed Sign Program Amendment meets the design standards of Subsection 18.025.120.B, in that there are unifying design elements between the proposed signs. While some of the signs, and especially the vertical monument sign for the Sports Bowl, exceed the maximum height for Institutional monument signs (six feet), the additional height is warranted due to the size and below-grade location of the Sports Bowl and associated east campus improvements.
- D. The proposed Sign Program Amendment does not include signs that would adversely affect other nearby properties, in that none of the signs are out of scale or character with the other improvements in the vicinity of the signs, and

the aggregate sign area allowed under the sign program is less than the allowable amount under the Municipal Code. The largest of the signs is located at the primary entrance to a 75-acre sports and parking complex. In addition, they are located on an arterial street (Claremont Boulevard) hundreds of yards from the nearest non-college development.

- E. The proposed Sign Program Amendment is consistent with the General Plan, as the amended sign designs will not negatively impact the appearance of the existing streetscapes, and will provide an effective wayfinding system to help campus visitors feel welcome to the campus and navigate to difficult-to-find facilities such as the below-grade athletic fields and below-grade parking structure. Additional applicable General Plan goals and policies that the project is consistent with are described above in Section 2.B.2.

SECTION 4. Conditions of Approval. The Architectural and Preservation Commission hereby approves Sign File 15-S01AMD based on the findings outlined in Sections 1, 2, and 3 above, subject to the following conditions of approval:

- A. This approval is for the revised signage contained in the 2026 CMC Sign Program Amendment, as described in the staff report and depicted in the approved Amend Sign Program Document dated February 27, 2026.
- B. The applicant shall submit within one day of Architectural and Preservation Commission approval a check in the amount of \$75 payable to the Los Angeles County Clerk for filing a Notice of Exemption (NOE), as required by the California Environmental Quality Act.
- C. Plans submitted for building permit plan check shall be in substantial compliance with the designs and locations depicted in the approved sign program. If the plan check submittal is not in substantial compliance with the approved designs, the plans may require further staff or Commission review and re-notification to the surrounding property owners. This additional review may delay implementation of the project and require additional fees.
- D. All plans submitted for plan check shall comply with all applicable measures contained in the Mitigation Monitoring and Reporting Program (MMRP) for the CMC Master Plan EIR (certified on July 20, 2012), which is attached hereto as "Exhibit" to this resolution and hereby incorporated as a condition of approval for the project.
- E. Prior to commencement of any tree removals, brush clearing, or grading activities, the applicant shall:
 - 1. Provide a nesting bird survey as required by Mitigation Measure Bio-3(a) of the MMRP for activities that occur during bird breeding season (Feb 15- Sept 15).

2. Establish and maintain buffers for nesting birds as required by Mitigation Measure Bio-3(b) of the MMRP for activities that occur during bird breeding season (Feb 15- Sept 15).

F. During grading and construction operations, the applicant shall:

1. Comply with the approved Construction Management Plan for the project.
2. Implement Best Available Control Measures (“BACM’s”) to minimize nuisance levels of construction activity emissions such as dirt, emissions, and offsite impacts. BACM’s shall include, but not limited to, the following:
 - a. Water all active construction areas at least twice daily.
 - b. Cover all haul trucks or maintain at least two feet of freeboard.
 - c. Pave or apply water four times daily to all unpaved parking or staging areas.
 - d. Sweep or wash any site access points within 30 minutes of any visible dirt deposition on any public roadway.
 - e. Cover or water twice daily any onsite stockpiles or debris, dirt, or dusty material.
 - f. Suspend all operations on any unpaved surface if winds exceed 25 mph.
 - g. Hydroseed or otherwise stabilize any cleared area which is to remain inactive for more than 96 hours after clearing is completed.
 - h. Require a 90-day, low-NO_x tune-ups for off-road equipment.
 - i. Limit allowable idling to five minutes for trucks and heavy equipment.
 - j. Encourage carpooling for construction workers.
 - k. Limit lane closures to off-peak travel periods.
 - l. Park construction vehicles off traveled roadways.
 - m. Wet down or cover dirt hauled offsite.
 - n. Wash or sweep access points daily.
 - o. Encourage receipt of material during non-peak traffic hours.
 - p. Sandbag construction sites for erosion control.
3. Paint no more than 26,600 square feet of building area in any single day.

4. Report immediately to the City Engineer if any archaeological or paleontological artifacts are found by contractors/subcontractors during the grading/excavation associated with the Project or associated improvements, which shall provide direction to contact a monitor. All excavation shall cease in the area of the find until the monitor is on-site.

If significant paleontological artifacts (those having potential to increase scientific knowledge, including all identifiable vertebrate remains) are encountered on the property, the following procedures or similar are to be followed:

- a. The monitor retained for the project shall immediately evaluate the artifacts that have been discovered to determine if they are significant and, if so, to develop a plan to collect and study them for the purpose of mitigation. If artifacts are found, the monitor shall be empowered to temporarily halt or redirect excavation equipment to allow evaluation and removal of the artifacts as needed. To minimize construction delays, the monitor should be equipped to speedily collect specimens if they are encountered.
- b. The monitor, with assistance if necessary, shall collect individual artifacts and/or samples of fossil bearing sediments. If specimens of small animal species are encountered, the most time and cost-efficient method of recovery is to remove a selected volume of fossil bearing earth from the grading area and screen wash it off-site. Artifacts recovered during earth moving or as a result of screen washing of sediment, shall be cleaned and prepared sufficiently to allow identification. This allows the artifacts to be described in a report of findings and reduces the volume of matrix around specimens prior to storage, thus reducing storage costs.
- c. A report of findings shall be prepared and submitted to the San Bernardino County Museum and any other body deemed appropriate. This report would minimally include a statement of the types of paleontological resources found, the methods and procedures used to recover them, an inventory of the specimens recovered, and a statement of their scientific significance. The paleontological specimens recovered as a result of mitigation shall be transferred to a qualified scientific institution where they would be afforded long-term preservation for future scientific study.
- d. If Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease, and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess

the find. Work on the overall project may continue during this assessment period. If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the Applicant or his archaeologist shall contact the Gabrieleno/Tongva Tribal Council. If requested by the Tribe, the Applicant or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g., avoidance, preservation, return of artifacts, etc.).

5. Submit applicable materials to show compliance with the City of Claremont's Water Efficient Landscape Ordinance (WELO) for any related landscape plans.
 6. Pay any/all outstanding development review fees related to Sign Review file 25-S01AMD.
- G. To ensure compliance with the provisions of this Architectural and Preservation Commission design approval, a final inspection is required from the Planning Division when work has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
- H. Upon final inspection, the City will commence a 30-day lighting level review of all exterior lights. If illumination levels, glare, or other applicable issues are found to be excessive, the applicant will be directed to modify the lighting as necessary to be at an acceptable level.
- I. Noncompliance with any condition of this approval shall constitute a violation of the City's Municipal Code. Violations may be enforced in accordance with the provisions of the administrative fines program of Chapter 1.14 of the Claremont Municipal Code.
- J. The applicant/owner by utilizing the benefits of this approval shall thereby agree to defend at its sole expense, any action against the City, its agents, officers, and employees because of the issues of such approval. In addition, the applicant/owner shall reimburse the City et al for any court costs and attorney fees that the City et al may be required to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant/owner of its obligation hereunder.
- K. Failure to comply with any of the conditions, including design issues as shown on plans reviewed and approved by the City of Claremont, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred, where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.

SECTION 5. The Architectural and Preservation Commission Chair shall sign this resolution and the Commission's administrative secretary shall attest to the adoption thereof.

PASSED, APPROVED, AND ADOPTED this 15th day of April, 2026.

Architectural and Preservation Commission Chair

ATTEST:

Architectural and Preservation Commission Secretary

Mitigation Monitoring and Reporting Program

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

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



Claremont McKenna College Master Plan EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
AESTHETICS							
AES-1: Lighting Plan. In conjunction with site plan development of any project carried out under the Master Plan that would include outdoor lighting or produce light spillover, a lighting plan shall be required that minimizes light spillover and conforms to all applicable regulations, including all applicable standards of the Claremont Municipal Code, or Upland Municipal Code if the project in question is located in the City of Upland.	Review and approve a lighting plan for individual development projects carried out under the CMC Master Plan that would include outdoor lighting or produce light spillover.	Prior to issuance of building permits and after construction.	Once before issuance of building permits, once after construction.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			
AES-2: Glare. Prior to issuance of building permits, any structure proposed on the project site will be reviewed during the appropriate jurisdiction's standard review process to ensure that proposed building materials do not create glare in a manner that could endanger motorists on adjacent roadways or pilots in nearby airspace, create a nuisance for surrounding properties or uses, or otherwise impact the community. Use of reflective materials such as polished metal or glass shall be prohibited unless the applicant can provide substantial evidence prepared by a qualified professional to the appropriate jurisdiction's Director of Community Development or Development Services Director that use of such materials will not cause glare impacts on surrounding properties or roadways.	Review and approve building plans for any structure proposed on the project site.	Prior to issuance of building permits and after construction.	Once before issuance of building permits, once after construction.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			
AES-3: Photometric Plans. Prior to issuance of building permits, the project proponent shall submit photometric plans verifying that construction and installation of any future lighting complies with the provisions of the Claremont and Upland	Review and approve photometric plans for any future lighting proposed on the project site, as well as post construction light level analysis.	Prior to issuance of building permits and after construction.	Once before issuance of building permits, once after construction.	City of Claremont Community Development Department or City of Upland			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Zoning Codes prohibiting nuisance 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) and does not exceed 0.5 foot-candles at the property line of neighboring properties and is consistent with applicable regulations and approved lighting and photometric plans.				Development Services Department, as applicable.			
AIR QUALITY							
AQ-1. Construction scheduling for any on- or off-site improvements and development shall be established such that site preparation and grading activities do not occur concurrently to ensure that the South Coast Air Quality Management District daily threshold for emissions of nitrogen oxides is not exceeded. Prior to issuance of grading permits, the project proponent shall submit a construction schedule to the approving jurisdiction's Community Development Director or Development Services Director to verify that scheduling of construction activities conform to this mitigation measure.	Review and approve construction schedule submitted by the project proponent for any of- or off-site improvements to be carried out under the Master Plan.	Prior to issuance of grading permits for any of- or off-site improvements to be carried out under the Master Plan.	Once prior to issuance of grading permits.	Approving jurisdiction's Community Development Director or Development Services Director.			
BIOLOGICAL RESOURCES							
BIO-1(a): Focused Plant Surveys. Prior to brush clearing or grading activities associated with construction of the East Campus Sports Complex, the project proponent shall retain the services of a qualified biologist to complete a focused survey to determine the presence or absence of any special-status plants determined to have the potential to occur on site. The focused plant survey shall follow the Department of Fish and Game's	Review and approve a focused plant survey conducted by a qualified biologist to determine presence or absence of special status plants, as well as a mitigation plan if special status species are found on site.	30 days prior to commencement of any brush clearing or grading activities for the East Campus Sports Complex.	Once prior to issuance of grading permits. If special status species are found, annual monitoring for at least shall be required for any	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Protocols for Survey and Evaluating Impacts to Special Status Species, Native Plant Populations, and Natural Communities (www.dfg.ca.gov/habcon/plant/). The focused plant survey shall be completed weekly during the prior flowering season and within 30-days prior to the commencement of any brush clearing or grading activities associated with the East Campus Sports Complex. The final survey shall be conducted no more than three days prior to commencement of brush clearing or grading activities. If no special-status plants are found within the construction footprint, then no additional mitigation is required. Once the focused survey is completed by a qualified biologist, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the approving jurisdiction's Community Development Director or Development Services Director for review and approval.</p> <p>If any special-status plant species are found during the pre-construction survey, avoidance of sensitive plant species shall be the primary mitigation measure. If avoidance is not feasible, then a mitigation plan, including a salvage and relocation program shall be prepared and submitted to the approving jurisdiction's Community Development Department for review and approval. The mitigation plan shall identify: (1) the number of plants to be replanted; and (2) the measures necessary for the establishment of self-sustaining populations in a suitable open space relocation area(s) designated by the appropriate regulatory agency to ensure the long-term survivability</p>			on-site mitigation planting.				



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
of the impacted species. Salvage and relocation activities will include: seed and/or topsoil collection, germination of seed by a qualified horticulturist in a nursery setting, transplanting seedlings, and hand broadcasting seed into an open space habitat deemed acceptable by the approving jurisdiction. Annual monitoring for at least two years will also be required to assist in the establishment of any special status species.							
BIO-1(b): Focused Wildlife Surveys. Prior to brush clearing or grading activities associated with construction of the East Campus Sports Complex, the project proponent shall retain the services of a qualified biologist to complete focused surveys (including trapping, as necessary) to determine the presence or absence of any special-status wildlife that may potentially occur onsite. The special-status wildlife survey protocol utilized by the qualified biologist shall also consider the Department of Fish and Game's 1992 and 1995 survey and mitigation protocol for burrowing owl, as applicable. The survey shall include the examination of trees, shrubs, and the ground, as several bird species known to the area are shrub or ground nesters, including mourning doves. The pre-construction survey shall be conducted weekly within 30 days prior to the commencement of any site clearing activities related to project construction. The final survey shall be conducted no more than three days prior to the commencement of site clearing activities. Once the pre-construction special-status wildlife species surveys are completed by a	Review and approve a focused wildlife survey conducted by a qualified biologist to determine presence or absence of special status wildlife, as well as a mitigation plan if special status wildlife is found on site.	Prior to commencement of any brush clearing or grading activities for the East Campus Sports Complex.	Once prior to brush clearing or grading activities.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>qualified biologist, the report results, including survey dates, exact species observed and location of species onsite, shall be submitted to the approving jurisdiction's Community Development Director or Development Services Director for review and approval. If no special status wildlife species or sign of special-status wildlife species are found within the survey area, then no further mitigation is required.</p> <p>If any special-status wildlife species are found during pre-construction surveys, a mitigation plan shall be developed and implemented to minimize impacts to any special-status wildlife species and to ensure successful mitigation for impacts to special-status wildlife species. The mitigation plan shall be prepared and submitted for review and approval to the approving jurisdiction's Community Development Director or Development Services Director. The mitigation plan shall use the following protocols to avoid or mitigate any impacts to special status species, as applicable:</p> <ul style="list-style-type: none"> • Avoidance of the species; • Relocation of the species; and • Compensation through payment into a conservation bank. 							
<p>BIO-1(c): Native Landscape Replacement. Prior to the issuance of landscaping permits for the East Campus Sports Complex, the approving jurisdiction's Community Development Department or Development Services Department shall verify that landscaping plans identify the proposed detention basin as a native riparian habitat area to be populated naturally by native species. In addition, the</p>	<p>City review and approval of landscaping plans.</p>	<p>Landscape Plan review prior to issuance of building permits for the East Campus Sports Complex. Restoration Planting monitoring after</p>	<p>Monthly during first year; quarterly during second and third years after replanting.</p>	<p>City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.</p>			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>landscaping plans shall require the planting of locally indigenous native plant species (including AFSS where feasible), on all disturbed slopes proposed with the East Campus Sports Complex. Only native plant species associated with alluvial fan scrub and identified in the 2007 biological report prepared by Impact Sciences shall be selected as part of the landscaping plan for the disturbed slopes. The landscaping plans shall be reviewed and approved by the approving jurisdiction's Community Development Director or Development Services Director. The plans shall also include a maintenance protocol for the native landscaping areas. Claremont McKenna 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 species 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 should be performed at least twice annually; (3) the native vegetative cover within the retention basin shall be maintained at 75 percent within three years of the initial planting; (4) the native vegetative cover (including AFSS) within the disturbed slopes shall be maintained at 50 percent within three years of initial planting. If the vegetation within the retention basin or the disturbed slopes has more than 50% mortality, the area shall be immediately replanted to achieve 75% cover (for retention basin) or the 50% cover (for disturbed slopes) requirement; and (5) vegetation shall be established without the</p>		<p>completion of construction.</p>					



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
use of fertilizers. Use of herbicides and pesticides shall be minimized to the extent feasible.							
BIO-1(d): Construction Monitoring. Prior to the commencement of construction activities for the East Campus Sports Complex, the project proponent shall retain the services of a qualified biologist for biological monitoring. The monitor shall be present during earth moving activities to help ensure that no harm or impacts to special-status wildlife species occurs during construction activities. If any special status wildlife species is observed during construction activities, the contractor shall allow the animal to escape or a qualified biologist shall relocate the animal to a preserved/undeveloped area with similar required habitat. If a special-status wildlife species is observed onsite, the biological monitor and appropriate regulatory agency shall be notified to implement all measures necessary to protect the sensitive species. The equipment operators shall be informed of the species' presence and/or be provided with pictures in order to help avoid impacts to this species to the maximum extent possible. The biological monitor is authorized to stop specific grading activities if special status species are identified, if violations to mitigation measures are observed, or if violations to any local, state, or federal laws are observed.	Verify that a qualified biologist for biological monitoring is present on site prior to the commencement of construction activities for the East Campus Sports Complex.	Prior to and during earth moving activities for the East Campus Sports Complex.	Prior to and continuously during earth moving activities for the East Campus Sports Complex.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			
BIO-1(e): Regulatory Permits. If any state or federal endangered or threatened species are detected during the pre-development surveys, the respective regulatory agencies shall be immediately notified, and	Immediately notify regulatory agencies if any state or federally endangered species are found on-site.	Prior to brush clearing or grading activities for the East Campus Sports	Once prior to brush clearing or grading activities.	City of Claremont Community Development Department or			



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development shall not be permitted until such time as a letter of no-effect is issued or the appropriate take permit(s) is issued.		Complex.		City of Upland Development Services Department, as applicable. State and Federal Resource Agencies.			
BIO-3(a): Nesting Bird Survey. If any phase of the proposed project would require the removal of mature trees and/or any native/natural habitat during the bird-breeding season (February 15- September 15), nesting bird surveys shall be conducted prior to tree/habitat removal by a City approved biologist (a person with a biology degree and/or established skills in bird recognition). Surveys shall occur at least two weeks prior to initial tree or habitat removal. A copy of the contracts for these services and the results of the on-site survey shall be submitted to the Planning Department for review and approval prior to issuance of project permits.	Review and approve nesting bird surveys.	Prior to brush clearing or grading activities if construction is proposed during February 15- September 15.	Once prior to brush or tree clearing or grading activities.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			
BIO-3(b): Establishment of Appropriate Buffers. In the event that nesting birds are observed within 250 feet of a construction area, species-specific exclusion buffers shall be determined by a City-approved biologist and the construction area adjusted accordingly. Protected bird nests that are found within the construction zone shall be protected by a buffer of 300 feet for most species or 500 feet for raptors, unless the buffer distance is modified by the California Department of Fish and Game. The buffer	Verify establishment of appropriate buffer zones to protect bird nests found within construction zone.	During construction activities.	Continuous until protected birds have fledged and no continued use of nest is observed.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			



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shall be demarcated by construction fencing or other means that shall allow avoidance of the nests until the 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 ground disturbing activities.							
<p>BIO-4(a): Site Specific Tree Surveys. Prior to the construction of any phase of the CMC Master Plan project, 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:</p> <ul style="list-style-type: none"> • A pre-construction meeting shall be held with contractors, prior to commencement of work, to discuss tree protection measures • Install 6' protection fencing around tree 	Review and approve site survey performed by a qualified biologist or arborist to determine the exact number, type, and size of trees to be impacted by project construction.	Prior to issuance of grading permits.	Once prior to issuance of grading permits.	City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.			



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<p>to establish a tree protection zone prior to the start of construction</p> <ul style="list-style-type: none"> Storage of construction equipment or materials shall occur outside of the tree protection zone All attempts shall be made to avoid damage to tree roots during grading and construction Any roots encountered during grading that are ½ inch and greater shall be cleanly cut 							
<p>BIO-4(b): Certified Tree Trimmer. Tree alteration (thinning or removal) shall be performed by a Certified Tree Trimmer certified by a professional organization such as the International Society for Arboriculture or similar organization. The International Society of Arboriculture (ISA) pruning practices must be followed when trimming occurs. The use of climbing spurs is not allowed.</p>	<p>Verify that tree alteration is performed by a tree trimmer certified by the International Society of Arboriculture or similar organization.</p>	<p>During and after construction.</p>	<p>Ongoing.</p>	<p>City of Claremont Community Development Department or City of Upland Development Services Department, as applicable.</p>			
<p>BIO-4(c): Trees Located Within the Public Right of Way. The City of Claremont shall be consulted prior to commencement of any project development phase to determine the extent of impacts on any trees located within the public right-of-way. Compensatory mitigation may be required for tree removals and/or if the biologist or arborist determines that activities will endanger or shorten the life of the tree. Replacement mitigation ratios shall be 1:1 for non-native trees and 2:1 for native trees. Also, the City's street tree planting standards shall be met.</p>	<p>Survey trees located within the public right-of-way adjacent to or within the project boundary to determine the extent of tree impacts.</p>	<p>Prior to grading.</p>	<p>Once prior to construction.</p>	<p>City of Claremont Community Development Department.</p>			



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CULTURAL RESOURCES							
<p>CR-1: Undiscovered Cultural Resources. If any archaeological resources are uncovered during grading and construction facilitated by the proposed Master Plan within the project area (excluding the East Campus Sports Complex area), work shall be stopped and the City Engineer notified. A professional archaeological monitor shall be retained by the contractor to evaluate the resources before work is resumed and monitor the site when work resumes. The monitor shall immediately evaluate the artifacts that have been discovered to determine if they are significant and, if they are determined to be so, the monitor shall develop a treatment plan. The monitor shall be empowered to redirect excavation equipment and remove artifacts as needed. To minimize construction delay, the monitor shall be equipped to speedily collect resources.</p> <p>Recovered artifacts shall be cleaned according to generally accepted procedures and prepared sufficiently to allow identification. A report of findings shall be prepared describing the artifacts and their significance. The report shall be submitted to the San Bernardino County Museum or other similar organization that the City Engineer determines appropriate. The recovered artifacts shall be transferred to a qualified scientific institution where they would be afforded long-term preservation for future scientific study.</p> <p>If Native American cultural resources are discovered, a qualified archaeologist shall be hired to assess the resources and prepare a</p>	<p>City shall verify that construction contractor stops work, notifies City Engineer, and complies with all other applicable provisions of this mitigation measure if any archaeological resources are uncovered during grading and construction outside of East Campus Sports Complex area.</p>	<p>During, and potentially after, grading and construction (excluding the East Campus Sports Complex area).</p>	<p>Ongoing during, and potentially after, grading and construction.</p>	<p>City of Claremont Engineer; project construction contractor.</p>			



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treatment plan. If resources are found to be significant, the appropriate tribal council (such as the Gabrieleno/Tongva Tribal Council or the Tribal Council of the San Manuel Band of Serrano Mission Indians) shall be notified, and if requested by the Tribal Council, the contractor and archaeologist shall, in good faith, consult with the Tribal Council on the discovery and disposition of the artifacts (e.g., avoidance, preservation, return, etc).							
GEOLOGY AND SOILS							
GEO-1(a): Ground Settlement. To minimize the potential for ground settlement, future development proposals shall reflect the recommendations of the project preliminary geotechnical assessment, or project-specific updates to that report, relating to removal and overexcavation of on-site soils where structures are proposed on the East Campus site. This could include removal of dumped fill soils, compacted fill, road fill, and miscellaneous alluvial soils, as necessary to support structures. Removal of vegetation, scarification, moisture conditioning, and compaction may be required depending on the results of the project specific geotechnical report. Overexcavation and recompaction of building area and exterior flatwork may also be required depending on the results of the project-specific geotechnical report. Prior to approval of grading permits, all recommendations regarding removal and overexcavation from the preliminary geotechnical assessment and any project-specific report shall be reflected in the	Review project-specific grading plans to ensure that the grading plans reflect the recommendations of the project preliminary geotechnical assessment, or project-specific updates to that report.	Prior to approval of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			



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project grading design.							
GEO-1(b): Oversized Fill. Placement of oversized (greater than 12 inches in maximum dimension) deleterious materials (i.e. large boulders) 10 or more feet below grade in future fill soils shall be permitted on the East Campus site, provided that placement areas within fill soils are identified on project-specific grading plans, observed and reviewed by the project soils engineer for fill stability, and approved by the approving jurisdiction's City Engineer, prior to approval of grading permits.	Review and approve project-specific grading plans.	Prior to approval of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			
GEO-1(c): Foundation Design and Slab Criteria. Prior to issuance of grading permits for the East Campus site, foundation design and slab criteria shall be identified for future development in project-specific geotechnical reports and submitted for review and approval by the approving jurisdiction's City Engineer ensuring that the potential for settlement damage is minimized. This shall include specifications for conventional spread and continuous footings, slab thickness, reinforcement of slabs, floating foundations, and/or flexible utility lines.	Review and approve foundation design and slab criteria in project-specific geotechnical reports.	Prior to approval of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			
GEO-1(d): Pavement Design Parameters. Prior to issuance of grading permits for the East Campus Sports Complex, pavement design parameters for future on- and off-site improvements shall be identified in project-specific geotechnical reports for review and approval by the approving jurisdiction's City Engineer to minimize settlement impacts to future parking lots and roadways. Pavement performance shall be based on	Review and approve pavement design parameters for future on- and off-site improvements in project-specific geotechnical reports.	Prior to approval of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			



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R-value tests, traffic index values, and consideration of soils and subgrade.							
GEO-1(e): Subsurface Drainage and Infiltration. Prior to issuance of grading permits for the East Campus Sports Complex, and subject to the approval of the approving jurisdiction's City Engineer, requirements for subsurface drainage and infiltration on the East Campus site shall be identified in project-specific geotechnical reports and included in grading and building design to ensure that surface and subsurface moisture is adequately transported to prevent settlement impacts to foundations, slabs, and structures.	Review and approve requirements for subsurface drainage and infiltration on the East Campus site in project-specific geotechnical reports, as well as incorporation into grading and building design.	Prior to issuance of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			
GEO-1(f): Landsliding. To prevent impacts related to landsliding on the East Campus site as part of the East Campus Sports Complex construction, slopes shall be graded and buttressed at an inclination of 2:1 or flatter, where necessary and not including slopes along Monte Vista Avenue or the southern portion of the site. The dimensions and requirements for terrace drains and benches shall be specified in the project-specific geotechnical report and approved by the approving jurisdiction's City Engineer to verify that potential impacts due to slope failure are minimized.	Review and approve requirements for slopes, terrace drains and benches on the East Campus in project-specific geotechnical reports.	Prior to issuance of grading permits for the East Campus Sports Complex.	Once prior to approval of grading permits.	City Engineer of applicable jurisdiction.			
GREENHOUSE GASES							
GHG-2(a): Energy Efficiency Measures	Review of building plans for specific projects for compliance with mitigation measure.	Prior to issuance of building permits and after construction.	Once prior to approval of building permits and once prior to issuance of certificate of occupancy.	Community Development Department or Development Services Department of applicable			
<ul style="list-style-type: none"> • Install landscape and construct development that takes advantage of shade, prevailing winds, and landscaping. • Install efficient lighting and lighting 							



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control systems. • Install energy efficient outdoor lighting.				jurisdiction.			
GHG-2(b): Water Conservation and Efficiency Measures. Adopt a comprehensive water conservation strategy that includes the following: <ul style="list-style-type: none"> • Create water-efficient landscapes with the development. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • If and when available, use reclaimed water for landscape irrigation within the project. Install the infrastructure to deliver and use reclaimed water, where feasible. • Restrict watering methods by prohibiting systems that apply water to non-vegetated surfaces and control runoff. 	Review of building plans for specific projects for compliance with mitigation measure.	Prior to issuance of building permits and after construction.	Once prior to approval of building permits and once prior to issuance of certificate of occupancy.	Community Development Department or Development Services Department of applicable jurisdiction.			
GHG-2(c): Solid Waste Measures. <ul style="list-style-type: none"> • 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 employees education about reducing waste and available recycling services.	Review of building plans for specific projects for compliance with mitigation measure.	Prior to issuance of building permits and after construction.	Once prior to approval of building permits and once prior to certificate of occupancy.	Community Development Department or Development Services Department of applicable jurisdiction.			
HAZARDS AND HAZARDOUS MATERIALS							



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<p>HAZ-2(a): Prior to initiation of any ground disturbing activities as part of the East Campus Sports Complex construction, those areas identified in the project's 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) or soluble copper (known as the "orange soil") shall be excavated by a qualified contractor, characterized for waste classification, and transported to an appropriate facility for treatment and disposal. All remedial work shall be coordinated with the Los Angeles Regional Water Quality Control Board for agreement with the remedial action plan and all necessary approvals obtained. A final soil analysis shall be conducted within the excavated areas to affirm complete removal of all identified spills. The remedial action plan and final soils analysis shall be submitted to the appropriate jurisdiction's Director of Community Development or Development Services Director for review and approval prior to initiation of earthmoving activities as part of the East Campus Sports Complex construction in areas of known contamination.</p>	<ul style="list-style-type: none"> Verify compliance with provisions of mitigation measure. 	<p>Prior to issuance of grading permit and prior to initiation of any ground disturbing activities within those areas of the East Campus Sports Complex identified in the project's 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) or soluble copper (known as the "orange soil").</p>	<p>Once prior to issuance of grading permit and prior to initiation of any ground disturbing activities within those areas identified in the project's 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) or soluble copper (known as the "orange soil").</p>	<p>Community Development Department or Development Services Department of applicable jurisdiction.</p>			
<p>HAZ-2(b): 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</p>	<p>Review and approve Soils Monitoring and Contingency Plan prior to the issuance of grading permits for the East Campus Sports Complex.</p>	<p>Prior to issuance of grading permits for the East Campus Sports Complex.</p>	<p>Once prior to issuance of grading permits.</p>	<p>Community Development Department or Development Services Department of applicable jurisdiction.</p>			



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nature, source, and estimated volume of the released contamination, identify the lateral and vertical extent of the soil and/or groundwater contamination, and identify the concentration of the contaminants.							
HAZ-3(a): Any activity or use proposed within the CMC Master Plan project area (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. As applicable, the City of Claremont and/or the City of Upland shall review the building plans submitted for each future phase of construction and assess whether the proposed structure(s) could emit smoke and/or electromagnetic frequencies. If any emissions are anticipated, the City of Claremont and/or the City of Upland shall review the building plans submitted for each future phase of construction and assess whether the proposed structure(s) could emit smoke and/or electromagnetic frequencies. If any emissions are anticipated, the plans shall be sent to Cable Airport representatives for review and approval prior to issuance of building permits by the City of Claremont and/or the City of Upland.	As applicable, review the building plans submitted for each future phase of construction and assess whether the proposed structure(s) could emit smoke and/or electromagnetic frequencies. If any emissions are anticipated, send the plans to Cable Airport representatives for review and approval prior to issuance of building permits by the City of Claremont and/or the City of Upland.	Ongoing during construction and ongoing throughout Life of project for the East Campus Sports Complex.	Ongoing during construction and ongoing throughout life of project.	City of Claremont and/or City of Upland, as applicable.			
HAZ-3(b): Prior to issuance of building permits, any proponent of construction on the project site subject to the requirements of Federal Aviation Regulations related to obstruction of airport operations (currently initiated through filing of a Notice of Intent to Construct, Form 7460-1) will submit to the approving jurisdiction an official determination by the Federal Aviation Agency pursuant to Federal Aviation Regulations Part 77 verifying that proposed structures and activities will not obstruct or otherwise interfere with the operation of	Submit an official determination by the Federal Aviation Agency pursuant to Federal Aviation Regulations Part 77 verifying that proposed structures and activities will not obstruct or otherwise interfere with the operation of Cable Airport.	Prior to issuance of building permits.	Once prior to issuance of building permits.	Any proponent of construction on the project site subject to the listed requirements.			



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Cable Airport.							
HAZ-3(c): No more than 72 hours prior to commencement of any special one-day events (such as commencement ceremonies), the owner of the property on which the event is to be held shall ensure the event proponent notifies the Cable Airport authority in order to issue a "Notice to Airmen" to avoid over flight of the event.	Ensure the event proponent notifies the Cable Airport authority in order to issue a "Notice to Airmen" to avoid over flight of the event.	No more than 72 hours prior to commencement of any special one-day events (such as commencement ceremonies).	Once, no more than 72 hours prior to commencement of any special one-day events (such as commencement ceremonies).	Community Development Department or Development Services Department of applicable jurisdiction.			
HAZ-3(d): Prior to the issuance of grading permits for the East Campus Sports Complex, the project proponent shall provide a copy of a recorded and deed restricted avigation easement between the property owner (grantor) and Cable Airport (grantee) establishing a perpetual right and easement for the unobstructed flight of aircraft over and in the vicinity of each proposed parcel and the perpetual right to cause noise and other impacts inherent in the operation of aircraft of all types to the approving jurisdiction.	Ensure that project proponent provides a copy of a recorded and deed restricted avigation easement between the property owner (grantor) and Cable Airport (grantee).	Prior to issuance of grading permits for the East Campus Sports Complex.		Community Development Department or Development Services Department of applicable jurisdiction.			
NOISE							
N-1(a): Mufflers. During all project site excavation and grading, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers' standards.	Perform site inspection to confirm compliance with this mitigation measure.	During all project site excavation and grading.	Periodically during all project site excavation and grading.	City of Claremont Building Division or City of Upland Building and Safety Division, as applicable.			
N-1(b): Stationary Equipment. All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receptors.	Perform site inspection to confirm compliance with this mitigation measure.	During all project site excavation, grading, or	Periodically during all project site excavation,	City of Claremont Building Division or City			



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		construction.	grading, or construction...	of Upland Building and Safety Division, as applicable.			
N-1(c): Equipment Staging Areas. Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receptors.	Perform site inspection to confirm compliance with this mitigation measure.	During all project site excavation, grading, or construction.	Periodically during all project site excavation, grading, or construction.	City of Claremont Building Division or City of Upland Building and Safety Division, as applicable.			
N-1(d): Pile Driving. Claremont McKenna College or construction contractors shall submit written notice of pile driving activities to all property owners and businesses within 300 feet of pile driving activities a minimum of 48 hours prior to commencement of pile driving. Written notice shall include duration of pile driving and a phone number where complaints about noise may be submitted to the City of Claremont or the City of Upland, as applicable.	Confirm and field verify compliance with this mitigation measure.	A minimum of 48 hours prior to commencement of pile driving.	Once, a minimum of 48 hours prior to commencement of pile driving.	Community Development Department or Development Services Department of applicable jurisdiction			
N-1(e): Heavy Truck Restrictions. During project construction within the AV2 portion of the Arbol Verde neighborhood, the contractor shall prohibit heavy trucks from entering or leaving the site from or to, or otherwise driving on, Harwood Place. Heavy trucks include all cargo vehicles with three or more axles, generally with gross vehicle weight greater than 26,400 pounds.	Field verify compliance with this mitigation measure.	During all project site excavation, grading, or construction.	Periodically during all project site excavation, grading, or construction.	City of Claremont Building Division or City of Upland Building and Safety Division, as applicable.			
N-1(f): Electrically-Powered Tools and Facilities. Electrical power shall be used to	Perform site inspection to verify compliance with this	During all project site	Periodically during all	City of Claremont			



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run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities.	mitigation measure.	excavation, grading, or construction.	project site excavation, grading, or construction.	Building Division or City of Upland Building and Safety Division, as applicable.			
N-1(g): Additional Noise Attenuation Techniques. During the clearing, earth moving, grading, and foundation/conditioning phases of project construction within or immediately adjacent to the Arbol Verde neighborhood, temporary sound barriers shall be installed and maintained between the construction site and sensitive residential receptors. Temporary sound barriers shall consist of sound blankets affixed to construction fencing along all sides of the construction site boundary facing potentially sensitive receptors.	Perform site inspection to verify compliance with this mitigation measure.	During the clearing, earth moving, grading, and foundation/conditioning phases of project construction within or immediately adjacent to the Arbol Verde neighborhood.	Periodically during the clearing, earth moving, grading, and foundation/conditioning phases of project construction within or immediately adjacent to the Arbol Verde neighborhood.	City of Claremont Building Division.			
N-1(h): City Enforcement - Noise. The Building Official of the City of Claremont shall enforce noise-attenuating construction requirements. <ul style="list-style-type: none"> • Excavation, grading, and other construction activities related to the proposed project shall comply with City restrictions on hours of construction activity. • For construction within the AV2 portion of the Arbol Verde neighborhood, haul routes for construction materials to and from the construction site shall be restricted to the following truck route: <ul style="list-style-type: none"> ○ <u>From Project Site:</u> Enter Sixth 	Perform site inspection to enforce noise-attenuating construction requirements listed in Mitigation Measure N-1(h).	During all project site excavation, grading, or construction.	Periodically during all project site excavation, grading, or construction.	Building Official of the City of Claremont.			



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<p>Street from the south at either Brooks Avenue or Mills Avenue and travel east to Claremont Boulevard.</p> <ul style="list-style-type: none"> ○ To Project Site: From Claremont Boulevard, west on Sixth Street, then south on either Brooks Avenue or Mills Avenue to project site. • All construction vehicles, such as bulldozers and haul trucks, shall be prohibited from idling in excess of 10 minutes. <p>The contractor shall inspect construction equipment to ensure that such equipment is in proper operating condition and fitted with standard factory silencing features. Construction equipment shall utilize all standard factory silencing features, such as equipment mufflers, enclosures, and barriers.</p>							
<p>N-3: Air Conditioning. An air conditioning system shall be installed in rooms within buildings in the following locations:</p> <ul style="list-style-type: none"> • The proposed student housing buildings along Claremont Boulevard and Sixth Street that are directly exposed to Claremont Boulevard and Sixth Street traffic. • The student life buildings at the southwest corner of Claremont Boulevard and Ninth Street that are directly exposed to Claremont Boulevard and Ninth Street traffic. • The administrative and student life buildings along Ninth Street that are directly exposed to Ninth Street 	<p>Perform site inspection to verify compliance with Mitigation Measure N-3.</p>	<p>Prior to issuance of building permits; prior to issuance of certificate of occupancy.</p>	<p>Once prior to issuance of building permits; once prior to issuance of certificate of occupancy.</p>	<p>City of Claremont Building Division.</p>			

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traffic.							
TRAFFIC AND CIRCULATION							
T-1: SR-210 Off-Ramps at Baseline Road. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of the SR-210 Off-Ramp to provide a 2 nd southbound right-turn lane. In addition, the existing traffic signal shall be modified accordingly to accommodate the 2 nd southbound right-turn lane. The total contribution shall be \$617.50 (or approximately 0.13% of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
Year 2020 Cumulative Plus Project (Weekday: Game Day) Mitigation Measures:							
T-2(a): Monte Vista Avenue/Padua Avenue at Baseline Road. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of Padua Avenue/ Monte Vista Avenue to provide a 2nd northbound right-turn lane which would also require the widening of the existing bridge facility. Baseline Road shall also be widened and/or restriped to provide a 2nd westbound left-turn lane. The existing traffic signal shall also be modified based on these changes. The total contribution shall be \$17,272.50 (or approximately 3.29% of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
T-2(b): SR-210 Off-Ramps at Baseline Road. The applicant shall provide a proportionate fair-share contribution	Verify payment made pursuant to adopted Development Agreement and related agreements	As set forth in the Development Agreement and related	As set forth in the Development Agreement and	City of Claremont Public Works Director or			



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towards the widening and/or restriping of the SR-210 Off-Ramps to provide a 2nd northbound left-turn lane, and a 2nd southbound right-turn lane. In addition, the traffic signal shall be modified accordingly. The total contribution shall be \$14,647.50 (or approximately 2.79% of the intersection's traffic during the greatest peak hour).	controlling the provision of public benefits and mitigation measures.	agreements controlling the provision of public benefits and mitigation measures.	related agreements controlling the provision of public benefits and mitigation measures.	Community Development Director.			
T-2(c): Indian Hill Boulevard at Foothill Boulevard. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of Indian Hill Boulevard to provide a second northbound left-turn lane and a second southbound through lane. Please note that the added lanes cannot be accommodated within the existing curb-to-curb dimensions and therefore would require widening the roadway into the existing sidewalk and parkway area. The existing traffic signal shall be modified accordingly. This improvement is consistent with prior Caltrans' comments (on prior studies) suggesting a dual northbound left turn lane. The total contribution shall be \$8,160 (or approximately 3.2% of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
T-2(d): East Campus Driveway 1 at Foothill Boulevard. The applicant shall provide a proportionate fair-share contribution towards the installation of a traffic signal and design for 5-phase operation with protected eastbound and westbound left-turn phasing on Foothill Boulevard. With installation of a traffic signal, appropriate crosswalks and pedestrian push buttons shall also be	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation	City of Claremont Public Works Director or Community Development Director.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
installed. The total contribution shall be \$125,000 (or approximately 50% of the shared total cost).			measures.				
T-2(e): Central Avenue at Foothill Boulevard. The applicant shall provide a proportionate fair-share contribution towards the relocation of the pedestrian crosswalk from the west leg to the east leg. In addition, the existing traffic signal shall be modified to accommodate the change in the location of the pedestrian crosswalk. The total contribution shall be \$727.50 (or approximately 2.91% of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
T-2(f): Claremont Boulevard at Ninth Street/East Campus Driveway 3. The applicant shall provide a proportionate fair-share contribution towards the installation of a traffic signal and design for 5-phase operation with protected northbound and southbound left-turn phasing on Claremont Boulevard. With installation of a traffic signal, the appropriate crosswalks and pedestrian push buttons shall also be installed. This intersection is proposed to be signalized in conjunction with the first phase of facilities construction on the East Campus. The total contribution shall be \$250,000 (or approximately 100% of the total cost).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
Year 2030 Cumulative Plus Project (Weekday: Game Day) Mitigation Measures (additional requirements for the Year 2030 that are not included in measures T-2(a-f) are <u>underlined</u>:							
T-2(g): Monte Vista Avenue/Padua	Verify payment made	As set forth in	As set forth in	City of			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Avenue at Baseline Road. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of Padua Avenue/ Monte Vista Avenue to provide a second northbound right-turn lane which would also require the widening of the existing bridge facility <u>and a second southbound left-turn lane.</u> In addition, Baseline Road shall be widened and/or restriped to provide a second westbound left-turn lane. The existing traffic signal shall also be modified based on these changes. The total contribution shall be \$11,040 (or approximately 1.92% of the intersection's traffic during the greatest peak hour).</p>	<p>pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>Claremont Public Works Director or Community Development Director.</p>			
<p>T-2(h): SR-210 Off-Ramps at Baseline Road. The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of the SR-210 Off-Ramps to provide a 2nd northbound left-turn lane and a second southbound right-turn lane. <u>Baseline Road shall also be widened and/or restriped to provide a third westbound through lane.</u> In addition, the traffic signal shall be modified accordingly <u>and an eastbound and westbound right-turn overlap phase shall be installed on Baseline Road.</u> The total contribution shall be \$10,480 (or approximately 1.6% of the intersection's traffic during the greatest peak hour).</p>	<p>Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>City of Claremont Public Works Director or Community Development Director.</p>			
<p>T-2(i): Indian Hill Boulevard at Foothill Boulevard: The applicant shall provide a proportionate fair-share contribution towards the widening and/or restriping of Indian Hill Boulevard to provide a second northbound left-turn lane and a second</p>	<p>Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and</p>	<p>As set forth in the Development Agreement and related agreements controlling the</p>	<p>As set forth in the Development Agreement and related agreements</p>	<p>City of Claremont Public Works Director or Community Development</p>			

Claremont McKenna College Master Plan EIR
Mitigation Monitoring and Reporting Program

Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
southbound through lane. <u>Foothill Boulevard shall also be widened and/or restriped to provide an exclusive eastbound right-turn lane.</u> Please note that the added lanes cannot be accommodated within the existing curb-to-curb dimensions and therefore would require widening the roadway into the existing sidewalk and parkway area. The existing traffic signal shall be modified accordingly. This improvement is consistent with prior Caltrans' comments (on prior studies) suggesting a dual northbound left turn lane. The total contribution shall be \$5,459.50 (or approximately 1.79% of the intersection's traffic during the greatest peak hour).	mitigation measures.	provision of public benefits and mitigation measures.	controlling the provision of public benefits and mitigation measures.	Director.			
T-2(j): East Campus Driveway 1 at Foothill Boulevard: The applicant shall provide a proportionate fair-share contribution towards installing a traffic signal and designing a 5-phase operation with protected eastbound and westbound left-turn phasing on Foothill Boulevard. With installation of a traffic signal, appropriate crosswalks and pedestrian push buttons shall also be installed. The total contribution shall be \$125,000 (or approximately 50% of the shared total cost).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			
T-2(k): Central Avenue at Foothill Boulevard: The applicant shall provide a proportionate fair-share contribution to relocate the pedestrian crosswalk from the west leg to the east leg of the intersection. In addition, the existing traffic signal shall be modified accordingly. The total contribution shall be \$377.50 (or approximately 1.51% of the intersection's traffic during the greatest peak hour).	Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.	City of Claremont Public Works Director or Community Development Director.			



Mitigation Measure/Condition of Approval	Action Required	When Monitoring to Occur	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
			measures.				
<p>T-2(l): Claremont Boulevard at Ninth Street/East Campus Driveway 3: The applicant shall provide a proportionate fair-share contribution towards the installation of a traffic signal and design for 5-phase operation with protected northbound and southbound left-turn phasing on Claremont Boulevard. With installation of a traffic signal, the appropriate crosswalks and pedestrian push buttons shall also be installed. This intersection is proposed to be signalized in conjunction with the first phase of facilities construction on the East Campus. The total contribution shall be \$250,000 (or approximately 100% of the total cost).</p>	<p>Verify payment made pursuant to adopted Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>As set forth in the Development Agreement and related agreements controlling the provision of public benefits and mitigation measures.</p>	<p>City of Claremont Public Works Director or Community Development Director.</p>			
<p>T-2(m): Construction Management Plan. Prior to issuance of grading permits, the project proponent shall submit a Construction Management Plan for review and approval by the approving jurisdiction's City Engineer to minimize short term impacts from construction vehicles. The Construction Management Plan shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> • Ingress/Egress for the construction traffic for the East Campus Sports Complex would be Claremont Boulevard and/ Arrow Route • Prohibit construction traffic on local and residential streets • Provide traffic control for any lane closure, detour or other disruption to traffic circulation • Identify the routes that construction 	<p>Review and approve the Construction Management Plan submitted by the project proponent.</p>	<p>Prior to issuance of grading permits.</p>	<p>Once prior to issuance of grading permits.</p>	<p>Approving jurisdiction's City Engineer.</p>			



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<p>vehicles shall utilize for the delivery of construction materials</p> <ul style="list-style-type: none"> •Require the Applicant to keep all material handling routes clean and free of debris including but not limited to gravel and dirt as a result of its operations. The Applicant shall clean adjacent streets, as directed by the City Engineer having jurisdiction over those roadways, of any material which may have been spilled, tracked or blown onto adjacent streets or areas. Material handling shall be in compliance with all National Pollutant Discharge Elimination System (NPDES) permit regulations. •Hauling or transport of oversize loads shall be allowed between the hours of 9:00 AM and 11:30 AM only, Monday through Friday, unless approved otherwise by the approving jurisdiction's City Engineer. Hauling or transport may be permitted/required during nighttime hours, weekends or Federal holidays, at the discretion of the approving jurisdiction's City Engineer. An approved Haul Route Permit shall be required from the appropriate City. •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 applicant shall be fully responsible for repairs. The repairs shall be completed to the satisfaction of the City Engineer having jurisdiction. •All constructed-related parking and 							



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<p>staging of vehicles shall be kept out of the adjacent public roadways and shall occur on-site.</p> <ul style="list-style-type: none"> The Plan shall meet standards established in the current California Manual on Uniform Traffic Control Device (MUTCD) as well as Cities of Claremont and Upland requirements. 							
<p>T-2(n): Traffic Management Strategy. Prior to issuance of occupancy permits for the baseball and/or softball field, the project proponent shall submit a traffic management strategy to the City of Upland Community Development Director and to the City of Claremont Community Development Director identifying the measures that shall be implemented by Claremont McKenna College if attendance during simultaneous baseball and softball games exceeds 500 spectators to ensure that no more than 129 vehicles are permitted to exit the project site during one PM peak hour.</p>	<p>Review and approve the traffic management strategy submitted by the project proponent as specified in Mitigation Measure T-2(n).</p>	<p>Prior to issuance of occupancy permits for the baseball and/or softball field proposed within the East Campus Sports Complex.</p>	<p>Once prior to issuance of occupancy permits for the baseball and/or softball field proposed within the East Campus Sports Complex.</p>	<p>City of Upland Community Development Director and the City of Claremont Community Development Director.</p>			
<p>T-3: Landscape Plans and Perimeter Fencing. Prior to approval of street improvement plans for Claremont Boulevard, the project proponent shall submit landscape plans for review and approval by the City of Claremont Director of Community Development. The landscape plans shall include perimeter fencing and landscaping to encourage students to cross Claremont Boulevard at intersection crosswalks.</p>	<p>Review and approve the landscape plans for Claremont Boulevard submitted by the project proponent.</p>	<p>Prior to approval of street improvement plans for Claremont Boulevard.</p>	<p>Once prior to approval of street improvement plans for Claremont Boulevard.</p>	<p>City of Claremont Director of Community Development.</p>			

